

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number	PA2026154
Assess No:	A13083
PID No:	9965992

Applicant Name:	S Wong					
Applicant Contact Name						
Postal Address:						
Contact Phone:	Home		Work		Mobile	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

*If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.*

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name: Samuel Wong

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name:
(as per certificate of title) Samuel Yin Nguon Wong

Location / Address: 52 Gibbs Street, Beaconsfield, TAS 7270

Title Reference: 210331/3

Zone(s): Rural Living

Existing Development/Use: Nil

Existing Developed Area: Nil

Are any of the components in this Application seeking retrospective approval?
E.g. Use and/or development that has commenced without a Planning Permit.

YES ☐
NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:

Residential: ☐ Visitor Accommodation: ☐ Commercial: ☐ Other: ☒

Description of Use:
Proposed use of the land for a small-scale pasture-raised egg production farm. The use will involve keeping laying hens in mobile chicken coops on rotational pasture, with eggs collected, inspected, packed and stored on-site before being sold off-site to customers, retailers, markets and/or wholesale buyers.
The operation will include supporting farm activities such as feed storage, water supply, egg handling, vehicle access, paddock rotation, manure management and mortality management. The proposal is for an agricultural/rural business use and does not include intensive poultry sheds, an abattoir, animal processing, or commercial composting for external parties.

Development Type:

Building work: ☒ Demolition: ☐ Subdivision: ☐ Other: ☒

Description of development:
Development associated with the establishment of a small-scale pasture-raised egg production farm. The proposed development includes installation of mobile layer chicken coops, rotational paddock fencing, gates, water tanks, feed/tool storage shed, egg handling and packing area, vehicle access/parking area, and associated farm equipment service areas.
Building work is limited to farm support structures and infrastructure required for the pasture-raised egg operation. The proposal does not include demolition, subdivision, an abattoir, animal processing facility, intensive poultry shed.

WEST TAMAR COUNCIL



Application Number: «Application Number»

New or Additional Area:	400m2		
Estimated construction cost of the proposed development:	\$40000		
Building Materials:	Wall Type: colourbond	Colour: Silver	
	Roof Type: colourbond	Colour: Silver	

VISITOR ACCOMMODATION ☐ N/A

Gross Floor Area to be used per lot:		Number of Bedrooms to be used:	
Number of Carparking Spaces:		Maximum Number of Visitors at a time:	

SUBDIVISION ☐ N/A

Subdivision creating additional lots ☐
 Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :			Number of Lots (proposed) :		
Description:					
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:					
1.					
2.					
3.					

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

Hours of Operation:	Monday / Friday:	8:00am	To	4:00pm
	Saturday:	8:00am	To	4:00pm
	Sunday:	8:00am	To	4:00pm

Existing Car Parking:	
Proposed Car Parking:	4

Number of Employees: (Existing)	
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WEST TAMAR COUNCIL



Application Number: «Application Number»

Number of Employees: (Proposed)	2
Type of Machinery installed:	Small-scale farm and egg handling equipment only, including mobile chicken coops, egg candling light, grading scale, egg storage refrigerator/cool room, water pump, solar/battery system and general hand tools. No heavy industrial machinery proposed.
Details of trade waste and method of disposal:	No industrial trade waste proposed. Waste will be limited to chicken manure, broken eggs, packaging waste, minor wash water from cleaning egg handling surfaces/equipment, and occasional poultry mortalities. Manure will be managed through rotational grazing and designated on-farm manure/compost management areas.

Application Number: «Application Number»

APPLICANT DECLARATION

Owner: As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,

Samuel Wong

Name (print)

Signed

6 June 2026

Date

Applicant: As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,
(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)

Signed

Date

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Purchase Grant Vol.188 Fol.166.



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2457 11

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BEACONSFIELD

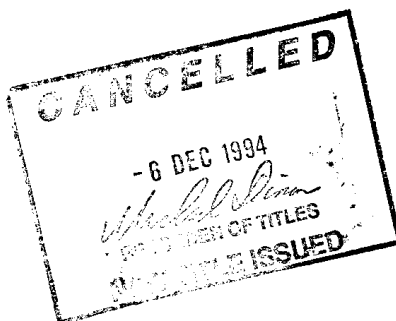
EIGHT ACRES THREE ROODS THIRTY NINE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

CHARLES GIBBS of Beaconsfield, Labourer.

SECOND SCHEDULE (continued overleaf)

NIL.



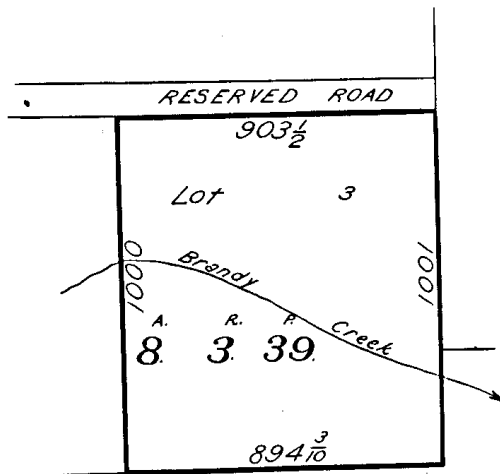
Lot 3 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

210331

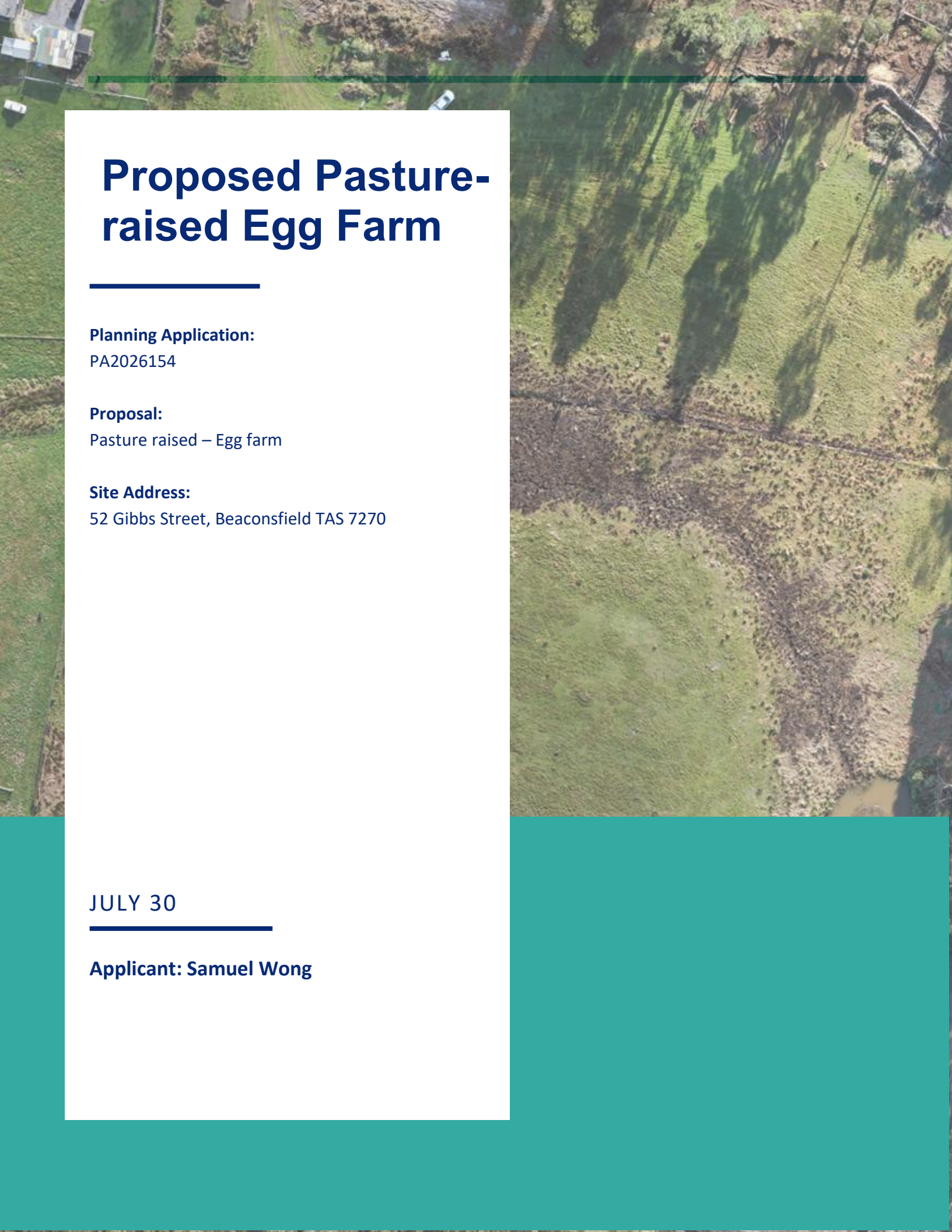
Lot 3 (Sec. P.P.)
Gtd to C. Gibbs
Meas. are in links

