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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**101 Kalimna West Road KALIMNA WEST VIC 3909 Lot: 2 PS: 521918**
The application is for a permit to:	**Change of Use - Poultry Farm**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
35.07-1 (FZ)	Use of the land for Poultry Farm
The applicant for the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**5.2026.338.1**

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- **be made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

If you object, the Responsible Authority will tell you its decision.

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April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 29 September 2026 9:31 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: COT Vol10784 Fol 992.pdf; 21650 LDMO DP.pdf; 21650 Site Plan V2.pdf; 21650 Report.pdf; Planning_Permit_Application_2026-09-29T09-30-55_37334627_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722, Bairnsdale Vic 3875

Preferred phone number: 0351525011

Owner's name:

Owner's postal address:

Street number: 101

Street name: Kalimna West Road

Town: Kalimna West

Post code: 3909

Lot number: 2

Plan number: PS521918L

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Existing dwelling and farm

Description of proposal : Use of the land for Poultry Farm

Estimated cost of development: 0

Has there been a pre-application meeting: No

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Your reference number: 21650

Full copy of Title: COT Vol10784 Fol 992.pdf

Plans: 21650 Site Plan V2.pdf

Planning report: 21650 Report.pdf

ExtraFile: 1

1. Supporting information/reports: 21650 LDMO DP.pdf

Invoice Payer: Crowther & Sadler Pty Ltd

Address for Invoice: PO Box 722, Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 0351525011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10784 FOLIO 992 Security no : 124138597529Q
Produced 15/09/2026 11:17 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 521918L.
PARENT TITLES :
Volume 10006 Folio 025 Volume 10269 Folio 388
Created by instrument PS521918L 24/02/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS521918L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 101 KALIMNA WEST ROAD KALIMNA WEST VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE No. /

LTO USE ONLY
EDITION

PLAN NUMBER
PS 521918L

LOCATION OF LAND

PARISH: COLQUHOUN
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 100 (PART), 100^A & 100^B
CROWN PORTION: —

TITLE REFERENCES: VOL 10006 FOL 025
VOL 10269 FOL 388

LAST PLAN REFERENCE: LOT 2 ON PS306912A
TP705377W

POSTAL ADDRESS: PRINCES HIGHWAY,
(At time of subdivision) KALIMNA, 3909

AMG CO-ORDINATES: E 583 200
(Of approx. centre of land in plan) N 5809 050 **ZONE:** 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL **REF:** 206/2003/CRT

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /~~
3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has~~ / has not been made.
(ii) ~~The requirement has been satisfied.~~
(iii) ~~The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~

Date 22/10/2003

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No

DEPTH LIMITATION 15·24 METRES BELOW THE SURFACE
15m METRES BELOW THE SURFACE APPLIES TO C.A. 100^B ONLY

LOT 2 IS BY DEDUCTION FROM TITLE
DIMENSIONS SHOWN UNDERLINED ARE NOT A RESULT OF THIS SURVEY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 115 & 143

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ✓
DATE 10/2/04

LTO USE ONLY
PLAN REGISTERED
TIME 4:13 pm
DATE 24/2/04
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE ..... DATE / /
REF 10473 VERSION 1

DATE 22/10/2003
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 521918L

AMG ZONE 55 MGA 94

KALIMNA WEST ROAD

PRINCES HIGHWAY

55°12' 41·79 129°30' 40·23 235°12' 129°30' 50·29 40·23 55°12' 129°30' 55°35'20"

ENLARGEMENT
SCALE 1:2000

SEE ENLARGEMENT

1
4·451ha

KALIMNA WEST ROAD

62°07'50" (275) 223·42 55°12' 163·50 71·20 129°30' 54·30 55°35'20" 148°56' 127·14 33°12' 233·90 218·66 123°12' 51·58 33°42' 180·25 10°30' 158·72 33°00'50" 381·01 164·86 209°15' 7·49 152°38'50" 181·33 228°31'20" 168°16'20" 159·56 56°41'50" 220 152°38'50" 75 100·52 275°04'20" 200·82 310°12'50" 225·37 236°41'50" 22·29 194°41' 119·41 175·03' 215·62 189°41'50" 99°42' 37·03 498·50 279°41'50" 189°42' 12·65

PRINCES HIGHWAY

FALKS ROAD

2
41·15ha
BY DEDUCTION

103

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 2 OF 2 SHEETS

ORIGINAL
SHEET SIZE A3
SCALE 1:5000

SCALE
50 0 50 100 150 200
LENGTHS ARE IN METRES

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
SIGNATURE ..... DATE / /
REF 10473 VERSION 1

..... DATE / /
COUNCIL DELEGATE SIGNATURE

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Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
A.B.N. 81 660 442 982

Planning Report

Poultry Farm
101 Kalimna West Road, Kalimna West

Our reference – 21650

September 2026

FS 520900
MEMBER FIRM

152 Macleod Street
Bairnsdale VIC 3875
PO Box 722
Bairnsdale VIC 3875
Ph. 03 5152 5911
E: contact@crowthersadler.com.au

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8. Attachments

Application Form (via planning portal)

Development Plan – Low Density Mobile Outdoor Poultry Farm (V1)

Site Plan (Version 2)

Copy of Title (Lot 2 on PS521918)

Note: Applicable Planning Application fee is $1,537.00 (Class 1)

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1. Introduction

This Planning Report is prepared in support of proposed poultry farm at 101 Kalimna West Road, Kalimna West. The Report addresses the provisions of the Farming Zone as contained within the *East Gippsland Planning Scheme*.



Aerial view of subject land and surrounds



Zone mapping and aerial of subject land and surrounds

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2. Background

The subject land is commonly known as 101 Kalimna West Road, Kalimna West and is formally described as Lot 2 on PS521918. The property contains an existing dwelling and is characterised by an undulating landform which is segmented by a deep vegetated gully system.



Looking east at existing dwelling from Kalimna West Road (August 2026)

Whilst the site has frontage to Princes Highway, access to the property is established from Kalimna West Road to the west, which is a good quality sealed road providing convenient access to the surrounding road network.



Looking south along Kalimna West Road (September 2026)

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The more elevated and cleared sections of the land have historically been used for cattle grazing. In more recent years, the western portion of the property adjacent to Kalimna West Road was developed and used as a poultry farm for the production of free-range eggs in accordance with Planning Permit 408/2020/P, which allowed for the keeping of up to 5,000 birds.



Site photograph taken 2020

An existing shed is established on the southwestern section of the site which has been utilised in association with the poultry farm operation. This shed is generally utilised for storage purposes and includes a cool room for storage of eggs.



