Development Application – Free-Range Mobile Poultry Farm

Lot 5707, Greenwood Coast Road, Breton Bay

Supporting Documents Attached:

- Certificate of Title
- Supporting Licenses and Authorizations

Date: July 2025

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Prepared for:
Shire of Gingin

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1.0 Executive Summary

This Development Application (DA) seeks approval for the establishment of a mobile free-range layer poultry enterprise at Lot 5707, Greenwood Coast Road, Breton Bay, within the Shire of Gingin. The proposed farm operation comprises mobile chicken caravans operating on rotationally grazed pasture, supported by a fixed manure storage shed and compliant access infrastructure. The enterprise is designed to operate within the General Rural Zone under Local Planning Scheme No. 9 (LPS 9) and reflects a strong commitment to sustainable agriculture, Environmental care, and biosecurity best practice.

The application is supported by a suite of management plans addressing drainage and nutrient management, erosion control, waste handling, odour mitigation, traffic and access, and pasture management. The mobile nature of infrastructure minimises land disturbance, while the remote location ensures no off-site amenity impact.

This submission demonstrates that the proposal is consistent with the strategic intent of the Shire of Gingin Local Planning Strategy, aligns with state environmental and agricultural policy, and meets the objectives of the General Rural Zone under LPS 9. The farm is expected to make a positive contribution to the local economy through diversified agricultural production without compromising environmental or community values.

2.0 Introduction

2.1 Purpose of the Submission

The purpose of this submission is to obtain development approval from the Shire of Gingin for a proposed mobile free-range poultry farm on Lot 5707, Greenwood Coast Road, Breton Bay. This application provides the necessary planning, environmental, and operational documentation to enable a full assessment of the development against relevant statutory frameworks and policy instruments.

2.2 Overview of the Farm Enterprise

The proposed enterprise will accommodate up to 6,000 layer hens, housed within mobile chicken caravans that are rotated through a 13.5-hectare pasture area. The system is designed to improve soil health, support pasture regeneration, and eliminate the need for fixed poultry sheds. A manure storage facility is proposed in a pre-cleared area, located within the existing Asset

Protection Zone (APZ), to collect and temporarily store poultry waste before it is removed off-site. As the site is already cleared for the APZ, no additional vegetation clearing is required.

2.3 Key operational features include:

- Use of mobile caravans to house hens, avoiding permanent structures .
- Bore-sourced water supply, licensed under the Rights in Water and Irrigation Act 1914;
- Rotational grazing and minimum no-return periods for paddocks;
- Strict compliance with biosecurity, environmental, and planning guidelines.

2.4 Summary of Attached Documents

Document	Category	Description	Document	Category	Description
Drainage and Nutrient Management Plan	Environmental Management	Details nutrient loads, leaching risk, and mitigation measures.	Drainage and Nutrient Management Plan	Environmental Management	Details nutrient loads, leaching risk, and mitigation measures.
Erosion Management Plan	Environmental Management	Describes strategies to preserve topsoil and prevent wind/water erosion.	Erosion Management Plan	Environmental Management	Describes strategies to preserve topsoil and prevent wind/water erosion.
Dust Management Plan	Environmental Management	Identifies dust generation risks and mitigation measures.	Dust Management Plan	Environmental Management	Identifies dust generation risks and mitigation measures.
Noise Management Plan	Environmental Management	Outlines strategies to minimise noise	Noise Management Plan	Environmental Management	Outlines strategies to minimise noise

		emissions from operations.			emissions from operations.
Odour Management Plan	Environmental Management	Assesses odour risks and describes proactive mitigation strategies.	Odour Management Plan	Environmental Management	Assesses odour risks and describes proactive mitigation strategies.
Landscaping Management Plan	Environmental Management	Details screening to enhance amenity and reduce visual impacts.	Landscaping Management Plan	Environmental Management	Details screening to enhance amenity and reduce visual impacts.
Threatened Species and Ecological Communities Overlay	Environmental Management	Maps and describes DBCA data on threatened species and communities relevant to the site, including assessment of potential impacts and avoidance measures.	Threatened Species and Ecological Communities Overlay	Environmental Management	Maps and describes DBCA data on threatened species and communities relevant to the site, including assessment of potential impacts and avoidance measures.
Waste and Manure Management Plan	Operational Management	Outlines manure collection, storage, and	Waste and Manure Management Plan	Operational Management	Outlines manure collection, storage, and

		off-site disposal practices.			off-site disposal practices.
Pest Management Plan	Operational Management	Outlines monitoring and control strategies for pest species.	Pest Management Plan	Operational Management	Outlines monitoring and control strategies for pest species.
Stable Fly Management Plan	Operational Management	Describes control measures to prevent fly breeding and reduce nuisance impacts.	Stable Fly Management Plan	Operational Management	Describes control measures to prevent fly breeding and reduce nuisance impacts.
Biosecurity and Disease Prevention Plan	Operational Management	Details measures to minimise the risk of disease introduction and spread.	Biosecurity and Disease Prevention Plan	Operational Management	Details measures to minimise the risk of disease introduction and spread.
Purpose Feed and Potable Water Plan	Operational Management	Specifies feed types, nutrition schedules, and potable water supply arrangements.	Purpose Feed and Potable Water Plan	Operational Management	Specifies feed types, nutrition schedules, and potable water supply arrangements.
Pasture and Free-Ranging Management Plan	Operational Management	Sets out rotation schedules, pasture regeneration strategies, and	Pasture and Free-Ranging Management Plan	Operational Management	Sets out rotation schedules, pasture regeneration strategies, and

		free-range stocking density management.			free-range stocking density management.
Traffic and Access Management Plan	Operational Management	Sets out access routes, frequency of vehicle movements, and traffic safety.	Traffic and Access Management Plan	Operational Management	Sets out access routes, frequency of vehicle movements, and traffic safety.
Planning Framework Assessment	Planning & Supporting Information	Aligns the proposal with the LPS 9 and State Planning Policy.	Planning Framework Assessment	Planning & Supporting Information	Aligns the proposal with the LPS 9 and State Planning Policy.
Site Layout Map	Planning & Supporting Information	Shows paddock boundaries, caravan zones, manure shed, and access points.	Site Layout Map	Planning & Supporting Information	Shows paddock boundaries, caravan zones, manure shed, and access points.
Aerial Photographs	Planning & Supporting Information	Contextual imagery showing vegetation, buffers, and existing land use.	Aerial Photographs	Planning & Supporting Information	Contextual imagery showing vegetation, buffers, and existing land use.

n preferred in planning documents. n preferred in planning documents.

3.0 Site Description and Land Use History

3.1 Property Location and Context

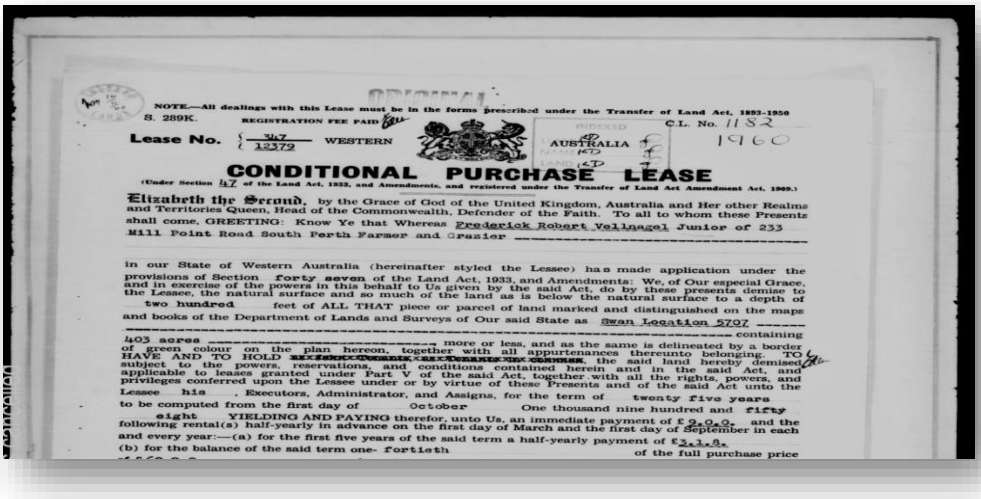
Lot 5707 Greenwood Coast Road, Breton Bay is a freehold rural land parcel located within the Shire of Gingin and zoned General Rural under Local Planning Scheme No. 9 (LPS 9). The site is situated approximately 18 km northwest of Guilderton and is accessed via Greenwood Coast Road, which connects to Indian Ocean Drive, a key regional transport corridor.

Figure 3.1.1: Aerial view of Lot 5707, Greenwood Coast Road.
Lot 5707 comprises a mix of open paddocks with shrubland regrowth, reflecting its long history of clearing and livestock grazing. Historically, the property supported predominantly grassland cover, with periodic shrub encroachment. "A fire event substantially reduced shrub cover, leaving the present landscape as mostly grassy paddocks with regrowth.". The surrounding rural landscape is similarly characterised by cleared pasture and livestock use on adjoining lots. The proposed poultry operation will utilize existing pasture areas, with no vegetation clearing required.

The subject lot is located within a rural landscape dominated by broadacre grazing properties, consistent with the area's General Rural zoning. Adjacent and nearby landholdings are primarily used for extensive livestock grazing, with no sensitive land uses or intensive agricultural activities in the immediate vicinity. The area is sparsely populated, and the nearest off-site dwelling is located approximately 6.8 km from the development footprint. The lot is naturally screened from Indian Ocean Drive by surrounding ridgelines and vegetation, reducing visual exposure.

3.2 Lot Size and Tenure

Lot 5707 Greenwood Coast Road, Breton Bay, has a total area of 162.97 hectares. The land was originally allocated as a conditional purchase lease (Lease No. 347/12379) under Section 47 of the *Land Act 1933*. This lease required the clearing and progressive sowing of pasture or crops as a condition of purchase. After meeting the lease requirements, the lot was converted to freehold in 1968. The current owners purchased the property in 2021. Title Reference:Lot 5707 on Plan 207687
Volume 1890 / Folio 142 (see Appendix A – Certificate of Title)



NOTE.—All dealings with this Lease must be in the forms prescribed under the Transfer of Land Act, 1893-1950
S. 289K. REGISTRATION FEE PAID
C.L. No. 1182
Lease No. 347 / 12379 WESTERN AUSTRALIA 1960

CONDITIONAL PURCHASE LEASE

(Under Section 47 of the Land Act, 1933, and Amendments, and registered under the Transfer of Land Act Amendment Act, 1909.)

Elizabeth the Second, by the Grace of God of the United Kingdom, Australia and Her other Realms and Territories Queen, Head of the Commonwealth, Defender of the Faith. To all to whom these Presents shall come, GREETING: Know Ye that Whereas Frederick Robert Vellnagel Junior of 233 Mill Point Road South Perth Farmer and Grazier

in our State of Western Australia (hereinafter styled the Lessee) has made application under the provisions of Section forty seven of the Land Act, 1933, and Amendments: We, of Our especial Grace, and in exercise of the powers in this behalf to Us given by the said Act, do by these presents demise to the Lessee, the natural surface and so much of the land as is below the natural surface to a depth of two hundred feet of ALL THAT piece or parcel of land marked and distinguished on the maps and books of the Department of Lands and Surveys of Our said State as Swan Location 5707 containing 403 acres more or less, and as the same is delineated by a border of green colour on the plan hereon, together with all appurtenances thereunto belonging. TO HAVE AND TO HOLD subject to the powers, reservations, and conditions contained herein and in the said Act, and applicable to leases granted under Part V of the said Act, together with all the rights, powers, and privileges conferred upon the Lessee under or by virtue of these Presents and of the said Act unto the Lessee his Executors, Administrator, and Assigns, for the term of twenty five years to be computed from the first day of October One thousand nine hundred and fifty eight YIELDING AND PAYING therefor, unto Us, an immediate payment of £2.0.0. and the following rental(s) half-yearly in advance on the first day of March and the first day of September in each and every year:—(a) for the first five years of the said term a half-yearly payment of £3.1.8. (b) for the balance of the said term one- fortieth of the full purchase price

Figure 3.2.1 *Extract from Conditional Purchase Lease No. 347/12379 (Landgate Certified Copy), issued under Section 47 of the* Land Act 1933. *This lease established clearing and pasture development as legal preconditions for purchase.*

Continued Pastoral Use and Infrastructure

Lot 5707 has operated continuously as a pastoral property since the 1950s. It is fully enclosed by old ringlock fencing with barbed wire, originally used to contain sheep and cattle. The aged condition of this fencing is consistent with long-term livestock use. The surrounding lots are all cleared and also used for cattle grazing, reinforcing the regional agricultural character.Evidence of Historical and Ongoing Grazing

At the time of purchase in 2021, Lot 5707 was still being used for light grazing, with sheep and a small number of cattle already present on the property. These animals were not introduced by the new owners but formed part of the existing land use at settlement. Cattle from adjoining properties were also observed entering the lot through a largely open and unmaintained rear fence, which provided easy passage for livestock and contributed to additional grazing pressure.

Approximately seven years ago, part of the western boundary fence was replaced. According to J. Shanks (personal communication, July 19 2025), the original fence had fully deteriorated, allowing unrestricted movement of cattle from the neighbouring western Lot 5 into Lot 5707. The

replacement works covered only about 60 per cent of the boundary, with the remaining section left unmaintained, permitting continued livestock access. through Lot 5706. Into Lot 5707.

Local testimony supports this land use history. According to Cr Wayne Fewster (personal communication, 2024), cattle were historically brought from Gingin to graze on Lot 5707 during winter, as the property remained relatively dry compared to surrounding areas. The entire lot was reportedly burned annually to encourage green pick growth, which attracted both livestock and native fauna such as kangaroos.

Photographic and Physical Evidence

These images show bone remains in different locations across the property, suggesting that livestock movement and grazing occurred widely and over an extended timeframe. The variation in bone weathering and dispersion affirms the site's long-term function as open pasture, used both intentionally and incidentally by livestock over many years. Additional photographic evidence, such as the dung image, further corroborates recent livestock presence and continued use of the lot as open pasture

Figures 3.4.1 & 3.4.2 *Weathered bone fragments, including a scapula, observed in different locations across Lot 5707. The variation in bone size suggests remains from animals of different ages, supporting evidence of sustained grazing activity over time.*

Figure 3.4.3. *Large weathered femur fragment found in the central paddock of Lot 5707. The size and degree of weathering are consistent with long-term surface exposure, further supporting the site's historical use for livestock grazing.*

Figure 3.4.4 *Degraded rear boundary Lot 5706 fencing with visible breach allowing livestock access.*

Figure 3.4.5 *Cattle dung observed on-site near pasture zone*

3.3 Historical Mechanization Indicator

Local oral history supports this interpretation of the site's condition. According to J. Shanks (personal communication, July 2025), the lot was once heavily overstocked with sheep, resulting in widespread vegetation loss: *"The sheep had eaten it right down to the sand back then."*

The observed vehicle remains, now partially buried in wind-blown sand and surrounded by regrown vegetation, provide visual evidence of that degradation phase and reinforce the long-standing agricultural use of Lot 5707. Adding to this evidence, the rusted remains of a 1930 Dodge vehicle remain on-site. This relic not only reflects the early mechanisation of farming in the region but also stands as a visual testament to the property's continuous agricultural use over generations. Its location—within the proposed poultry paddock area—further demonstrates that the area was historically cleared and maintained to a degree that supported vehicle access, reinforcing the land's long-established functionality and openness.

Figure 3.5.1*1930 Dodge representative of vehicles used in the early mechanization era on and around Lot 5707.*

Figure 3.5.2*: Remains of a 1930s Dodge vehicle on Lot 5707, partially buried by wind-blown sand. The advanced corrosion and sediment deposition reflect decades of exposure and minimal recent disturbance. This aligns with local testimony that the lot was historically overstocked with sheep, resulting in vegetation loss and surface erosion down to bare sand in some areas.*

3.4 Aerial Imagery Analysis – Lot 5707

A time series of aerial imagery clearly demonstrates the evolving land use and vegetation condition across Lot 5707 over several decades. These images support the property's history of lawful clearing and low-intensity agricultural use, while also highlighting its natural regenerative capacity and the active management of bushfire risk.

3.5 1999

The earliest available image, dating to 1999 (Figure 3.7.1), shows Lot 5707 in a mostly cleared state, with large internal areas already devoid of native canopy. The patterns of clearing appear consistent with historical grazing practices and light mechanised use. Notably, this early image also shows signs of vegetation suppression, reflected in the relatively lighter tones and patchy vegetation density compared to later imagery. While exposed sand is not clearly visible in the 1999 aerial photograph, the irregular canopy coverage and open areas suggest that groundcover was reduced, due to historical grazing pressure. This interpretation aligns with local accounts of overstocking, in which vegetation was grazed down to the sand in certain areas. The lack of clear sand exposure in the imagery may reflect either partial regeneration or the presence of low, non-woody cover not readily distinguishable at the image resolution. The fence lines are also clearly visible in the aerial image and have been confirmed through on-ground inspection. The fencing is constructed of ringlock and barbed wire, consistent with use for both sheep and cattle. The

entire boundary fence has been documented and is consistent in design, materials, and condition with construction periods that align with the historical use of the lot as grazing land.

Figure 3.7.1-*11999 aerial image showing Lot 5707 in a largely cleared state, with significant internal areas devoid of native canopy. Patchy vegetation and lighter tones suggest active grazing and vegetation suppression. Visible fence lines have been confirmed on site, with documented ringlock and barbed wire construction consistent with historical use for sheep and cattle.*

3.6 2012

In the 2012 aerial imagery (Figure 3.8.1**),** the lot appears in a transitional state, with reduced grazing pressure evident across previously cleared areas. Lower stocking levels in the years leading up to 2012 resulted in limited pasture utilisation, allowing vegetation—particularly non-woody species—to become overgrown in many areas. While parts of the lot still appear patchy or lightly

vegetated, the absence of consistent grazing pressure contributed to the accumulation of biomass and a shift away from maintained pasture condition.

The imagery also shows a large, well-defined cleared area near the centre of the lot where vegetation is notably absent and the sandy soil surface is visible. The shape and scale of this feature distinguish it from surrounding areas,

Figure 3.8.1 *2012 aerial image showing reduced groundcover in several areas, including a large central zone cleared down to sand. This image reflects a period of decreased pasture maintenance and reduced stocking rates, leading to patchy regrowth and exposure of underlying sandy soil.*

3.7 2014

Although the regrowth seen in the 2014 image is dense and shrubby in appearance, it has established over previously cleared and grazed areas and should not be mistaken for remnant native vegetation. The return of this vegetation occurred rapidly—within just two years—following

a reduction in stocking pressure, demonstrating the regenerative resilience of the soil. While the structure and tone of the regrowth may resemble natural bushland in aerial imagery, it primarily represents opportunistic shrubby colonisation over former pasture zones, rather than undisturbed native vegetation.

Figure 3.9.1: *2014 aerial image showing strong regrowth across previously bare and lightly vegetated areas. The regrowth occurred within a two-year period and is dominated by shrubby species, illustrating the soil's regenerative capacity and the rapid return of vegetation when grazing pressure is reduced.*

3.8 2023

The most recent aerial image (Figure 3.10.1) shows the condition of the lot following a controlled burn carried out across the entire property. The burn was conducted lawfully under Regulation 5, Item 3 of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004, with coordination by the Gingin and Ledge Point Volunteer Fire Brigades**.** The imagery clearly shows broad-

scale burning patterns and a substantial reduction in canopy density, revealing the underlying structure of the vegetation. Large areas now appear distinctly grassy, with a lighter, more uniform texture than previous images. This supports the view that much of the regrowth consists of secondary vegetation over previously cleared land, including a strong grassy component more consistent with post-pasture regrowth than with intact remnant bushland. The burn has further clarified the site's condition, showing that the lot remains open in structure and shaped by its pastoral history.

Figure 3.10.1 *Most recent aerial image following a controlled burn carried out across the entire lot under Regulation 5, Item 3. The image reveals the open structure of the regrowth and large areas with grassy appearance. This supports local accounts of annual burning to promote green pick for cattle and suppress the fast-returning shrubby regrowth common to the site.*

3.9 Summary of Historical Land Use and Vegetation Patterns

Taken together, the aerial imagery provides a clear visual record of Lot 5707's long-standing use as cleared grazing land. Earlier images show the lot in a mostly cleared state, with open paddocks consistent with historical pasture use. In subsequent years, regrowth occurs rapidly—particularly following reductions in stocking pressure—demonstrating the regenerative capacity of the soil.

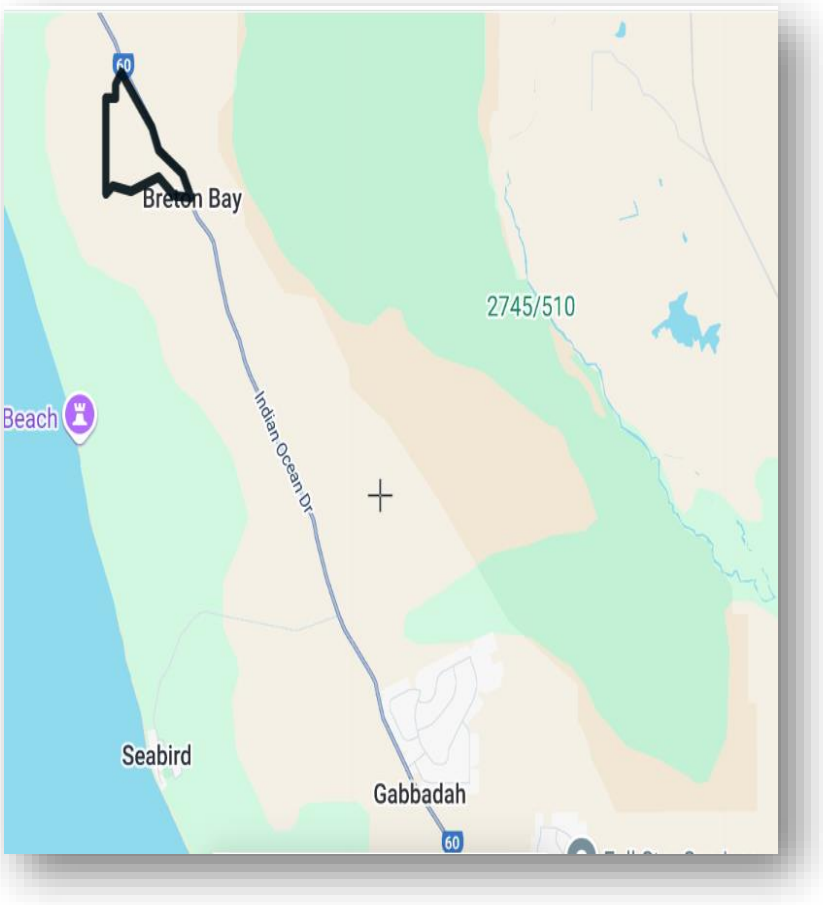
This regrowth is often shrubby in nature, and grassy, and can quickly obscure the open character of the land if unmanaged. According to local testimony, the lot was historically burned every year not only to control this regrowth, but also to promote green pick for cattle. These annual fires helped suppress woody vegetation and maintain an open pasture condition, allowing livestock to access fresh regrowth. The use of fire as part of ongoing land management reflects a traditional and practical response to the site's quick vegetative rebound, and reinforces the interpretation of the lot as an actively managed, pasture-based landscape rather than intact native bushland.

3.10 Planning Context and Zoning

Lot 5707 is situated within a rural zoning framework consistent with surrounding pastoral land uses. The broader area includes small rural estates, state forest, and low-density agricultural allotments. The location is approximately 14 km north of Seabird and directly accessed via Indian

Ocean Drive.These maps illustrate the strategic rural setting and confirm alignment with regional planning intent.

Figure 3.12.1 Zoning map showing Lot 5707 (blue outline) designated as rural, surrounded by cleared agricultural land and low-density land use, consistent with Shire of Gingin planning framework



- **Figure 3.12.2** *Location map showing Lot 5707 (Outline in Black) approximately 14 km north of Seabird and west of Gabbadah, with direct access from Indian Ocean Drive via Greenwood Coast Road.*

4.0 Proposed Development and Operations

4.1 Overview of the Proposed Use

The proposed development at Lot 5707 involves a low-impact, free-range egg production system utilising mobile poultry caravans. These self-contained, towable units will house laying hens on rotational pasture-based paddocks, with no need for fixed poultry sheds or large-scale built infrastructure. A total of 11 caravans will be used — 10 to accommodate up to 6,000 laying hens, and 1 dedicated to rearing chicks for flock replacement. The birds will be nutritionally

sustained by a complete feed ration, ensuring that pasture is not relied upon as a significant food source.

The system is designed to maintain environmental compatibility, animal welfare, and minimal visual or acoustic impact. Operations will be conducted in line with biosecurity, environmental, and animal welfare best practices. See Appendix H – Feed and Water Supply Management Plan for supporting details.

5.0 Infrastructure and Layout

5.1 Mobile Poultry Caravans:

Towable units housing hens,(,see Figure 5.6.1) fitted with perches, nesting boxes, and impermeable steel floors. At the exit point of each caravan, a steel grate is installed to capture manure dislodged from the birds' feet. This manure is collected in a shallow collection pan located beneath the grate. Manure is also removed regularly from the impermeable steel floors inside the caravan, ensuring hygiene and preventing accumulation. These features ensure effective containment and simplified removal without contaminating the surrounding pasture.

5.2 Feed and Water Trailers:

Compact, covered trailers stationed adjacent to each caravan, supplying feed (approx. 0.115 kg/hen/day) and potable water. These trailers (see Figure 5.6.2, Figure 5.6.3) are mobile and replenished as needed, eliminating the need for fixed external feed or water storage sheds elsewhere on the property.

5.3 Electric Poultry Fencing:

Each poultry caravan is encircled by a 1 m high, low-voltage electric fence, enclosing approximately 450 m^2 of pasture. This portable fencing moves with the caravan as part of the rotation system, providing a secure area for hens to freerange while preventing predator access and minimising off-site movement. Its use supports animal welfare without requiring permanent infrastructure or additional clearing.

Occasional tractor access to caravans is achieved without the need for designated access tracks. The site's open paddock layout and dry soil profile support seasonal access across pasture ground, reducing soil disturbance and preserving the natural landscape.

5.4 Turnaround Bays and Entry Points

: On-site turning areas ensure all transport vehicles (feed, manure, bird pickup) leave the property in a forward motion.

5.5 Storage Containers

Two existing 40-foot sea containers, located more than 500 m from Indian Ocean Drive, provide secure on-site storage. One container will be fitted with a freezer/cool room compartment for the temporary storage of deceased birds, ensuring biosecurity and hygiene compliance.

5.6 Manure Shed

A purpose-built enclosed manure storage shed will be constructed on-site to securely hold up to 32 tonnes of poultry manure, in case removal is delayed for up to one month. The shed will measure approximately 6 m wide × 8 m deep × 3.5 m high and include a concrete floor and 1.5 m high internal concrete retaining walls. The upper wall sections and roof will be clad with steel sheeting, supported by a structural steel frame. A roller door will allow access for a small skid steer loader, which will transfer manure into a trailer positioned on an adjoining 6 m × 8 m concrete apron. The structure will be designed and built in accordance with applicable environmental, biosecurity, and building standards. See Appendix C – Waste and Manure Management Plan.

"Photographs illustrating key infrastructure components are provided below (Figures 5.6.1-4)."

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Figure 5.6.1 *Example of a mobile poultry caravan with steel flooring, showing side access, ventilation, and nesting compartments*.

Figure 5.6.2, Figure 5.6.3 *Feed and Water Trailers: Compact, covered trailers stationed adjacent to each caravan, supplying feed (approx. 0.115 kg/hen/day) and potable water. These trailers are mobile and replenished as needed, eliminating the need for fixed external feed or water storage sheds elsewhere on the property.*

- This aerial view (Figure 5.6.4 **)** demonstrates how the infrastructure components are integrated across the paddock landscape, in accordance with setback and rotation requirements.
- Minimum 500 m buffers to boundaries,
- A 520 m setback from Indian Ocean Drive, and
- A 13.5 ha paddock footprint for the rotational free-range operation.