48



FIRST Edition. Registered 16 APR 1969
Derived from P.G.Vol.188 Fol.166





Proposed Pasture-raised Egg Farm

Planning Application:

PA2026154

Proposal:

Pasture raised – Egg farm

Site Address:

52 Gibbs Street, Beaconsfield TAS 7270

JULY 30

Applicant: Samuel Wong

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9. Conclusion
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1. Introduction

This report responds to West Tamar Council's request for additional information for Planning Application PA2026154 at 52 Gibbs Street, Beaconsfield. It summarises the proposed use, supporting infrastructure and management measures for waterway protection, feeding, amenity, waste, mortality and odour.

The proposal is a small-scale pasture-raised/free-range egg farm using mobile coops and rotational paddocks. It does not include intensive poultry sheds, broiler production, roosters, bird slaughter, an abattoir, commercial composting or industrial food processing.

2. Summary of Proposal

The proposal comprises:

- Up to 500 laying hens managed in mobile coops and rotational pasture paddocks;
- A farm hub for egg receiving, inspection/candling, packing, refrigeration, administration and small-equipment storage;
- A storage shed for feed, packaging, poultry netting, tools and general farm equipment;
- Water tanks, poultry watering systems, vehicle access and on-site parking;
- Supplementary commercial layer feed stored and dispensed in a controlled manner;
- Egg collection and on-site packing, followed by collection or off-site sale;
- Manure management through rotation and paddock rest, and mortality management through contained on-farm composting; and
- No roosters, bird slaughtering, meat processing or abattoir activity.

The operation is agricultural in nature and is intended to remain compatible with the Rural Living setting through limited scale, daytime operations, setbacks and the management controls set out below.

3. Response to Item 1 - Floor Plans and Elevation Plans

Floor plans and elevations are provided in Attachment 1. The Main Farm Hub will contain the egg receiving, inspection/candling, packing and refrigerated storage areas, together with handwashing, cleaning, administration and small-equipment storage.

The storage shed will contain feed, packaging, fencing equipment, tools and other agricultural items. These buildings support the farm only and will not be used for intensive poultry housing, animal processing, an abattoir or industrial processing. Any further building approvals will be obtained where required.

4. Response to Item 2 - Waterway Protection Area

The layout and day-to-day operation will minimise disturbance to the mapped waterway protection area. Hens may occasionally range through parts of the area, while congregation points and waste-generating activities will be controlled to avoid erosion, nutrient accumulation and contaminated runoff.

4.1 Range Management

- Feeders, water points and mobile coops will not be placed within the waterway protection area;
- Each 625 m² active paddock will carry approximately 120 hens and the coops will generally move every 1-2 days;
- Vegetative cover will be maintained and wet, saturated or damaged areas will be removed from rotation;
- Ground conditions will be monitored and stocking pressure or rotation timing adjusted where required; and
- No sediment, manure, wastewater, feed, litter or contaminated runoff will be discharged to a waterway.

4.2 Creek Crossing

The proposed access crossing over Brandy's Creek comprises two 400 mm culvert pipes beneath a gravel traffic surface. The final design will maintain water movement, minimise clearing and earthworks, and be subject to any required engineering or approval process.

4.3 Structures Within the Protection Area

A mortality management area and minor storage shed are proposed within the mapped protection area. The following containment measures will apply:

- A concrete floor, contained walls and a weatherproof cover to prevent rainfall entry and leakage;
- No runoff or leachate discharge, with any liquid or affected material retained and managed within the facility;
- Prompt covering of material, fencing and pest controls to prevent odour, scavenger access and pest attraction; and
- Use of the storage shed only for dry carbon material and farm tools, with no waste or runoff generated from the shed.

5. Response to Item 3 - Feeding Arrangement and Intensive Animal Husbandry

5.1 Feeding Arrangement

Hens will have daily access to pasture for natural foraging. Pasture will be supplemented with a complete commercial layer ration because forage alone does not provide a balanced diet for laying hens.

- Commercial layer feed will be supplied through controlled feeders;
- Fresh water will be available through poultry watering systems;
- Feed will be stored securely in the farm hub or storage shed; and
- Spillage will be monitored and promptly cleaned to reduce pest and odour risk.

5.2 Why the Use Is Not Intensive Animal Husbandry

The proposal is not a concentrated and confined animal-growing operation. Hens will range outdoors during daylight hours, use mobile coops for shelter, nesting and roosting, and move regularly through pasture so that manure does not accumulate in one fixed location.

The indicative stocking arrangement is:

- Approximately 120 hens per 625 m² active paddock, equal to about 1 hen per 5 m² or 1,920 hens per hectare;
- No more than approximately 120 hens occupying any one 625 m² paddock at a time; and
- Up to 500 hens across approximately 3.5 hectares, equal to about 143 hens per hectare overall.

The active-paddock density is below the national free-range labelling ceiling of 10,000 hens per hectare and below the 2,500 hens per hectare rotational-range benchmark cited by RSPCA Australia. The proposal is for egg production only and is not a feedlot, broiler shed, poultry-meat facility, abattoir or animal-processing operation.

References: [ACCC - free-range egg standard guidance](#); [RSPCA Australia - free-range stocking discussion](#).

6. Response to Item 4 - Rural Living Zone Compatibility and Amenity

Potential off-site impacts will be managed as follows:

Impact	Management measure
Noise	No roosters or intensive poultry sheds are proposed. Deliveries, machinery and routine work will occur during daytime hours.
Odour	Low stocking density, frequent rotation, secure feed storage and prompt handling of waste and mortalities will prevent material build-up.
Lighting	Lighting will be minimal, low intensity and directed downward. No floodlighting or continuous night lighting is proposed.
Hours	Routine operations and vehicle activity will generally occur between 8:00 am and 5:00 pm. Only essential animal care will occur outside those hours.
Traffic	Movements will be limited to feed delivery, egg dispatch and normal farm access, using the designated access and on-site parking area.