Existing shedding (2020)

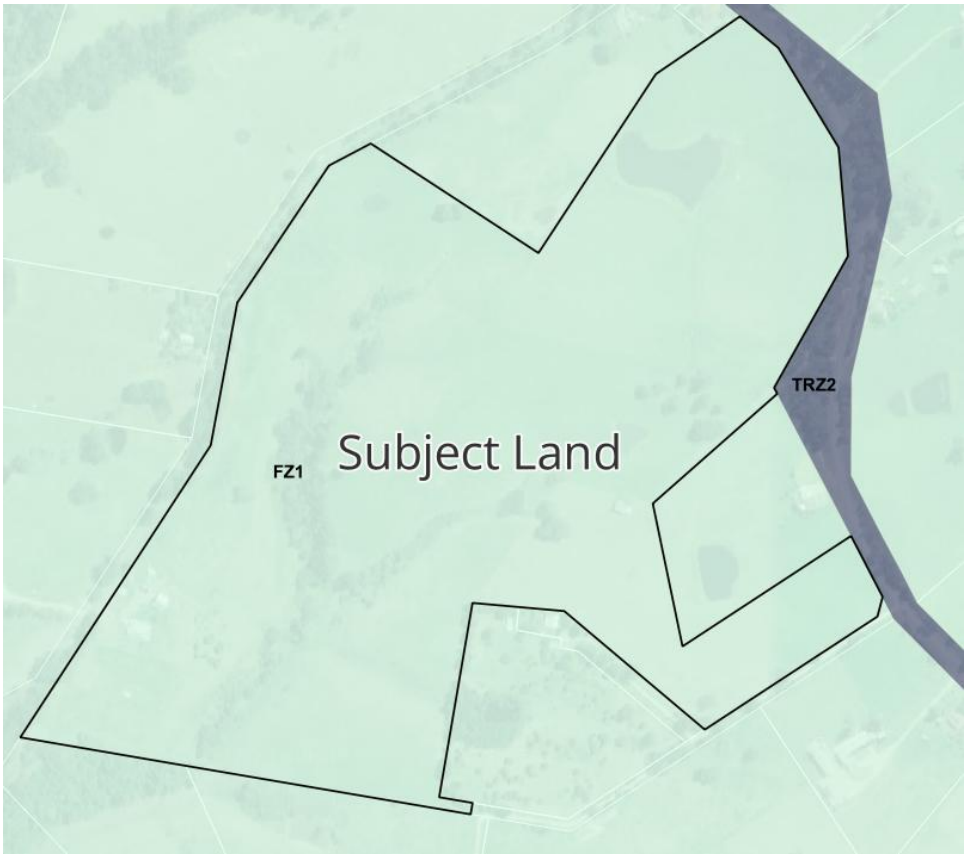
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Whilst the poultry farm was established and operated on the land for a period of time, the use ceased more than two years ago. Consequently, the previous permit for the use has expired meaning further planning approval is required to facilitate the recommencement of the poultry farming.

The proposal seeks to re-establish the poultry farm on the land, albeit at a smaller scale than previously approved, with a maximum of 1,000 birds proposed. The established farming infrastructure will be utilised with Paddocks #1, #2 & #4 to be used for egg production activities.

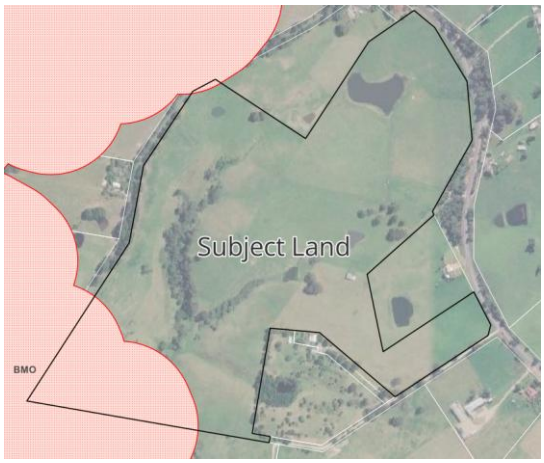
The property is contained within the Farming Zone - Schedule 1, Environmental Significance Overlay - Schedule 1-53, Erosion Management Overlay and Significant Landscape Overlay - Schedule 3, with part of the property affected by the Design and Development Overlay - Schedule 7, Vegetation Protection Overlay - Schedule 1 and Vegetation Protection Overlay - Schedule 1 under the *East Gippsland Planning Scheme*.



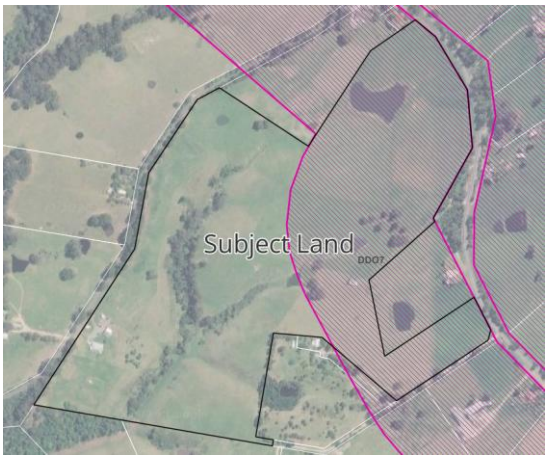
Zone Mapping

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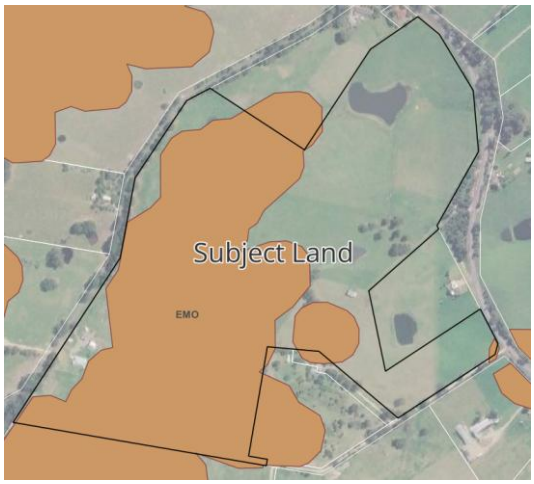
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Bushfire Management Overlay Mapping



Design & Development Overlay Mapping



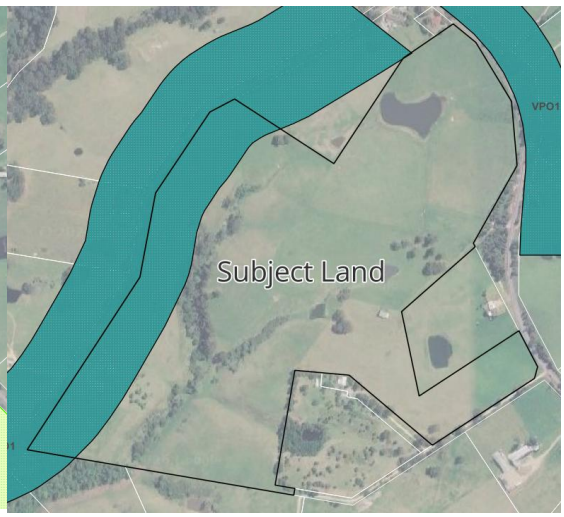
Erosion Management Overlay Mapping



Environmental Significance Overlay Mapping



Significant Landscape Overlay Mapping



Vegetation Protection Overlay Mapping

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3. The Application & Proposal

The Application seeks approval for a mobile outdoor poultry farm for the production of chicken eggs in accordance with the Farming Zone provisions of the *East Gippsland Planning Scheme.*

The farm is based on a mobile outdoor production system which includes the housing of laying chickens in mobile caravans for the production of free-range eggs. It is a layer farm which purchases chickens at point of lay enabling the farm to concentrate purely on egg production without the complexities of chick raising.