Figure 5.6.4 *Aerial site layout showing the 13.5 ha poultry paddock with measured separation distances to Indian Ocean Drive and surrounding boundaries*

The poultry paddocks are divided and rotated to allow pasture recovery and nutrient management in accordance with environmental regulations. Refer to Appendix A – Drainage and Nutrient Management Plan.

6.0 Operational Details

6.1 Bird Number

:Maximum of 6,000 laying hens housed across 10 mobile poultry caravans, plus 1 additional caravan for rearing chicks.

6.2 Caravan Rotation and Resting Regime

The 13.5 ha free-range area is divided into three paddocks of ~4.5 ha each. Within each paddock,

ten mobile poultry caravans are rotated fortnightly with a 450 m^2 free-range area per unit at each placement. Over a 12-week (3-month) rotation in a given paddock, each caravan is moved six times, resulting in 60 caravan positions (10 × 6) that collectively occupy 27,000 m^2, well within the 45,000 m^2 paddock area. After three months in Paddock 1, the operation shifts to Paddock 2 and then Paddock 3, giving each paddock an approximate six-month rest period before reuse. This cycle promotes pasture recovery, nutrient uptake, and reduced pathogen build-up. The system yields a stocking rate of ~444 birds/ha, i.e. less than one-third of the 1,500 birds/ha benchmark in the Victorian Poultry Farm Planning Permit Guidelines.

6.3 Feed Management

Delivered via 3.6 tonne covered trailer (max. 2 deliveries per week). Feed is nutritionally complete and provided in sufficient quantities to fully meet the hens' dietary needs without relying on pasture intake. (See Appendix K Traffic Management Plan, Appendix H Purpose feed and potable water.)

6.4 Manure Management

Manure is collected in sealed trays beneath exit grates and from caravan floors, temporarily stored in the on-site manure shed, and then removed off-site using covered trailers (no on-site spreading). A small tractor tows a collection trailer during scheduled cleaning runs, transferring manure to the secure shed. From there, the manure is taken off-site to a licensed and regulation-approved disposal or reuse facility in accordance with industry standards and environmental regulations. (See Appendix C – Waste and Manure Management Plan.)

6.5 Hen Lifecycle and Rehoming

The hens will range in age from 2–3 months up to approximately 2 years. Throughout their productive life, they will be fed a complete pelletised grain ration delivered via mobile feeders adjacent to each trailer. Water is supplied from a licensed on-site bore (Instrument No. GWL211868(2)) using mobile drinker systems.

6.6 (ii) Transport of animals:

Birds are hatched and grown entirely on-site. At this stage of the operation, there is no off-site transport of birds for laying or processing. All activity remains contained within the boundaries of Lot 5707, eliminating any external transport impacts related to bird movement. At the end of their laying life, hens will be transported off-site using covered trailers to approved agricultural traders or rehoming channels and aligning with ethical livestock transition practices.. This approach avoids

unknown buyer transport, minimises interactions with Indian Ocean Drive, and maintains control over logistics and biosecurity. conducted in accordance with relevant animal welfare and handling standards. No mass transport off-site by the operator is anticipated. See Appendix K– Traffic Management Plan

6.7 Noise and Odour:

Low-profile infrastructure and setback distances mitigate acoustic and air quality concerns. Natural topography and prevailing wind directions further reduce potential impact. See Appendix G– Odour Management Plan and Appendix M– Noise Management Plan.

6.8 Vehicle Movements

Low traffic volume; limited to weekly feed and manure transfers and occasional bird pickup. Refer to Appendix K – Traffic Management Plan.

6.9 Staff Facilities and Effluent Disposal

Staff sanitation will be managed via a standalone septic tank and leach drain system, consistent with rural infrastructure requirements.

6.10 Environmental Integration

The system has been specifically designed to align with:

- Environmental Code of Practice for Poultry Farms in WA (2010)
- EPA Guidance Statement No. 3: Separation Distances
- Water Quality Protection Note No. 33 (DoW, 2010)
- National Farm Biosecurity Manual for Poultry Production (2015)

6.11 Protective measures include:

- Use of existing pasture
- Pasture rotation and manure collection to prevent nutrient build-up
- Water-efficient delivery systems
- Minimal off-site impact due to remote location (>6.8 km from nearest dwelling)

These measures are described in detail in the relevant appendices:

6.12 Planning Compatibility

The proposal is compatible with the Rural zoning of Lot 5707 and surrounding pastoral/grazing uses, and aligns with the Shire's strategic direction for diversified rural production and relevant State planning policies (SPP 2.5; SPP 2.9).

Zoning & context: Rural zoning confirmed; operations confined to historically cleared pasture within the 13.5 ha free-range .

Policy alignment: Amenity and environmental care measures are addressed through the EMPs (drainage/nutrient, odour, noise, traffic).

Traffic & access: Caravan movements are on-site only; no public road upgrades are required and external traffic remains within typical rural volumes *(refer Traffic section; Appendix K)*

Servicing: On-site effluent via septic and leach drain consistent with rural environmental health requirements.

Environmental interface: Activities avoid mapped constraints and are managed to minimise off-site impacts *(see Appendix **O** – Threatened Species & Ecological Communities Overlays, e.g. Figure O.2.3.1)*.

Supporting documents:

Appendix A – Certificate of Title,

Appendix B Groundwater Well Licence (Instrument No. GWL211868(2))

Appendix C Manure shed site plan

Appendix D Manure shed detail

Environmental Management Plan Lot 5707, Greenwood Coast Road, Breton Bay Mobile Free-Range Poultry Operation

7.0 Site Location, Layout and Zoning Context

Lot 5707 Greenwood Coast Road, Breton Bay, is 162.97 hectares in size and lies approximately 14 km from Seabird and 55 km from Gingin. The property is zoned "General Rural" and is surrounded by similarly zoned lots used for cattle and sheep grazing, none of which contain dwellings.

Figure 7.0.1: Aerial view of Lot 5707, Greenwood Coast Road.

Lot 5707 contains a mix of open paddocks and areas of shrubland regrowth, reflecting its long history of clearing and livestock grazing. The central and southern portions of the lot are predominantly light-toned pasture consistent with historical grassland use, while shrub regrowth is concentrated in the north-western and eastern areas. Access tracks and firebreaks are visible across the property, supporting ongoing farm management. The proposed poultry operation will be located within existing pasture areas, with no vegetation clearing required.

7.1 Existing Infrastructure:

The lot contains two 40 ft sea containers and shed, which are set back approximately 550 m from the eastern boundary (Indian Ocean Drive). The poultry farm is to be located adjacent to the existing shed footprint, with direct access from Greenwood Coast Road approximately 660 m north of the southwestern corner of the property.

7.2 Topography:

Topography ranges from 66 m AHD (northeast) to 20 m AHD at the Indian Ocean Drive boundary. The free-range paddocks sit at a relatively flat 54 m AHD, naturally screened by surrounding hills, reducing landscape visibility and noise transmission.(see Figure 7.3.1)

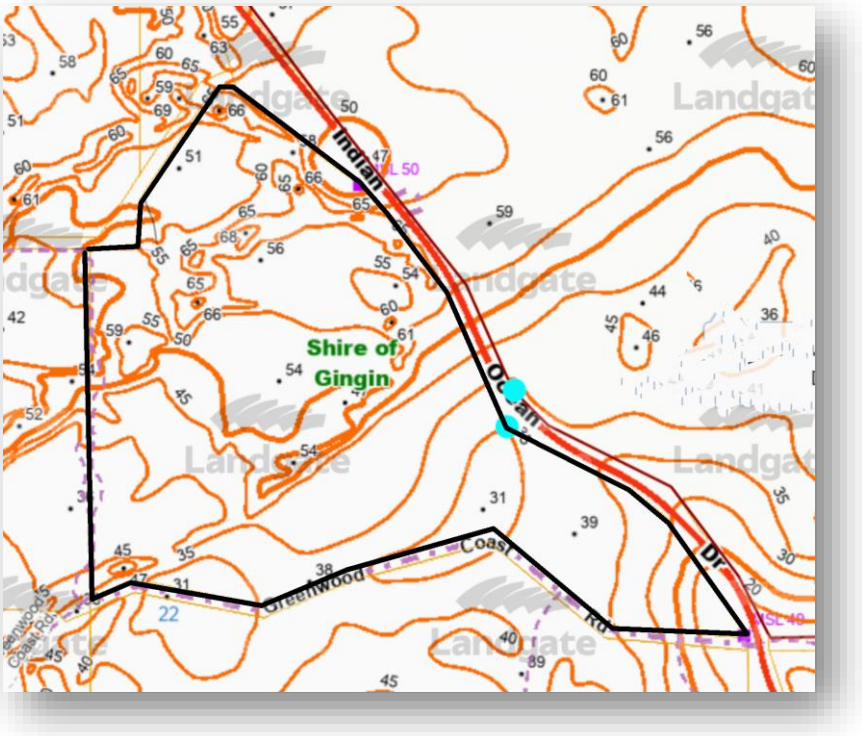

Figure 7.2.1 *Topographic contours across Lot 5707 showing natural elevation gradients. The poultry paddocks are situated on a 54 m AHD plateau, surrounded by low hills that shield the site from Indian Ocean Drive and neighbouring lots.*

7.3 Setbacks and Amenity

The poultry infrastructure maintains a separation of over 500 m from all lot boundaries, exception one side where a 200 m buffer applies (see Figure 5.6.4). The nearest off-site dwelling is 6.8 km away, well beyond the recommended EPA separation distances. *Figure 6.15.1 (Photo 1)* shows the eastern boundary of Lot 5707 on Greenwood Coast Road, approximately 600 m north of its intersection with Indian Ocean Drive, looking north. The view is oriented northwest toward an existing 5.5 m-high shed, which remains invisible from this vantage point.

Figure 7.3.1 *Aerial site layout showing the 13.5 ha poultry paddock (outlined in black), with measured separation distances to Indian Ocean Drive and surrounding boundaries*

Figure 7.3.2 *(Photo Eastern boundary of Lot 5707 Greenwood Coast rd.) aproximately 600 m North of intersection of Greenwood Coast rd. along Indian Ocean Drive looking North .Looking (North West) in direction of existing 5.5 m high shed which is invisible.*

7.4 Sanitary System

Staff sanitation will be provided through a standalone septic tank and leach drain system. This system will comply with all applicable public health and building requirements under the Shire of Gingin's rural land use provisions. The anticipated staffing levels (two persons) and low water demand make a compact system feasible, with installation details to be confirmed in coordination with the Shire's Environmental Health Officer during final development approvals.

7.5 Dust Management

Dust generation is inherently limited by the mobile, pasture-based nature of operations and the absence of exposed, unsealed traffic routes through paddocks. Internal access is via a compacted limestone farm track only; caravan moves occur at low speed across pasture. The combination of

low vehicle speeds, pasture groundcover, and limited internal trips minimises airborne dust. During dry seasonal conditions, water carting/wetting of the limestone track and any high-traffic areas will be undertaken as required.

Operational controls (apply as standard):

Speed limit: ≤ 15 km/h on internal roads and during towing across pasture.

Moisture management: Water the limestone track and turning bays during dry/windy periods and before scheduled deliveries.

Maintenance: Keep the limestone surface well-compacted, free of loose fines; avoid grading on hot, windy days.

Traffic management: Minimise unnecessary passes; schedule deliveries for cooler parts of the day where practicable.

Monitoring & triggers: Visual checks during site rounds; implement watering if visible dust plumes are observed or if complaints are received; record actions in the site log.

7.6 Chemical Management

No agricultural chemicals are stored or used routinely on-site. Cleaning agents for mobile infrastructure are non-toxic and biodegradable, stored in sealed containers within the designated sea container. Fuel, if present, is stored in approved, bunded containers in accordance with WorkSafe WA requirements. If monitoring indicates fly or stable fly activity requiring treatment, only APVMA-registered products will be used under label directions, kept in small quantities in a locked, ventilated chemical cabinet within the sea container with secondary containment and SDS available; use will be by competent personnel and recorded in a Chemical Use Register. Herbicides or other chemicals are not stored on-site as a matter of course; any occasional targeted weed control, if required, will be undertaken by a licensed contractor or managed under the same storage, handling and record-keeping controls.

7.7 Community Participation

Given the remote location and lack of immediate neighbors, no direct community engagement has been required. Nonetheless, the proponent is committed to transparency and open communication. If concerns arise, clear contact details will be made available through the Shire of Gingin and via on-site signage.

8.0 Planning Framework

8.1 Zoning and Land Use Permissibility

Clause 67(2)(a): *The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area*

The proposed development aligns with the aims and provisions of the Shire of Gingin Local Planning Scheme No. 9, specifically the provisions applicable to the General Rural zone under Clause 4.8.6 – Development in the General Rural Zone.

Clause 4.8.6 – *Development in the General Rural Zone*

Clause 4.8.6.6*: "No natural vegetation shall be removed without prior written approval of local government, unless its removal is necessary for construction of a building, firebreak or boundary fence."*

By using moveable poultry infrastructure, no clearing is proposed as part of this application. However, The proponent reserves all rights and entitlements available under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

Clause 4.8.6.7: "*The siting and design of any buildings on any lot should not significantly impact on the natural vegetation or visual landscape amenity of the site.*"

No buildings are proposed as part of this application that would impact areas of natural vegetation or alter the existing landscape. The development consists of non-permanent mobile poultry caravans, which are low-profile, movable structures designed to operate entirely within existing pasture areas. These caravans do not require site works or permanent foundations and are relocated regularly as part of the farm's pasture rotation system.

A single 6 m × 8 m manure shed is proposed to be constructed within the cleared Asset Protection Zone (APZ) adjacent to the existing shed. This area is already devoid of natural vegetation and has been maintained as part of the property's bushfire protection measures. Clearing for the shed is exempt under Schedule 6, Item 1 of the Environmental Protection (Clearing of Native Vegetation)

Regulations 2004, which permits clearing necessary to establish or maintain firebreaks or asset protection zones.

The caravans and the manure shed are located more than 500 metres from Indian Ocean Drive (See Figure 7.3.1) and are completely obscured from view by surrounding hills and elevation. Figure 7.3.2 illustrates the view from Indian Ocean Drive, confirming that neither the shed nor the poultry paddocks are visible from the road, thereby preserving the visual amenity of the locality. As such, the development is sensitively sited to maintain the rural and visual character of the locality.

Accordingly, the proposal is consistent with Clause 67(2)(a) and demonstrates compliance with the applicable zoning and development provisions, with no adverse impact on vegetation or the rural landscape.

It should be noted that LPS 9 does not contain specific development provisions for 'Animal Husbandry – Intensive' or poultry farm developments in the General Rural zone.

Furthermore, in accordance with Clause 3.2.7 of LPS 9, the objectives of the General Rural zone include:

- *(a) Managing land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- *(b) Encouraging and protecting 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) Maintaining and enhancing the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas, especially natural valleys and watercourse systems;*
- *(d) Providing 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 free-range poultry activity is consistent with the above objectives, as it involves vegetation retention, does not alter the rural landscape or introduce new permanent structures. The existing shed and sea containers already located on site will remain, and the only new fixed structure proposed is a small manure storage shed, to be located adjacent to the existing shed within an already cleared fire protection zone. The agricultural nature of the activity is consistent with the landscape protection intent of the zone. The site is not visible from Indian Ocean Drive due to existing topography and vegetation. This limited visibility has been verified through on-

site observations and supports the proposal's compatibility with the landscape protection objectives of LPS 9. This assessment is supported by photographic evidence provided in Figure 7.3.2, which shows the view west from Indian Ocean Drive approximately 1,400 m north of the Greenwood Coast Road intersection .The existing 5.5 m high shed and proposed poultry paddocks are fully screened from view due to topography and natural terrain. This view confirms that the development does not affect the visual amenity of Indian Ocean Drive or surrounding properties.

The application is focused solely on land use, with no significant physical alterations to the landscape. Any potential environmental impacts are addressed through appropriate operational procedures, including the use of comprehensive environmental management plans. These plans, collectively forming the Environmental Management Plan (EMP), mitigate risk and support the preservation and enhancement of landscape and environmental values .

8.1.1 Local Planning Strategy – Key Objectives and Mapping Context

The Shire of Gingin Local Planning Strategy provides the strategic vision for the Shire's long-term planning, including the direction for land use, zoning, subdivision, and development. It emphasises the ongoing importance of rural land for agricultural production and identifies an increasing trend towards diversified and intensive agricultural land uses, including poultry farming.

Table 8.1.1.1: *Strategic Alignment with Shire of Gingin Local Planning Strategy The table below summarises how the proposal responds to key objectives and planning issues identified in the Strategy.*

Ref	Strategy Objective	Alignment Summary
(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	Proposal supports diversified rural activity through small-scale free-range poultry farming.
(i)	Ensure that the use and development of rural land is both compatible and complementary to traditional livestock, grazing and agricultural activities	Compatible with existing livestock and agricultural operations; maintains rural character.
(l)	Promote processing and value-adding industries to be located within the Shire	Contributes to egg production and supports local supply chains.
(t)	Recognise the importance of highways and main roads (Brand Highway and Indian Ocean Drive) as transport corridors ensuring safe and efficient	Vehicle movements are infrequent and controlled, with access to the site via Greenwood Coast Road. Internal operations follow defined paths for egg collection, feed delivery, and manure removal, ensuring predictability and avoiding crossover at

	travel with minimised traffic interaction	critical entry points. These measures reduce the potential for delays or queuing on Greenwood Coast Road and help maintain safe and efficient conditions at the Indian Ocean Drive intersection, consistent with regional transport objectives under the State Planning Strategy.
Key Issue	Protect quality agricultural land	Uses land sustainably without degradation or displacement of rural activity.
Key Issue	Increase local employment and economic diversity	Contributes to local rural enterprise and self-employment.

8.1.2 Key objectives of the Strategy relevant to this proposal include:

- ***(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.*

  The proposed poultry farm is a small-scale intensive animal husbandry use that aligns with this objective. It complements the existing agricultural character and is compatible with nearby grazing and livestock areas.

- ***(i)*** *Ensure that the use and development of rural land is both compatible and complementary to traditional livestock, grazing and agricultural activities.*

  Free-range poultry farming is consistent with surrounding land uses and is regarded as a rural activity. The use of chicken caravans (mobile poultry trailers) aligns with standard agricultural practices and is considered consistent with the function of agricultural vehicles. These trailers are used exclusively for livestock rearing and are mobile in nature, supporting their classification as agricultural vehicles. This interpretation reinforces compatibility with the General Rural zone and the broader objectives of maintaining traditional forms of rural production.

- ***(l)*** *Promote processing and value-adding industries to be located within the Shire.*

The proposed egg production contributes to local agricultural processing and value-adding supply chains.

- ***(t)*** *Recognise the importance of highways and main roads (Brand Highway and Indian Ocean Drive) as transport corridors ensuring safe and efficient travel with minimised traffic interaction*.

  The development will generate minimal traffic, limited to infrequent service by a van and enclosed trailer. Access is primarily from Greenwood Coast Road**,** with only light vehicle use extending to Indian Ocean Drive. Vehicle movements are limited in frequency and scale, and are managed through designated access points and defined internal circulation zones specific to the farm layout. Entry is via Greenwood Coast Road, and all vehicle activities, including egg collection, feed delivery, and manure removal, occur along established pathways that avoid sensitive areas and minimise crossover. This arrangement promotes safety and efficiency within the operational footprint while reducing interaction with regional traffic corridors. By ensuring that vehicle activities on the farm are orderly, predictable, and confined to designated internal areas, the risk of unplanned or obstructive movements at the Greenwood Coast Road access point is minimised. This contributes to maintaining safe and efficient use of Indian Ocean Drive as a regional transport corridor, in line with State Planning Strategy objectives. Given the low frequency and scale of movements, traffic impacts are expected to be negligible and within the capacity of the road network. For further detail regarding vehicle movements, site access, and intersection use with Indian Ocean Drive, (refer to the Traffic Management Plan Appendix K)

  The subject land is located within a mapped Rural Land Priority Area under the Strategy, reinforcing its suitability for ongoing and diversified agricultural use. Strategic mapping supports agricultural intensification in this area, including poultry, horticulture, and grazing activities.

In addition to the above objectives, the Strategy identifies two key planning issues of relevance:

The protection of quality agricultural land is essential for ensuring long-term agricultural sustainability and preserving its role as an economic and employment base within the regional context;

There is a recognised need to increase local employment opportunities and reduce outward commuting by retaining and promoting diverse forms of rural-based employment.

This proposal directly supports both of these aims by utilising agricultural land for a sustainable poultry operation that contributes to the local rural economy.

Overall, the development proposal is consistent with the vision, goals, and strategic directions of the Shire's Local Planning Strategy. It supports rural economic diversification and intensification

of land use in a manner that is appropriate for the site's capability and surrounding agricultural activities.

8.1.3 Indian Ocean Drive Planning Guidelines Compliance

Context

Lot 5707, Greenwood Coast Road, Breton Bay, has direct frontage to Indian Ocean Drive (IOD) and secondary access via Greenwood Coast Road, which connects to IOD. The proposed mobile free-range poultry operation has been designed to ensure compliance with the Western Australian Planning Commission's Indian Ocean Drive Planning Guidelines in relation to landscape protection, access management, and signage control.

Landscape and Visual Amenity

- Poultry paddocks and mobile infrastructure are located approximately 520 metres from the IOD frontage and at an elevated position that, combined with intervening vegetation and landform, renders them invisible from the IOD road corridor.
- This siting maintains the scenic rural coastal character identified in the guidelines and avoids any requirement for artificial screening.
- The development footprint is entirely within historically cleared areas, with no alteration to the natural roadside vegetation along IOD.

Access and Traffic Safety

- No new or modified crossovers to IOD are proposed for routine operations.
- Primary operational access will be via Greenwood Coast Road, utilising existing local road connections to IOD.
- This approach reduces potential safety risks by avoiding direct heavy-vehicle turning movements onto IOD.
- All vehicle movements for the poultry operation will be undertaken using light vehicles with trailers only — no heavy truck transport is required. This minimises road wear, traffic conflicts, and noise impacts

Signage

- No large-scale advertising signage is proposed on the IOD frontage.
- Any identification signage, if installed, will be low-scale, rural in character, and compliant with Main Roads WA requirements, ensuring it does not detract from the visual quality of the IOD corridor.

Conclusion

The proposed poultry operation on Lot 5707 is consistent with the *Indian Ocean Drive Planning Guidelines*. It maintains the visual quality of the corridor, manages access to preserve traffic safety, and avoids intrusive signage. The design ensures the IOD's scenic rural coastal character is preserved while enabling compatible agricultural use of the property.

Clause 67(b) – *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*

The proposal aligns with the principles of orderly and proper planning by:

Locating the operation on land zoned General Rural, where Animal Husbandry – Intensive is a discretionary use;

Avoiding any fragmentation or alienation of productive rural land;

Complying with the Shire of Gingin Local Planning Strategy and Local Planning Scheme No. 9;

Meeting relevant State Planning Policies, including SPP 2.5 – Rural Planning and SPP 3.7 – Planning in Bushfire Prone Areas;

Ensuring consistency with the Environmental Code of Practice for Poultry Farms in WA and Water Quality Protection Note No. 33;

Integrating appropriate separation distances, environmental controls, biosecurity measures, and traffic management protocols to mitigate off-site impacts.

The development does not introduce sensitive land uses into a rural zone, does not rely on extensions to public infrastructure, and is supported by comprehensive environmental and

operational management plans. As such, the proposal demonstrates a considered and sustainable approach to land use, consistent with the long-term planning vision for the locality.

(Clause 67(c)) any approved State planning policy;

In accordance with Schedule 2, Part 9, Clause 67(c) of the Planning and Development (Local Planning Schemes) Regulations 2015, due regard must be given to any approved State Planning Policy, including State Planning Policy 2.5 – Rural Planning (SPP 2.5)., 3.7 – Bushfire Prone Areas, SPP 2.9 – Water Resources (if applicable)
Applies if development could impact water quality or natural hydrology.

State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 (SPP 2.5) applies to development in rural areas, including the establishment and operation of animal premises such as poultry farms. The policy outlines key environmental and land use planning considerations, particularly relating to rural amenity, land use compatibility, and off-site impacts.

Clause 5.7(a): Rural Amenity and Support for Animal Premises

Animal premises are a rural land use, and are generally supported and encouraged on rural land provided rural amenity and environmental impacts can be effectively managed."

Rural amenity is defined in SPP 2.5 as a standard of residential amenity that is rural in nature, which may include impacts from primary production such as noise, odour, dust, and also conservation values, landscape protection, and resource management.
The EPA defines *amenity* more specifically as the likely impact of gaseous, dust, odorous and noise emissions and associated risks on a person's experience.

Primary production is defined under the *Income Tax Assessment Act 1997 (Cth)* as including "maintaining animals for the purpose of selling them or their bodily produce (including natural increase)".

Response:

The subject site and surrounding properties are zoned General Rural, where Animal Husbandry – Intensive is a discretionary use.

The proposal aligns with Clause 5.7(a), recognizing poultry operations as legitimate rural land uses.

The project supports rural amenity by:

- Operating within historically cleared pasture areas, with no vegetation clearing proposed;
- Retaining existing vegetation across the lot in accordance with permitted exemptions for ongoing rural land use;

Using mobile, non-intrusive infrastructure .

Maintaining substantial setbacks from all boundaries;

Avoiding conflict with mapped TECs, PECs, and priority flora;

Implementing EMPs to control odour, dust, and nutrient export;

Maintaining the visual landscape, as no new buildings or vegetation clearing is proposed.

No sensitive receptors are located nearby, and the site is visually buffered and remote. Amenity values are preserved.

-

Clause 5.7(d): "*In addition to environmental issues, planning decision-makers must consider the following matters in assessing proposals.*"

(i) Staging and ultimate design capacity*:*

The application seeks approval for the full design capacity of 10 mobile poultry caravans**,** each housing approximately 600 birds, allowing for a total of up to 6,000 birds. However, operations will commence at a smaller scale, with fewer caravans initially deployed. This staged approach

allows for the condition of the paddocks to be carefully monitored and ensures that stocking levels are matched to pasture resilience and erosion risk. The rotational grazing and pasture recovery strategy—detailed in the Environmental Management Plan (EMP) and Drainage and Nutrient Management Plan (Appendix C)—will guide the timing and scale of expansion. There are no plans to exceed the proposed 10-unit capacity..

(ii) the transport of animals to and from the site*;:*

Birds are hatched and grown entirely on-site. At this stage of the operation, there is no off-site transport of birds for laying or processing. All activity remains contained within the boundaries of Lot 5707, eliminating any external transport impacts related to bird movement. At the end of their laying life, hens will be transported off-site in small batches using covered trailers to approved agricultural traders or rehoming channels and aligning with ethical livestock transition practices.. This approach avoids unknown buyer transport, minimises interactions with Indian Ocean Drive, and maintains control over logistics and biosecurity. conducted in accordance with relevant animal welfare and handling standards. No mass transport off-site by the operator is anticipated.

(iii) the handling and disposal of deceased or 'retired' animals on or off-site;:

Mortality rates are estimated at approximately 5 birds per month per caravan (9 – 11.5 kg). All deceased birds will be collected daily and stored under refrigeration, as specified in the EMP. Carcasses will be disposed of at approved rendering, incineration, or landfill sites in accordance with the National Farm Biosecurity Manual and the AUSVETPLAN Disease Strategy. In the event of a large mortality incident, contingency protocols detailed in the EMP will be activated, including temporary storage, expanded refrigeration if needed, and notification of the relevant authorities..

All unusable, cracked, or underdeveloped eggs will be collected daily, stored under refrigeration, and disposed of off-site at an approved facility authorised to accept animal by-products. No eggs will be left within the enclosures for consumption by birds, in order to maintain strict biosecurity standards and prevent habit-forming behaviours. This approach aligns with the National Farm Biosecurity Manual and local waste regulations. Any excess or spoiled eggs are removed and disposed of in accordance with the EMP and local waste regulations. → Refrigeration is a compliant and widely accepted method for temporary on-farm storage of mortalities. It prevents odour, vermin access, and contamination, and aligns with the National Farm Biosecurity Manual, AUSVETPLAN, and the Environmental Code of Practice for Poultry Farms in WA.