These controls are intended to maintain the amenity of adjoining and nearby properties while allowing the small-scale agricultural use to operate.

7. Response to Item 5 - Egg Farm Management Plan

Management topic	Operational commitment
Birds and coops	Up to 500 commercial laying hens, such as Hy-Line, ISA Brown or similar breeds. Mobile coops will provide nesting boxes, perches, water, weather and predator protection, and automatic doors. Coops will generally move every 1-2 days according to pasture and weather conditions. No roosters are proposed.
Life stages	Point-of-lay pullets and adult laying hens will be kept. Older hens may remain on the farm after retirement from production. No bird slaughtering, meat processing or abattoir activity will occur on site.
Egg handling	Eggs will be collected daily, inspected or candled, packed and refrigerated in the egg-packing room before collection or off-site sale. No industrial food processing or large-scale egg washing is proposed.
Dust and access	Pasture cover will be maintained through rotation and rest. Access and parking will be gravelled or otherwise stabilised, and vehicle speeds kept low. Rotation, rest periods and surfacing will be adjusted if dust or bare ground develops.
Manure and waste	Rotation will avoid long-term manure accumulation. Broken eggs and other organic waste will be removed promptly. Feed bags, packaging and general waste will be disposed of appropriately. Used bedding may be composted with suitable carbon material.
Mortality	Deceased birds will be collected promptly, held temporarily in a designated freezer and composted in the contained mortality facility in accordance with the attached method. This is farm-generated mortality management, not commercial composting. A document of composting method is attached to this email.
Wastewater	No industrial wastewater will be generated. A compliant wastewater system will be designed and approved before permanent plumbing is used. Until then, portable sanitation will be used where required. No wastewater will be discharged to the waterway or its protection area.
Complaints	A complaints register will record the date and time, complainant details, issue raised, investigation, corrective action and outcome. Complaints will be addressed promptly and management procedures adjusted where necessary.

8. Response to Item 6 - Odour Assessment

The Odour Assessment prepared by Pitt & Sherry is provided as an attachment. The operation will implement the management and mitigation measures identified in that report.

9. Conclusion

The proposal is a small-scale pasture-raised/free-range egg farm involving up to 500 laying hens across approximately 3.5 hectares. Mobile coops, rotational paddocks, controlled feed storage and regular paddock rest distinguish the use from a concentrated and confined poultry operation.

The management measures in this report address waterway protection, noise, odour, lighting, traffic, dust, waste, wastewater and mortality. Controlled on-farm mortality composting is included; commercial composting, roosters, bird slaughter and animal processing are excluded. With the attached plans and odour assessment, the proposal is designed to operate without unreasonable environmental or residential amenity impacts.

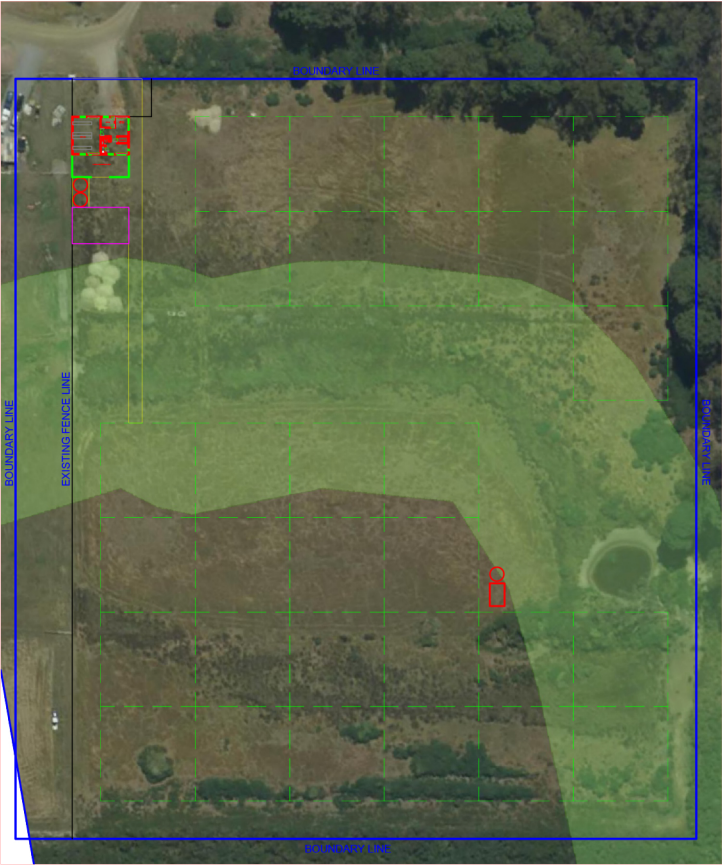
10. Attachments

- Attachment 1 – Site master plans, Floor plans and elevation plans;
- Attachment 2 – Pitt & Sherry Odour Assessment
- Attachment 3 – Mortality composting methods
- Attachment 4 – Water Tank Specification
- Attachment 5 – Mobile Coop Design