Whilst the farm has previously operated with up to 5,000 birds the application at hand seeks approval for the keeping of up to 1,000 birds. To ensure nutrient load is evenly spread, ground cover is replenished, and birds access fresh range areas the mobile caravans will be relocated frequently.

Accompanying the Application is a *Development Plan for Low Density Mobile Outdoor Poultry Farm* which provides details of the operations and activities associated with the poultry farm and demonstrates compliance with the *Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (June 2018) ('the Guidelines').

It is anticipated that the *Development Plan for Low Density Mobile Outdoor Poultry Farm* and associated Site Plan will be endorsed as part of Planning Permit.

Planning approval is required pursuant to the following Clauses of the *East Gippsland Planning Scheme:*

Planning Scheme Clause	Matter for which a Permit is required
Clause 35.07-1 (FZ)	Use of land for Poultry Farm

As there are no buildings or works proposed, and the application simply seeks to reactivate a previously established use, the proposal doesn't trigger any planning approval under the Environmental Significance Overlay - Schedule 1-53, Erosion Management Overlay and Significant Landscape Overlay - Schedule 3, Design and Development Overlay - Schedule 7, Vegetation Protection Overlay - Schedule 1 or Vegetation Protection Overlay - Schedule 1 as applying to the land.

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4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018,* a CHMP is required for an activity if:

(a) all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and

(b) all or part of the activity is a high impact activity



Cultural heritage sensitivity mapping

The subject land is not within an area of cultural heritage sensitivity and the poultry farm is not identified as a high impact activity under the *Aboriginal Heritage Regulations 2018* (Regulation 46). There is therefore requirement to undertake a CHMP.

5. Planning Policy

The following comments respond to State and Local Planning Policy as relevant to the proposal.

5.1 Municipal Planning Strategy

The proposal responds positively to Clause 02.03-2 *Environmental and landscape values* which promote environmental sustainability, biodiversity and habitat conservation and protect significant environments and landscapes. The proposal is responsive with the poultry farm having been designed and sited on the clear upper reaches of the land, being significantly offset from the vegetated gullies which dissect the site.

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Clause 02.03-4 *Natural resource management* includes strategic directions aimed at protecting water quality, providing opportunities to value add to agricultural and timber products and to protect agricultural land. The poultry farm use accords with this Clause as it provides for an agricultural use in an appropriate location.

5.2 Local Policy Framework

Clause 12.01-1S & Clause 12.01-1L *Protection of Biodiversity* are appropriately addressed by the proposal through nomination of the poultry paddocks on the more elevated land which is generously setback from the steeper vegetated gullies.

Clause 13.07-1S *Land use compatibility* seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse offsite impacts. The proposal responds positively as it is appropriately sited within the Farming Zone. It will also be a lower scale production than that previously approved on the land, and has been designed in accordance with the *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines, June 2018.*

Clause 14.01-1S *Protection of agricultural land* seeks to protect the State's agricultural base by preserving productive farmland. The proposal responds positively to this Clause as it seeks to activate approval for the use of the land for the production of free-range eggs.

Clause 14.01-1L-01 *Protection of agricultural land* applies to all land within the Farming Zone (Schedules 1, 2, 3 & 4) and includes strategies aimed at subdivision and housing whilst otherwise supporting tourism. The proposal responds positively as there is no development proposed and the use is directly linked to rural productivity.

The objective of Clause 14.01-2S *Sustainable agricultural land use* is to encourage sustainable land use and requires Policy consideration of the *Victorian Low density Mobile Outdoor Poultry Planning Permit Guidelines, June 2018.*

Accompanying the application is a Development Plan which details how the proposal responds and complies with the *Victorian Low density Mobile Outdoor Poultry Planning Permit Guidelines, June 2018.*

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6. Planning Elements

6.1 Farming Zone

The proposal is considered to be consistent with the purpose of the Farming Zone as it makes good use of the rural land and established farming infrastructure by reactivating the poultry farm use.

A Planning Permit is triggered at Clause 35.07-1 to use land for a Poultry Farm, where there are more than 100 poultry proposed (not including emus or ostriches). The proposal seeks to accommodate up to 1,000 birds therefore requiring planning approval in accordance with the Farming Zone.

Decision Guidelines

Whilst the application seeks to reactivate a use previously established on the site, the proposed poultry farm will cater for up to 1,000 birds and will therefore operate at a lower density than the previous approval, which allowed for up to 5,000 birds.

The poultry farm operation has been designed in accordance with the *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (dated June 2018)* ('the Guidelines') with the poultry farm providing low environmental and amenity risks.

Accompanying the Application is a *Development Plan for Low Density Mobile Outdoor Poultry Farm* which provides details of the operations and activities associated with the poultry farm and demonstrates compliance with 'the Guidelines'. It is anticipated that the *Development Plan for Low Density Mobile Outdoor Poultry Farm* and associated Site Plan will be endorsed as part of Planning Permit.

The proposal makes good use of existing infrastructure as the chickens will be housed within paddocks #1, #2 and #4 which have previously been constructed with high-quality 1050mm wire mesh fencing which extend 12 inches underground. A header tank is also connected to an existing network of underground pipework which extends to the poultry paddocks for water supply to the caravans.

Other areas of the farm will continue to be used for grazing, including sheep within Paddock #3.

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6.2 Clause 53.09 Poultry Farm

Clause 53.09 Poultry Farm applies to applications to use land or construct a building or carry out works for a poultry farm, including to increase the farm capacity of an existing poultry farm.

The purpose of Clause 53.09 Poultry Farm is:

- *To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.*

The proposal is considered to respond well to the purpose as the proposed low density mobile outdoor poultry farm has been sited on appropriate land which is offset from native vegetation and waterways. It has also been designed to facilitate a quality operation consistent with the Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines, June 2018.

Clause 53.09-4 Exemption from notice and review	
An application to use land or construct a building or construct or carry out works for a poultry farm for the production of chicken meat or chicken eggs is exempt from notice and review, if the application meets the following requirements:	
The number of chickens does not exceed **5,000** for egg production or 10,000 for meat production	The Application seeks approval for the use of the land for a poultry farm for up to **1,000** birds.
The outdoor stocking density does not exceed **1,500** chickens per hectare.	The outdoor stocking density is **244** chickens per hectare.
A Nutrient Management Plan demonstrates chickens are kept outdoors on paddocks with: • A minimum of 50% ground cover; and • Mobile housing and feeding infrastructure that is relocated at least every two weeks.	The supporting Development Plan includes a Nutrient Management Plan confirming the maintenance of more than 50% groundcover and the implementation of rotating housing and feeding infrastructure.
An area used as a poultry range, including associated buildings and works, meets the setback requirements specified in Table 1. <u>For 1,000 chickens or less</u> • Minimum distance to a sensitive use is 50 metres. • Minimum distance to land in a residential use is 200 metres.	An existing dwelling on the western side of Kalimna West Road is located within 50 metres of poultry paddock #1.