(iv) the transport, handling and/or disposal of animal feed and/or waste on or off-site

Feed and manure are managed entirely through the use of covered light trailers to minimise noise, dust, and odour. Feed is delivered once or twice per week using a car and enclosed trailer. Manure is manually collected from inside each poultry caravan and transferred to a weatherproof on-site manure shed.(See Appendix C Manure shed site plan,Appendix D Manure shed detail). From there, it is transported off-site fortnightly to a licensed composting or waste management facility.

Internal manure handling is conducted using dedicated on-farm trailers that are dry-handled, travel only short distances, and are not used on public roads. These trailers do not require washdown due to their enclosed design and low contamination risk. External trailers used for off-site removal are cleaned and washed down off-site before returning to the property, eliminating the need for on-site washdown infrastructure.

All movements are scheduled during daytime hours, and the Environmental Management Plan (EMP) contains specific controls to ensure that feed and waste handling remains safe, biosecure, and compliant with environmental and planning guidelines. These practices align with the National Farm Biosecurity Manual**,** the Environmental Code of Practice for Poultry Farms in Western Australia**,** and Water Quality Protection Note No. 33**.**

(v) outdoor pens or roaming areas for animals;:

No outdoor pens are proposed. Birds roost inside the mobile poultry caravans at night and are free to range during daylight hours within fenced pasture areas surrounding each caravan. These areas are enclosed by a 1-metre-high low-voltage electric fence and provide approximately 450 m^2 of foraging space per unit. This system is consistent with accepted mobile free-range poultry practices.

Poultry operations inherently function as continuous, 24-hour systems to ensure animal welfare and environmental management. However, all scheduled on-site activities involving motorised vehicles or equipment are restricted to between 6:00 am and 6:00 pm**,** Monday to Sunday. No routine activity occurs outside of these hours unless under emergency conditions.

Noise emissions are mitigated through multiple strategies outlined in the EMP. These include:

- Use of light vehicles for feed and manure transport, with covered trailers to reduce vibration and spillage noise;
- Low-rev, low-speed movement for poultry caravan relocation (once per fortnight);
- Equipment maintenance in line with manufacturer specifications to prevent excess mechanical noise;
- Avoidance of unnecessary idling and reduced engine load near boundary lines;

- Significant setbacks from all lot boundaries (ranging from 200 m to over 570 m), acting as natural buffers;
- Naturally ventilated poultry caravans**,** eliminating the need for mechanical exhaust systems.
- The relocation of poultry caravans occurs only once per fortnight and uses low-rev, low-speed tractors

These measures are supported by the site's remote location and substantial spatial separation from any sensitive receptors. Together, they ensure that any potential noise associated with operational hours is minimised, well-contained, and consistent with the expectations of rural amenity**.**

(vii) shed configuration, including rotation and/or automation*; **Mobile infrastructure configuration****:*

The mobile poultry caravans (See Figure 5.6.1) are used, which are naturally ventilated through side-opening awnings that allow for passive airflow. These caravans are not automated and do not rely on powered systems for temperature, humidity, or air quality control. Their mobility supports rotational grazing and minimises environmental footprint. This low-impact infrastructure is consistent with best practice for free-range poultry operations and aligns with animal welfare and land use planning principles.

(viii) servicing, including location and size of effluent disposal ponds

:The mobile poultry caravans are not connected to any effluent discharge system and do not produce liquid waste requiring direct treatment. Manure is dry-deposited onto the trailer floors and then manually removed to a dedicated on-site manure storage shed, designed in accordance with environmental and planning regulations. From there, manure is loaded into covered trailers and transported off-site to a licensed composting or waste management facility. These trailers are cleaned and washed down off-site before returning to the property, eliminating the need for on-site washdown infrastructure.

Trailers used for internal manure movement are dedicated to on-farm use only, do not travel on public roads, and are dry-handled. Routine washdown is not required due to short distances, lack of contamination risk, and covered handling systems**.** After manure removal, the caravans are dry cleaned and, if required, lightly pressure washed using low-volume systems. Any washwater is absorbed into pasture or evaporates naturally.

Routine washing of poultry caravans is not a regulatory requirement under this mobile free-range model, provided the current Environmental Management Plan (EMP) protocols are followed. This approach is consistent with the National Farm Biosecurity Manual, the Environmental Code of Practice for Poultry Farms in Western Australia, and aligns with the Department of Water and Environmental Regulation (DWER) expectations for non-prescribed premises. These controls

ensure biosecurity, environmental safety, and efficient operation without the need for effluent disposal infrastructure.

This is supported by the procedures in the EMP, which outline dry manure removal, minimal washwater generation, natural ventilation, and biosecurity protocols that limit the need for regular washing of trailers.

(ix) *biosecurity (based on advice from the industry);*:

Comprehensive biosecurity protocols are in place and aligned with industry best practice. Biosecurity measures are documented and managed through strict adherence to the Environmental Management Plan (EMP), which is reviewed regularly. These protocols include:

- Controlled access points and designated vehicle routes to limit cross-contamination;
- Procedures for the sanitation of vehicles, equipment, and footwear;
- Secure storage and covered transport of manure and mortalities to prevent pathogen spread;
- Daily mortality checks and refrigeration of deceased birds;
- Immediate response protocols for disease detection, including quarantine procedures and authority notification;
- Restriction of non-essential visitors and contractor induction requirements.

All transport, waste removal, and vehicle access are managed in accordance with industry standards such as the National Farm Biosecurity Manual for Poultry Production and supported by internal farm protocols. These controls minimise the risk of disease introduction or spread and maintain compliance with both regulatory expectations and voluntary audit schemes such as Egg Standards Australia.

Clause 5.7(e): "*Where an animal premises proposal may affect the nutrient load of a river, estuary or associated tributary and the system and/or its receiving water body has no further capacity to assimilate nutrients without an adverse impact on ecosystem health, a reduction in nutrient export is to be demonstrated.*"

There are no mapped rivers, estuaries, or tributaries traversing or adjoining Lot 5707**.** Therefore, Clause 5.7(e) does not directly apply. Nonetheless, nutrient export is carefully managed through rotational grazing, manure removal, and the implementation of a Drainage and Nutrient Management Plan (DNMP) (refer Appendix A Drainage and Nutrient Management Plan). This plan

ensures compliance with best practice standards and mitigates any potential off-site nutrient impacts through soil-based retention and export control.

5.12.1 Avoiding Land Use Conflict –

Clause 5.12.1 of *State Planning Policy 2.5 – Rural Planning* states:

Planning decision-makers shall take the following approach to avoid land use conflict:

(a) *where an existing land use that may generate impacts is broadly compatible with surrounding zones and land uses, a separation distance should be indicated in a local planning strategy so there is broad awareness of the land use;*

(b) *where a development is proposed for a land use that may generate off-site impacts, there should be application of the separation distances used in environmental policy and health guidance, prescribed standards, accepted industry standards and/or Codes of Practice, followed by considering:*

(i) *whether the site is capable of accommodating the land use; and/or*

(ii) *whether surrounding rural land is suitable, and can be used to meet the separation distances between the nearest sensitive land use and/or zone, and would not limit future rural land uses; and*

(iii) *whether if clauses (i) and/or (ii) are met, a statutory buffer is not required;*

(c) *where a development is proposed for a land use that may generate off-site impacts and does not meet the standard outlined in clause 5.12.1(b) then more detailed consideration of off-site impacts will be required, in accordance with clause 5.12.3 of this policy; and*

(d) *where a development is proposed that could be contemplated in the zone, and has been assessed under clause 5.12.3 as having unacceptable off-site impacts that cannot be further mitigated or managed, the proposal should be refused.*

Response to Clause 5.12.1 – Avoiding Land Use Conflict

The proposed mobile free-range poultry operation at Lot 5707 complies with the approach outlined in Clause 5.12.1, as follows:

(a) The proposal is compatible with the *General Rural* zoning of Lot 5707 and surrounding lots, which are used primarily for grazing and broadacre rural purposes. There are no residential, commercial, or tourism uses in proximity that would be sensitive to potential off-site impacts.

(b) The development meets the minimum 500 m separation distance from sensitive receptors as recommended in *EPA Guidance Statement No. 3*.

(i) The site is fully capable of accommodating the land use, with sufficient space for operations, buffers, paddock rotation, and environmental management infrastructure.

(ii) Surrounding rural land remains suitable for agricultural purposes and is not sterilised by the proposed buffers. The mobile nature of infrastructure reduces any perceived land-use conflict.

(iii) Because these criteria are met and the standard separation is achieved, no statutory buffer is required.

(c) Not applicable. The proposal meets the standards under Clause 5.12.1(b) and therefore does not trigger the need for further impact assessment under Clause 5.12.3.

(d) Not applicable. The proposal does not result in unacceptable off-site impacts and complies with all relevant policy guidance and rural amenity expectations.

12.2 – Planning approach for sensitive land uses in rural zones potentially affected by a rural land use

Clause 5.12.2(b) of State Planning Policy 2.5 – Rural Planning states:

(b) single dwellings and other sensitive land use on rural land should be afforded a reasonable standard of rural amenity.

Response to Clause 5.12.2(b)

The proposed poultry operation has been designed to ensure that all nearby single dwellings and sensitive land uses retain a reasonable standard of rural amenity:

Separation distances – The nearest sensitive receptor is more than 1,000 m from the operational area, exceeding the *EPA Guidance Statement No. 3* recommendation for poultry facilities (500 m).

Noise and odour control – Odour management measures, manure removal practices, and rotational grazing with mobile chicken caravans reduce potential off-site amenity impacts to levels consistent with rural expectations.

Visual impact – Mobile structures are low in profile, non-reflective, and placed within historically cleared grazing paddocks, minimising visibility from neighbouring dwellings and public roads.

Rural character consistency – The activity is compatible with surrounding agricultural land uses and will not introduce urban-style impacts inconsistent with rural amenity expectations.

5.12.3 Determining a Buffer

Clause 5.12.3 of *State Planning Policy 2.5 – Rural Planning* states:

In addition to those matters required under a scheme, where detailed consideration of off-site impacts is required in accordance with clause 5.12.1(c), determination of a buffer should take into account:

(a) *separation distances recommended in Government policy and guidance;*
(b) *whether the design and/or operation of the proposal is in accordance with prescribed standards, accepted industry standards or codes of practice;*
(c) *whether, prior to issuing an approval, any management plans associated with the proposal are capable of being implemented;*
(d) *the existing or potential requirement for environmental licensing and/or works approval;*
(e) *potential cumulative impacts;*
(f) *whether modelling is required where impacts on sensitive land uses outside the property boundary are anticipated to exceed the parameters used in environmental policy, prescribed standards, accepted industry standards and/or codes of practice; and*
(g) *odour modelling, when required, is to be undertaken in accordance with a methodology outlined in Government policy or guideline, or an agreed equivalent, by the proponent of the primary production or the proponent of the sensitive zone or land use.*

Response to Clause 5.12.3 – Determining a Buffer

The proposed development at Lot 5707 does not trigger Clause 5.12.1(c), as it meets the relevant separation distances and impact thresholds. However, to assist in comprehensive assessment, the following information is provided in alignment with Clause 5.12.3:

(a) Separation distances
The proposal meets and exceeds the 500 m separation distance recommended by *EPA Guidance Statement No. 3* for poultry operations. The nearest dwelling is more than 1,000 m from the proposed operational area.

(b) Design and operation in accordance with standards

The design and management of the poultry operation align with the *Environmental Code of Practice for Poultry Farms in Western Australia*, the *National Farm Biosecurity Manual for Egg Production*, and relevant DPIRD and RSPCA standards.

(c) Implementable management plans

All associated management plans—including those addressing odour, nutrient export, drainage, erosion, biosecurity, and waste—are practical, appropriately scaled, and capable of being implemented. These are consolidated in the Environmental Management Plan (EMP) for ongoing compliance and review.

(d) Environmental licensing or works approval

The development does not exceed thresholds that would require licensing under the *Environmental Protection Regulations 1987*. It is not a prescribed premises and does not trigger the need for works approval under Part V of the *Environmental Protection Act 1986*.

(e) Cumulative impacts

No other poultry farms or intensive agricultural operations are located nearby. The risk of cumulative environmental or amenity impacts is negligible.

(f) Environmental modelling

The proposal has been designed to operate well within industry and regulatory thresholds for emissions (dust, odour, noise). As such, no formal environmental modelling is required.

(g) Odour modelling

Odour modelling is not required under the *Guidance Statement No. 3* or the *Environmental Code of Practice*, as the development is small-scale, low-density, and mobile. Nevertheless, odour mitigation strategies have been embedded into the management plan, including regular manure removal, rotational placement of caravans, and passive separation through paddock layout.

Buffer Guidance:

While SPP 2.5 does not provide specific poultry farm buffer distances, the *Rural Planning Guidelines – Version 3* and the EPA's *Separation Distances between Industrial and Sensitive Land Uses* recommend a minimum 300 m buffer from the poultry area to any sensitive land use.

In this case, the minimum 300 m separation is exceeded many times over, with the nearest residence located more than 7.7 km from the proposed poultry operation. The proposed site therefore meets — and far exceeds — the recommended separation distances.

Together, these factors demonstrate that the proposal satisfies Clause 67(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 by addressing relevant State Planning Policy (SPP 2.5) through proper site selection, operational design, and environmental safeguards.

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Additional Compliance – Environmental Code of Practice Buffer Distances

The *Environmental Code of Practice for Poultry Farms in Western Australia* outlines minimum buffer distances to ensure environmental and amenity protections are maintained.

The proposal has been assessed against these standards, as shown below.

Recommended Minimum Buffer Distances – Environmental Code of Practice for Poultry Farms in Western Australia
Source: Department of Agriculture and Food WA (2004). Table adapted from the Environmental Code of Practice for Poultry Farms in Western Australia, illustrating required buffer distances from poultry infrastructure to sensitive receptors and environmental features. Source: Department of Agriculture and Food WA

Table 8.1.3.1: Recommended Minimum Buffer Distances (Lot 5707 – Proposed Free-Range Poultry Operation)

Facility	Poultry Shed (same operator)	Poultry Sheds (different operator)	Existing/future residential zone	Existing/future rural residential zone	Farm boundary	Water supply bores	Wetlands, waterways & floodways	Water table
New free-range poultry sheds	20 m between enclosures	1000 m	500 m	300 m	100 m	50 m from discharge area	50 m	3 m
Lot 5707 Proposal	Complies – >20 m between caravans	Complies – No other sheds nearby	Not applicable – No residential zoning nearby	Not applicable – No rural residential zoning nearby	Complies – >100 m	Complies – No discharge near existing bores	Not applicable – No wetlands or floodways present	Not applicable – >50 m depth

Summary of Compliance:

- Setback to farm boundary exceeds 100 m
- No residential zones or sensitive receptors within 300–1000 m
- Water supply bores not impacted
- Wetlands, floodways, and water table separation not applicable

The proposal is therefore deemed to fully comply with the Environmental Code of Practice with respect to all relevant buffer distances. These clear exceedances further demonstrate the low risk of offsite impact from the development.

Additionally, it is important to note that a poultry farm is not classified as a 'prescribed premises' under the Environmental Protection Regulations 1987. As such, potential impacts are regulated entirely through the land use planning system. State Planning Policy 2.5 and its associated

guidelines emphasise that decision-makers must consider off-site amenity impacts while supporting the establishment of rural animal premises.

One of the key mechanisms used to achieve this is the implementation of appropriate buffer distances, which are demonstrated to be exceeded in this proposal.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP 3.7 provides the policy foundation for land use planning in bushfire-prone areas. The subject site, Lot 5707, is mapped as bushfire prone under the DFES bushfire-prone spatial layer.

However, Planning Bulletin 111/2016 clarifies that Animal Husbandry – Intensive uses such as poultry farms are not required to submit a Bushfire Attack Level (BAL) assessment where no habitable structures are proposed. This proposal involves only:

- Mobile poultry caravans (non-habitable);
- Two existing sea containers (non-residential),manure shed
- No permanent staff accommodation.

As such, a BAL assessment is not required**,** and the proposal is considered compliant with the intent and provisions of SPP 3.7**.**

State Planning Policy 2.9 – Water Resources

Current Policy (Clause 5.1)

(ii) *Aim to prevent or, where appropriate, ameliorate the following potential impacts:*

Increased nutrient loads into receiving waters.

Response:
The proposed mobile free-range poultry operation incorporates a Nutrient and Drainage Management Plan (NDMP) that limits manure deposition to approximately 10% in the range area at any time, with rotational free ranging to avoid nutrient hotspots. Collected manure from mobile caravans is removed from site and managed in accordance with best practice guidelines. These measures prevent nutrient leaching and ensure no increase in nutrient loads to receiving waters.

(iii) *Promote improved outcomes such as:*

- *Reduction in nutrient export to receiving waters to a level lower than existing.*

Response:
Current land use consists of low-intensity grazing with no structured nutrient management. Implementation of the NDMP will reduce nutrient export through controlled manure collection, strategic caravan placement, and vegetative groundcover maintenance, achieving nutrient outputs lower than existing baseline conditions.

Draft SPP 2.9 – Water Resources (August 2021)

Once gazetted, this will supersede the current version of SPP 2.9.

Relevant Policy Outcomes (Section 6.1):
Planning and development maintains or enhances water quality and hydrological regimes to protect public health and support healthy ecosystems through:

- **(iii)** Appropriate siting and management of land uses.

Response:
The poultry operation is sited over 50 m above the groundwater table and outside mapped sensitive water resource areas. Infrastructure is mobile and positioned to avoid drainage lines. Management plans ensure operations are consistent with EPA, DWER, and Department of Agriculture and Food WA guidelines for nutrient management in rural land uses.

Relevant Policy Measures (Section 7.2):
(i) Minimise export of nutrient and non-nutrient contaminants entering water resources.

Response:
Nutrient export is minimised through:

Mobile infrastructure allowing poultrycaravan relocation to prevent nutrient build-up.

Off-site removal of collected manure (90 % of total manure output).

Vegetative cover maintained across the range to reduce erosion and nutrient runoff.

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(l) Demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas and public drinking water source areas.

Response:
Infrastructure and operational measures include:

- Sealed feed and water systems to prevent spillage.
- Regular collection and off-site disposal of manure from poultry caravans.
- Siting away from drainage lines and watercourses.
- Compliance with the National Farm Biosecurity Technical Manual for Egg Production (2015) and the Environmental Code of Practice for Poultry Farms in Western Australia.

Clause 67(d) – Environmental Protection Policy

Clause 67(d) *of the Planning and Development (Local Planning Schemes) Regulations 2015 requires decision-makers to consider:*

"Any environmental protection policy approved under the Environmental Protection Act 1986."

Although the proposed poultry operation does not trigger formal referral to the Environmental Protection Authority (EPA) or licensing under Part V of the *Environmental Protection Act 1986*, the development has been designed to align with the objectives and requirements of applicable environmental protection policies and guidance, including:

Environmental Code of Practice for Poultry Farms in Western Australia (2004)
The proposal complies with the recommended buffer distances for free-range poultry operations, as outlined in Table 1 of the Code. These include setbacks to boundaries, water bores, and sensitive land uses. All relevant buffer distances are met or significantly exceeded. The use of mobile infrastructure and passive ventilation further reduces environmental risk.

Water Quality Protection Note No. 33 – Nutrient and Irrigation Management Plans (WQPN 33)
Nutrient export is addressed through the Drainage and Nutrient Management Plan (DNMP) (see Appendix A), which ensures that phosphorus loads remain within WQPN 33 thresholds (10 kg P/ha/year). Approximately 90% of manure is removed off-site, with only light in-field deposition occurring during pasture rotation. Groundwater is situated more than 50 m below the surface, and no discharge or irrigation occurs.

EPA Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses

The nearest sensitive receptor is located more than 1,000 m from the operational area, significantly exceeding the 500 m minimum recommended for poultry farms.

The development also aligns with the broader environmental protection intent of State Planning Policy 2.5 – Rural Planning and the Rural Planning Guidelines **–** Version 3, by ensuring that land use is compatible with its rural context, minimises environmental risk, and maintains appropriate buffers to prevent off-site impact.

Summary:

While the development is not a prescribed premises and does not require environmental licensing, the proposal reflects best-practice environmental management. All relevant policies under the *Environmental Protection Act 1986* have been considered and incorporated into the site design, operations, and supporting environmental plans.

(e) any policy of the Commission."

Response:

This proposal has been prepared with due regard to relevant policies of the Western Australian Planning Commission (WAPC), including:

Planning Bulletin 111/2016 – Animal Premises, which clarifies the planning approach for land uses such as poultry farms and reinforces the need to consider SPP 2.5 in development assessment;

The **WAPC Rural Planning Guidelines (2016)**, which guide strategic land use planning and environmental considerations in rural zones;

The **SPP 2.5 Poultry Farm Fact Sheet**, which outlines specific planning, waste, and amenity expectations for poultry proposals, including buffer management, odour control, and biosecurity.

These documents have directly informed the siting, buffer distances, operational design, and environmental protection measures embedded in the Environmental Management Plan (EMP), Drainage and Nutrient Management Plan (DNMP), and supporting materials.
Further detail is provided under Clause 67(2)(c) and within the relevant State Planning Policy response sections.

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(f) any policy of the State."

Response:

The proposal has been developed with due regard to relevant policies of the State Government of Western Australia, including environmental, agricultural, and land use management policies that support sustainable rural development.

Key policies considered include:

WA Climate Policy (2020) – which encourages emissions reduction and sustainable land use. The proposed mobile poultry operation uses low-impact infrastructure, limits soil disturbance, and integrates regenerative grazing and nutrient recycling practices consistent with climate-resilient agriculture.

State Natural Resource Management (NRM) Program objectives – which promote improved soil health, water quality, and biodiversity. The project implements manure management and erosion control measures that protect soil function and minimise off-site impacts, in line with NRM principles.

DPIRD Livestock Welfare Standards and Biosecurity Policies – the operation complies with DPIRD-aligned animal welfare protocols and implements biosecurity measures in accordance with the National Farm Biosecurity Manual for Poultry Production.

These State policies are operationalised within the development's Environmental Management Plan (EMP), Nutrient Budget, and Waste and Manure Management Plan. The proposal reflects the State's broader policy objectives for climate resilience, biosecurity, and rural productivity.

Clause 67(2)(fa)*: Any Local Planning Strategy for this Scheme Endorsed by the Commission*

In accordance with Clause 67(2)(fa) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, due regard has been given to the Shire of Gingin Local Planning Strategy (2019), as endorsed by the Western Australian Planning Commission (WAPC).

The Strategy identifies the importance of rural land as a finite resource essential to the Shire's economic future and long-term land use flexibility. It supports the continuation of agricultural

activities and encourages diversification into intensive and small-scale rural enterprises where appropriate.

This proposal is consistent with the Strategy's intent and actions in the following key areas:

Diversified and Intensive Agriculture:
Section 2.5.2 acknowledges a trend toward intensive land uses such as poultry farms and supports diversification of agriculture, particularly where compatible with surrounding land uses and land capability.

Preservation of Rural Land:
The Strategy opposes rural subdivision (Section 2.3.6.2) and emphasises retaining large rural lots for productive use. This application proposes no subdivision and maintains the existing landholding configuration.

Environmental Management:
Sections 2.6 and 3.6 emphasise protecting soil, groundwater, vegetation, and rural landscapes. This proposal avoids vegetation clearing and includes a comprehensive Environmental Management Plan to mitigate runoff, erosion, nutrient export, and odour.

Support for Agricultural Employment and Value-Adding:
Section 3.5 encourages rural employment and the localised value-adding of primary production. The mobile poultry operation is designed to support local supply chains and low-impact rural employment.

Infrastructure Compatibility:
The site is accessible via regional freight routes and not reliant on townsite infrastructure, aligning with regional infrastructure planning noted in Section 2.4.4.

In summary, the development supports the strategic vision of a resilient rural economy integrated with environmental care, as outlined throughout the Local Planning Strategy. It demonstrates compatibility with both the economic and environmental objectives of the Shire's long-term planning framework.

Clause 67(2)(g) – *Any Local Planning Policy for the Scheme Area*

Response:

In accordance with Clause 67(2)(g), due regard has been given to Local Planning Policy 1.6 – Agriculture Intensive, which applies to intensive agricultural proposals in the Shire of Gingin, including poultry farms.

While the policy contains examples and provisions tailored to horticulture, it clearly applies more broadly to all intensive agricultural land uses, consistent with the definition in the Shire of Gingin Local Planning Scheme No. 9. This includes proposals involving the keeping of poultry in mobile systems where stocking density exceeds that of traditional grazing.

Policy Summary and Application to Lot 5707:

Policy Requirement	Lot 5707 Compliance
No clearing of remnant native vegetation without approval	No vegetation is proposed to be cleared; all operations are located within historically cleared land.
Manure management must prevent odour and fly breeding	A Waste and Manure Management Plan ensures off-site removal of manure, eliminating fly and odour risks.
Nutrient export and runoff must be controlled	Addressed through the Drainage and Nutrient Management Plan and 90% manure export commitment.
Buffer distances to sensitive receptors should be maximised	The nearest sensitive receptor is over 1,000 m away—significantly exceeding recommended buffers.
Intensive uses must be compatible with rural character and land capability	Mobile infrastructure and rotational grazing protect soils and preserve rural landscape values.

Clause 67(2)(i) – *Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015*

The Shire of Gingin completed a review of its Local Planning Scheme No. 9 in accordance with Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The review was endorsed and published by the Western Australian Planning Commission.

As of the time of this application, Local Planning Scheme No. 9 remains the operative scheme, and no draft replacement scheme or amendment arising from the review is currently advertised that would affect the status of Lot 5707 or its suitability for rural development.

The proposed development is consistent with the objectives of the existing Scheme and with the rural planning direction expressed in the Shire's endorsed Local Planning Strategy, which supports sustainable and diversified agricultural land uses within the General Rural zone.

Clause 67(2)(j) – *Reserved Land and its Objectives and Uses*

This clause requires that, in the case of land reserved under the Scheme, the objectives for the reserve and any additional or permitted uses identified in the Scheme for the reserve are to be considered.

Lot 5707 is not reserved land**.** It is zoned General Rural under the Shire of Gingin Local Planning Scheme No. 9. Therefore, Clause 67(2)(j) is not applicable to this proposal.

Nevertheless, the proposed land use—Animal Husbandry – Intensive (free-range poultry)—is a discretionary ('D') use in the General Rural zone, and has been assessed accordingly in alignment with the objectives of the zone and relevant State and local planning policies.

Clause 67(2)(k) – *Built Heritage Conservation of Places of Cultural Significance*

This clause requires that due regard be given to:

"*the built heritage conservation of any place that is of cultural significance***."**

There are no heritage-listed buildings, structures, or culturally significant built places on Lot 5707 or in its immediate vicinity, according to available mapping and the Heritage Council of Western Australia database.

Therefore, **Clause 67(2)(k)** is not applicable to this proposal.

Clause 67(2)(l) – *Effect on Cultural Heritage Significance of the Area*

This clause requires consideration of:

"the effect of the proposal on the cultural heritage significance of the area in which the development is located."

There are no registered Aboriginal heritage sites or non-Indigenous culturally significant heritage areas within or immediately adjacent to Lot 5707, based on current data from the Department of Planning, Lands and Heritage (DPLH) and the Heritage Council of Western Australia.

As such, the proposed free-range poultry development will not impact the cultural heritage significance of the area, and Clause 67(2)(l) is not triggered by this application.

Assessment Against Clause 67 of the Planning Regulations

Clause 67(2)(m) – *Compatibility of the Development with its Setting*

This clause requires consideration of:

"the compatibility of the development with its setting, including —
(i) the compatibility of the development with the desired future character of its setting; and
(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development."