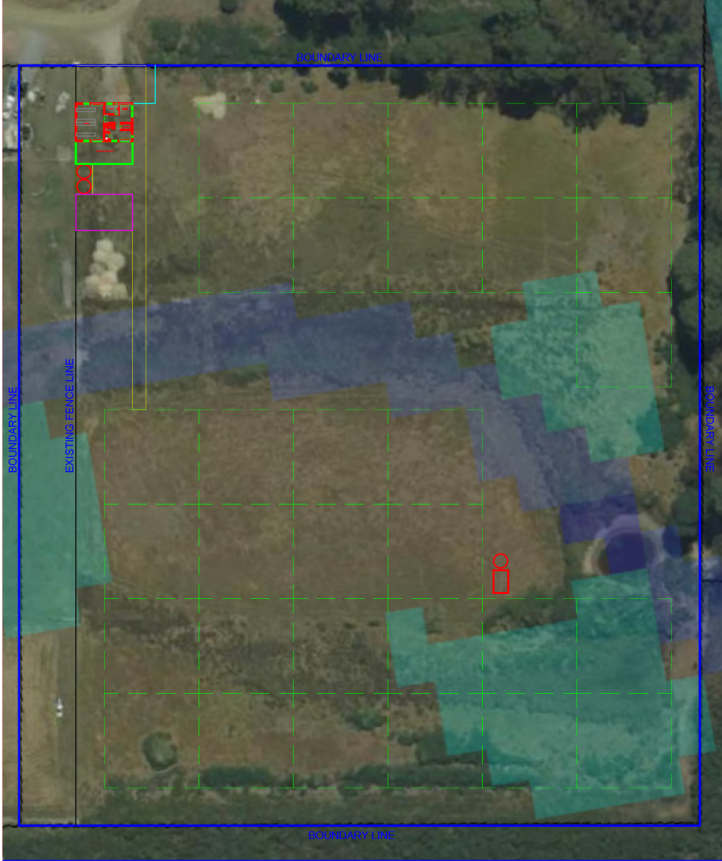
MASTERPLAN - 1:2000



WATERWAY PROTECTION OVERLAY - NTS



FLOOD OVERLAY - NTS



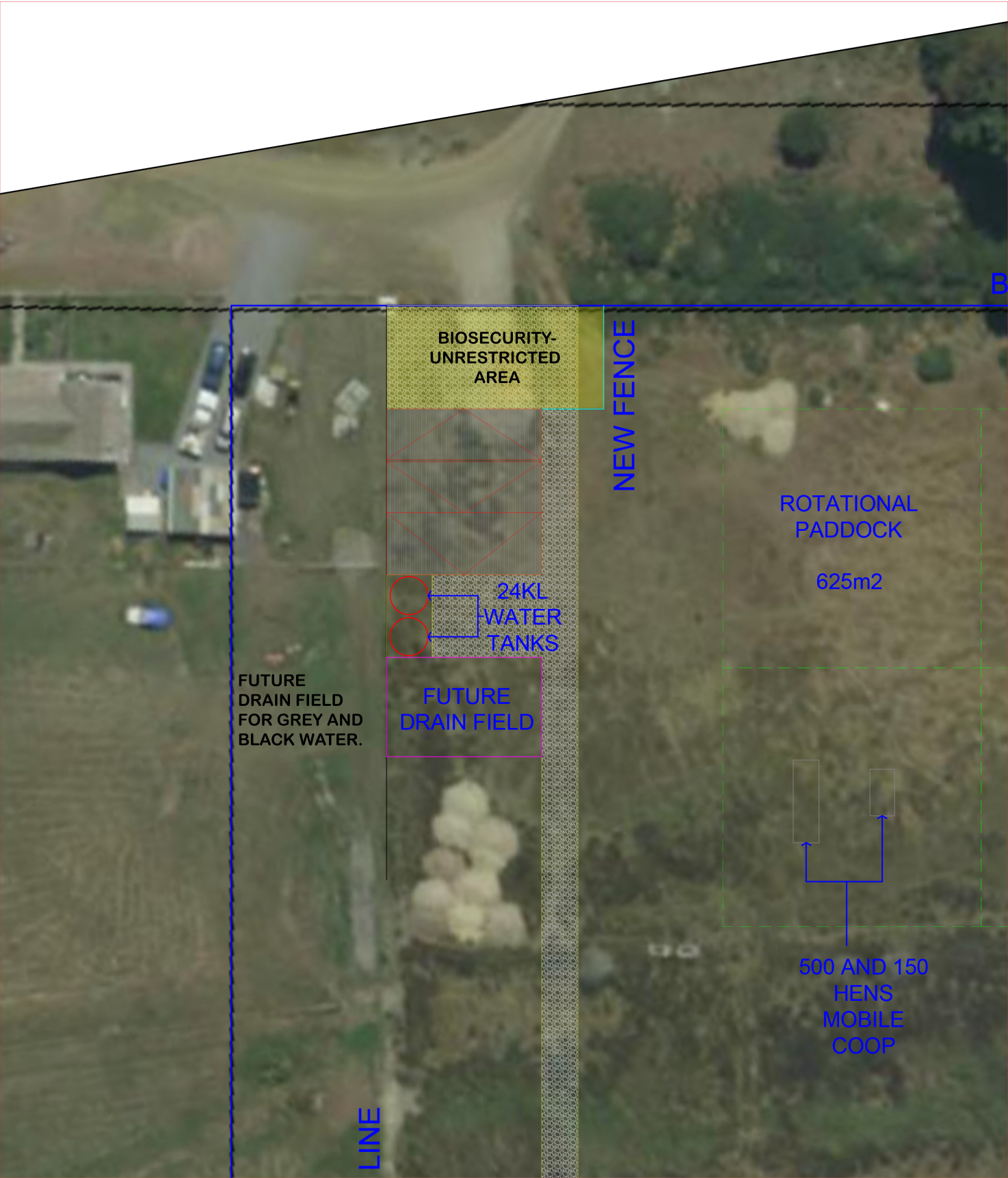
WORKING DRAWINGS
FOR DA APPLICATION

Issue ID	Revision ID	Description	Date

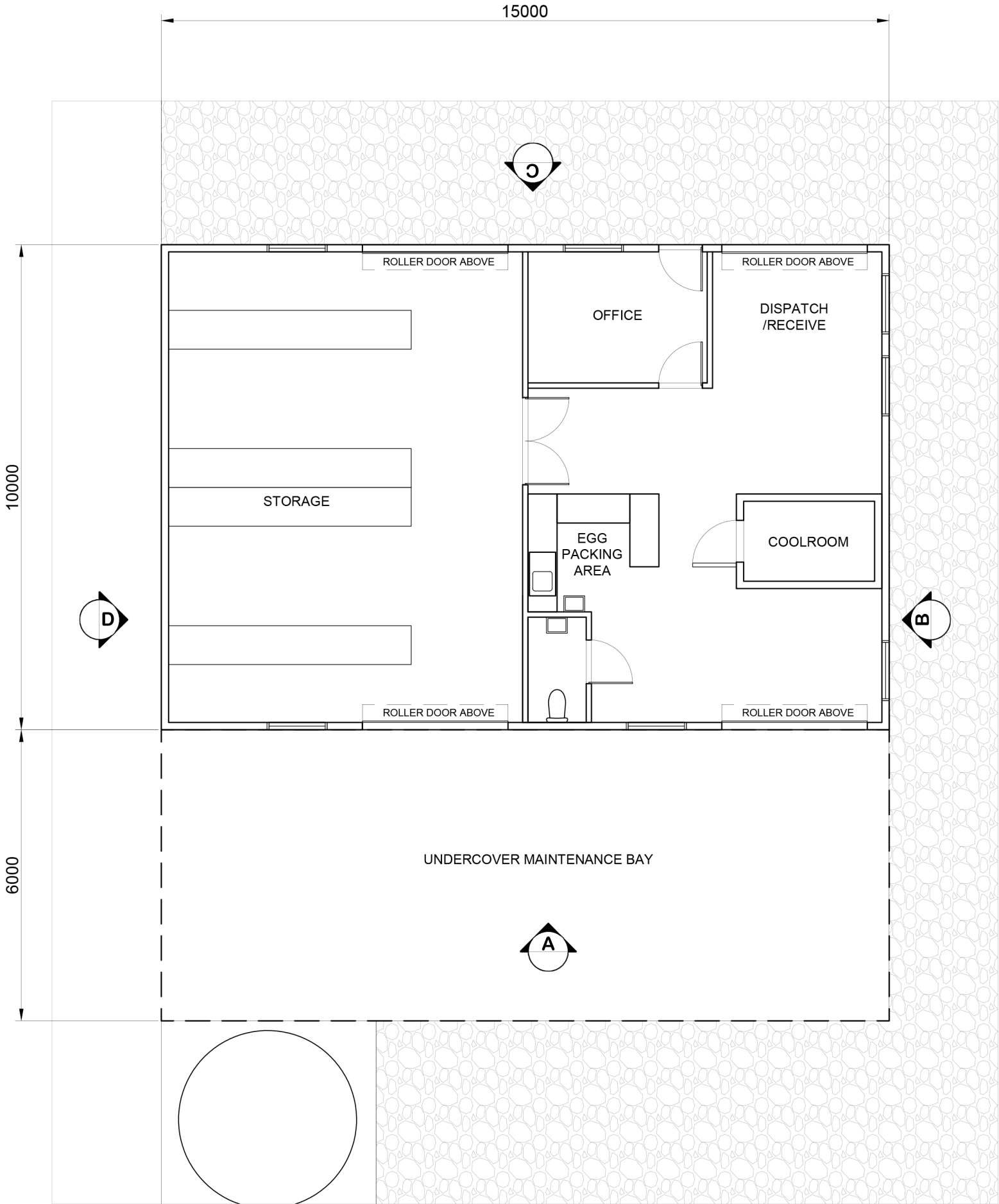
PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD
ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270
CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

drawing D01 SITE PLAN
scale VARIOUS (A3 paper)
date 22/07/2026

dwg #



SITE PLAN - NTS



FLOOR PLAN - 1:100

WORKING DRAWINGS FOR DA APPLICATION	Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD

ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270

CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

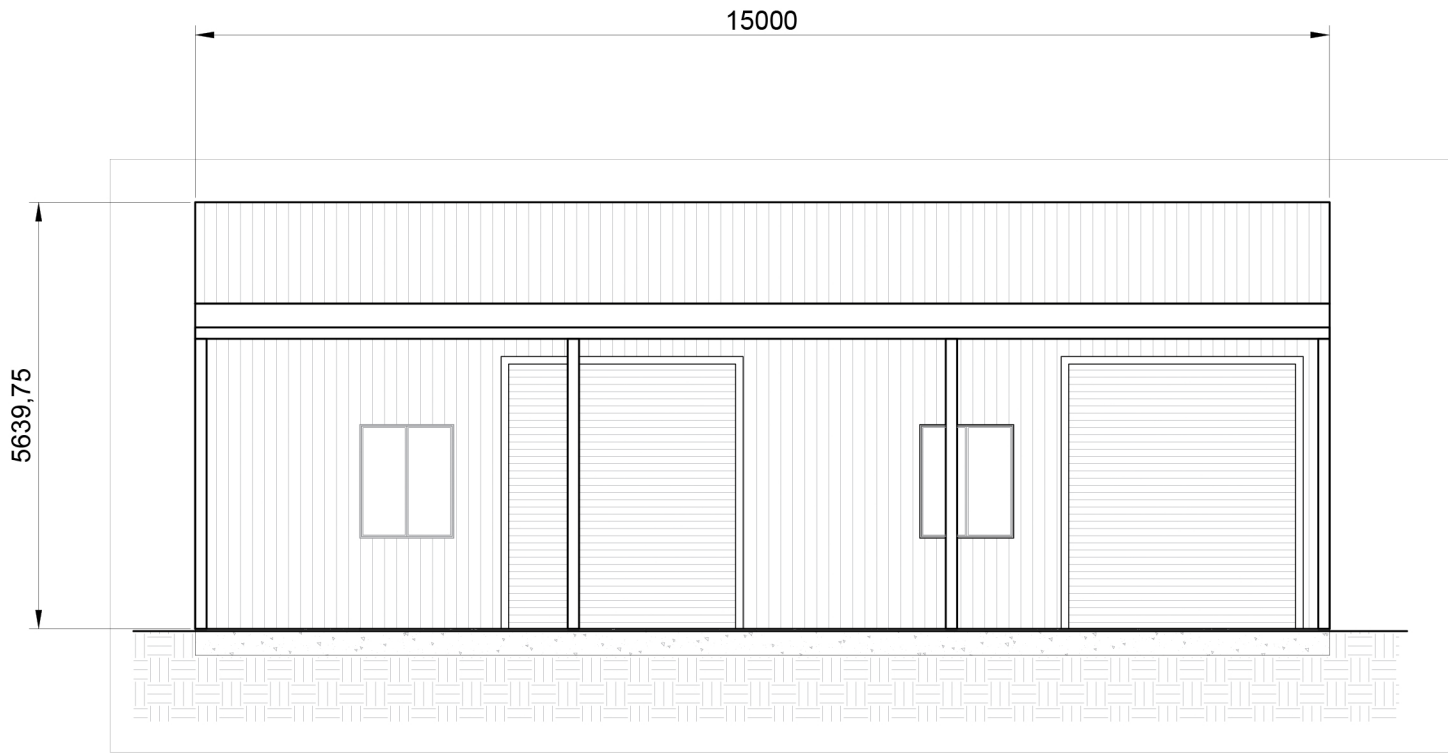
drawing D02 FLOOR PLAN

scale VARIOUS (A3 paper)