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7. Conclusion

The proposed poultry farm at 101 Kalimna West Road, Kalimna West is considered to accord with all relevant provisions of the Farming Zone of the *East Gippsland Planning Scheme.* The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

Crowther & Sadler Pty Ltd
September 2026

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Crowther & Sadler Pty. Ltd.
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152 Macrossan St
PO Box 722,
Bairnsdale, VIC 3875
P: 5152 5011
F: 5152 5705
E: contact@crowthersadler.com.au

Development Plan

Low Density Mobile Outdoor Poultry Farm
101 Kalimna West Road, Kalimna West

Reference – 21650

September 2026

bsi. ISO 9001 Quality Management
FS 520900
Consulting Surveyors Victoria MEMBER FIRM

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Site Plan (Version 2, drawn 21/09/2026)

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1. Description of Proposal

This Development Plan has been prepared in support of a Planning Application for the use of the land at 101 Kalimna West Road, Kalimna West for a Low Density Mobile Outdoor Poultry Farm.

This Development Plan is intended to be endorsed as part of any Planning Permit issues for the use and provides details regarding the operation and how it complies with the *Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (June 2018) ('the Guidelines').

The use of the land for the production of free-range eggs from free range pasture hens has previously been established on site through the grant of Planning Permit 408/2020/P, which allowed for a poultry farm accommodating up to 5,000 birds. Whilst the poultry farm was established and operated for a period, the use ceased for more than two years during which time it changed ownership. Consequently, any existing use rights have expired, and further planning approval is now required to reactivate the use.

The application at hand seeks approval for the use of the land for the purposes of a poultry farm accommodating a maximum of 1,000 birds at any one time. This represents a substantially smaller-scale operation than previously approved. The hens housed within mobile poultry sheds and provided with access to surrounding pasture, operating as a low density mobile outdoor poultry farm.



Looking east across the existing free range poultry farm (August 2026)

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2. Name & Contact Details

The property is currently held in the ownership of , who manage and operate the poultry farm. Their contact details are as follows:

Current Property Owners: **Contact:** **Mobile Number:** **Email Address:**	
Poultry Farm Manager / Operator: **Mobile Number:** **Email Address:**	

3. Property Identification Number

Properties which graze more than 50 chickens are required to obtain a Property Identification Code (PIC) which provides traceability of disease and enhanced protection to farming enterprises in the wider community.

Property Identification Code:	3EGWE334T
Egg Stamp Code:	VDA9

4. Property Details

The poultry farm is located on one separately transferable title, formally described as Lot 2 on PS521918, comprising an area of approximately 41.15 hectares.

The poultry farm and associated infrastructure are concentrated within the western portion of the property on elevated and cleared land within close proximity to Kalimna West Road. This location provides convenient access to the site whilst also maintaining good separation from the more heavily vegetated gully system which extends through and segments the property.

An existing dwelling and associated shedding is established within the southwestern portion of the land and is utilised in association with the poultry farm operation. The existing shed is primarily used for storage purposes and includes a cool room used for the storage of eggs prior to collection and distribution.

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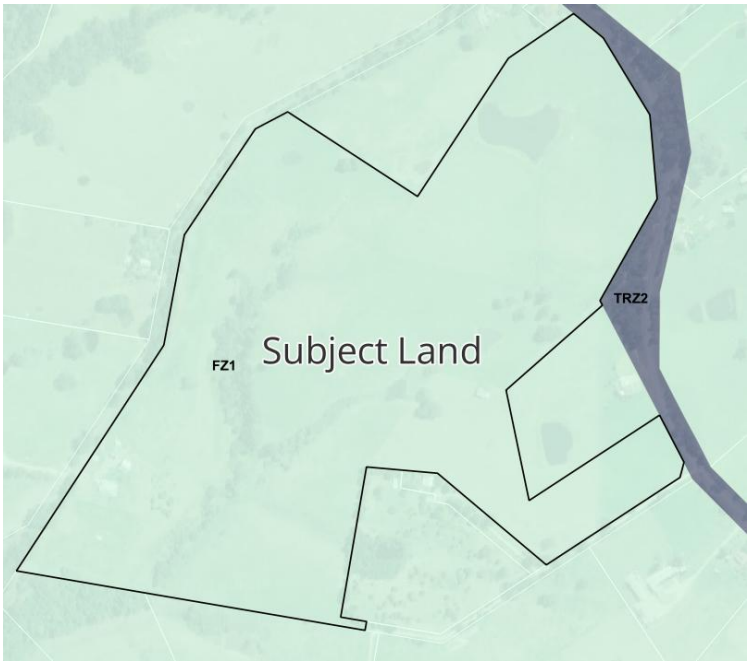
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The land has previously been used for poultry farming pursuant to Planning Permit 408/2020/P, issued on 30 March 2021, which allowed for up to 5,000 birds to be accommodated on the site. The poultry farm was subsequently established and operated in accordance with that approval before the use later ceased. The infrastructure and general layout associated with the poultry farm remain established on the property and are suitable for continued use in association with the smaller-scale poultry farm as proposed.

5. Planning Zones & Overlays

The whole of the subject land is contained within the Farming Zone – Schedule 1, Environmental Significance Overlay – Schedule 1-53 and Significant Landscape Overlay – Schedule 3 of the *East Gippsland Planning Scheme.*

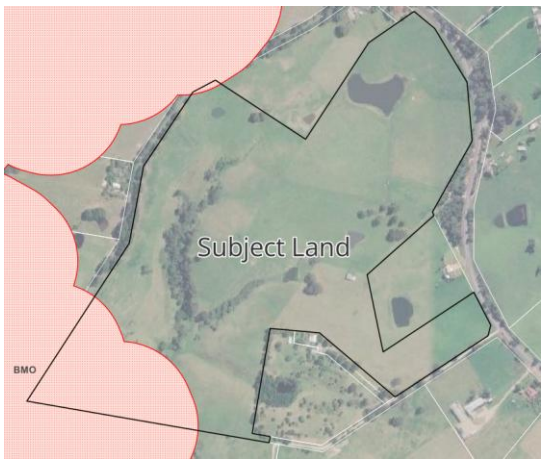
The site is also partially contained within the Bushfire Management Overlay, Design & Development Overlay – Schedule 7, Erosion Management Overlay and Vegetation Protection Overlay – Schedule 1 of the *East Gippsland Planning Scheme.*