Application to Lot 5707

The development is proposed in a rural setting on land zoned General Rural. The use of mobile poultry caravans is consistent with the rural context and character of Lot 5707 and its surroundings. All adjacent landholdings are similarly zoned and used for agricultural purposes. The chicken caravans themselves are considered agricultural vehicles due to their function in housing free-range poultry and their integration into rotational pasture management. Their low-profile design, lack of fixed built form, and metal-framed, mesh-clad structure result in minimal bulk or scale compared to traditional sheds or permanent infrastructure. The caravans are non-obtrusive, visually screened by terrain, and not visible from Indian Ocean Drive. Their use, appearance, and mobility ensure compatibility with surrounding rural land uses and the visual amenity expectations of the zone.

The development aligns with the desired future character of the locality as outlined in the Shire of Gingin Local Planning Strategy, which supports diversified, sustainable agricultural production and protection of rural landscape values. The mobile, reversible nature of the infrastructure

preserves the open paddock form of the site and does not introduce any permanent built form inconsistent with its zoning.

There are no built structures on adjoining land that would be visually or functionally impacted, and the proposal avoids bulk, scale, or orientation effects that could undermine the area's rural character.

Conclusion: The proposal is compatible with both the present and future rural character of its setting and maintains a respectful relationship with adjoining land uses.

Clause 67(2)(n) – Amenity of the Locality

This clause requires consideration of:

"the amenity of the locality including the following —
(i) environmental impacts of the development;
(ii) the character of the locality;
(iii) social impacts of the development."

application to Lot 5707

(i) Environmental impacts of the development:

The proposal has been designed to minimise environmental impacts through a comprehensive suite of management strategies. A detailed Environmental Management Plan (EMP) addresses nutrient management, erosion control, odour, and biosecurity. The site has a groundwater depth of approximately 50 m, and only ~10% of manure is deposited on-site via in-field grazing; the remaining 90% is collected and removed. Mobile infrastructure reduces land disturbance, and all activities are confined to historically cleared areas, with no proposed clearing required.

(ii) Character of the locality:

Lot 5707 and its surrounds are zoned General Rural and characterised by large agricultural landholdings used for grazing and broadacre farming. The use of mobile poultry caravans is aligned with the rural character, and the proposal preserves the open paddock form of the land. No permanent sheds or buildings are introduced.with the exception of a small manure shed Visual impacts are minimal due to the low-profile nature of the caravans, their placement away from

public roads, and natural topographic screening. The development is not visible from Indian Ocean Drive and does not detract from the rural landscape.

(iii) Social impacts of the development:

The proposal supports local food production, agricultural diversity, and rural employment, contributing positively to the Shire's economic and social fabric. No adverse social impacts are expected. The operation complies with recommended buffers (>1,000 m to nearest sensitive receptor) and implements proactive odour and dust controls to protect surrounding landholders' amenity. The low-intensity, seasonal nature of the enterprise further reduces the potential for nuisance or land use conflict.

Conclusion:

The proposed mobile poultry operation maintains rural amenity, avoids off-site environmental or social impacts, and is consistent with the existing and desired character of the locality.

Clause 67(o) – "*The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resources.*"

The proposed development is designed to minimise environmental impacts through both proactive management and the inherent environmental advantages of the site. Lot 5707 does not contain any mapped wetlands, floodways, or environmentally sensitive hydrological features. Additionally, the proposed poultry paddocks lie on well-drained sandy soils with greater than 50 metres separation to the groundwater table, significantly reducing the risk of nutrient leaching, surface runoff, or waterway contamination.

All poultry caravans are fitted with impermeable steel floors that retain manure. Birds are rotated fortnightly across pasture paddocks to prevent nutrient buildup, and less than 10% of manure is deposited directly to land through free-ranging. The remaining manure is manually removed to a concreted, weatherproof manure storage shed and transported off-site via covered trailers to licensed composting or waste management facilities.

Additional safeguards include:

Low stocking rates aligned to the phosphorus-holding capacity of the soil (as outlined in the Drainage and Nutrient Management Plan, Appendix B);

Dry manure management systems that eliminate liquid effluent discharge;

Internal manure transport trailers used only on-farm, with no washdown required;

External transport trailers cleaned off-site before re-entry;

Pasture groundcover maintained >50% to minimise erosion and nutrient mobility;

No vegetation clearing, and infrastructure is mobile and non-invasive.

This nutrient application rate is below the background phosphorus threshold of 10 kg P/ha/year outlined in Water Quality Protection Note No. 33 (WQPN 33) for general agricultural activities, ensuring the proposal remains within acceptable limits and is compliant with WA government nutrient management guidelines.

These combined site characteristics and operational controls demonstrate that the proposal presents a low environmental risk, with adequate mitigation measures in place to protect the natural environment and water resources in accordance with Clause 67(o) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Clause 67(q) – "*The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk.*"

The land at Lot 5707 is considered highly suitable for the proposed mobile free-range poultry operation, with minimal inherent risk across all categories identified under Clause 67(q). The site is not within any mapped floodplain, tidal area, or landslip-prone terrain. The paddocks are gently sloping and underlain by deep sandy soils, which are naturally well-draining and help mitigate erosion and nutrient leaching.

No vegetation is proposed to be cleared, and the mobile infrastructure ensures no permanent soil disturbance. The site maintains pasture groundcover above 50% and uses rotational grazing to avoid overgrazing or soil compaction. The stocking rates have been matched to the nutrient-holding capacity of the soil, further reducing the potential for land degradation or environmental harm.

In terms of bushfire, the property is located within a designated bushfire prone area, however, the nature of the development—comprising mobile structures, minimal built form, and extensive

internal setbacks—means the proposal is exempt from Bushfire Attack Level (BAL) assessment under Planning Bulletin 111/2016.

No effluent or wastewater is generated by the caravans, and all manure is dry-handled and stored in a compliant shed prior to off-site disposal. These operational features ensure no discharge risk to surface or groundwater.

The overall risk profile for flooding, subsidence, erosion, bushfire, or nutrient pollution is low, and the management strategies presented in the Environmental Management Plan (EMP) ensure all potential hazards are appropriately addressed in the design and operation of the proposal.

Clause 67(s): *"The adequacy of— (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles."*

Access to the site is provided exclusively via Greenwood Coast Road, a local road under the care of the Shire of Gingin. No access to Indian Ocean Drive is proposed or intended as part of this development. This complies with WAPC Development Control Policy 5.1, which discourages new or intensified access to regional roads.

All vehicle movements—including those related to feed delivery, egg collection, manure transport, and staff access—occur within the property boundary. A gravel loop road and hardstand area near the existing shed provide safe, all-weather areas for manoeuvring, parking, loading, and unloading. Chicken caravan relocation occurs fortnightly using a low-speed tractor and is confined to internal paddock lanes, avoiding interference with external roads.

The proposed arrangements comply with the Western Australian Planning Commission's Transport Impact Assessment Guidelines, with daily vehicle volumes well below the 10 vehicle trip threshold that would trigger a formal Transport Impact Statement. Additional details are provided in the Traffic Management Plan (Appendix K).

Clause 67(t) – *"The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety."*

→ The proposed development generates a low volume of traffic, generally limited to:

Twice-weekly egg collections using a light commercial van;

1–2 feed deliveries per week using covered trailers;

1–2 manure removals per week using similar trailers;

Daily utility vehicle movements for farm operations;

Fortnightly internal relocation of poultry caravans using a small tractor.

All site access occurs via Greenwood Coast Road, with no direct entry from Indian Ocean Drive. Internal vehicle circulation is managed via defined paths, avoiding congestion or crossover at entry points. Movements are infrequent and predictable, supporting safe and efficient use of the local road network. This approach aligns with State Planning Strategy Objective (t) and the WAPC Transport Impact Assessment Guidelines. For additional detail, refer to the Traffic Management Plan (Appendix K).

Clause 67(2)(p) – *Availability and Adequacy of Services and Facilities*

This clause requires consideration of:

"the availability and adequacy for the development of the following —
(i) public transport services**;**
(ii) public utility services;
(iii) storage, management and collection of waste**;**
(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
(v) access by older people and people with disability;
(vi) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses."

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(i) Public transport services:

The proposal does not require or rely on public transport. The site is located in a rural zone, consistent with the absence of public transport services. All transport needs (e.g. staff, supplies, egg collection) are met via private vehicles.

(ii) Public utility services:

The development requires only minimal utility services. No scheme water or reticulated sewer is required. Water is sourced from a licenced bore on the property, and solar/battery power is used for auxiliary operations. There is no connection to mains power or sewer, consistent with rural infrastructure norms.

(iii) Storage, management and collection of waste:

Waste is well managed in accordance with the Environmental Management Plan. Key features include:

A roofed manure storage shed to contain and dry collected waste before off-site removal.

All manure trays are cleaned regularly and waste is transferred to the shed before being transported to an off-site composting facility or reused on-farm under controlled conditions.

General waste is minimal and removed as part of regular site management procedures.

(iv) Access for pedestrians and cyclists (including end-of-trip facilities):

Not applicable. The site is not open to the public and is not expected to attract pedestrian or cyclist traffic. Staff access the site via private vehicles and do not require end-of-trip facilities.

(v) Access by older people and people with disability:

The site is not a public premises and does not include permanent facilities for visitation. Nonetheless, the flat topography and open paddock layout provide basic accessibility for staff and visitors.

(vi) Potential loss of any community service or benefit:

There is no anticipated loss of community services or public benefits arising from the proposal. The development is consistent with existing rural uses and does not interfere with recreational or

community land. It also does not compete economically with existing businesses in a manner that would reduce community service provision.

Clause 67(w) – "*The history of the site where the development is to be located.*"

The site at Lot 5707 Greenwood Coast Road has historically been used for rural purposes, including sheep and cattle grazing, with supporting infrastructure such as fencing, internal limestone-surfaced tracks, and a 5.5 m high shed. There are no known records of intensive development, sensitive land uses, or environmental contamination. The proposed development continues this agricultural use by introducing mobile poultry caravans in a manner consistent with the site's historical function and rural land capability.

Clause 67(2)(x) – Impact on the Community as a Whole

"the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals."

The proposed free-range poultry operation at Lot 5707 is designed to contribute positively to the broader community by supporting sustainable agricultural practices, enhancing local food production, and preserving rural land for primary production. The mobile nature of the infrastructure ensures minimal land disturbance, no vegetation clearing, and low visual or environmental impact.

While individual concerns may occasionally arise in response to rural activities, the proposal is consistent with the Shire's strategic emphasis on protecting and diversifying agricultural land use. It does not remove any community service or benefit, does not constrain urban development, and avoids sensitive receptors by maintaining significant buffers. The development aligns with State and local planning policies that seek to sustain the economic viability of rural communities and reduce land use conflict through appropriate siting, design, and environmental controls.

By retaining Lot 5707 for productive, non-urban use, the proposal helps preserve the rural character and economic resilience of the Shire of Gingin. On balance, the development's overall impact on the community is considered positive.

Clause 67(2)(y) – *Any Submissions Received on the Application*

At the time of writing, the application has not yet proceeded to public advertising and no formal submissions have been received. Should submissions be lodged during the statutory consultation period, they will be reviewed in detail and addressed through a supplementary response or addendum, as appropriate.

The proponent remains open to constructive engagement and is committed to responding to any concerns raised by the community or relevant stakeholders in a transparent and solution-oriented manner.

Clause 67(2)(za) – *Comments or Submissions from Authorities*

"any comments or submissions received from any authority consulted under clause 66"

Consultation with relevant authorities under Clause 66 is ongoing. To date, formal comments have not yet been received or provided to the proponent. However, the proponent has proactively engaged with key agencies, including the Department of Biodiversity, Conservation and Attractions (DBCA), Department of Primary Industries and Regional Development (DPIRD), and the Department of Water and Environmental Regulation (DWER), and has incorporated relevant policy guidance and technical standards into the design and management of the proposal.

Should any comments or formal submissions be received during the referral process, they will be reviewed and responded to in good faith. Where necessary, the Environmental Management Plan and associated sub-plans will be updated to reflect regulatory feedback.

Clause 67(2)(zb) – *Other Relevant Planning Considerations*

"any other planning consideration the local government considers appropriate"

In addition to the matters outlined in Clause 67(2)(a)–(za), the following planning considerations are relevant to this proposal:

Landscape Protection:

The site is located within a rural landscape that contributes to the scenic character of the Gingin hinterland. The proposal does not involve clearing of vegetation and has been designed to maintain the open, pastoral appearance of the land. The mobile nature of the chicken caravans and absence of permanent built form supports compatibility with the existing rural character.

Environmental Safeguards:

The proposal incorporates a comprehensive Environmental Management Plan (EMP) and sub-plans for erosion control, nutrient management, odour and dust suppression, and biosecurity.

These plans ensure the operation meets or exceeds environmental protection standards set by DWER and the EPA.

Precautionary Approach:

Consistent with the principles of sustainable land use and environmental care, the proposal adopts a low-impact, adaptive management approach. This includes seasonal rotation of flocks, low stocking density, and ongoing monitoring of pasture condition and off-site impacts.

Compliance History and Proponent Capability:

The proponent has demonstrated a willingness to comply with relevant standards and engage with regulatory authorities. The proposed farm management practices align with current animal welfare, environmental, and planning guidelines.

This proposal therefore presents a low-risk, strategically located, and well-managed rural development that supports agricultural diversification, environmental protection, and regional economic resilience.

9.0 Conclusion

The proposed mobile free-range poultry operation at Lot 5707 has been carefully designed to align with the planning objectives and statutory requirements of the Shire of Gingin Local Planning Scheme No. 9, State Planning Policy 2.5 – Rural Planning, and other relevant policy instruments. The land use is consistent with the General Rural zoning and supports the strategic direction outlined in the Shire of Gingin Local Planning Strategy for diversified, sustainable agricultural development.

Environmental considerations—including nutrient management, biosecurity, odour, noise, threatened species, and visual amenity—have been addressed through detailed supporting management plans. The proposal avoids all mapped Threatened and Priority Ecological Communities, threatened flora, and fauna habitat polygons, and it complies with all relevant buffer and spatial separation requirements. The development also avoids mapped breeding buffers for

Carnaby's Black-Cockatoo and lies outside all confirmed or suspected core habitat areas.(See EMP Appendix O Threatened Species and Ecological Communities Overlay)

The development relies on mobile infrastructure to minimise land disturbance, and it preserves the visual and landscape values of the site by operating entirely within historically cleared pasture. No vegetation clearing is proposed.

Given the site's physical characteristics, and significant setbacks from sensitive receptors and public roads, the proposed development can be accommodated without adverse impacts on the environment, rural amenity, or infrastructure. The application represents a compatible, low-impact agricultural use of rural land.

As demonstrated through the planning assessment and compliance summary, the proposal meets the principles of orderly and proper planning and represents a sustainable rural development outcome for the locality.

10.0 Compliance

Table 10.0.1 Compliance Summary – Regulatory Instruments

Regulatory Instrument	**Requirement / Objective**	**Proposal Compliance Summary**
Local Planning Scheme No. 9 (LPS 9)	Animal Husbandry – Intensive is discretionary ('A') in General Rural Zone; development to avoid native vegetation impacts	Complies: Land use is discretionary and supported; mobile infrastructure avoids vegetation clearing; permanent shed located in cleared APZ
LPS 9 Clause 4.8.6.6	No clearing of natural vegetation unless for building, firebreak or fence	Complies: manure shed sited in existing cleared area within APZ
LPS 9 Clause 4.8.6.7	Siting and design should not significantly impact natural vegetation or visual landscape amenity	Complies: Mobile caravans are low-profile; all infrastructure obscured from Indian Ocean Drive; development consists of non-permanent mobile poultry caravans

Regulatory Instrument	Requirement / Objective	Proposal Compliance Summary
Shire of Gingin Local Planning Strategy	Support for diversified/intensive agriculture; protect rural landscape; manage visual amenity	Complies: Poultry farm supports rural diversification; development avoids visual impacts and aligns with agricultural character
SPP 2.5 – Rural Planning (including Clause 5.7)	Support rural land uses; consider amenity, buffers, nutrient risk, environmental impacts	Complies: 570 m setbacks, no sensitive land uses nearby, nutrient loads within WQPN 33 thresholds; EMP in place to manage amenity and environment
SPP 3.7 – Bushfire Prone Areas	Address bushfire risk; assess BAL if relevant	Complies: Sheds for poultry are exempt from BAL under Planning Bulletin 111/2016; location within APZ supports bushfire mitigation
Environmental Protection (Clearing of Native Vegetation) Regulations 2004	Clearing exemptions for pasture maintenance, APZ establishment	Complies: No clearing proposed; proponent reserves the right to rely on Regulation 5, Item 14 Clearing to maintain existing cleared areas for pasture, cultivation or forestry
Water Quality Protection Note No. 33 (WQPN 33)	Phosphorus application <10 kg/ha/year	Complies: Nutrient export from pasture deposition is below this threshold
Government Sewerage Policy (2019)	Appropriate effluent management; avoid nutrient leaching	Complies: No liquid effluent generated; dry handling only; covered storage and off-site disposal
National Farm Biosecurity Manual (Egg Industry)	Implement site hygiene, waste handling, mortality disposal	Complies: EMP incorporates all required protocols including

Regulatory Instrument	Requirement / Objective	Proposal Compliance Summary
		mortality refrigeration and off-site egg/waste disposal
Egg Standards Australia (ESA)	Monitor bird health, welfare, and transport	Complies: EMP and management plan align with ESA practices, including bird rotation, transport protocols, and welfare standards
Environmental Code of Practice for Poultry Farms (WA)	Manage odour, noise, water, waste, setbacks	Complies: EMP and site design address all relevant impacts, including odour mitigation, rotational manure handling, and appropriate set
Clause 67(c), (m)–(t), (x) – Planning Regulations 2015	Statutory considerations relating to land use compatibility, amenity, environmental impact, traffic, infrastructure, and submissions	Addressed in Section 6.1 – each relevant sub-clause (67(c) through 67(x)) is discussed with respect to rural amenity, visual impact, buffers, environmental safeguards, and infrastructure suitability
LPS No. 9 – Zoning Table	Animal Husbandry – Intensive' is an 'A' use in the General Rural zone	Proposal is consistent with General Rural objectives and subject to advertising and Development Approval
LPS No. 9 – Table 2 – Setbacks	20 m minimum setback from all lot boundaries	All structures (mobile caravans and manure shed) exceed minimum setback distances (200–570 m)
LPS No. 9 – Landscape Protection Area	Additional protection of scenic values and rural landscape	Development is obscured from view (e.g. Indian Ocean Drive); low visual impact

Regulatory Instrument	Requirement / Objective	Proposal Compliance Summary
Environmental Protection (Clearing of Native Vegetation) Regulations 2004	Avoid clearing of remnant vegetation and protect Threatened Ecological Communities (TEC), Priority Ecological Communities (PEC), and Priority Flora	Complies: All infrastructure is sited in historically cleared areas. Existing ground cover is retained. The proposal does not intersect any mapped TEC, PEC, or Priority Flora polygons
DBCA Threatened and Priority Ecological Communities Data (DBCA-038	Avoid development within mapped TEC/PEC or Priority Flora locations	**Complies:** Operational area is outside all mapped TEC and PEC polygons, including DBCA-038; Priority species locations are avoided entirely
Carnaby's Black-Cockatoo Habitat Planning Guidance	Avoid development in or near confirmed habitat, roost sites, or breeding buffers	**Complies:** The site lies outside the outer edge of a mapped 12 km buffer around a Carnaby's breeding polygon but contains no confirmed nesting or foraging habitat. All proposed works are outside the species' core habitat area

11.0 References

List of all documents, policies, datasets, and personal communications cited in the report.

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Glossop, B., Comer, S., & Buegge, J. (2008). *Methods for Mapping Carnaby's Cockatoo Habitat in the Swan Region*. Department of Environment and Conservation, Swan Region.

Fewster, W. (2024). Personal communication, Shire Councillor and local landholder. Recollection of historical land management practices at Lot 5707.

Shanks, J. (2025, July 19). Personal communication.

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Department of Biodiversity, Conservation and Attractions (DBCA). (2024). *Confirmed Breeding Areas for Carnaby's Cockatoo (Dataset DBCA-054)*. Spatial dataset accessed via internal GIS platform, July 2024.

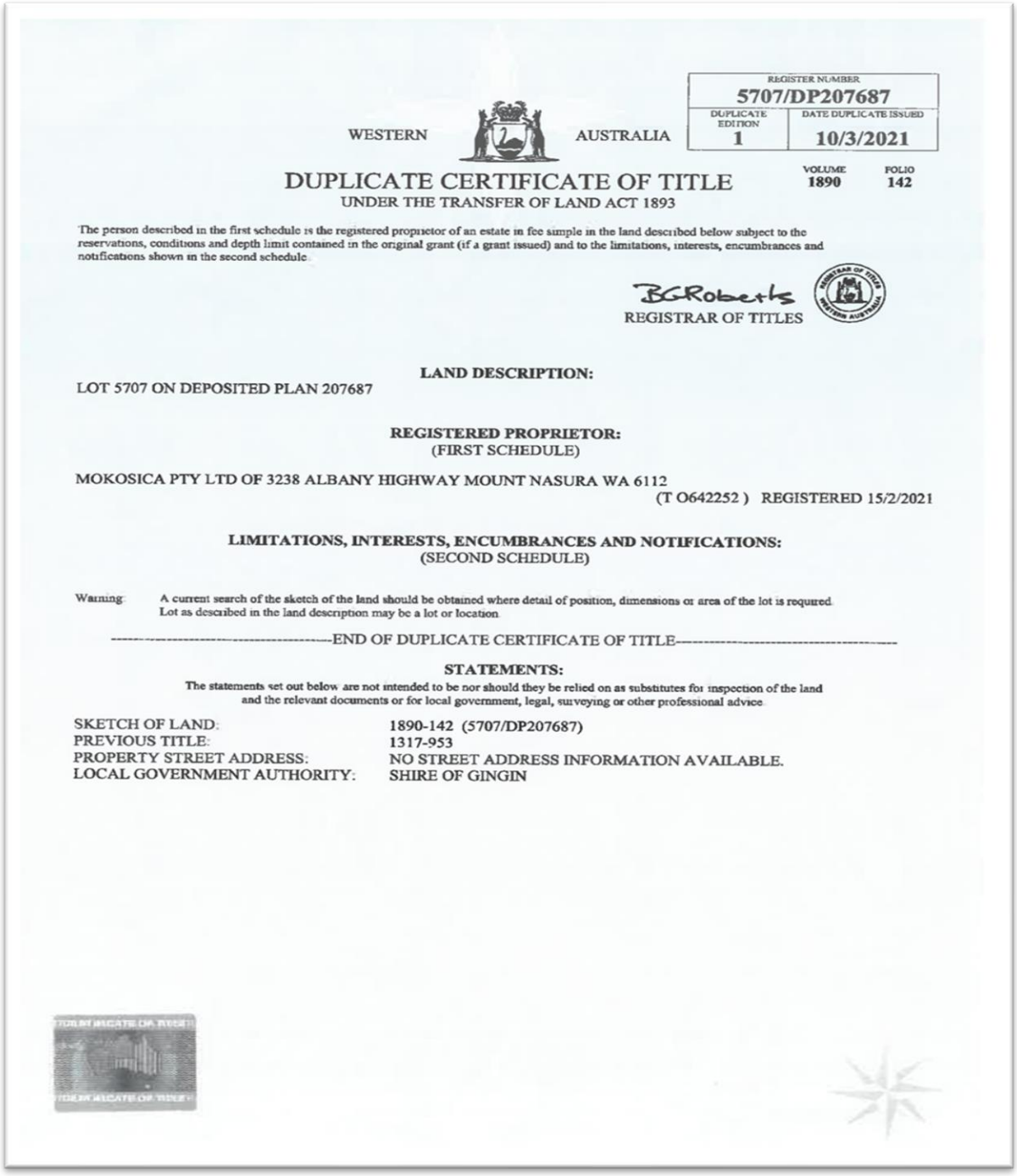
Department of Biodiversity, Conservation and Attractions (DBCA). (2024). *Threatened and Priority Ecological Communities (TEC/PEC) – Western Australia (DBCA-038)*. Spatial data overlay sourced for Lot 5707 assessment, July 2024.

Department of Biodiversity, Conservation and Attractions (DBCA). (2024). *Threatened and Priority Flora – Interim Data Extract for Lot 5707*. [Unpublished database search].

Shire of Gingin. (2022). *Local Planning Scheme No. 9*. Gingin: Western Australian Planning Commission.

1. Table of Contents – Appendices Section

12.0 Appendix A Certificate of Title



WESTERN AUSTRALIA

REGISTER NUMBER	
5707/DP207687	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	10/3/2021

VOLUME 1890 FOLIO 142

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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.

BGRoberts
REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 5707 ON DEPOSITED PLAN 207687

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MOKOSICA PTY LTD OF 3238 ALBANY HIGHWAY MOUNT NASURA WA 6112
(T O642252) REGISTERED 15/2/2021

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

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. Lot as described in the land description may be a lot or location.

----------END OF DUPLICATE 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:	1890-142 (5707/DP207687)
PREVIOUS TITLE:	1317-953
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF GINGIN

Certified copy of Certificate of Title for Lot 5707 Greenwood Coast Road (Landgate extract).

13.0 Appendix B water licence

File No:
DWERVT18249

Government of **Western Australia**
Department of **Water and Environmental Regulation**

Page 1 of 1
Instrument No. GWL211868(2)

LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

Licensee(s)	Mokosica Pty Ltd as the trustee for Vela Trust		
Description of Water Resource	Gingin Perth - Superficial Swan	**Annual Water Entitlement**	9,900kL
Location of Water Source			

Authorised Activities	**Taking of water for**	**Location of Activity**
	Domestic use	LOT 5707 ON PLAN 207687 - Volume/Folio 1890/142 - Lot 5707
	Irrigation of up to 0.15 ha of lawns and gardens	LOT 5707 ON PLAN 207687 - Volume/Folio 1890/142 - Lot 5707
	Irrigation of up to 1 ha of pasture	LOT 5707 ON PLAN 207687 - Volume/Folio 1890/142 - Lot 5707
	Poultry purposes for egg production	LOT 5707 ON PLAN 207687 - Volume/Folio 1890/142 - Lot 5707
Duration of Licence	From 12 May 2025 to 11 May 2035	

This Licence is subject to the following terms, conditions and restrictions:

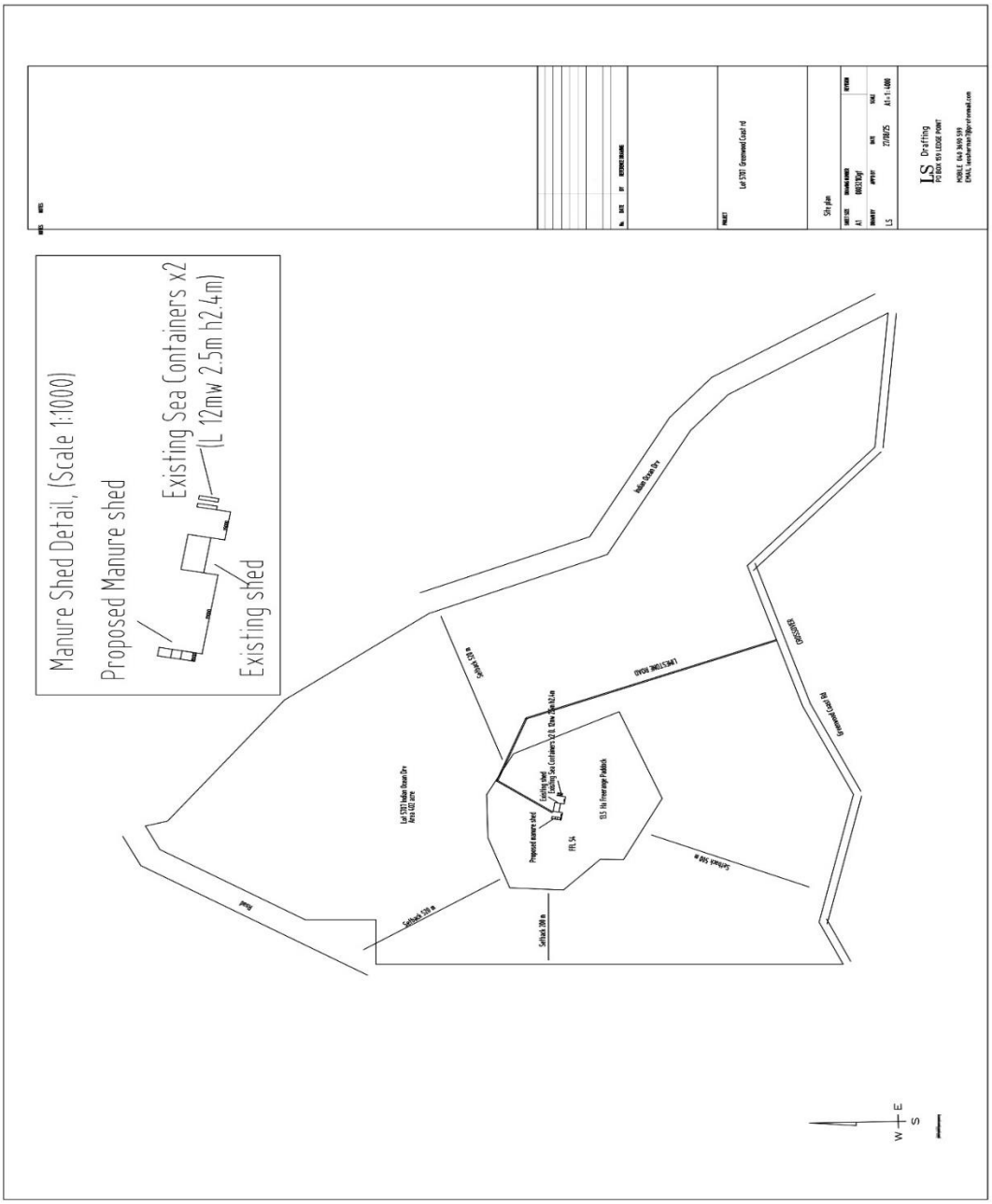
1. The annual water year for water taken under this licence is defined as 1 August to 31 July.
2. The licensee shall not use water for non-commercial between 9 am and 6 pm except for the establishment of newly planted areas. For newly planted areas water may be used within these hours for a period of up to 28 consecutive days, commencing from the date of planting.