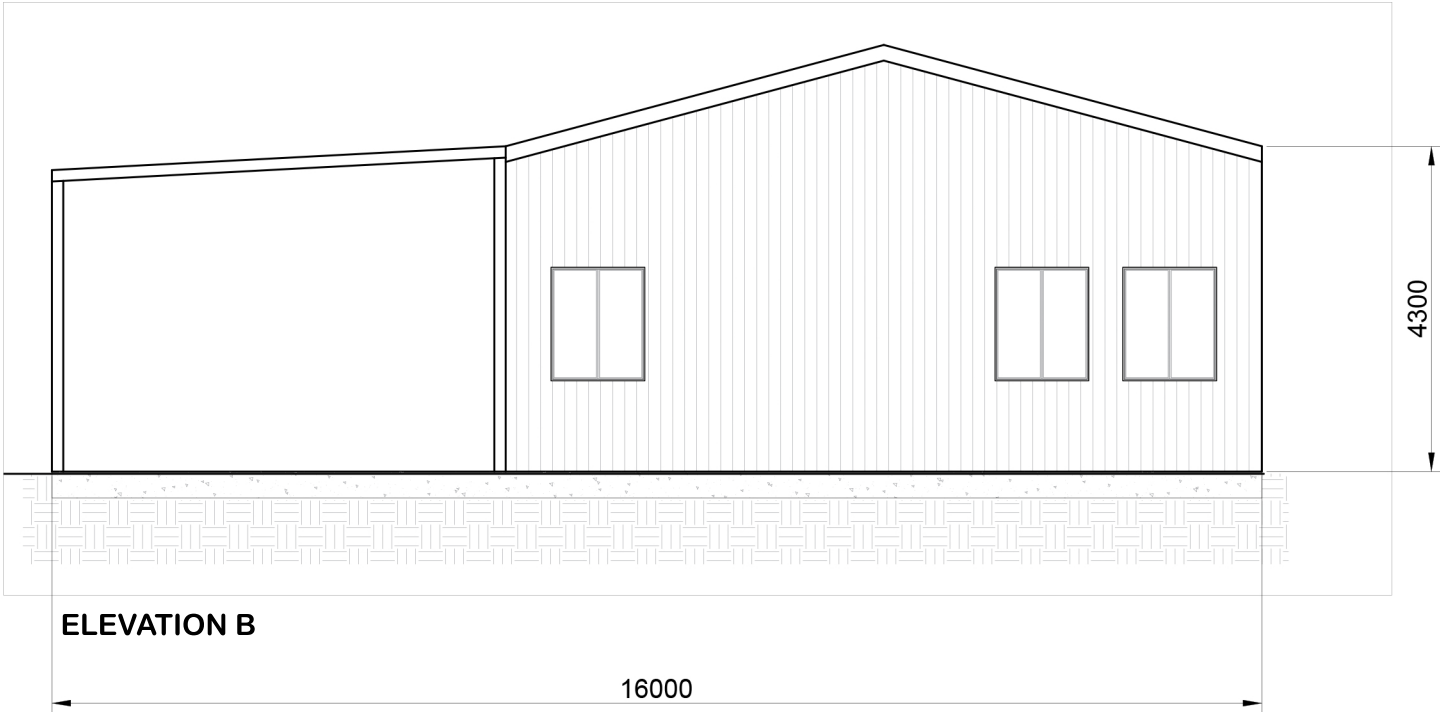
date 22/07/2026

dwg #

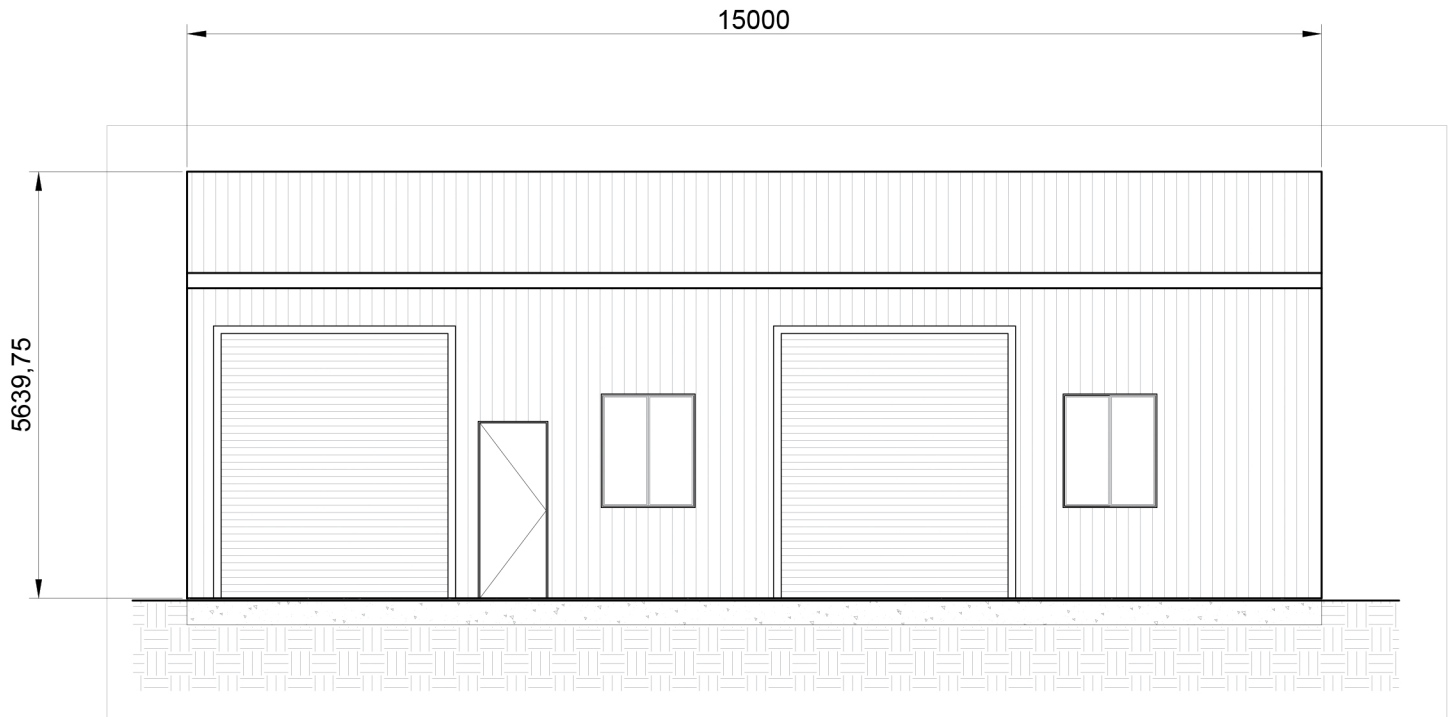
ELEVATION - 1:100



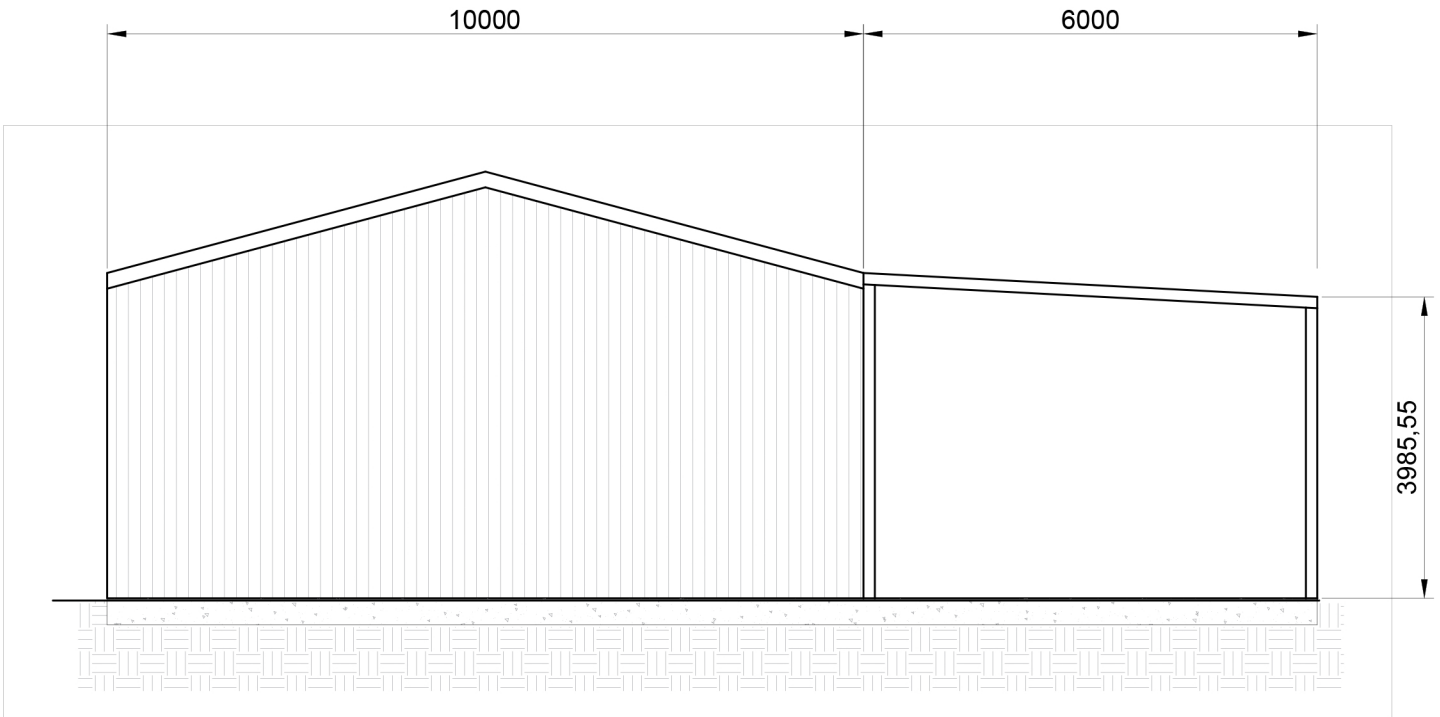
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