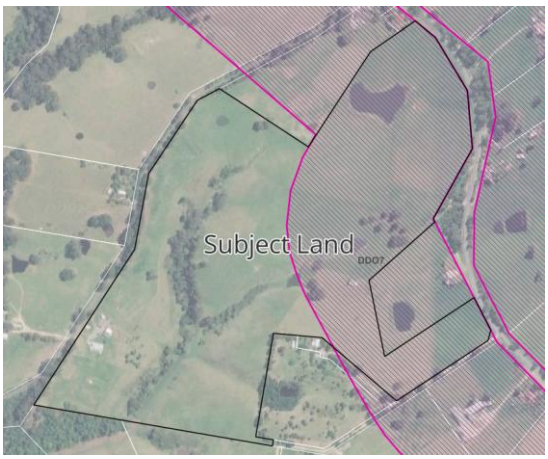
Zone Mapping

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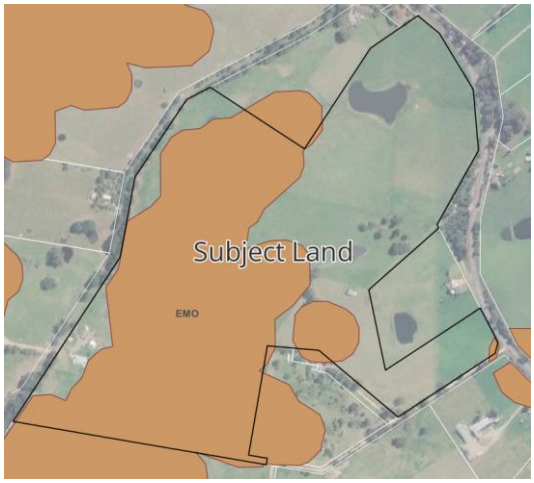
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Bushfire Management Overlay Mapping



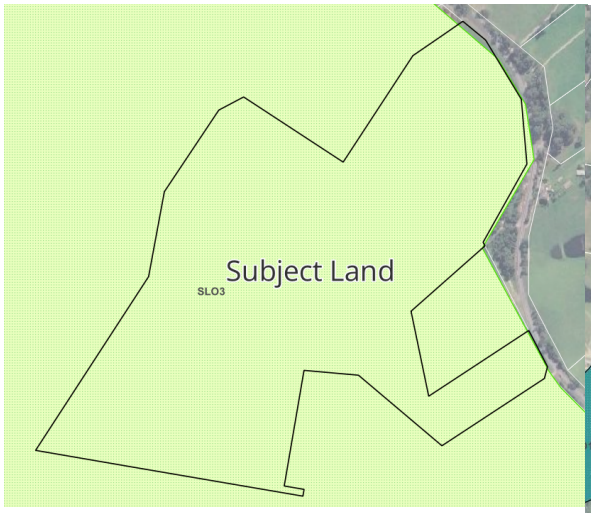
Design & Development Overlay Mapping



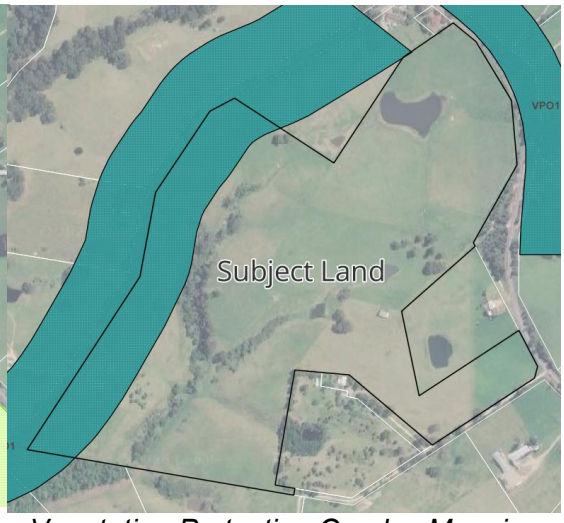
Erosion Management Overlay Mapping



Environmental Significance Overlay Mapping



Significant Landscape Overlay Mapping



Vegetation Protection Overlay Mapping

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The inclusion of the land within the Farming Zone – Schedule 1 triggers the requirement for planning approval for use of the land for the purposes of a Poultry Farm pursuant to Clause 35.07-1.

The Planning Overlays applying to the land do not otherwise trigger any additional planning approval associated with the proposed Poultry Farm.

6. Production Details

Poultry System

The poultry farm operates as a mobile outdoor production system, with laying hens housed within mobile poultry caravans for the production of free-range eggs. The farm operates solely as a layer farm, with chickens purchased at point of lay, allowing the operation to concentrate on egg production without the need for chick raising on the property.

The poultry farm is established on the more elevated land adjacent to Kalimna West Road, where the existing dwelling and house paddock are located together with a series of paddocks defined by fixed fencing.

Historically Paddocks #1, #2 & #4 were all used as part of the poultry farm, allowing individual paddocks to be rested whilst others remained in rotation. The proposal at hand seeks to reinstate the use of these three paddocks for poultry farming albeit for a smaller scale operation.

There are currently two mobile poultry caravans located on the property, each with capacity to accommodate up to 450 birds. One caravan generally accommodates the laying flock, while the second caravan is cleaned and used to accommodate new birds when they arrive, allowing them to be kept separate from the existing flock during the changeover period.

Under this rotation arrangement, there are typically approximately 450 birds on the site at any one time, increasing temporarily to a maximum of 900 birds during flock changeover periods.

The mobile caravans are progressively relocated throughout the available poultry range areas, primarily within Paddocks #2 and #4, with Paddock #1 available for use where circumstances require. This assists in evenly distributing nutrient loads, maintaining ground cover and providing birds with regular access to fresh range areas.

The caravans are relocated at least every two weeks consistent with the Guidelines, however in practice they are typically moved at least once per week to ensure improved management of both the birds and the pasture.

Electrified poultry netting is used to delineate the larger holding area for the chickens. The caravans may shift within each holding area; however, the netting is also relocated every 2–4 weeks depending on conditions.

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Each relocation generally involves moving the caravans to minimise overlap between range areas and assist in distributing nutrient loads more evenly throughout the paddocks.

Bird Numbers & Composition

The poultry farm will have a maximum capacity of 1,000 laying hens on the land at any one time. This upper limit provides some flexibility for bird numbers to increase in the future should the operation expand.

Under the current arrangements, there are two mobile poultry caravans on the property, each capable of accommodating up to 450 birds. One caravan generally accommodates the established laying flock, while the second caravan is cleaned and prepared for the introduction of replacement birds. Bird numbers on the property therefore typically fluctuate between approximately 450 birds during normal operation and up to approximately 900 birds during flock changeover periods when the incoming and existing flocks are both present.

The farm will operates on a point-of-lay to replacement system, whereby hens are purchased at point of lay and retained on the property for their productive laying period before being replaced. This avoids the need to raise chicks on site and reduces the additional infrastructure and labour that would otherwise be associated with chick rearing.