End of terms, conditions and restrictions

Groundwater Well Licence (Instrument No. GWL211868(2)) issued under the Rights in Water and Irrigation Act 1914

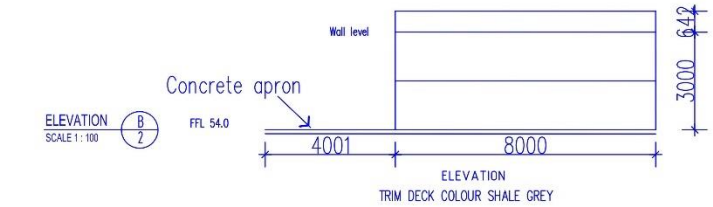
This licence authorises water abstraction for poultry operations and irrigation of pasture at Lot 5707. It is regulated by the Department of Water and Environmental Regulation (DWER).

14.0 Appendix C Manure shed site plan

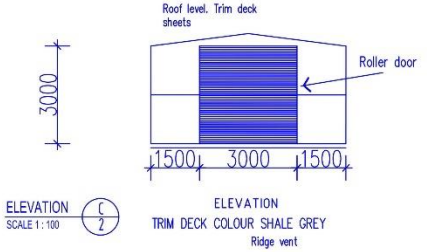


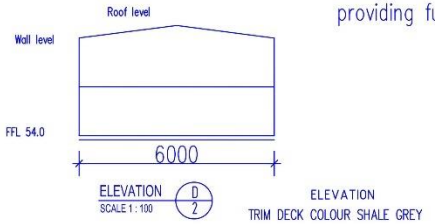
15.0 Appendix D Manure shed details

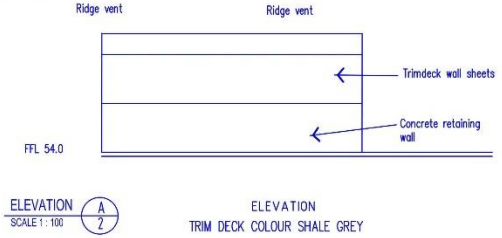
Sustainable Rangeland Mobile Poultry Farm – LOT 5707 Greenwood Coasd, Breton Bay

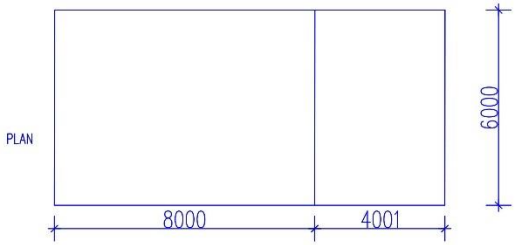


Reiforced concrete slab (SL72 Mesh 30 Mpa Concrete,finnished smoth,sloped 1%toward internal sump.All joints sealed with chemical resistant sealant. External walls incorporate a 1500mm high rcontainment with a minimum 150 mm threshold retained at all vehicle and personel entry points to prevent runoff or leachate escape.Reinforced concrete retaining structure providing full perimeter









REV	DESCRIPTION	INIT	DATE

LS Design
Drafting Services
PO BOX 159 LEDGE POINT
0403690599
EMAIL leosherman7@protonmail.com

PROJECT/CLIENT	
CLIENT	L & T SHERMAN
SITE ADDRESS	
SITEADRESS	LOT 5707 GREENWOOD COAST RD BRETON BAY
DESCRIPTION	
DESCRIPTION	MANURE SHED

DRAWN BY	CH'KD BY	SCALE ON A3 SHEET
LS	LS	1:100

DATE	DRAWING No.	REV.
08/08/25	080324PPF4	A

Sustainable Rangeland Mobile Poultry Farm –	LOT 5707	Greenwood Coasd, Breton Bay

Environmental Management Plan

Lot 5707, Greenwood Coast Road, Breton Bay

Mobile Free-Range Poultry Operation

Prepared for:
Shire of Gingin

Prepared by:
Leonard Sherman
leosherman7@protonmail.com ,0403690599

Date:
29 July 2025

Document Reference:
EMP-Lot5707-V1.0

Table of contents

1.0 Introduction

1.1 Purpose of the EMP

This Environmental Management Plan (EMP) has been prepared to guide the sustainable operation of a mobile free-range poultry farm at Lot 5707, Greenwood Coast Road, Breton Bay. It outlines measures to mitigate environmental impacts, align with regulatory requirements, and demonstrate responsible land use.

1.2 Scope of the Proposal

The proposal involves a low-density, mobile poultry operation utilising relocatable caravans to house up to 6,000 laying hens on rotational pasture. The system is designed to preserve land condition, minimise odour and waste, and avoid clearing native vegetation.

1.3 Proponent and Site Details

Proponents: Tanya and Leonard Sherman
Property Address: Lot 5707, Greenwood Coast Road, Breton Bay
Land Area: 162.97 ha
Land Use Zoning: Rural (Shire of Gingin Local Planning Scheme No. 9)
Existing Use: Pasture and low-density grazing

2.0 Regulatory and Planning Context

2.1 Relevant Legislation and Policies

The proposal complies with the following frameworks:

- *Environmental Protection Act 1986* (WA)
- *Biodiversity Conservation Act 2016* (WA)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth)
- *State Planning Policy 2.5 – Rural Planning*
- *Shire of Gingin Local Planning Scheme No. 9*
- *Environmental Code of Practice for Poultry Farms in Western Australia (2010)*

2.2 Permits and Approvals

No vegetation clearing is proposed.

A development application has been submitted to the Shire of Gingin.

The proposal complies with the Environmental Protection Act 1986 *(WA) and the* Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

No EPBC referral is required.

3.0 Environmental Values and Site Description

3.1 Landform and Soils

The site comprises Quindalup South (Qr) phase soils—shallow calcareous sands over limestone. These soils are well-drained but erosion-prone if vegetation cover is not maintained.

3.2 Soil Type Consideration:

While the soil type is noted as having low traditional grazing capacity, this operation differs significantly from conventional intensive grazing. Poultry density is low and mobile, and the operation does not rely on soil productivity or pasture growth to sustain animals, reducing pressure on the land.

3.3 Vegetation and Groundcover

The site consists primarily of historically cleared pasture and regrowth vegetation, with no mapped Threatened Ecological Communities (TECs) or Priority Flora intersecting the proposed operational areas. The mobile poultry infrastructure will be sited entirely within this area..

Figure 0-1 *The image reveals the open structure of the regrowth and large areas with grassy appearance. This supports local accounts of annual burning to promote green pick for cattle and suppress the fast-returning shrubby regrowth common to the site.*

No vegetation clearing is proposed as part of this development, and the proponent retains all rights available under the Environmental Protection Act 1986 *(WA) and the* Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

Vegetation composition may change over time due to grazing patterns, seasonal variation, and pasture rotation. However, ground cover will be maintained to prevent erosion and preserve soil health, consistent with sustainable land use principles.

3.4 Wetlands and Water

There are no mapped wetlands or waterways within Lot 5707. Drainage is internal and disperses via natural infiltration.

3.5 Fauna

A single Carnaby's Black Cockatoo was historically recorded in 2021, approximately 200 m downslope from the development area. This lone observation is considered transient, with no further records since that date. No nesting, roosting, or foraging signs were found on site, and the area lacks suitable hollow-bearing trees ..

4.0 Environmental Management Framework

The EMP includes specific management plans addressing:

- Drainage and Nutrient Management
- Erosion Control
- Dust Management
- Odour and Waste
- Purpose feed and potable water
- Biosecurity and Animal Welfare
- Pest and Stable Fly Control
- Landscaping
- Pasture and Manure Management
- Traffic, Noise, and Visual Impact
- Threatened Species and Ecological Communities

Each plan sets out objectives, strategies, monitoring requirements, and responsibilities.

4.1 Implementation and Monitoring

- The Farm Manager is responsible for day-to-day implementation.
- Regular inspections, logs, and photo records are kept.
- Key activities are reviewed annually or after any complaint.
- Transport and manure logs are maintained in accordance with Appendix templates.
- Adjustments are made as required to improve environmental performance.

5.0 Planning Framework

5.1 Zoning and Land Use

Lot 5707 is zoned *Rural* under the Shire of Gingin Local Planning Scheme No. 9. The proposed use is consistent with this zoning.

5.2 Alignment with Local and State Policy

- The mobile poultry system avoids clearing and uses existing pasture.
- Infrastructure is visually low-impact and set back from Indian Ocean Drive.
- Nutrient and odour management is integrated with environmental codes and WQPN 33.
- No significant traffic impacts are expected; vehicle movements are well below TIA thresholds.

5.3 Bushfire Risk

The subject site is located within a designated bushfire-prone area, as mapped by the Department of Fire and Emergency Services (DFES) and published under OBRM-021 (effective 24 September 2024).

However, the proposal does not involve any habitable structures, and all infrastructure associated with the poultry operation is mobile, non-residential In accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, a Bushfire Attack Level (BAL) assessment and Bushfire Management Plan (BMP) are not required.

Furthermore, Planning Bulletin 111/2016 issued by the Western Australian Planning Commission clarifies that Animal Husbandry – Intensive land uses, such as poultry farms, are not subject to mandatory BAL assessments where no habitable buildings are proposed.

This proposal involves only:

Mobile poultry caravans,

Temporary fencing, and

Non-habitable support infrastructure such as feed and water storage units.

5.4 Environmental Commitments

Vegetation and ground cover will be managed through rotational grazing practices to maintain land stability and environmental function.

90% manure collection and off-site removal

All operations limited to daylight hours

Use of low-speed, low-impact equipment

Ongoing engagement with regulatory authorities

Annual review of the EMP and all sub-plans

No clearing is proposed under this application; The proponents retain all rights under the Environmental Protection Act 1986 (WA) and the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

-

1.0 Appendix A Drainage and Nutrient Management Plan

1.1 Background notes

Manure generation rates for layer hens can vary depending on the data source, production system, and intended application. For this nutrient management plan, a manure production rate of 0.19 kg per bird per day has been adopted, consistent with the values provided in the Department of Water's Water Quality Protection Note 33 – Nutrient and Irrigation Management Plans (June 2010). This figure reflects the wet weight of raw poultry excreta (excluding litter or spilled material) and is considered the most accurate value for calculating collectable manure quantities and nutrient loading for land application in free-range and barn-based operations.

This differs from the broader estimate of 0.13 tonnes per bird per year provided in the related Water Quality Protection Note 33 – Nutrient and Pollutant Loads from Poultry Farms (2010), which includes manure along with litter, feathers, spilled feed, and broken egg material. That higher composite figure is typically used to estimate total waste load for environmental licensing, waste containment, or composting facility sizing.

Similarly, the Environmental Code of Practice for Poultry Farms in Western Australia (2010) cites a figure of 0.12 tonnes per bird per year for free-range layer operations. Like the 0.13 t/year estimate, this value represents total waste output (including bedding and floor waste), and is primarily intended for planning-level impact assessments and development approvals.

While these broader figures are suitable for high-level pollutant load estimates or composting system design, they may overstate the nutrient content of collectable manure. By using the more precise 0.19 kg/day per bird, this plan provides an accurate estimate for nutrient budgeting and land application planning — which is critical for ensuring pasture rotation, fertiliser substitution, and environmental compliance.

2.0 Introduction

This Drainage and Nutrient Management Plan (DNMP) is designed to support environmentally sustainable poultry farming practices at Lot 5707. It aligns with:

- *National Farm Biosecurity Technical Manual for Egg Production (2015)*
- *Environmental Code of Practice for Poultry Farms in Western Australia*
- *Code of Practice for Poultry in Western Australia*

This DNMP identifies risks and outlines mitigation strategies for nutrient runoff, groundwater contamination, odour, and appropriate manure management.

3.0 Site and Environmental Context

3.1 Soils and Landscape

The site is located on the Quindalup South Qr phase dunes:

- Loose, shallow calcareous sands over limestone
- Moderate water repellence (90%)
- Very low water storage (100%)
- High phosphorus export risk (35%)
- High wind erosion risk (70%)

Soils are not acid sulfate-prone and have low inherent fertility, further supporting the need for targeted nutrient management.

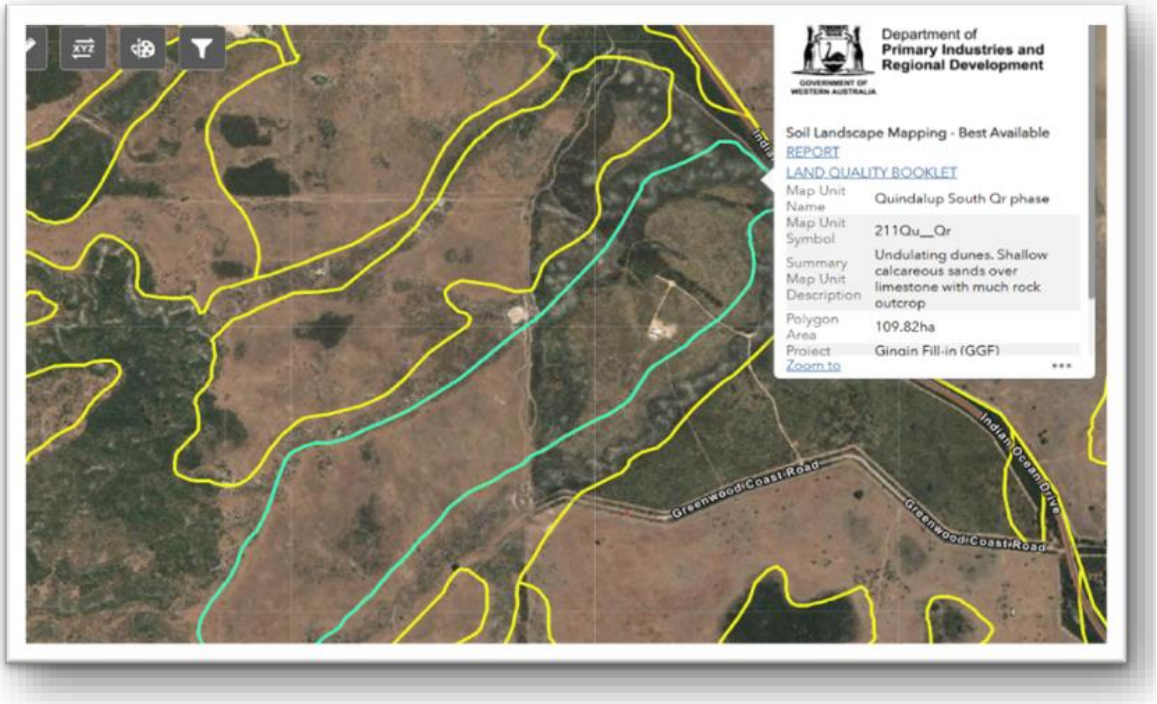


Figure 3.1.1: *Soil Landscape Mapping for Lot 5707 and surrounds, showing Quindalup South Qr phase (211Qu_Qr) – undulating dunes with shallow calcareous sands over limestone and frequent rock outcrop (DPIRD).*

3.2 Soil Sampling and Analysis

Soil samples were taken at three locations within the paddock area and tested for phosphorus retention index (PRI), Colwell P, Total Phosphorus (TP), and Nitrate Nitrogen (NO3-N) at an accredited laboratory:

Table 3.2-1: *Soil phosphorus and nitrogen results*

Analyte	TP1	TP2	TP3
PRI (mL/g)	1.3	2.3	2.5
Colwell P (mg/kg)	6.8	2.1	2.0
TP (mg/kg)	72.1	47.6	30.3
Nitrate-N (mg/kg)	0.740	0.850	1.370

- PRI indicates very low phosphorus retention in all test pits.
- Colwell P values suggest very low plant-available phosphorus.
- Nitrate-N availability is low, which is typical for sandy, well-drained soils with low organic matter.
- These results highlight the potential for nutrient leaching if not effectively mitigated. However, the DNMP implements proactive measures—including infrastructure controls, pasture management, and compliant nutrient loads—to minimise this risk and protect soil and groundwater quality.

  The nitrogen and phosphorus added through manure play a vital role in promoting vigorous plant growth, which in turn sustains continuous ground cover. This ground cover protects environmental values by improving soil structure, reducing erosion, slowing surface water movement, enhancing infiltration, and increasing nutrient uptake within the root zone. In the sandy, low-organic soils present at the site, this cycle of nutrient contribution and plant uptake is

essential for stabilising soil health, maintaining nutrient balance, and reducing the risk of nitrogen and phosphorus losses via leaching, runoff, or volatilisation.

Pasture cover functions as a key nutrient mitigation tool by supporting nutrient uptake, improving soil structure, and reducing the movement of nutrients beyond the root zone. The table below outlines the functional benefits of ground cover in relation to nutrient management and highlights its relevance to the soil conditions present on site:

3.3 Nutrient Risk Assessment

Table 3.3-1: Nutrient risk assessment – functions, benefits, and site relevance

Function	Benefit	Site Relevance
Nutrient uptake	Actively growing plants absorb nitrogen and phosphorus from the root zone.	Reduces leaching risk in low-PRI, sandy soils with low organic matter and high infiltration.
Ground cover and erosion control	Vegetative cover stabilises soil, reducing wind and water erosion.	Critical on high wind erosion risk soils (70%) and loose Quindalup sands.
Infiltration improvement	Root systems enhance soil structure and water absorption.	Supports infiltration over runoff on flat terrain; reduces potential for surface nutrient transport.
Slows water movement	Surface vegetation slows overland flow, increasing time for infiltration and plant uptake.	Enhances nutrient retention in root zone; prevents transport to offsite receptors.
Organic matter input	Root turnover and plant residue increase soil organic carbon.	Improves soil structure, microbial activity, and nutrient retention in otherwise low-fertility soils.
Pasture cycling and regrowth	Rotational grazing allows pasture recovery, boosting root mass and nutrient demand.	Matches nutrient input with plant demand; helps maintain nutrient balance across paddocks.

These pasture-driven benefits are particularly critical in the sandy, highly permeable soils found on-site, where nutrient retention is naturally limited and ground cover is essential to sustaining environmental integrity.

3.4 Stocking and Nutrient Load

- Free-range paddocks: 13.5 ha (three 4.5 ha rotational areas)
- Total birds: 6,000 (444 birds per hectare)
- Manure contribution (WQPN 33, DoW 2010):
-
- **Table 3.4-1:** Stocking and nutrient load calculations

Item	Value
Total manure (t/year)	416
Manure on paddocks (t/year)	41 (10% assumption)
Nitrogen (kg/ha/year)	27
Phosphorus (kg/ha/year)	9.7

Rotational grazing (2-week moves) and 6-month paddock rest periods reduce the risk of nutrient accumulation, pasture damage, and over-fertilisation. This approach also limits odour and pest attraction through regular movement of the birds.(For calculations see Appendix I – Pasture and Free-Ranging Management)

This nutrient application rate is below the background phosphorus application rate threshold of 10 kg P/ha/year outlined in Water Quality Protection Note No. 33 (WQPN 33) for general agricultural activities, ensuring compliance with WA government nutrient management guidelines.

4.0 Drainage and Groundwater Risk Mitigation

4.1 Infiltration and Runoff Management

The 1-year, 1-hour ARI rainfall (16.6 mm) will infiltrate onsite.

Runoff risk is negligible under normal and storm conditions.

4.2 Nutrient Mobility Risk

Topography: The site comprises relatively flat terrain with no defined surface drainage features, resulting in slow, diffuse overland flow during heavy rainfall events.

Soil: High infiltration rates (~20 mm/hr)

Hydrology: No wetlands or surface water bodies nearby

Groundwater: Depth varies from 17 m to 52 m

Nutrient transport via surface water is highly unlikely due to flat topography, sandy soils with high infiltration, and deep groundwater levels. The significant depth to groundwater—ranging from approximately 17 to 52 metres below ground level—acts as a buffer, further reducing the likelihood of nutrient leaching reaching the water table.

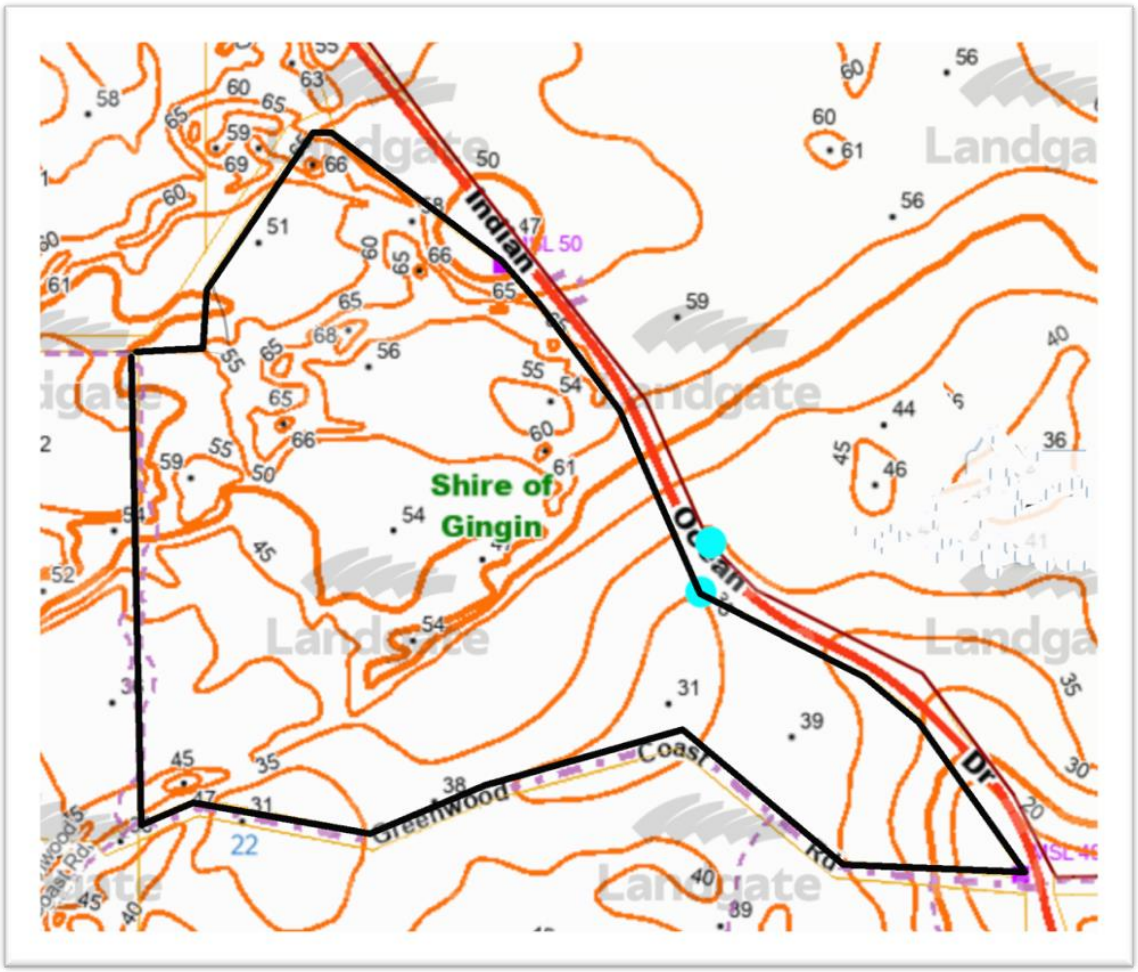


Figure 3.4-1: *Topographic contour map showing flat site conditions and shallow drainage patterns within the 13.5 ha free-range paddock area (Landgate)*

4.3 Groundwater Protection

Understanding the depth to groundwater is essential in assessing the risk of nutrient leaching and potential contamination. Across the site, groundwater levels vary significantly. On the southeastern and northeastern ends of the property, groundwater occurs at approximately 1.25 m AHD, as reported by BW1 and BW2 respectively (Figure 2). At BW2, a private bore, this

corresponds to a depth of approximately 52 metres below ground level, indicating substantial vertical separation between nutrient sources and the water table.

Figure 4.3.1: *Location of monitoring bores BW1 and BW2 in relation to the proposed free-range paddock on Lot 5707. Groundwater occurs at approximately 1.25 m AHD at both sites, corresponding to a depth of ~52 m below ground level at BW2, providing substantial vertical separation between nutrient sources and the water table.*

Additional groundwater data from the Department of Water and Environmental Regulation (DWER) monitoring bore 61730028, located at the corner of Green`wood Coast Road and Indian

Ocean Drive, confirms a groundwater depth of approximately 17 metres below ground level (2024). This depth is illustrated in the time series graph published on Water Information Reporting.

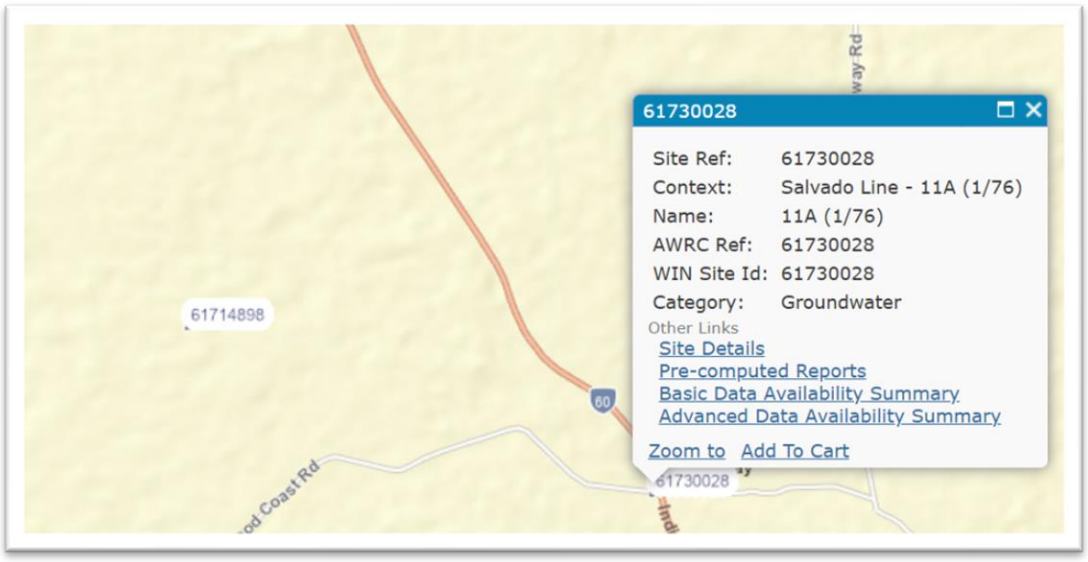


Figure A.4-2: *Groundwater monitoring bore location 61730028, showing site context and surrounding area (Water Information Reporting, 2024)*

These observations demonstrate that the Western portion of the site offers the lowest risk of nutrient leaching, owing to its greater depth to groundwater. Combined with the site's sandy, well-drained soils and high infiltration capacity, the overall risk of nutrient export to groundwater remains low when managed under the mitigation strategies outlined in this plan.