WORKING DRAWINGS
FOR DA APPLICATION

Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD

ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270

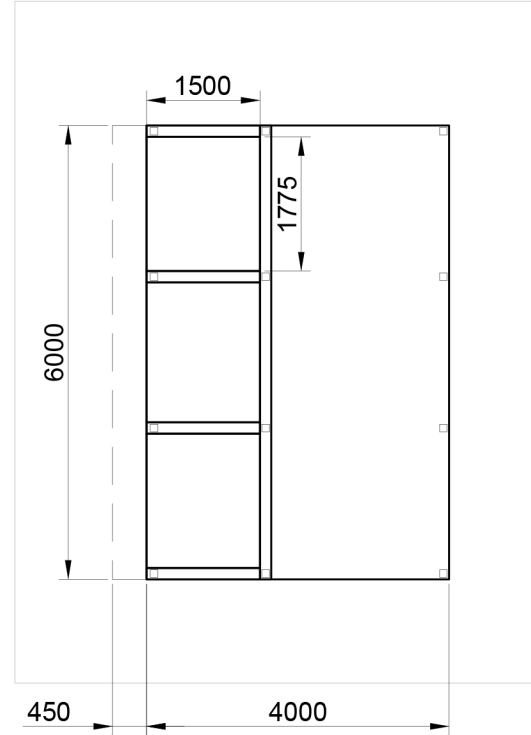
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scale VARIOUS (A3 paper)
date 22/07/2026

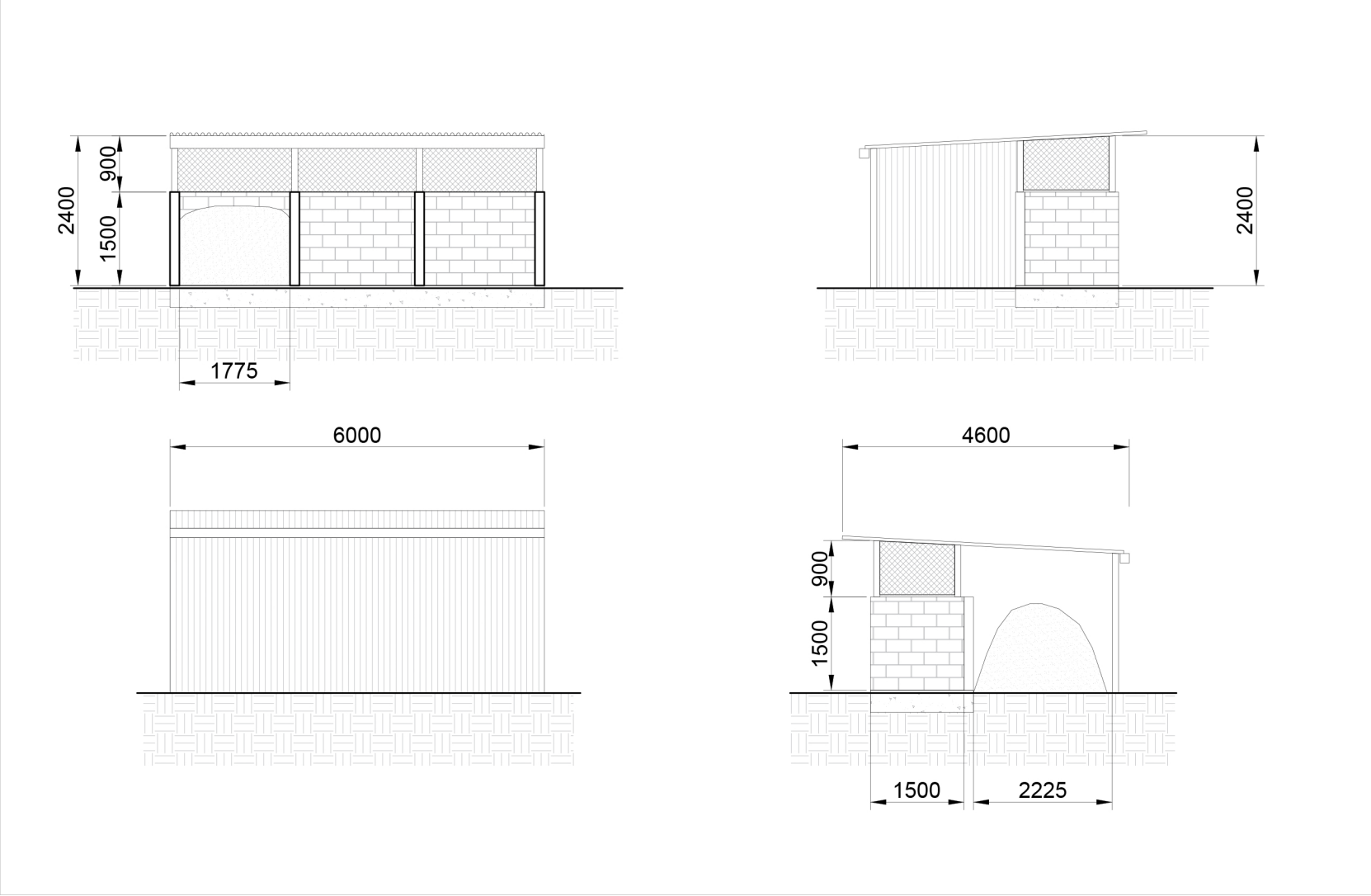
dwg #

83 MOUNT STUART DRIVE,
NEWNHAM, TAS 7248
P: 0420449464
E: Little9acres@gmail.com

FATALITY COMPOST SHED PLAN - 1:100



ELEVATIONS - 1:100



WORKING DRAWINGS
FOR DA APPLICATION

Issue ID	Revision ID	Description	Date

PROJECT: PASTURED RAISED EGG FARM - BEACONSFIELD

ADDRESS: 52 GIBBS STREET, BEACONSFIELD, TAS 7270

CLIENT: GREENCREST HOLDINGS PTY LTD (ABN 73 698 508 119)

drawing D04 COMPOST SHED
scale VARIOUS (A3 paper)
date 22/07/2026

dwg #

83 MOUNT STUART DRIVE,
NEWNHAM, TAS 7248
P: 0420449464
E: Little9acres@gmail.com

16 July 2026

Samuel Wong
83 Mount Stuart Drive
Newnham 7248 TAS

Dear Sam,

Re: 52 Gibbs Street, Beaconsfield – Poultry Farm Emissions Assessment



This emissions assessment has been prepared to support a development application for the establishment of a pasture-raised, egg laying poultry farm at 52 Gibbs Street, Beaconsfield with a capacity of 500 chickens, as shown in Figures 1 and 2 below.

At night, the layer hens will be housed in mobile chicken coups which will allow their ranging areas to be rotated across 31, 25m x 25m paddocks spread across the 3.6 hectare property. The property is laid out as shown in Figure 2 below.

The land is zoned “Rural Living” under the *Tasmanian State Planning Scheme – West Tamar*. Adjacent land use is predominantly rural residences on low density blocks, pasture and forest. This emissions assessment is required due to the presence of a small number of residences located on adjoining properties, within the 500m attenuation distance for poultry farms, defined by Table C9.1 of the Attenuation Code. As a result, the performance criteria of Clause C9.5.1 (reproduced below) must be addressed.

P1

An activity listed in Tables C9.1 or C9.2 must not cause:

- (a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or
- (b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to:
 - (i) operational characteristics of the activity;
 - (ii) scale and intensity of the activity;
 - (iii) degree of hazard or pollution that may be emitted from the activity.
 - (iv) hours of operation of the activity;
 - (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste;
 - (vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and
 - (vii) measures to eliminate, mitigate or manage emissions from the activity.