7. Production System

Area Available for Birds

The poultry farming operation is established on the western portion of the property, with Paddocks #1, #2 and #4 available for bird ranging and associated egg production activities.

Together, these paddocks provide a total available range area of approximately 4.1 hectares, as detailed below.

Paddock Number	Area (ha)
1	1.38
2	1.43
4	1.29ha
Total area available for birds	**4.1ha**

Based on a maximum flock of 1,000 birds and an available range area of approximately 4.1 hectares, the poultry farm will operate at an outdoor stocking density of approximately **244 birds per hectare**.

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Whilst Paddock #1 is not expected to be routinely required, it nevertheless remains available as part of the poultry range area and has therefore been included in the calculation of the total available range area.

This is substantially below the maximum outdoor stocking density of 1,500 birds per hectare specified by the *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (June 2018).

The low stocking density, together with the frequent relocation of mobile poultry housing and rotation of range areas, will assist in maintaining ground cover and appropriately managing nutrient loads across the poultry range.

The layout of the poultry farm has regard to the waterway system which dissects the property. The poultry paddocks are generally setback in excess of 30 metres from the waterways, with the exception of the head of a mapped waterway extending into Paddock #1 and another in Paddock #4. The upper portion of these waterways is shallow, does not contain native vegetation and supports contiguous pastoral grass cover.

The location of the poultry paddocks also responds appropriately to the topography of the land, with the range areas generously setback from the steeper slopes and deeper gullies associated with the waterway system.

Paddock #1 is not intended to form part of the usual day-to-day rotation and is more likely to be used only where circumstances require, such as during particularly dry years. Given the relatively low number of birds proposed and the convenience of using paddocks located in closer proximity to the existing dwelling and associated farm infrastructure, Paddocks #2 and #4 are expected to be utilised much more readily as part of the normal operation of the farm.

The use of paddocks #1, #2 & #4 for poultry was previously considered and deemed appropriate. The current application seeks approval for the use of the same portion of the property, albeit at a much lower stocking density.

When Paddocks #1 & #4 are utilised, the location and rotation of the mobile caravans can be managed to minimise the intensity and duration of poultry activity within 30 metres of the mapped waterways. Together with the overall low stocking density, this will ensure nutrient loads remain low and reduce the potential for impacts upon the waterway.

The layout of the poultry paddocks also responds appropriately to the presence of neighbouring residential development. Whilst Standard 3.1 prescribes that a poultry farm with ≤1,000 birds be setback 50 metres from a dwelling in separate ownership, there is discretion for a reduced setback to be provided. The existing dwelling at 80 Kalimna West Road is within 50 metres of paddock #1; however, the poultry farm is unlikely to result in any unreasonable impact to the resident's amenity.

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Appropriate rotation of the mobile caravans will ensure the hens range more than 50 metres from the nearby dwelling for the vast majority of the time. Roadside vegetation obscures views of the poultry paddocks and will also offer protection from dust (if any).

The previous poultry operation accommodated a substantially higher stocking density than proposed under the current application, and did not give rise to any amenity concerns.

Bird Movements

The birds generally range within approximately 25–30 metres of the mobile poultry caravans. It is therefore important that the caravans are moved regularly to assist in spreading nutrient loads, maintaining good pasture coverage and providing birds with regular access to fresh range areas.

The mobile poultry caravans are generally relocated to minimise overlap between successive range areas. Whilst 'the Guidelines' provide for mobile housing and associated infrastructure to be relocated at least every two weeks, in practice the caravans are typically moved approximately once a week, depending on seasonal and ground conditions. More frequent relocation is generally avoided as excessive movement of the caravans disrupts the laying flock and affects egg production.

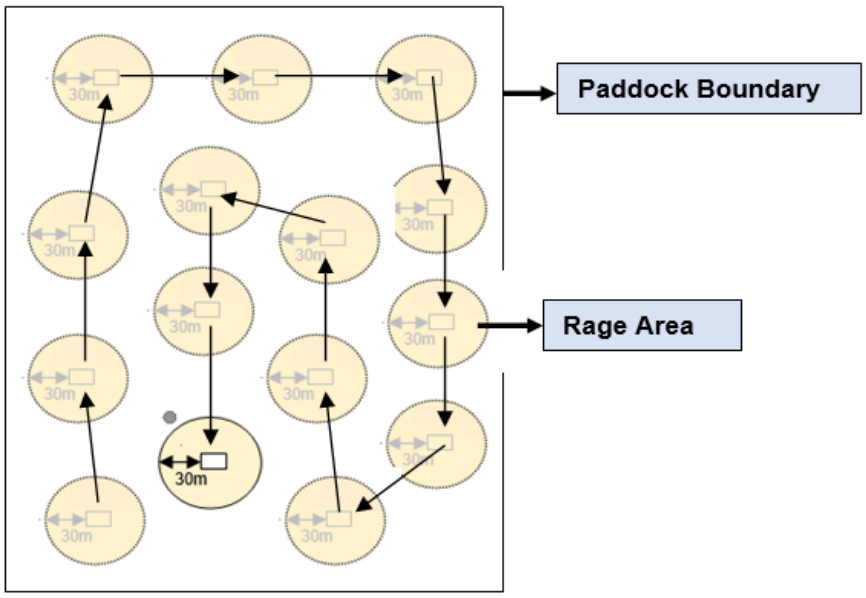
Approximately 8–10% of the active laying flock may choose to lay directly on the ground rather than within the nesting boxes provided. The more frequent relocation of the caravans assists in maintaining good pasture coverage around the range areas and, in turn, helps to ensure that eggs laid on the ground remain cleaner and easier to collect.

It is acknowledged that the frequency of relocation may vary from time to time in response to seasonal conditions, including periods of wet weather or where pasture coverage remains particularly good. The intention, however, is for the caravans to continue to be relocated regularly to avoid prolonged concentration of birds within any one area.

The normal rotation occurs primarily between Paddocks #2 and #4, with Paddock #1 providing additional flexibility where circumstances require. Following each period of use, previously used range areas are rested for a minimum of three months to allow pasture coverage to recover before they are brought back into the rotation cycle.

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Example of how the paddocks are rotated

8. Poultry Housing, Fencing, Feeding & Water

Poultry Housing

The proposal at hand provides for a maximum of 1,000 birds to be accommodated on the land at any one time. There are currently two mobile caravans on site, each capable of accommodating up to 450 laying hens. The current housing arrangements can therefore accommodate up to 900 birds, however there remains opportunity to provide additional or alternative mobile housing in the future to accommodate up to the proposed maximum of 1,000 birds.

The poultry caravans have been custom made locally and are fitted with nesting boxes, drinkers and feeding facilities exceeding the relevant standards prescribed under Egg Standards Australia (ESA).

The flooring of the caravans is provided with mesh which allows manure to fall directly to the ground below. Given the caravans are moved frequently as part of the adopted rotation system, manure is progressively distributed throughout the paddocks rather than being concentrated within one particular area. This also assists in maintaining a clean housing environment for the birds.