5.0 Infrastructure and Nutrient Mitigation Measures

The DNMP incorporates integrated infrastructure and management practices that minimise the potential for nutrient loss to the environment. Key controls include:

Mobile Housing Infrastructure: Chicken trailers are designed with solid, impermeable steel floors and underfloor manure trays. These features prevent the leaching of waste materials directly to soil.

Manure Capture and Handling: Manure is collected and removed from trailers during relocations, reducing direct nutrient deposition into the soil.

Pasture Management: Rotational grazing ensures that paddocks are not overburdened with nutrient inputs and have sufficient rest periods for vegetation recovery. This supports robust plant uptake of nitrogen and phosphorus.

Ground Cover Maintenance: Sustained vegetative cover helps prevent erosion and acts as a biological buffer for nutrient uptake and retention.

Site Suitability: The flat terrain and deep groundwater across most of the property—particularly in the eastern sector—provide a natural safeguard against nutrient leaching.

Infiltration Capacity: Sandy soils with high infiltration rates reduce surface runoff and encourage nutrient absorption within the root zone.

Together, these measures form a comprehensive approach to nutrient mitigation, maintaining environmental compliance and protecting surrounding land and water resources.

5.1 Shed and Infrastructure Design

Mobile chicken trailers are fitted with a grate at the exit door, where manure is rubbed off the chickens' feet as they exit. The manure falls through the grate into a collection box, effectively capturing waste at the source and preventing accumulation in the paddocks.

The floors of the mobile chicken caravans are made of impermeable steel, ensuring that manure remains contained within the caravan until it is removed for disposal or reuse.

This significantly reduces manure transfer into paddocks, beyond the 10% standard assumption.

Trailers rotated every 2 weeks; no trailer returns to a paddock for at least 6 months.

These infrastructure and movement strategies reduce nutrient deposition, help maintain soil and pasture health, and support long-term nutrient tracking.

5.2 Soil Monitoring Program

To ensure that nutrient levels remain within acceptable limits:

Baseline soil sampling will be undertaken prior to commencement of operations.

Every 2 years soil testing will be conducted at representative fixed points across the development area.

Tests will include phosphorus retention index (PRI), Colwell P, Total Phosphorus (TP), and Nitrate Nitrogen (NO3-N) levels.

Results will be compared to thresholds recommended in WQPN 33: Nutrient and Irrigation Management Plans.

5.3 Contingency Measures

If monitoring indicates rising nutrient levels:

- Rotation patterns will be adjusted to distribute nutrient loads more evenly.
- Sections may be temporarily rested.

6.0 Summary and Regulatory Alignment (Drainage & Nutrient-Focused)

This DNMP addresses the core environmental and planning requirements outlined in:

- *State Planning Policy 2.5: Rural Planning*
- *Gingin Local Planning Scheme and Local Planning Strategy*
- *National Farm Biosecurity Technical Manual for Egg Production (2015)*
- *Environmental Code of Practice for Poultry Farms in WA*
- *Code of Practice for Poultry in WA*
- *Water Quality Protection Note No. 33 – Nutrient and Irrigation Management Plans*
- *Environmental Protection Act 1986 (WA)*
- *Biosecurity and Agriculture Management Act 2007 (WA)*
- *Australian Nutrient Management Guidelines (Fertcare/NFAS)*

- *National Environmental Guidelines for Intensive Livestock Industries (ARMCANZ)*
-

6.1 Key alignment features include:

Nutrient inputs (9.7 kg P/ha/yr) remain below WQPN 33 thresholds.

Manure is actively managed through infrastructure controls, rotational paddock use, and trailer design.

Groundwater protection is supported by depth to water table (17–52 m), sandy soils, and lack of surface water pathways.

Nutrient mitigation is achieved through continuous pasture cover, plant uptake, and erosion prevention.

Drainage is fully managed through infiltration with no offsite flow.

Together, these measures ensure the proposal is consistent with government expectations for nutrient export risk, water protection, and land capability.

This plan also reflects the nutrient export thresholds and groundwater protection targets outlined in WQPN 33. Nutrient application rates remain below the background phosphorus loading threshold (10 kg P/ha/year), and management practices reduce risk of nutrient leaching through maintenance of vegetative cover, deep groundwater, and nutrient balancing.

6.2 Risk Assessment Matrix

Risk	Likelihood	Consequence	Risk Rating	Mitigation Measures
Nutrient leaching	Possible	Moderate	Low	Ground cover, soil monitoring, deep groundwater, rotation
Groundwater contamination	Unlikely	Major	Low	Deep water table, paddock setbacks, nutrient load control
Surface runoff	Rare	Moderate	Low	Infiltrative soils, no slope, vegetation buffer
Soil degradation	Possible	Moderate	Low	Nutrient input balancing, rotational rest

These measures collectively maintain environmental compliance and promote sustainability in free-range poultry operations.

1.0 Appendix B – Erosion Management Plan

1.1 Objectives

The primary objective of this Erosion and Soil Management Plan is to prevent wind and water erosion, protect soil structure, and maintain pasture productivity across the mobile poultry operation. The plan aims to ensure that poultry activities are compatible with the soil capacity of the site and do not result in land degradation.

This plan is developed in alignment with the principles of State Planning Policy 2.5: Rural Planning (SPP 2.5), which promotes the sustainable use of rural land and protection of agricultural resources. The strategies outlined support the retention of productive land while minimising off-site impacts such as erosion and sedimentation. The farm's rotational grazing, infrastructure management, and erosion controls demonstrate compliance with SPP 2.5 objectives relating to land capability, environmental sustainability, and compatibility with surrounding rural land uses.

1.2 Site Conditions

Lot 5707 is situated on a dune system dominated by Quindalup South soil landscape units, including:

Quindalup South Qr phase: shallow calcareous sands over limestone with frequent rock outcrop.

These soils have low water-holding capacity, moderate to high water repellence, and high susceptibility to wind erosion. Ongoing management by the proponent is essential to prevent surface degradation and nutrient leaching.

1.3 Topography and Landform Considerations

The property ranges in elevation from 66 m AHD at the northeastern boundary to 20 m AHD at the southern boundary adjacent to Indian Ocean Drive. The free-range paddock area is located on relatively flat ground (~54 m AHD), which reduces the potential for concentrated water runoff and supports on-site infiltration.

The paddocks are surrounded by a ring of low hills, providing natural shelter from prevailing winds and contributing to high resistance to wind erosion. While this offers inherent protection, the proponent will still manage ground disturbance areas proactively, especially near infrastructure.

1.4 . Erosion Risk Factors

Potential erosion risks include:

Poultry scratching and trampling, particularly near feeding/watering points.

Concentrated nutrient deposition from manure.

Overstocking or insufficient pasture recovery time.

Wind exposure during dry periods.

Soil exposure due to inadequate ground cover.

1.5 Soil and Erosion Risk Management

The proponent recognises that these soils can sustain stable vegetative cover under well-managed grazing.

Key proponent-managed controls:

Relocating mobile infrastructure (chicken caravans, feeders, waterers) at a frequency determined by the proponent to prevent nutrient concentration and ground disturbance.

Setting and adjusting stocking density at the proponent's discretion, with rest and rotation of paddocks to allow cover to regenerate.

Maintaining a target of ~70% ground cover (minimum threshold 50%); if cover falls below this, paddocks will be rested or stocking adjusted as decided by the proponent.

Conducting visual monitoring from designated reference points at a frequency determined by the proponent; photographs may be taken where useful for management or record-keeping.

Implementing the Erosion Contingency Plan when, in the proponent's view, conditions require intervention.

1.6 Groundcover and Infrastructure Management

Maintain a minimum of 50% vegetation cover, with a target of 70%, as assessed by the proponent.

Healthy cover reduces bare soil exposure, prevents erosion, and assists dust/odour control.

Initial stocking rates will be conservative; any increase will occur only when monitoring by the proponent indicates the site can sustain it without compromising groundcover.

Infrastructure will be relocated at intervals determined by the proponent to align with observed land condition and pasture recovery needs.

1.7 Erosion Contingency Plan

If erosion risks are identified through the proponent's monitoring:

Ground cover below 50% → stocking density reduced and paddocks rested for a period set by the proponent.

Visible soil disturbance/scalding → poultry temporarily removed and surface stabilisation measures applied where the proponent considers it beneficial.

Persistent wind erosion → mulch applied or reseeding undertaken at the proponent's discretion.

All corrective actions will be recorded by the proponent where considered useful for management or compliance purposes.

1.8 Layout and Rotational Design

13.5 ha divided into three paddocks of ~4.5 ha.

Rotational grazing with an indicative ~6 month rest period; timing and sequence determined by the proponent.

Rotation supports groundcover recovery, soil stability, and reduced compaction.

1.9 Visual Monitoring and Management

Monitoring will be carried out by the proponent to assess:

Groundcover levels

Dust presence

Signs of erosion/disturbance

Methods may include:

Fixed-point photography where considered useful

Quadrat-based checks as determined by the proponent

Logging of infrastructure movement and grazing activity

Corrective actions, such as resting paddocks or temporary destocking, will be implemented when considered necessary by the proponent.

1.10 Seasonal and Emergency Conditions

During drought, intense rain, or other conditions affecting cover:

Stocking may be reduced at the proponent's discretion.

Rest periods may be extended.

Infrastructure movement frequency may be increased.

Recovery measures will be enacted promptly as decided by the proponent.

1.11 Implementation and Documentation

This plan forms part of the farm's operational framework. The proponent will maintain records of:

Groundcover conditions

Infrastructure movement

Stocking levels and adjustments

Contingency actions during stress periods

1.12 Regulatory and Guidance References

State Planning Policy 2.5: Rural Planning (WAPC)

Environmental Code of Practice for Poultry Farms in WA (2004)

Code of Practice for Poultry in WA (2003)

Environmental Protection Act 1986 (WA)

Biosecurity and Agriculture Management Act 2007 (WA)

National Farm Biosecurity Technical Manual for Egg Production (2015)

DPIRD Land Use and Pasture Management Recommendations

Victorian Low Density Mobile Outdoor Poultry Farm Planning Guidelines (2018)

1.0 Appendix C Waste and Manure Management Plan

2.0 Objective

To minimise potential on-site and off-site environmental and biosecurity impacts associated with poultry manure, mortality, and waste management, in accordance with the Environmental Code of Practice for Poultry Farms in Western Australia, Environmental Guidelines for the Australian Egg Industry, and the National Farm Biosecurity Manual for Poultry Production.

2.1 Manure Management

At full capacity, approximately 41 tonnes of manure per annum are expected, based on typical litter/manure production rates (Water Quality Protection Note No. 33, 2010).

Approximately 10% (4.1 tonnes/year) of manure is expected to be deposited onto paddocks from free-range birds (WABGA & PFAWA, 2004).

The remaining 36.9 tonnes will be removed off-site; manure will not be spread on the property.

Hen house floors are designed to retain manure; perches and wheel covers will be regularly cleaned to avoid build-up.

Litter will be removed a minimum of twice weekly and temporarily stored in a proposed manure storage compound with concrete floor, walls, and weatherproof roof.

Manure will be transferred to covered trailers for fortnightly off-site disposal to licensed composting or treatment facilities.

Transport covers and immediate cleanup of any spillage are mandatory to prevent environmental contamination.

Litter removal will consider weather and wind conditions to minimise odour and dust impacts.

2.2 Mortality and Unwanted Eggs Management

Based on standard mortality rates, each mobile caravan is expected to dispose of approximately 5 birds per month (12 kg total).

Dead birds will be collected daily or more frequently if required.

Storage of mortalities is limited to refrigerated, maintained according to manufacturer specifications and with standby power.

Dead birds disposal at approved rendering, incineration, or landfill sites. line with the National Farm Biosecurity Manual and AUSVETPLAN Disease Strategy.

In the event of high mortality—such as from disease outbreak or extreme heat—the Farm Manager will implement established contingency protocols. These include scaling up on-site refrigeration capacity, securing temporary carcass containment, and coordinating with licensed transport operators for transport to an approved disposal facility. Notification will be provided to relevant authorities (e.g. DPIRD and the local government) in accordance with regulatory requirements.

2.3 Unusable Egg Management

All unusable, cracked, or underdeveloped eggs will be collected daily, stored under refrigeration, and disposed of off-site at an approved facility authorised to accept animal by-products. No eggs will be left within the enclosures for consumption by birds, in order to maintain strict biosecurity standards and prevent habit-forming behaviors. This approach aligns with the National Farm Biosecurity Manual and local waste regulations.

2.4 Environmental Controls and Biosecurity

More than 90% of manure is captured within mobile caravans using impermeable floors and exit grate containers to prevent tracking.

Ground cover on paddocks will be maintained at a minimum 50% coverage to reduce dust and nutrient runoff.

Frequent rotation of paddocks, light stocking densities, and mobile infrastructure relocation support pasture health.

Biosecurity measures include regular cleaning, controlled carcass management, and hygiene protocols to minimise pathogen spread.

3.0 Effluent and Washdown Management

3.1 Absence of Liquid Waste

The mobile poultry caravans are not fitted with plumbed water systems or waste discharge lines.

All manure is dry-deposited, and no liquid effluent is produced from standard operations.

There are no water troughs or discharge outlets requiring collection or treatment.

3.2 Poultry Caravan Cleaning

Caravans are dry cleaned between rotations to remove accumulated manure and debris.

Where necessary (e.g., visible contamination or post-cycle), low-volume pressure washing may be used.

Any resulting washwater is absorbed by pasture or allowed to evaporate naturally, avoiding ponding or runoff.

3.3 Internal Manure Transport Trailers

Small trailers used to move manure between the caravans and the manure shed are dedicated to on-farm use only and do not travel on public roads.

These trailers handle dry manure under covered conditions, and routine washdown is not required due to:

Short internal distances

Minimal contamination risk

Fully contained, dry handling systems

3.4 External Manure Transport

Manure is removed from the manure shed and loaded into covered trailers for off-site disposal at licensed composting or treatment facilities.

These external-use trailers are cleaned and washed down off-site, eliminating the need for on-site washdown infrastructure or effluent disposal.

3.5 Compliance and Best Practice

These procedures align with:

The National Farm Biosecurity Manual (DAFF)

The Environmental Code of Practice for Poultry Farms in Western Australia

The Department of Water and Environmental Regulation (DWER) guidance for non-prescribed premises

No separate effluent disposal infrastructure is required, and all practices meet relevant environmental and biosecurity expectations for mobile poultry operations.

3.6 Contingency Plans

Temporary on-site storage of manure and litter in the manure compound will accommodate delays in off-site transport.

Daily inspections to detect mortality or disturbance events (e.g., disease outbreaks, predator attacks) will support rapid response.

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Treatment of dead birds with approved chemicals or refrigeration for short-term storage if immediate removal is not possible.

3.7 Compliance Matrix

Plan Component	Key Requirements/Best Practices	Aligned Publication(s)	Implementation Notes
Manure Collection & Storage	Impermeable floors and walls; covered storage to reduce rain and odour ingress	Environmental Code of Practice for Poultry Farms (WA); Environmental	Proposed manure shed with concrete floor, walls, and weatherproof roof to contain manure and prevent contamination

Plan Component	Key Requirements/Best Practices	Aligned Publication(s)	Implementation Notes
		Guidelines for the Australian Egg Industry	
Manure Removal & Transport	Off-site disposal with covered trailers; spillage prevention; record keeping	Environmental Code of Practice (WA); Australian Egg Industry Guidelines	Fortnightly transport to licensed facilities using covered trailers; maintenance of disposal records
Mortality Management	Daily inspections and removal; refrigeration or composting; contingency planning	AUSVETPLAN Disease Strategy Manuals; Environmental Guidelines for Australian Egg Industry; National Farm Biosecurity Manual	Mortality stored in refrigerated conditions or composted; daily removal; contingency plans for delays
Litter & Waste Handling	Twice weekly waste r removal; temporary on-site storage with secure, impermeable containment	Environmental Code of Practice (WA); WABGA & PFAWA Guidelines; Australian Egg Industry Guidelines	Proposed litter storage compound with concrete floor, walls, and roof; controlled pile management
Biosecurity & Disease Prevention	Prevent manure tracking; manage dead birds to avoid pathogen spread	National Farm Biosecurity Manual; AUSVETPLAN	Use of manure capture systems; regular cleaning of perches and wheel covers; controlled carcass handling
Environmental Monitoring	Routine inspections; odour and dust control; maintain vegetative ground cover	Environmental Code of Practice (WA); Water Quality Protection Note No. 33	Ground cover >50%; frequent paddock rotation; odour/dust mitigation strategies; inspection logs

Plan Component	Key Requirements/Best Practices	Aligned Publication(s)	Implementation Notes
Contingency Planning	Temporary on-site storage; off-site disposal contractor agreements; disturbance event response	WABGA & PFAWA; Environmental Code of Practice (WA); AUSVETPLAN	Concrete storage sheds; contracts with removal services; monitoring and rapid response to disease or disturbance events
Sustainability & Reporting	Maintain waste disposal registers; comply with reporting obligations	Australian Eggs Sustainability Framework; National Farm Biosecurity Manual	Detailed waste and mortality registers including dates, volumes, and disposal methods; compliance documentation

3.8 Record-Keeping and Reporting

All manure, mortality, and waste disposals will be recorded, including date, volume, location, and disposal method.

Contractors removing manure or carcasses will maintain corresponding records.

Routine inspections and cleaning activities will be documented to demonstrate compliance and support continuous improvement.

This Waste and Manure Management Plan aligns with current best practice guidelines and statutory requirements, ensuring environmentally responsible and biosecure poultry production.

1.0 Appendix D Pest Management Plan

1.1 Objective:

To minimise the risk of pest and stable fly (Stomoxys calcitrans) breeding on-site, in accordance with the Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019.

This plan must be read in conjunction with the Stable Fly Management Plan 2019 and complies with the requirements set forth under the Biosecurity and Agriculture Management Act 2007 (BAM Act).

2.0 Staff Training and Induction

1.2 Training Requirements:

All relevant personnel will undergo training on pest management procedures, including fly monitoring, spill management, and the use of baits and pesticides, as part of their formal induction process.

3.0 Feed Management and Spill Control

1.3 Spill Management:

Equipment and protocols for cleaning up feed spills will be available at all times. Any spillage will be cleaned up daily to prevent attracting pests.

1.4 ·System Inspections:

Daily inspections of the feed system will be conducted to identify leaks or mechanical issues that may lead to spillage or breaches.

4.0 Rodent, Vermin, and Wild Bird Control

1.5 Rodent and Vermin Control

Rodents and other vermin will be managed using targeted baiting methods that are environmentally responsible and fully compliant with current Government regulations.

1.6 Wild Bird Exclusion

All mobile poultry caravans and silos will be fitted with bird-proofing to prevent access by wild birds. These measures will be regularly inspected and maintained to ensure effectiveness.

5.0 Manure and Moisture Management

1.7 Moisture Control:

Daily monitoring of mobile poultry caravans and their surroundings will identify and address water leaks, broken waterers, or poor ventilation. Steps will be taken to ensure rapid drying of manure and litter, and to prevent surface water from entering caravans or manure storage areas.

1.8 Manure Aeration and Treatment:

Manure in storage will be aerated daily.

Larvadex will be sprayed weekly as the primary treatment.

If manure remains after 3 weeks, Neporex will be applied for 2 weeks.

After 5 weeks, spraying will revert to Larvadex to complete a 6-week rotation, helping prevent chemical resistance.

If storage exceeds 6 weeks, Lorsban will be applied for 1 week, after which the rotation resumes.

Coopex will be applied weekly to the walls and roof of the manure storage compound and, if necessary, to mobile poultry caravans during stable fly outbreaks.

6.0 Fly Monitoring and Control

1.9 Monitoring Frequency & Method

Fly activity will be monitored at least weekly using traps, visual inspections, or spot cards. Traps will be positioned near the entrances of mobile poultry caravans, inside the machinery shed, and near the cool room.

1.10 Fly Trap Management:

Traps will be changed every 3 days.

Fly numbers will be recorded by counting the total number of flies per trap and dividing by the number of days in use.

Records will include both the number and species of flies and be submitted to the Shire of Gingin upon request.

1.11 Fly Bait Rotation:

Fly baits (Quickbait, Dy-Fly, and Stimukil) will be rotated to prevent resistance development in fly populations.

1.12 Outbreak Response:

In the event of a stable fly outbreak, **Larvadex** will be included in poultry feed for at least 7 consecutive days to interrupt the fly breeding cycle.

7.0 Neighbor Communication and Reporting

1.13 Contact Details:

The Poultry Farm Manager will provide all neighbouring property owners with contact details, including after-hours emergency numbers.

1.14 Incident Reporting:

Neighbours will be encouraged to report suspected stable fly issues. All reports will be assessed alongside farm records, and appropriate action will be taken within a reasonable timeframe to address the cause.

8.0 Compliance with BAM Act

1.15 Declared Pest Status:

Stable fly is classified as a declared pest under the BAM Act and requires mandatory management in designated local government areas, including the Shire of Gingin.

1.16 Landholder Responsibility:

As per the BAM Act, landholders must manage declared pests on their property. Failure to comply may result in enforcement actions or penalties of up to $20,000.

1.0 Appendix E Stable Fly Management Plan

1.1 Objective

To minimise the risk of stable fly (Stomoxys calcitrans) breeding, protect biosecurity and animal welfare, and reduce the risk of environmental, health and amenity impacts associated with poultry operations.

This plan is to be read in conjunction with the farm's Pest Management Plan and is consistent with the Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019, and other industry best practice guidance.

1.2 Legal and Regulatory Context

Stable fly is a declared pest under Section 22 of the Biosecurity and Agriculture Management Act 2007 (WA).

All manure management activities must comply with the Stable Fly Management Plan 2019, which provides the regulatory framework for treatment, storage and disposal of potentially infested waste materials.

2.0 Definitions

2.1 Untreated Poultry Manure:

Poultry waste from commercial operations that has not undergone a treatment process (e.g. composting or chemical treatment) to inhibit stable fly breeding.

2.2 Infested Material:

Any manure, litter, or grain waste found to contain stable fly larvae or pupae.

3.0 Manure Management Procedures

3.1 Manure Generation and Handling

Manure is collected from mobile free-range poultry caravans twice weekly.

Approximately 41 tonnes per year of manure is generated, with up to 10% (4.1 tonnes) deposited outside in free-range areas.

All hen houses are constructed with impermeable floors to facilitate manure collection and avoid seepage into the soil.

4.0 Proposed Onsite Manure Storage Compound

4.1 A proposed dedicated manure storage compound will be constructed with:

A concrete floor and retaining walls

A roof to prevent moisture ingress

Leachate control and stormwater exclusion measures

Compliance with relevant buffer distances and drainage requirements

4.2 Offsite Removal

Manure is removed from the property twice per week using covered and sealed trailers, transported only to licensed facilities outside stable fly control zones.

All transporters are required to document origin, quantity, and destination of each manure load.

4.3 Monitoring and Inspection

All poultry sheds and storage areas are inspected daily for signs of stable fly activity or infestation.

Manure stockpiles are monitored weekly using approved visual or trap-based methods (e.g. sticky tapes, white cards).

5.0 Fly Breeding Prevention and Control Measures

5.1 General Sanitation

Remove spilled feed promptly

Store manure in sealed containers or covered compounds

Remove dead birds daily and store in sealed vermin- and fly-proof bins

5.2 Water and Moisture Control

Monitor for and repair leaking water lines or pipes

Ensure proper drainage around sheds

Ventilate manure storage to reduce moisture

5.3 Vegetation and Site Maintenance

Maintain minimum 50% vegetative cover in paddocks to absorb nutrients and reduce odour

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6.0 Infestation Response Protocol

6.1 If stable fly or larvae are detected:

Remove the affected material from poultry enclosures immediately

Spread the manure in a thin layer in the storage compound to allow rapid drying

Treat with an approved pesticide (as per DAFWA guidance)

Cover the treated manure with plastic sheeting to suppress fly emergence

Maintain cover until material is confirmed not to be infested

6.2 Treatment Restrictions

No onsite manure treatment will occur unless formally approved by the Department of Primary Industries and Regional Development (DPIRD)

Composting or treatment (e.g. with phosphoric acid) is permitted only at licensed facilities or under specific permit conditions

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6.3 Contingency Measures

In the event manure cannot be transported offsite:

Use the proposed covered storage compound to stockpile material

Monitor regularly for pests and dry thoroughly

Apply pesticide and cover if infestation is suspected

Maintain logs of inspections, treatment and volumes stored onsite

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7.0 Compliance and Documentation

7.1 Record-Keeping

The proponent will maintain daily logs of:

Manure volumes collected and removed from site.

Manure inspections and any stable fly monitoring observations, undertaken at times determined by the proponent.

Any treatment measures undertaken for pest management.

Manure movement registers, including transporter details.

Updated records of all pest management treatments applied.

Records will be retained at the proponent's discretion in a manner that supports operational decision-making and, if requested, demonstrates compliance with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2019*.

7.2 Alignment with Industry Standards

This Stable Fly Management Plan complies with and is informed by:

Environmental Code of Practice for Poultry Farms in Western Australia

Environmental Guidelines for the Australian Egg Industry

National Farm Biosecurity Manual for Poultry Production

AUSVETPLAN – Disease Strategy Manuals

Biosecurity and Agriculture Management (Stable Fly) Management Plan 2016

1.0 Appendix F Biosecurity and Disease Prevention

Biosecurity is a central component of farm operations at Lot 5707. The biosecurity approach has been developed in accordance with the National Farm Biosecurity Manual, the Environmental Code of Practice for Poultry Farms in Western Australia, and best practice guidelines for free-range mobile poultry systems. The goal is to minimise the risk of disease introduction and spread, while protecting bird health, food safety, and the surrounding environment.

1.1 Staff and Visitor Access Contro

Access is restricted to authorised personnel only.
• All staff are trained in biosecurity protocols.
• Contractors and visitors are inducted and required to follow hygiene procedures.

1.2 Movement Between Paddocks and Caravans

Staff avoid unnecessary movement between poultry caravans.
• Footwear, clothing, and tools are cleaned or changed between paddock areas.
• Dedicated equipment is used for each paddock where feasible.

1.3 Vehicle and Equipment Hygiene

Internal manure trailers are used only on-site and remain on private farm roads; washdown is not required due to dry handling methods.
• External trailers (used for off-site manure disposal or egg delivery) are cleaned and sanitised off-site before re-entering the property.
• Low-speed vehicle movement and defined access tracks reduce contamination risk.

1.4 Mortality and Waste Management

Dead birds are removed daily and stored in refrigerated units prior to off-site disposal at licensed facilities.
• In the event of a high-mortality event, contingency measures include additional refrigeration capacity and notification of regulatory authorities (e.g. DPIRD).
• Unusable eggs are collected daily and disposed of via off-site waste streams; no eggs are left in enclosures, in line with biosecurity best practice.