Access doors to the caravans operate on automated timers which assist in protecting the birds from predators and the elements whilst also providing practical benefits for the day-to-day operation of the farm.

The flock can tend to attack birds which have suffered an injury and, as a result, any injured birds are generally removed from the main flock and relocated to a small recovery shed situated behind the larger storage shed. This allows injured birds to be monitored and provided with additional care while they recover before being returned to the flock where appropriate.

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Fencing

Paddocks #1, #2 and #4 which are available to accommodate the poultry, were originally established with 1,050 mm high wire mesh fencing, which extends approximately 300 mm below ground level.

Temporary holding areas are established around the mobile poultry caravans and associated range areas using electrified poultry netting. The netting is readily movable and provides an effective means of containing the birds while also assisting with predator control, particularly foxes. The netting is repositioned approximately every 2–4 weeks to establish new holding areas as the poultry are rotated through the paddocks.



View from Kalimna West Road at existing fencing (September 2026)

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Water & Feeding Infrastructure

Each of the mobile poultry caravans is fitted with internal drippers which provide the birds with a clean and readily accessible water supply. The use of the dripper system also assists in reducing the potential for contamination from wild birds and provides the flock with access to water throughout the day and night.

Water for the poultry operation is supplied from the existing bore on the eastern portion of the property, which feeds a header tank. From the header tank, irrigation lines extend throughout the poultry paddocks, with taps within each paddock providing access to water.

Each caravan is fitted with a dripper system to provide the birds with a clean and convenient water supply. One caravan incorporates water storage within the caravan itself, which is refilled from the paddock water supply, every couple of days or as required. The second caravan is fitted with a 400 litre water tank which is connected directly to the dripper system.

The existing water supply arrangement provides a reliable and readily accessible source of water for the flock, while allowing the caravans to be progressively relocated throughout the poultry paddocks.

The existing water supply network also enables misting sprinklers to be utilised beneath the row of trees along the western boundary during periods of hot weather, providing an additional means of keeping the birds cool.

Feed is provided through mobile enclosed feeders which can be readily relocated together with the poultry caravans as they are moved throughout the paddocks. The use of contained feeders assists in reducing feed wastage and helps limit the attraction of wild birds by preventing grain from being scattered or left exposed on the ground.

9. Feed

A grain silo with a capacity of 12 tonnes is positioned adjacent to the existing shed and is utilised for the storage of grain used as supplementary feed for the poultry farm. Grain is transferred from the silo into the mobile feeders as required, with the feeders mounted on trailers to allow them to be readily relocated throughout the poultry paddocks.

The existing silo provides more than sufficient storage capacity for the proposed maximum flock of 1,000 birds and allows a suitable supply of grain to be maintained on site. The silo is fully enclosed, which limits access by vermin and wild birds, and is positioned on a concrete pad which enables any spilled grain to be easily collected and cleaned up.

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View towards existing shed and silo (August 2020)

10. Nutrient Management Plan

The risks associated with nutrient loading will be managed and maintained to appropriate standards consistent with 'the Guidelines'. The following nutrient plan provides information on the following:

1. Maintenance of 50% groundcover
2. Mobile infrastructure and management of excess manure under housing
3. No return period and pasture management
4. Soil test records and farm management details

Maintenance of Ground Cover

To ensure the minimum 50% groundcover requirement continues to be met throughout the poultry range areas, the following measures will be implemented on an ongoing basis:

- Appropriate stocking densities;
- Regular range rotation;
- Frequent relocation of mobile infrastructure; and
- Resting of previously used areas.

The proposed maximum flock of 1,000 birds will result in a relatively low stocking density having regard to the available range areas within Paddocks #1, #2 and #4 and the adopted rotation system.

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The mobile caravans are rotated regularly throughout the paddocks to ensure the birds continue to access fresh range areas and to assist in distributing nutrient loads more evenly throughout the site. Whilst 'the Guidelines' provide for relocation at least every two weeks, in practice the caravans are generally moved around once per week depending upon seasonal and ground conditions.

These pasture management measures have previously been implemented as part of the poultry farming operation and the paddocks generally maintain good grass coverage.

A small strip of land adjoining the western boundary can at times experience reduced grass coverage due to the shallow root systems associated with established vegetation within the adjoining road reserve. Careful consideration will therefore continue to be given to the placement of the mobile caravans and range areas so that this section is avoided where ground cover falls below 50%.

Mobile Infrastructure Relocation & Management of Excess Manure Under Housing

As part of the adopted rotation system, the mobile caravans and associated feeding and watering infrastructure are relocated regularly throughout the poultry range areas. Consistent with 'the Guidelines', infrastructure will be moved at least every two weeks, although in practice relocation generally occurs around once per week depending upon seasonal and ground conditions. This assists in spreading nutrient loads, maintaining ground cover and providing birds with regular access to fresh range areas.

The flooring of the mobile caravans is constructed from wire mesh which allows manure to fall directly to the ground below rather than accumulating within the housing.

Given the relatively low stocking density and frequent relocation of the caravans, the build-up of manure is unlikely to be problematic. Should any localised accumulation occur, manure can be manually collected or redistributed as required.

No Return Period & Pasture Management

A minimum no-return period of three months will be maintained as part of the poultry farm operation. This will provide previously used range areas with sufficient opportunity to recover and allow nutrients to dissipate between periods of use.

The normal rotation occurs primarily across Paddocks #2 and #4, with Paddock #1 providing additional flexibility where required. Together, the available range areas provide sufficient room for the mobile caravans and associated infrastructure to be progressively relocated whilst maintaining the required no-return period.

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Having regard to the relatively low stocking density associated with the proposed maximum flock of 1,000 birds, there is also good opportunity for individual range areas to be rested for longer than the minimum three-month period where pasture conditions warrant.

Soil Test Records & Farm Management Details

No formal soil testing or monitoring has been undertaken by the current landowners to date. It is anticipated, however, that soil testing will be undertaken shortly and at least every two years thereafter to ensure nutrients are being maintained at a sustainable level.

The use of appropriate stocking rates and frequent rotations will ensure good pasture coverage is maintained throughout each of the range paddocks. This will ensure the nutrients generated by the poultry farm can benefit the pasture and avoid leaching into nearby waterways, groundwater and adjoining properties.

Whilst the measures implemented will reduce the risk of any nutrient anomalies, the area will continue to be monitored on an ongoing basis. Periodic testing of the soil will ensure that the soil composition and nutrient levels remain satisfactory overtime.

11. Mortalities Management

A designated mortality disposal area is located to the east of the existing shedding amongst established trees within the orchard. Mortalities are managed using augered burial holes, which are backfilled with soil once the dead birds have been deposited. The holes are capped once filled to ensure the area is not revisited or tampered with.