1.5 Cleaning and Sanitation Protocols

• Poultry caravans are dry cleaned between rotations; low-volume pressure washing is only used when necessary (e.g. visible soiling or disease risk).

• Routine washdown is not required for caravans or internal trailers under current conditions, as no liquid waste is generated.

• All cleaning procedures are managed in accordance with the EMP and relevant biosecurity guidance.

1.6 Contingency Measures

A documented response protocol is in place for disease outbreaks, including enhanced cleaning, isolation, and regulatory notifications.
Routine inspections are undertaken at a frequency determined by the proponent, having regard to seasonal conditions and operational requirements, to enable early identification of biosecurity risks or abnormal mortality.
This biosecurity framework complements the Waste and Manure Management Plan and is embedded across all operational procedures, ensuring environmental safety, compliance, and animal welfare standards are upheld.

1.0 Appendix G Odour Management Plan

Purpose This plan ensures that odour emissions from poultry operations do not unreasonably impact neighbouring properties or sensitive land uses. It provides a structured, preventative framework consistent with:

- Environmental Protection Act 1986 (WA)
- EPA Guidance Statement No. 3 – Separation Distances
- Environmental Code of Practice for Poultry Farms in WA (2004)
- National Farm Biosecurity Technical Manual for Egg Production (2015)
- State Planning Policy 2.5: Rural Planning
- Gingin Local Planning Strategy and Scheme

1.1 Glossary

- Anaerobic conditions – Conditions lacking oxygen, where odour-producing bacteria thrive.
- Passive ventilation – Natural airflow through structures without mechanical equipment.
- Dispersion conditions – Atmospheric conditions that affect how odours spread in the air.
- Odour threshold – The concentration at which an odour becomes detectable by the human nose.
-

1.2 Odour Risk Profile Odour risks are highest during periods of:

- Wet or compacted litter conditions
- Carcass decomposition
- Manure removal and storage
- Poor ventilation, particularly in summer
- Adverse wind direction during operational activities

The primary sources include:

- Litter/manure in mobile housing
- Feed residues
- Deceased birds
- Disturbed manure during cleaning or transport

Sources and Causes of Odour Generation Odours on poultry farms are primarily the result of biological and environmental interactions, particularly where organic material decomposes under warm, moist, or anaerobic conditions.

1.3 Key odour sources include:

- Manure and bedding decomposition – Breakdown of manure, feathers, bedding, and dust produces volatile compounds, especially under warm or humid conditions.

  Litter conditions – High litter moisture and poor aeration promote anaerobic microbial activity. This process generates ammonia and other odorous gases, particularly when pH is low or oxygen is limited.

  Feed-related factors – Feed formulation, medication, or poor bird health can cause digestive upset, leading to wetter manure and higher nitrogen output — both of which increase odour potential. Breath and intestinal gas (flatus) from birds may also contribute when digestion is suboptimal.

- Carcass management – Uncollected mortalities can rapidly contribute to localised odour, particularly in warm conditions.

  Manure removal and handling – Odour emissions may spike when litter or manure is removed during still, hot, or low-dispersion weather conditions (e.g., early mornings or during temperature inversions).

- Operational oversights – Infrequent inspections, malfunctioning drinkers, and delayed litter management can compound these risks.

3. Odour Control and Prevention Measures 3.1 Feed and Nutrition

- Feed is sourced only from accredited mills capable of consistent quality.
- Diets are formulated to reduce nitrogen levels and associated odour emissions, in line with Fertcare and NFAS guidelines.

  Water and Litter Management

- Drinker systems are best-practice and regularly maintained to prevent spillage.
- Litter condition is monitored daily to remain friable and dry.

  Ventilation and Equipment

- All mobile infrastructure is ventilated to ensure internal temperatures do not promote anaerobic conditions.

The mobile chicken caravans are not powered and instead rely on passive ventilation. Hinged side awnings along each unit enable consistent cross-flow airflow and thermal regulation, reducing the build-up of heat, moisture, and odour inside the housing without mechanical systems.

Figure 5.6.1: Mobile poultry housing with hinged ventilation awnings enabling passive climate control.

1.4 Carcass and Mortality Management

- Mortalities are collected and removed daily (or more frequently if required).
- Deceased birds are stored in sealed bins and removed offsite regularly.
- Mortality records are reviewed weekly. Action is triggered when rates exceed double the expected 7-day threshold.

1.5 Manure Handling and Storage

- Manure is removed promptly from mobile chicken caravans.
- Temporary storage is dry, covered, and positioned downwind and away from property boundaries.
- Removal timing considers wind direction and forecast conditions.

1.6 Weather and Scheduling Controls

- Weather and wind data are reviewed prior to activities such as:
  - Shed cleaning
  - Manure loading
  - Infrastructure relocation
- Activities are delayed or rescheduled when odour dispersal risk is elevated (e.g. strong winds toward residences).

-

1.7 Buffering and Separation

The farm's remote location further reduces odour risk. The nearest dwelling is 6.8 kilometres away. All nearby property boundaries are set back by at least 500 metres, except one with a 200 metre buffer, which is mitigated by prevailing wind patterns and natural topography.

The site's topography (natural hill ring) offers natural shelter and wind buffering. Free-range areas are well set back from external property boundaries. Operations comply with the EPA Guidance Statement No. 3 recommendation of 100 m minimum separation from sensitive receptors.

1.8 Monitoring and Records

- The farm maintains a dedicated log to track odour-related variables and operational observations, including:
  - Litter and climate conditions
  - Water usage and system checks
  - Bird behaviour and feed intake
  - Carcass removal
- Records are reviewed to assess operational effectiveness and identify trends.

1.9 Continuous Improvement

- Odour risks are reassessed seasonally or following operational changes.
- Community concerns are recorded and used to inform system adjustments.
- Refresher training on odour-sensitive practices is conducted annually.

Odour Response Protocol The following table outlines the process to be followed in the event of an odour-related complaint. It demonstrates the farm's commitment to community responsiveness and environmental accountability.

Step	Action	Timeframe
1	Receive and log complaint	Same day
2	Investigate site conditions (log review)	Within 24 hours

3	Implement corrective measures	As soon as practical
4	Respond to complainant (if applicable)	Within 2 working days
5	Record outcome and file internally	Within 48 hours of resolution

1.10 Seasonal Odour Risk Considerations

Season	Primary Risks	Management Adjustments
Summer	High heat, wet litter, anaerobic breakdown	Increase inspections; ventilate more frequently
Winter	Low drying rates; humidity	Adjust water settings; dry litter strategies
Spring	Rapid bird growth; fluctuating temperatures	Monitor health, feed, and water intake closely
Autumn	Variable weather and cooling	Flex manure removal timing based on forecast

Air Quality Consideration Odour control measures implemented on site are intended to prevent emissions that would exceed the thresholds commonly associated with 'distinct' or 'unpleasant' odour intensity at the property boundary. While the farm does not conduct formal odour modelling, its design and management systems reflect best-practice standards for air quality compliance and community protection.

Summary The proposed Mobile Poultry Farm employs an integrated, risk-based odour control strategy aligned with WA regulatory frameworks and best-practice guidance. Daily monitoring, weather-responsive scheduling, and infrastructure design ensure operations remain compliant, neighbour-friendly, and environmentally responsible.

Commitment The farm is committed to continual improvement of its environmental practices and maintaining a respectful relationship with the surrounding community. This plan will be reviewed annually and revised as needed to reflect evolving best practices.

1.11 Appendix I Odour Complaint Log Template

Date Complainant (if known) Nature of Odour Weather Conditions Response Action

1.0 Appendix H Purpose feed and potable water

This plan outlines the systems and practices in place for the provision of feed and potable water to poultry, consistent with:

- Environmental Code of Practice for Poultry Farms in Western Australia
- National Farm Biosecurity Manual for Poultry Production (2015)
- Rights in Water and Irrigation Act 1914
- Australian Animal Welfare Standards and Guidelines for Poultry
- Local Government environmental and planning requirements

It supports animal welfare, environmental protection, and biosecurity while integrating with the broader Drainage, Waste, and Nutrient Management Plans.

1.1 Feed Management

The farm supports 6,000 layer hens, consuming approximately 4.8 tonnes of feed per week.

Feeders are housed within mobile poultry trailers to:

- Prevent exposure to rain and wildlife
- Avoid feed spillage onto pasture
- Comply with biosecurity and pest management requirements

Feed rations are calculated per bird, supporting consistent nutrition while reducing grazing pressure on vegetation.

1.2 Feed Delivery System:

- Trough-based systems deliver clean, dust-free feed
- Troughs are cleaned weekly or more often if required
- Daily inspections detect obstructions, spoilage, or damage

1.3 Feed Spillage Control:

- Feed spills are cleaned up daily using designated tools

1.4 Feed Storage:

- Stored in sealed, weatherproof containers or silos
- Located on a raised, covered platform
- Protected from pests, moisture, and contamination

1.5 Water Supply and Delivery

Water is sourced from an on-site bore, licensed under Section 5C of the *Rights in Water and Irrigation Act 1914*, License No. GWL211868(2), for:

- Poultry egg production
- Irrigation of pasture

1.6 Water Delivery System:

- Dripper system delivers potable water to each trailer
- Ensures low waste and constant availability

1.7 Water Tank Management:

- UV-resistant, covered tanks inspected and refilled daily
- Cleaned weekly, or more frequently if required
- Fitted with screened vents to exclude wild birds and mosquitoes

1.8 Water Quality Monitoring:

- Annual testing for microbial safety, salinity, pH, and other parameters
- Results retained for a minimum of five (5) years

-

1.9 Estimated Water Use:

Chicken Type	Cool Weather (L/day)	Hot Weather (L/day)
Laying hen (~2 kg)	0.2 – 0.25 L (200 – 250 mL)	0.5 – 0.6 L (500 – 600 mL)

2.0 Monitoring, Record-Keeping, and Emergency Preparedness

2.1 Daily Logbook:

- Records feed/water usage, cleanings, deliveries, and inspections
- Water test results and pest control actions included
- Retained for five (5) years

2.2 Contingency Measures:

- Backup feed and water systems stored onsite
- Immediate action protocols in case of contamination

1.0 Appendix I – Pasture and Free-Ranging Management

- The 13.5-hectare free-range poultry area is divided into three paddocks of approximately 4.5 hectares each. Within each paddock, mobile poultry caravans are rotated fortnightly.
- In Paddock 1:
- Ten caravans are positioned with a 450 m^2 free-range area per unit.
- Over a 12-week (3-month) rotation period, each caravan is moved every two weeks to a new area.
- This results in 60 caravan positions (10 caravans × 6 moves) occupying 27,000 m^2, well within the 45,000 m^2 paddock size.
- After three months in Paddock 1, the operation shifts to Paddock 2, then to Paddock 3. This allows each paddock to rest for six months before reuse, promoting pasture regeneration, nutrient absorption, and reduced risk of pathogen build-up.

1.1 Rotational Paddocks and Stocking

- Six-month pasture rest period between use of each paddock
- Maximum stocking density of fewer than 1,500 birds per hectare
- No permanent fencing; existing paddocks and vegetation retained
- Temporary fencing is low-impact and removed between uses

1.2 Reduced Grazing Pressure Through Increased Feed Provision

To further protect vegetation and minimise grazing pressure, feed rations are increased to meet full nutritional requirements of the birds. This ensures that birds do not rely on pasture as a primary food source. As a result:

- Groundcover is better preserved
- Vegetation recovery is accelerated during and after occupation
- Soil structure and biodiversity are maintained

1.3 Additional Management Measures No-Return Period:

- Minimum 6-month "no-return" period for each paddock
- Aids regrowth, parasite control, and nutrient balancing

- Infrastructure and Ground Protection:
- Caravans placed on stabilised or reinforced areas
- Prevents compaction and nutrient hotspots
- Record-Keeping:
- Movement and rest schedules logged to demonstrate compliance
- This strategy aligns with the farm's goals for sustainable land use, nutrient management, and environmental protection.
-

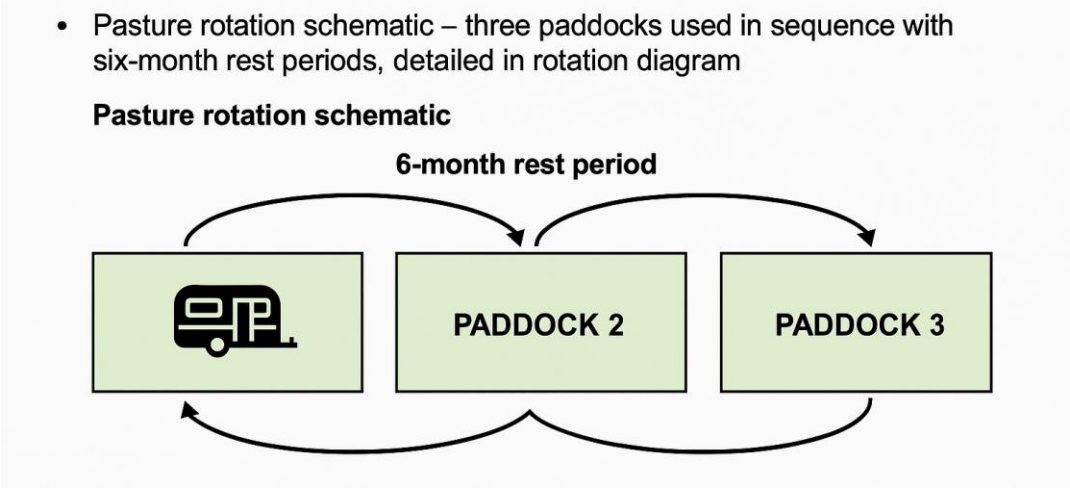

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Figure I.1.3.1. *Pasture rotation schematic for Lot 5707, showing three paddocks rotated with a six-month rest period to support nutrient retention and groundcover recovery.*

-

1.0 Appendix J: Animal Welfare and Regulatory Compliance

This plan aligns with:

RSPCA Approved Farming Scheme

Australian Animal Welfare Standards and Guidelines for Poultry

Model Code of Practice for the Welfare of Animals – Domestic Poultry

It supports the Five Freedoms of Animal Welfare:

Freedom from hunger and thirst

Freedom from discomfort

Freedom from disease through hygiene and biosecurity

Freedom from pain, injury or disease

Freedom to express normal behaviour

1.1 Management of Birds

Objective:

To keep the birds in good condition and ensure they are not vulnerable to predators or preventable health issues.

Daily Bird Health Monitoring

Monitoring of Droppings and General Health

Changes in odour or moisture content of bird droppings will be regularly monitored.

Poor health or signs of disease will be followed up immediately with intervention or bird removal if necessary.

Mortality Management

All disposal of dead birds will comply with planning approval conditions.

A freezer or composting system will be used daily to manage bird mortalities hygienically and in line with biosecurity standards.

Veterinary Oversight

A veterinarian will be engaged as needed for the treatment of illnesses.

Scheduled visits will be used to administer vaccinations and health assessments.

Trailer and Equipment Inspections

Mobile chicken caravans will be inspected regularly for damage, hygiene, or other defects that may impact bird welfare or increase environmental risk.

1.2 Environmental Protection and Integration

Feed and water systems are designed to:

Prevent runoff and groundwater contamination

Minimise odour, pests, and soil damage

Support compliance with drainage, nutrient, and erosion control strategies

This plan is integrated with the Waste and Manure Management Plan, Nutrient Budget, and Erosion and Drainage Management Plans, including nutrient budgeting and erosion control.

1.3 Training and Responsibility

All staff involved in the management of feed and water systems receive site-specific training that covers:

Biosecurity protocols (aligned with the National Farm Biosecurity Manual for Poultry Production)

Animal welfare requirements (as per the Australian Animal Welfare Standards and Guidelines for Poultry)

Environmental protection obligations, including spill response and waste handling

Correct procedures for daily inspections, cleaning, and record-keeping

1.4 A designated Farm Manager is responsible for:

Ensuring feed and water systems are operated and maintained correctly

Overseeing the implementation of cleaning schedules and biosecurity measures

Maintaining the Feed and Water Logbook, including entries for inspections, water testing, spill clean-ups, and maintenance

Training records are retained for regulatory auditing and continuous improvement purposes.

1.0 Appendix K Traffic Management Plan

1.1 Objective

To manage all on-site and off-site vehicle movements in a safe, efficient, and environmentally responsible manner. This plan addresses traffic volume, dust and noise control, infrastructure use, and compliance with relevant State and Local Government requirements.

Figure K.1.1.1: *Lot 5707 Site Layout*
This figure illustrates the boundary of Lot 5707, including internal paddock area, infrastructure layout, and access points from the public road network. The full 13.5-hectare free-range paddock is represented without internal division lines. The map provides a general spatial overview of the proposed free-range poultry operation within the broader site context.

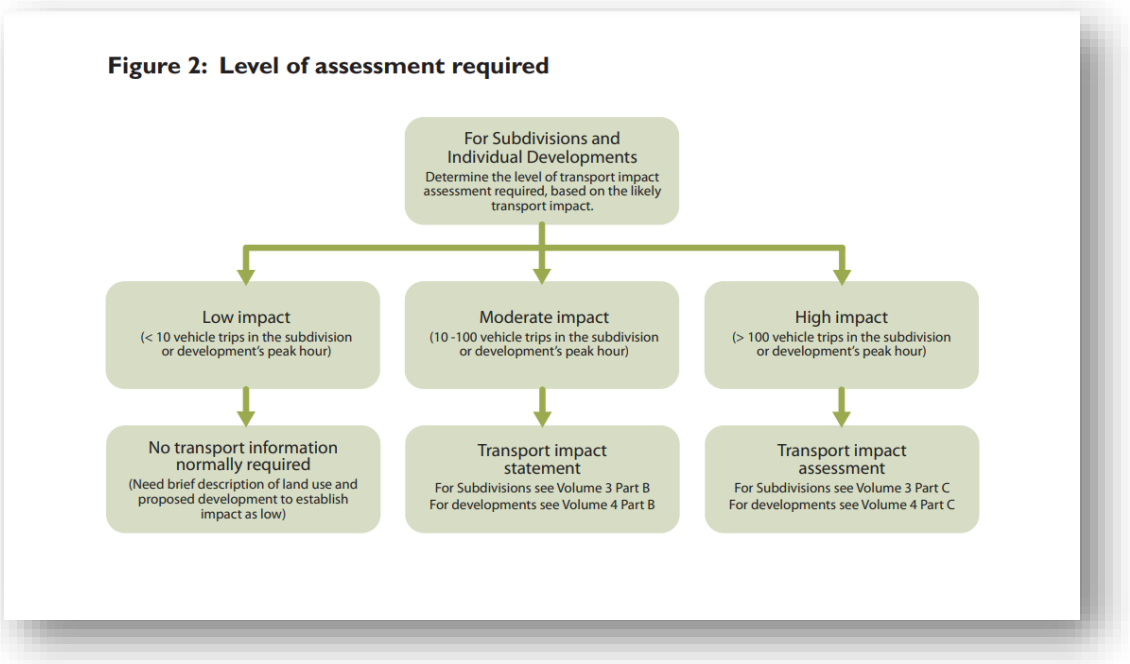
1.2 Transport Context and Compliance

- The farm has minimal interaction with Indian Ocean Drive, a regional transport corridor, due to its low-frequency vehicle movements and limited reliance on external transport.
- Transport of feed and manure is conducted using covered trailers, towed by light vehicles, with no requirement for bulk freight trucks.

- All traffic-related development approval conditions are met, including:
  - Use of existing crossover and entry point
  - All loading/unloading and turning conducted within the lot
  - Maintenance of on-site drainage, culverts, and all-weather access
  -
- Egg deliveries occur twice weekly using a light commercial van. Access is via Greenwood Coast Road, with no direct access from Indian Ocean Drive. This arrangement limits interaction with regional traffic corridors and supports safe, efficient travel in line with State Planning Strategy Objective (t).

  The farm complies with the Western Australian Planning Commission's Transport Impact Assessment Guidelines (2016). As shown in Figure K.1.2.1 below, developments generating fewer than 10 vehicle trips during the peak hour are classified as low impact, requiring no formal transport impact statement or assessment.

Figure K.1.2.1 Level of assessment required for subdivisions and individual developments based on peak hour traffic generation (WAPC Transport Impact Assessment Guidelines)



The proposed poultry operation at Lot 5707 generates no more than 2–4 trips per day, all during off-peak, with no heavy vehicles and no congestion. Therefore, a Transport Impact Statement or Assessment is not required, and this plan serves as the brief description needed to demonstrate compliance.

1.3 Vehicle Types and Movement Frequency

In addition to feed and manure transport, the movement of mobile poultry caravans (trailers used for housing birds) is a regular part of farm operations. These caravans are repositioned across the pasture areas to support rotational grazing and manure distribution. Caravan relocation is carried out using a small tractor operating at low speed and during daylight hours. This movement typically occurs once per fortnight, aligned with pasture rotation schedules and stocking density limits. Caravan movement is also coordinated with the pasture and nutrient recovery strategies detailed in the Drainage and Nutrient Management Plan (Appendix A). Movement routes are

restricted to designated internal tracks to minimise ground compaction and avoid conflict with other traffic.

The site generates a maximum of 6 vehicle movements per week related to feed, manure, and egg collection. Eggs are collected twice weekly using a light van, which is sufficient to manage output from 6,000 laying hens. Movements are spread across the week and scheduled during daylight hours to avoid impact on traffic flow. There are no staff commutes or customer visits.

Table K.1.3.1: Vehicle types, functions, and typical operating frequencies

Vehicle Type	**Function**	**Frequency**
Farm utility vehicles / UTVs	Staff movement, inspections	Daily
Covered trailer (feed delivery)	Transport of feed onto site	1–2 times per week
Covered trailer (manure removal)	Transport of manure off-site	1–2 times per week
Van (egg delivery)	Egg collection	Twice per week
Light service vehicles	Equipment maintenance/inspection	As needed
Small tractor (caravan relocation)	Moves poultry caravans across paddocks	1× per fortnight

Manure and feed are transported using light, covered trailers to contain dust and odour, reducing the need for heavy vehicle access.

1.4 Bird Disposal and Transport Impact

At the end of the 18-month laying cycle, approximately 1,800 hens (equivalent to 3 caravans at 600 birds each) will be removed from the site. These birds will be transported in small batches using covered trailers. A 6 m × 2.5 m covered trailer can accommodate approximately 937 birds at

standard welfare transport densities (~160 cm^2 per bird), requiring only 2 trailer trips to complete the removal.

Distributed over the 18-month cycle, this represents an average of just 0.025 trips per week, or 1 trailer movement every 5–6 weeks. This is well below the 10 vehicle trips per peak hour threshold outlined in the WAPC Transport Impact Assessment Guidelines (2016), confirming that the development does not require a formal Transport Impact Statement or Assessment. The traffic impact remains minimal and within the capacity of the local and regional road network

1.5 Manure and Feed Transport Volumes – Justification

Note: Manure output is greater in weight than feed input due to the high moisture content of poultry manure (typically 60–80%), combined with metabolic waste, undigested feed, and water excretion. While feed is dry and concentrated, manure includes both solid and liquid waste, which significantly increases its total mass. This is a normal and well-documented aspect of poultry operations. Based on a manure production rate of 0.19 kg per bird per day (WQPN 33 – Nutrient and Irrigation Management Plans, DoW 2010), the operation generates approximately:

Daily Calculation:

- 6,000 birds × 0.19 kg/day = 1,140 kg/day (or 1.14 tonnes/day)

Weekly Calculation:

- 1,140 kg/day × 7 days = 7,980 kg/week, rounded to ~8 tonnes/week

Annual Calculation:

- 1,140 kg/day × 365 days = 416,100 kg/year = 416.1 tonnes/year

Collected vs Deposited:

- 10% of manure is deposited directly on pasture: 416.1 t/year × 10% = 41.61 tonnes/year
- 90% is collectable and removed: 416.1 t/year × 90% = 374.49 tonnes/year

Manure is collected and moved via covered trailers with a capacity of approximately 3.6 tonnes per load. This means:

- 2 trailer trips per week are sufficient to remove all collected manure
- All movements are scheduled during normal daylight hours to avoid disturbance

This low-frequency, low-impact traffic is consistent with nutrient management and pasture rotation plans, and meets local expectations for environmental compliance and minimal disruption.

1.6 Feed Transport Volume – Justification

Based on an average feed intake of 115 grams per bird per day (industry standard for laying hens), the operation requires approximately:

Daily Calculation:

- 6,000 birds × 0.115 kg/day = 690 kg/day

Weekly Calculation:

- 690 kg/day × 7 days = 4,830 kg/week = ~4.8 tonnes/week

Annual Calculation:

- 690 kg/day × 365 days = 251,850 kg/year = 251.85 tonnes/year

This intake reflects the full nutritional requirement of the birds and assumes no reliance on pasture grazing to meet dietary needs. As a result, dedicated feed deliveries are sufficient to support production and welfare without any need for pasture access to supplement diet.

Note: Because the formulated feed provides complete nutritional coverage at 0.115 kg/day per bird, pasture access is not required for nutritional reasons. Pasture remains part of the system primarily for welfare, enrichment, and environmental dispersion of manure (10% as per Section Appendix 3.4), but not for feed supplementation.

Feed is delivered to the property in covered trailers, each with a capacity of 3.6 tonnes. This means:

- 1–2 deliveries per week are sufficient to meet nutritional demand
- All deliveries are scheduled during daytime hours to minimise traffic impact

1.7 Manure Estimation Comparison Table

The following table compares commonly referenced manure generation rates for laying hens, depending on the purpose of the estimate:

Table K.1.7-1: Comparison of commonly referenced manure generation rates for laying hens

Use Case	Best Source	Value	Purpose/Notes
Manure nutrient budgeting	WQPN 33 – Nutrient & Irrigation Plans (DoW, 2010)	0.19 kg/day	Precise daily figure, ideal for N/P budgeting and land application planning
Pollution load/environmental	WQPN 33 – Nutrient & Pollutant Loads (DoW, 2010)	0.13 t/year	Includes manure + litter; useful for composting or environmental load estimates
Planning statements/approvals	Environmental Code of Practice for Poultry Farms (2010)	0.12 t/year	Aligns with state-recognised planning and environmental documentation

These figures are context-dependent. This plan assumes that 10% of manure is deposited directly onto pasture during free-range movement, and the remaining 90% is collectable and removed off-site. To maintain a maximum of 2 transport trips per week for both manure and feed, a trailer with a minimum capacity of 3.6 tonnes is required. This size balances efficiency and frequency while supporting environmental compliance and road use minimisation.

1.8 Access and Internal Roads

- Internal roads and crossovers are surfaced with compacted gravel for all-weather access.
- All traffic areas are maintained to minimise dust, erosion, and compaction.
- Vehicles enter and leave the property in a forward direction, using a designated loop or turnaround.

1.9 Speed Limits, Dust and Noise Control

- Speed limit signage is posted at key locations across internal roads and paddock entry points. Drivers are also inducted into site access rules upon first arrival.
- Speed limits:
  - 15 km/h on internal farm roads

- 5 km/h in production zones
- Dust control:
- Dust suppression measures include road wetting and surface grading
- Covered trailers prevent spillage and odour dispersion
- Noise minimisation:
- No heavy diesel trucks used
- Vehicles maintained to reduce noise
- Activities restricted to daylight hours

1.10 Driver Protocols and Safety

- All farm and contract drivers are instructed to:
- Follow posted speed limits
- Avoid unnecessary idling
- Adhere to designated movement paths
- Leave the property in a forward direction
- Transport operators are provided with written instructions as part of contractor agreements and farm protocols.

1.11 Traffic Log Template

A transport log is maintained to document all movements of feed, manure, and related vehicles. A sample format is provided below:

Table K.1.11-1: Example transport log template for recording vehicle movements

Date	Trailer Type	Load (t)	Origin/Destination	Driver	Notes
2025-07-10	Feed Trailer	2.5	Co-op Mill → Lot 5707	L.S	On time, no issues

2025-07-12	Manure Removal Trailer	3.6	Lot 5707 → Compost Depot	L.S	Covered, no odour observed

1.12 References

- Department of Water (2010). *Water Quality Protection Note 33 – Nutrient and Irrigation Management Plans*
- Department of Water (2010). *Water Quality Protection Note 33 – Nutrient and Pollutant Loads from Poultry Farms*
- Poultry Farmers Association of WA (2010). *Environmental Code of Practice for Poultry Farms in Western Australia*
- Western Australian Planning Commission (2016). *Transport Impact Assessment Guidelines*

2.0 Monitoring and Maintenance

2.1 Transport Incident Response:

In the event of a spill, vehicle breakdown, or access issue, all drivers are instructed to report immediately to the Farm Manager. Spill kits and cleanup tools are kept on-site. Any feed or manure spills are to be promptly contained and removed to prevent contamination.

The Farm Manager is responsible for:

- Scheduling all trailer movements to avoid conflict or congestion
- Inspecting road surfaces regularly and repairing as needed
- Keeping records of all manure and feed transport events
- Ensuring dust and noise controls are upheld

All internal roads and access points are regularly inspected and repaired or upgraded as needed, especially after weather events or high-use periods.

2.2 Driver Induction Checklist

Item	Completed Notes
Site entry/exit points explained	☐
Speed limits and signage reviewed	☐
Dust and noise minimisation measures explained	☐
Spill response procedure provided	☐
Caravan movement zones explained (if applicable)	☐
Driver signed traffic code of conduct	☐

2.3 Internal Road Maintenance Log

Date Inspected By Area Checked Action Needed Action Taken Notes

2.4 Access via Greenwood Coast Road (Road Construction)

Greenwood Coast Road is a limestone-based unsealed rural road, consistent with many in the Shire that support commercial-scale grazing and cropping operations. The traffic impact of this proposal is comparable or less intensive than many such operations.

Notably, trucks already use Greenwood Coast Road to service livestock on the adjoining property, including feed delivery and cattle transport. The proposed use introduces no new vehicle classes or intensification beyond what is currently occurring.

The use of Greenwood Coast Road is considered appropriate for the following reasons:

Vehicle movements are low-frequency and dispersed

All operations occur in daylight hours, at reduced speeds (<20 km/h)

Delivery and manure vehicles are light- to medium-duty only

Movements are scheduled to avoid wet conditions where practical

The proponent is willing to liaise with the Shire regarding access timing or minor maintenance concerns, should they arise

1.0 Appendix L Dust Management Plan

Dust emissions from Lot 5707 are expected to be minimal due to the low-impact, mobile nature of the proposed free-range poultry operation and the retention of vegetative groundcover throughout the rotational grazing areas. Nevertheless, appropriate dust management measures will be implemented to prevent nuisance impacts during dry conditions or vehicle activity.

Table L.1.0-1: Dust mitigation measures for identified dust sources

Dust Source	Management Measures
Unsealed access tracks	- Enforce low-speed limit (max. 20 km/h) on internal roads. - Restrict access to essential vehicle movements only. - Light wetting of tracks with water cart during extended dry or windy periods (if required).
Vehicle movements	- Schedule feed delivery and manure removal during low-wind periods. - Avoid articulated or high-impact vehicles.
Dry pasture surfaces	- Aim to maintain approximately 50% groundcover" - Avoid overgrazing or disturbing bare soil during peak dry periods.

Dust Source	Management Measures
Mobile infrastructure	- Move poultry shelters slowly and only during calm weather. - Avoid relocation during high wind events.
Complaints response	- Maintain a dust complaint register. - Respond to any dust-related complaints within 24 hours with mitigation (e.g. watering, activity pause).

1.1 Compliance Statement

All activities have been designed to minimise dust generation, in line with the Environmental Code of Practice for Poultry Farms in Western Australia (2018) and EPA Guidance Statement No. 18 – Prevention of Air Quality Impacts from Land Development Sites (1998). The reliance on mobile, low-speed equipment, pasture-based systems, and permanent vegetative cover ensures that the potential for dust emissions remains negligible.

1.0 Appendix M Noise Management Plan

1.1 Objective

This Noise Management Plan forms part of the broader Environmental Management Strategy for the Proposed Mobile Poultry Farm at Lot 5707 Greenwood Coast Road, Breton Bay. It is designed to minimise the risk of adverse noise impacts on surrounding land users and the rural environment. The plan supports best practice animal welfare and environmental standards and is reviewed annually or in response to any substantiated complaint.

1.2 Noise Sources and Context

The farm's remote location further reduces the risk of noise impact. The nearest dwelling is 6.8 kilometres away. All nearby property boundaries are set back by at least 500 metres, except one with a 200 metre buffer, which is mitigated by prevailing wind patterns and natural topography. However, the following sources of operational noise have been identified:

- Vehicle movements on internal roads (UTVs, small tractors, service vehicles)
- Caravan relocation using a small tractor
- Feed and manure trailer movement
- General farm tasks (e.g., generator or pump operation)

No heavy trucks, construction equipment, or mechanical processing facilities are used. Operations are low-frequency and restricted to daytime hours.

1.3 Noise Minimisation Measures

- All activities involving motorised vehicles or equipment are limited to 7:00 am – 6:00 pm.
- No activities are scheduled for early mornings, late evenings, or Sundays unless in an emergency.
- Vehicles are maintained according to manufacturer specifications to reduce mechanical noise.
- Use of low-rev, low-speed movement for caravan relocation (once per fortnight only).
- Feed and manure trailers are towed by light vehicles with covered loads to reduce rattle, vibration, and spillage noise.

- Drivers and operators are instructed to avoid unnecessary idling and to minimise engine load near boundary fences.

1.4 Monitoring and Response

- The Farm Manager is responsible for responding to any neighbour complaints regarding noise.
- Any complaint is logged and investigated within 48 hours.
- Adjustments to procedures, routes, or timing are made as necessary to maintain compliance and goodwill.

1.5 Compliance Statement

Operational noise levels are expected to remain compliant with the Environmental Protection (Noise) Regulations 1997 (WA), which establish allowable noise thresholds for rural and agricultural land uses. Contributing factors include thoughtful shed and equipment placement, natural buffer zones, and the use of light, low-speed machinery.

This Noise Management Plan is incorporated within the site's broader environmental strategy, alongside the Waste Management Plan, Odour Management Plan, and Nutrient & Grazing Strategy. It aligns with the following key regulatory and industry documents:

- Environmental Protection (Noise) Regulations 1997 (WA) – statutory limits for rural zone operations
- Environmental Code of Practice for Poultry Farms in Western Australia (2010) – guidance on site layout, odour/noise buffering, and best-practice production
- WQPN 33 – Nutrient and Irrigation Management Plans (DoW, 2010) – supports spatial design and environmental buffering for noise and nutrient impact
- Shire of Gingin Local Planning Scheme No. 9 and Local Planning Strategy – standards for rural land use, amenity protection, and complaint resolution
- WA Planning Commission – State Planning Policy 2.5 (Rural Planning) – guidance on land use compatibility, environmental separation, and infrastructure planning

1.6 Review and Updating

This plan will be reviewed annually by the proponent and updated as necessary to reflect relevant monitoring outcomes, operational adjustments, or verified concerns.
Updated versions will be retained in the farm's environmental records and provided to the Shire

or other relevant authorities only if requested.

The Noise Management Plan forms part of the broader environmental management system, alongside the Waste, Odour, and Nutrient & Grazing Plans, supporting ongoing good practice and low-impact operations.Noise Complaint Log

Date Received	Name/Source of Complaint	Description of Noise	Time/Duration	Investigation Outcome	Action Taken	Resolved (Y/N)

1.0 Appendix N Landscaping Management Plan

1.1 Objective

To preserve and improve the landscape quality and ecological resilience of Lot 5707 through sustainable site maintenance, retention of existing vegetation, and alignment with environmental regulations This Landscaping Management Plan supports the broader environmental management system by improving biodiversity, maintaining visual amenity, and reducing land degradation.

The property is 162.97 hectares and includes:

- One existing shed
- Two sea containers
- The proposed mobile poultry farm site is located adjacent to the existing shed
- Access from Greenwood Coast Road, 660m north of the western boundary

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1.2 Wetlands:

- No mapped geomorphic wetlands within or near the property (Swan Coastal Plain dataset, July 2025)

1.3 Vegetation and Biodiversity:

- The site contains pasture grass and scattered regrowth shrubs
- No vegetation clearing is required for free-range operations
- Aerial analysis confirms coverage with regrowth in some areas due to low stocking rates. Historical aerial photography also shows that regrowth occurs rapidly.

1.4 Landscaping Design and Intent

The landscaping approach at Lot 5707 focuses on low-impact site maintenance and continued use of historically cleared areas, without introducing new planting or vegetation obligations.

Pasture composition may change over time through natural succession or routine farm management, provided groundcover is maintained. This approach minimises disturbance and reflects the site's long-term use as pasture since 1958.

Natural groundcover will be retained to help minimise erosion. The site's elevation, distance from Indian Ocean Drive, low-profile infrastructure, and surrounding hills ensure a low visual impact. No new planting is currently proposed. Vegetation will be managed passively by supporting existing groundcover and allowing self-regeneration where appropriate, consistent with the established character of the site.

1.5 Management and Maintenance

- Existing vegetated areas, including pastures, are intended to be inspected on a regular basis, generally monthly or as conditions require.
- Groundcover is maintained through routine pasture management, which assists in retaining soil moisture and reducing erosion.
- Monitoring is overseen by the Farm Manager, and may include photographic documentation, seasonal condition tracking, and recorded observations of vegetation cover and weed presence, as considered useful for management purposes.

1.6 Regulatory Alignment

This plan aligns with:

- Indian Ocean Drive Planning Guideline (WAPC 2010) – The site's topography, including a 34-metre elevation difference and surrounding low-lying hills, provides effective natural screening from Indian Ocean Drive. This aligns with the guideline's objective to protect the scenic and rural character of the corridor. As the poultry infrastructure is well set back and screened by natural terrain, the proposal maintains the visual amenity of Indian Ocean Drive and aligns with the planning intent to preserve the rural and scenic character of this corridor.
- Environmental Code of Practice for Poultry Farms in WA (2010) – vegetative screening and low-impact visual design
- Regulation 5 of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 –

- Shire of Gingin Local Planning Strategy – land capability, visual amenity, and environmental protection
- WAPC State Planning Policy 2.5 (Rural Planning) – rural interface, environmental buffers, and visual integration

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1.7 Landscape Monitoring Forms

Landscape Condition Monitoring Log

Date	Area Observed	Condition Summary	Erosion Noted (Y/N)	Action Required	Follow-up Date

1.0 Appendix O Threatened Species and Ecological Communities Overlay

1.1 Overview

This section provides a summary of mapped environmental values relevant to Lot 5707, based on data obtained from the Department of Biodiversity, Conservation and Attractions (DBCA). The analysis includes spatial overlays for threatened ecological communities (TECs), threatened and priority flora, and threatened fauna records, including species protected under the *Environment Protection and Biodiversity Conservation Act 1999* and the *Biodiversity Conservation Act 2016 (WA)*.

Each overlay has been reviewed in the context of the proposed free-range poultry operation. Site-specific mapping and field verification confirm that the development footprint does not intersect with any mapped ecological values. Where mapped records occur within the broader lot boundary, these have been assessed individually in the following subsections.

Figure O.1.1-1: *Location of Lot 5707, Greenwood Coast Road, Breton Bay, showing cadastral boundary over recent aerial imagery.*

1.2 Threatened and Priority Ecological Communities (PECs).

While the dataset is titled *Threatened Ecological Communities – Western Australia (DBCA-038)*, it includes both Threatened and Priority Ecological Communities (PECs)**.** The mapped polygon over Lot 5707 is classified as a Priority 3 community. DBCA includes Priority communities in the same dataset for planning and conservation purposes; however, their presence does not trigger statutory obligations .As such, the mapped P3 polygon in this case does not impose regulatory constraints on the proposed activity.

The proposed poultry paddock and associated infrastructure are located entirely outside this polygon, more than 350 m to the north, within existing pasture.

As such, the proposal does not impact any confirmed TEC, and does not trigger referral requirements under either the *Biodiversity Conservation Act 2016 (WA)* or the *EPBC Act 1999*.

1.3 Site Context

- The mapped Priority 3 community polygon does not intersect with the proposed 13.5 ha free-range paddock area.
- The proposed activity — including poultry free-ranging and associated management — is confined to areas of existing natural pasture, outside the Priority 3 community boundary.
- The approximate distance from the edge of the proposed paddock to the mapped EC is ~350 metres, providing ample separation.

Figure O.1.3.1 *A polygon from the DBCA's* Priority 3 community polygon *dataset (DBCA-038) partially overlaps the southern boundary of Lot 5707. Importantly, the mapping derived from regional-scale datasets does not intersect with the mobile poultry caravan free-range paddock area.*

1.4 Threatened and Priority Flora

Cropped imagery showing proposed 13.5 ha free-range paddock boundary in relation to mapped Priority 3 flora record. No intersection occurs, and no activity is proposed near the recorded location.

A desktop search of DBCA's WA Herbarium records identified a flora record within the search area. A mapped DBCA record for *Conostylis bracteata* (Priority 3) occurs within the western portion of Lot 5707, with sufficient spatial separation to ensure it does not intersect the proposed free-range

paddock area. This species is not protected under the Biodiversity Conservation Act 2016 (WA), and no further action is required.

The WA Herbarium record represents a single-point observation collected in 1986, with no mapped population extent or defined buffer. The species was recorded, suggesting a localised presence within the immediate survey area, but no further records or surveys have confirmed the extent or persistence of the population.

The P3 area lies on shallow calcareous sands (Quindalup South Qr phase), which are not typically associated with core Banksia Woodland TECs. This is supported by Gibson et al. (1994), who identified that Quindalup soils support a narrow range of floristic communities, often degraded or weed-invaded, and not representative of high-value conservation units. Glossop et al. (DEC Swan Region) similarly found that Quindalup systems do not support Carnaby's food species or other high-priority vegetation types.

Given the absence of clearing**,** the lack of sensitive habitat features, and the landform context**,** the proposal is not considered likely to have a significant impact on the Priority 3 ecological community or trigger referral obligations under the EPBC Act or WA environmental legislation.

No development or poultry activity is proposed in proximity to this location, and no formal buffer is required.

Figure O.1.4.1 *Mapped DBCA record for Conostylis bracteata (Priority 3)**,** shown as orange dot within Lot 5707. This point lies outside the proposed free-range paddock area.*

1.5 Mapped Fauna Record – Carnaby's Black Cockatoo (Zanda latirostris)

A single *Zanda latirostris* (Carnaby's Cockatoo) was recorded on 29 July 2021 . The count was 1 individual, and the mapped location lies approximately 300 m from the nearest public road, with a reported spatial accuracy of 30 m. Given the species' high mobility and the survey context, the observation likely reflects incidental passage or use of the broader landscape, rather than specific habitat use within the mapped point. No secondary signs were recorded. However, no additional observations have been recorded since that time, and there is no evidence of repeated site use for roosting, nesting, or sustained foraging.

1.6 Mapped Fauna Record

Figure O.1.6.1: *DBCA-mapped fauna record for single individual Carnaby's Black-Cockatoo from 2021 in Lot 5707 (green point), located approximately 200 m outside the proposed free-range poultry area.*

1.7 Assessment

- The bird is considered transient within the locality, which is predominantly cleared pasture with limited suitable nesting or foraging habitat.
- The mapped fauna record for *Calyptorhynchus latirostris* (Carnaby's Cockatoo) is located approximately 200 m outside the proposed development and free-range poultry area.
- No nesting trees, roost sites, or preferred foraging habitat were identified within the proposed activity area during site inspections.
- The proposed 13.5 ha free-range paddock comprises regrowth pasture and is spatially separated from the mapped fauna record.
- Consistent with the broader habitat overlay (DBCA-054), the mapped record point does not intersect with any component of the proposed poultry operation footprint.

2.0 Threatened Species and Ecological Communities Overlay

2.1 Note on Interpretation and Data Reliability

While the DBCA-054 breeding polygon marginally overlaps the southern portion of Lot 5707, this mapping layer must be interpreted in the broader ecological and methodological context outlined in the Methods for Mapping Carnaby's Cockatoo Habitat report. Lot 5707 does not intersect with the DBCA-053 Unconfirmed Roost Sites (6 km buffer), and no confirmed feeding habitat is mapped on or adjacent to the property. Some of the breeding records that informed the DBCA-054 polygon were based on informal comments (e.g., "possible nest" or "breeding behaviour") or hollow observations without confirmation of breeding activity. As such, while the polygon indicates that breeding has occurred somewhere within its bounds, its overlap with Lot 5707 should not be to demonstrate habitat connectivity or ecological significance specific to this site.

2.2 Background on Breeding Polygon Methodology and Data Reliability

The Carnaby's Cockatoo Confirmed Breeding Areas dataset (DBCA-054) was assembled using a combination of direct and indirect records. While it includes confirmed breeding points—such as a 2010 personal communication citing 140 chick banding records (P. Mawson, DEC)—the dataset also incorporates more subjective data, including hollow sightings, behavioural observations, and unstructured comment fields containing phrases like "possible nest" or "mating call." These data

sources are detailed in *Appendix 3* of *Methods for Mapping Carnaby's Cockatoo Habitat* (Glossop et al., DEC Swan Region).

These records, although assigned a "possible" confidence level, were treated with equal spatial weight: all were buffered by 12 km and merged to form broad habitat polygons. In some cases, records from historical sources (e.g., Storr & Johnstone) or older biodiversity databases (e.g., DEWHA) were included without GPS accuracy or site verification. Additional records from community science projects (such as the Great Cocky Count) were also used, including both confirmed and unconfirmed roost observations.

This methodology, while intended to capture potential breeding extent, does not distinguish between density or nesting intensity. Therefore, the resulting polygon should not be interpreted as definitive evidence of breeding at a specific location, such as Lot 5707, but rather as a landscape-scale generalisation intended to guide further ecological assessment

2.3 Carnaby's Black Cockatoo Habitat Overlay

This SLIP-based map shows the broad DBCA-054 breeding polygon partially overlapping the southeastern corner of Lot 5707, as part of a much larger regional overlay. The mapped polygon represents a 12 km buffer around historical breeding records, as defined in Methods for Mapping Carnaby's Cockatoo Habitat (Glossop et al., DEC Swan Region).
No known breeding habitat features (e.g. hollows, nest trees, or Carnaby's food species) were observed on site.

Figure O.2.3.1: *Carnaby's Cockatoo Confirmed Breeding Area (DBCA-054) Overlay – Regional Context. This SLIP-based map shows the broad DBCA-054 breeding polygon, which forms part of a wider 12 km radius search area, partially overlapping the south-eastern corner of Lot 5707. The mapped polygon does not intersect the proposed 13.5 ha free-range poultry paddock, which is located in the northern portion of the lot.*

2.4 EPBC Act Relevance (Matters of National Environmental Significance)

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) protects Matters of National Environmental Significance (MNES), including listed Threatened Species and Threatened Ecological Communities (TECs).

A single observation of *Zanda latirostris* (Carnaby's Cockatoo), listed as Endangered under the EPBC Act, was recorded on 29 July 2021 The record is located approximately 200 m downslope from the proposed free-range paddock, at an elevation of 44 m AHD, while the paddock sits above

a natural rise at approximately 54 m AHD. The sighting was of a single individual, with no secondary signs recorded (e.g. feeding, roosting, or nesting), and no Carnaby's habitat is mapped or identified within the development footprint. The fauna point is historical and not confirmed as an active or ecologically significant location.

A mapped polygon from the DBCA's Confirmed Breeding Areas for Carnaby's Cockatoo dataset (DBCA-054) partially overlaps the southeastern portion of Lot 5707**.** This dataset represents a 12 km buffer around confirmed and possible breeding records, as defined in *Methods for Mapping Carnaby's Cockatoo Habitat* (Glossop et al., DEC Swan Region). Lot 5707 lies on the outer edge of this buffer, and the proposed free-range paddocks do not intersect the mapped polygon.

The polygon represents regional-scale breeding habitat, not verified habitat on site.

This precautionary overlay is intended to guide broader landscape-scale conservation considerations. However, the proposed development area does not intersect with this area

No EPBC-listed TECs are mapped within Lot 5707. A Priority 3 ecological community (DBCA-038) is located near the southern boundary of the lot, approximately 350 m from the free-range paddock. This community is not listed under the EPBC Act and therefore does not constitute a MNES.

On the basis of the available data and site characteristics, the project is not considered likely to have a significant impact on any Matter of National Environmental Significance. Accordingly, referral under the EPBC Act is not required.

2.5 Site-Specific Assessment

A site-based inspection by Leonard Sherman (2025), following EPA and DBCA guidance (*EPA & DEC, 2010; DPaW, 2013*), found no nest trees, hollows, or foraging species within the proposed development area. No roosting, feeding, or breeding evidence was observed.

- The site consists of regrowth pasture and is consistent with surrounding cleared grazing land.

  The area proposed for poultry use lies entirely outside any mapped breading area (e.g. DBCA-054), and no Carnaby's food plants were observed in paddock areas (confirmed with Quindalup Sands mapping and Glossop et al.).

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  No evidence of nesting, roosting**,** or foraging activity by *Zanda latirostris* (Carnaby's Cockatoo) was observed anywhere within Lot 5707, including the proposed free-range paddocks, associated

access areas near the southern boundary. The site inspections found no nest trees, tree hollows, or secondary signs such as chew marks, scats, or feathers.

2.6 Vegetation and Soil Context:

The proposed free-range paddock areas lie entirely outside the DBCA-054 Carnaby's Cockatoo breeding polygon and are located on the Quindalup South Qr phase—characterised by undulating dunes and shallow calcareous sands over limestone. These soils are consistent with Quindalup Sands, which form part of the youngest coastal dune systems. While no claim is made about the specific vegetation present, the *Methods for Mapping Carnaby's Cockatoo Habitat* (Glossop et al., DEC Swan Region, p. 20) clearly states: "No Carnaby's cockatoo food species were observed in the areas mapped as Quindalup complex." This supports the view that the soil type itself does not support the types of flora typically used by Carnaby's Cockatoo for foraging, even where scattered shrubs may occur. As such, the paddock areas do not represent suitable foraging habitat within the context of the species' known ecological preferences.

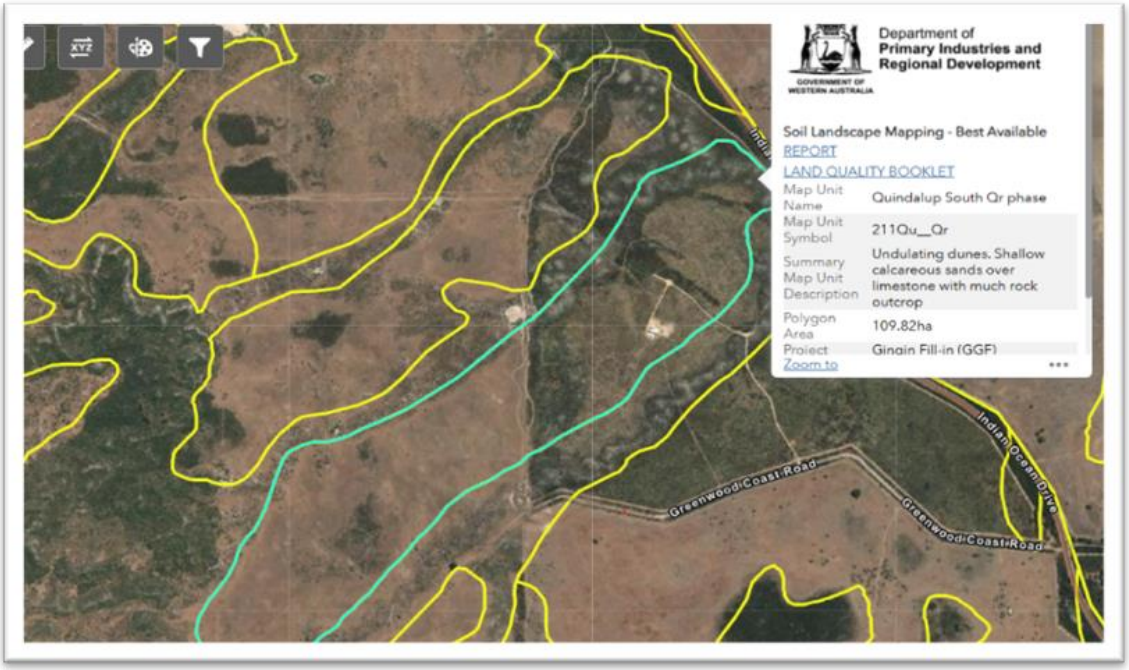

Figure O.2.6.1 *Soil landscape mapping of Lot 5707 showing the proposed free-range paddock areas located entirely outside the DBCA-054 Carnaby's Cockatoo breeding polygon. The paddocks fall within the Quindalup South Qr phase, characterised by undulating dunes and shallow calcareous sands over limestone, a soil type not typically associated with Carnaby's Cockatoo foraging flora.*

2.7 Based on available data and site-specific assessment:

Lot 5707 is not identified as an Environmentally Sensitive Area (ESA) in publicly available mapping tools managed by the Department of Water and Environmental Regulation (DWER). Similarly, the Department of Biodiversity, Conservation and Attractions (DBCA) mapping does not indicate any declared Threatened Ecological Communities (TECs), known roost sites, or other listed conservation values within the proposed development footprint.

The mapped DBCA-054 breeding polygon only marginally overlaps the southern boundary of Lot 5707 and does not intersect any of the proposed free-range paddock areas. On-site inspection confirmed that these paddocks contain no verified Carnaby's Cockatoo habitat features. In particular, no hollow-bearing trees suitable for nesting or foraging flora such as Banksia, Hakea, or Eucalyptus species were observed within the designated paddock areas. Accordingly, the free-range areas do not provide the habitat elements required to support Carnaby's Black-Cockatoo foraging, breeding, or roosting activity.

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No confirmed foraging, roosting, or breeding habitat has been recorded within the proposed mobile poultry caravan free-range paddock areas.

Vegetation and soils present are not consistent with preferred Carnaby's habitat, as defined in Methods for Mapping Carnaby's Cockatoo Habitat (Glossop et al., DEC Swan Region).

no potential breeding or roosting habitat was identified as no suitable large Eucalypts or Corymbia tree species occur within the site

No vegetation clearing is proposed.

Lot 5707 qualifies for all rights and entitlements available under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

Accordingly, the proposed development at Lot 5707 is unlikely to trigger a referral requirement under the EPBC Act."

2.8 WA Biodiversity Conservation Act 2016 Relevance

Threatened Ecological Communities (TECs) are protected under Western Australia's *Biodiversity Conservation Act 2016*. A mapped polygon (DBCA-038) partially overlaps the southern boundary of Lot 5707; however, in this case, the community is classified as a Priority ecological community,

not a TEC. The mapped area does not intersect with the proposed mobile poultry caravan free-range paddock areas, and no development is proposed within or adjacent to it. As such, no regulatory obligation arises under the *Biodiversity Conservation Act 2016* in relation to the proposed activity.

2.9 Regulatory Compliance Summary

This overlay assessment confirms that the proposed free-range poultry activity is fully compliant with applicable environmental legislation. The proposed paddock areas do not intersect with any mapped environmental polygons, including:

DBCA-038 – a *Priority 3 ecological community*, mapped along the southern boundary but entirely outside the development footprint

DBCA-054 – Carnaby's Cockatoo breeding habitat buffer, which marginally overlaps the southern lot boundary but lies well outside the paddock areas

Single flora record of *Conostylis bracteata* – a Priority 3 species located near the western boundary, also outside the proposed activity zone

Environmentally Sensitive Areas (ESAs) – Lot 5707 is not designated as an ESA under DWER mapping

The proposal complies with the *Environmental Protection Act 1986* (WA) and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. As the activity will occur on existing pasture and does not involve vegetation removal, no further approvals are required under the *Biodiversity Conservation Act 2016* (WA) or the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). This reflects the absence of any direct or indirect impact on mapped threatened species or ecological communities.