For biosecurity purposes, replacement stock is sourced directly from a reputable supplier with an appropriate vaccination program in place. Birds are also treated for lice and other pests prior to being brought onto the property.

Replacement birds are inspected on arrival and initially kept separate from the existing flock. New birds are generally confined to a mobile caravan for a period of one to two weeks to allow them to become familiar with the housing and associated infrastructure before being gradually released and allowed to roam in the surrounding range area.

A regular cleaning regime is undertaken to assist in maintaining bird health and reducing the likelihood of disease. This includes the removal of any manure build-up from the wire mesh flooring, cleaning of conveyor belts approximately twice per week and cleaning of nesting boxes approximately once per week. Additional cleaning is undertaken on a need's basis.

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Historically, the majority of bird mortalities have resulted from predation by eagles, with some losses also occurring from foxes or accidental vehicle movements within the farm.

In the event of an unusual increase in mortalities or a suspected disease outbreak, the relevant authorities will be contacted for guidance and assistance to ensure the matter is appropriately managed.

Contacts	Phone Number
Emergency Animal Disease Watch Hotline	Ph: 1800 675 888
East Gippsland Shire Council	Ph: 51 539 500
EPA	Ph: 1300 372 842
Main Street Veterinary Clinic	Ph: 51 526 666
Bairnsdale Animal Hospital	Ph: 51 524 152

12. Pest Management

A number of measures are in place to assist with pest and predator management and to minimise potential impacts upon the flock. The main predators within the area are Wedge-tailed Eagles and foxes.

Electrified poultry netting is established around the active range areas and provides an effective deterrent to ground-based predators, including foxes. The netting is relocated as the birds are rotated through the paddocks and provides an additional layer of protection around the mobile caravans and ranging flock.

Measures are also used to discourage Wedge-tailed Eagles from approaching the flock. Star pickets are positioned throughout the active range areas with high-vis jackets and helmets suspended from them. These measures have proven effective in discouraging eagles from approaching the poultry.

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View of mobile caravan with hi-vis jacket and helmet nearby

The birds also tend to congregate beneath and around the mobile caravans and feed trailers, which provide additional shelter and protection from aerial predators.

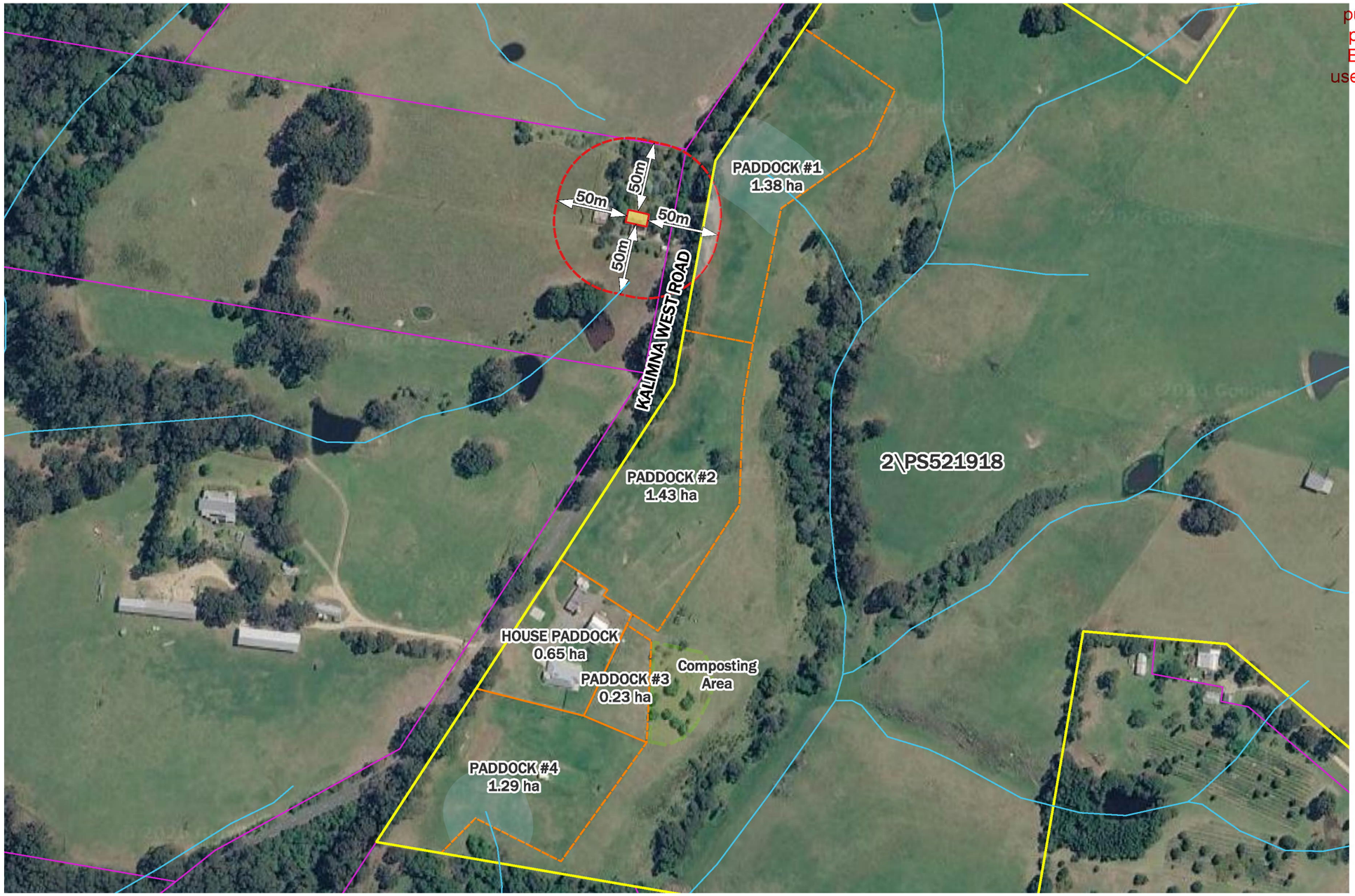
The mobile caravans are fitted with automated doors which ensure the birds are securely housed overnight when fox activity is more likely to occur. Solar-operated sensor lighting is also provided around the caravans and activates in response to movement, further assisting in deterring predators.

Having regard to the range of measures already in place, there is presently no requirement for an ongoing baiting or extermination program. Should circumstances change in the future, additional pest control measures could be introduced as required.

Crowther & Sadler Pty Ltd
September 2026

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LEGEND

- PARCEL_VIEW
- Subject Land (Lot 2 - PS521918)
- Existing Fence
- Dwelling
- Composting Area
- Waterways
- 30m Waterway Buffer

Google Satellite

101 KALIMNA WEST ROAD, KALIMNA WEST

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

NOTATIONS

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:3,000	21650 VERSION 2 - DRAWN 21/09/2026

SITE PLAN

PARISH OF COLQUHOUN
CROWN ALLOTMENTS 100 & 100A (PARTS)

LOT 2 ON PS521918L

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