Odour Assessment

Poultry farms have the potential to generate significant emissions of offensive odour. The most significant odour originates from the droppings and bedding litter in the sheds housing the chickens. Odour emissions from the outside ranging areas are not significant. Odour emissions from chicken sheds vary constantly depending on the number of chickens, the age of the chickens, the ambient temperature, wind speed and direction, shed ventilation arrangements, management practices concerning feeding, watering, litter, and droppings management etc.

Odour nuisance from poultry farms is generally managed by setting appropriate separation distances between poultry farm sheds and neighbouring residences, to ensure that any odours emitted can disperse before affecting residents. Various methods have been used by different regulatory authorities to determine the applicable separation distances for individual farms. These include use of tables of fixed separation distances (that vary depending on the number of birds), separation distance formulae (that take into account the number of birds and other relevant site specific factors), and odour dispersion modelling.

The use of separation distance formulas has a number of advantages. It allows site specific separation distances to be easily and rapidly calculated, while still taking into account a number of local parameters including the sensitivity of the receptors, the type of shed ventilation, the surface roughness and topography of the land and the prevailing wind conditions. Odour modelling using air dispersion modelling software is much more complex, time consuming and expensive.

For this odour assessment, the NSW EPA's separation distance formula has been used. The methodology is documented in: *Technical Notes - Assessment and management of odour from stationary sources in NSW*, November 2006, Department of Environment and Conservation NSW, and is referred to as the *Broiler chicken farms: Level 1 odour impact assessment*. In NSW this methodology is used for assessments of chicken farms (both broiler and egg production) with up to 250,000 birds. There is no equivalent methodology published by Tasmanian authorities.

The separation formula has been established following careful research and is set up to give conservative results. This has been demonstrated in a number of independent assessments, such as in the report: *Separation Distances for Broiler Farms: Verifying methods including the effects of thermal buoyancy*, June 2010, prepared by the Rural Industries Research and Development Corporation, which concluded that the separation distances calculated by the formula were consistently larger than those predicted by modelling (and therefore conservative).

For the Gibbs Street farm, the chickens are housed in mobile coups. The location of the coups will constantly move around the site. The separation distance formula has been evaluated by assuming that all 500 chickens are occupying a coup in the paddock closest to the NE corner of the property which is also the closest to the nearest houses that are on the adjoining properties to the north and the west.

The distance formula has the following form:

$$D = (N/22,000)^{0.71} \times S1 \times S2 \times S3 \times S4 \times S5$$

Where

- D is the separation distance in metres.
- N is the number of chickens (500 chickens)
- S1 is the ventilation type factor (equal to 690 for natural ventilation)
- S2 is the receptor factor (conservatively set to 0.75 for a medium town)
- S3 is the terrain factor (equal to 1.0 for flat terrain)
- S4 is the vegetation factor (equal to 1.0 for crops, pasture)
- S5 is the wind direction frequency factor (equal to 1.0 for normal wind conditions)

The resulting separation distance is 42m.

The two nearest houses are located at distances of 53m and 59m respectively from the nearest paddock. For the majority of the time the chickens will be located in paddocks that are further away.

Odour from Waste Handling and Disposal

Significant odour emissions may be generated if waste is not managed appropriately. The separation distance calculation includes an allowance for odour emissions associated with handling of waste such as manure and deceased birds in the vicinity of the chicken coups, using typical industry practices. Deceased birds will be removed daily from the paddocks and coups, and disposed of in a designated composting area, located towards the south eastern corner of the property, as shown in Figure 2. This location is about 180m from the nearest houses, which is far enough away, that a small compost heap should have no detectable impact on residents, as long as it is correctly and consistently managed, in line with current industry best practice.

Manure from the mobile coups will fall through onto the ground. The trailers will be moved frequently, so manure will not build up on the ground at any one location, sufficient to generate levels of odour that are not already accounted for within the separation distance formula.

Dust Assessment

Poultry farms can also generate modest levels of dust. Dust can be created by vehicles moving on unsealed roads and by the handling of fine granular materials such as feed, dry manure, or bedding litter, especially in dry, windy weather. Some dust is also generated by the birds themselves. Stocking rates and rotation of ranging areas will be managed to ensure that pasture is not degraded to the extent that windblown dust from the paddocks can occur. With these measures in place, the scale and frequency of dust-generating activities at this farm will be quite small and is expected to rarely be sufficient to generate dust emissions that are detectable beyond the boundary of the farm.

Noise Assessment

Poultry farms generate moderate levels of noise due to operation of vehicles and agricultural equipment on the site, and the operation of fixed plant such as water pumps, feed handling, packing, sorting, refrigeration, heating, cooling, and ventilation equipment. This poultry farm is relatively modest in scale and will not employ any plant or equipment likely to cause noise emissions loud enough to cause an adverse impact on the amenity of the neighbouring residences. As the main farm shed is located close to the boundary in the north western corner of the property, as a precaution, no external equipment (such as water pumps or air compressors etc) will be located outside the western or northern walls of the shed.

No significant noise is expected from the free ranging chickens or the mobile coups.

Conclusion

On the basis of this odour, dust, and noise assessment, it is concluded that the proposed free range poultry farm will not have an unreasonable impact on the amenity of, or cause environmental harm to, any nearby residences, and that the requirements of the planning scheme attenuation code are met.

Please do not hesitate to contact me if you have any queries regarding this assessment.

Yours sincerely



Douglas Ford
Noise and Air Emissions Specialist

Author's Qualifications

Douglas Ford (Bachelor of Engineering (Mechanical), University of Queensland, MIEAust, CPEng, RPEQ)

Doug has over 37 years' mechanical engineering experience working in design, technical support, research, maintenance and project management roles. He has 15 years' experience in the area of writing noise assessments in support of planning permit applications in Tasmania, industrial and traffic noise modelling and the design of noise attenuation measures for industrial and commercial building applications. He has appeared as an expert witness before the Tasmanian Civil and Administrative Tribunal on a number of occasions and submitted numerous assessment reports to the Tasmanian EPA. He also has significant experience modelling and assessing other emissions including dust, odour, airborne chemical pollutants, and nuisance lighting.



Figure 1 - 52 Gibbs Street, Beaconsfield - Location Map



Figure 2 - Site Layout Plan

Monitoring the Bin

- An efficient compost bin must be monitored frequently, especially during the primary phase.
- Temperature, moisture and time are all essential elements to managing a compost bin.
- Temperature is especially critical during the primary phase, when it should rise quickly to approximately 140 °F within 5 days and remain there for 7 to 21 days.
- Moisture content in the pile should be between 40% and 60%. When squeezed into a ball, compost with the correct moisture content will hold its shape and will not drip water.
- Excess moisture will result in a cold pile, reduced oxygen content, retardation of beneficial microbial activity and unpleasant odors.
- Too little moisture will prevent the pile from heating up and delay the decomposition process.



Too Wet



Just Right!

- The amount of time required to complete the composting process depends on:
 - Environmental and internal pile temperatures
 - Ingredient formulation
 - Carcass size and weight
 - Pile management

Troubleshooting

Low temperature

Possible Reasons:

- Too dry
- Too wet (leaching)

Solutions

- Add water
- Turn pile and add more carbon material

Failure to decompose

Possible Reasons:

- Improper C:N ratio
- Carcasses layered too thickly
- Carcasses touching outside walls

Solutions

- Add more or less carbon as needed
- Place carcasses in a single layer
- Maintain carcasses 6–10 in. from walls



Foul Odor

Possible Reasons:

- Too wet (leaching)
- Improper C:N ratio
- Inadequate cover over carcasses

Solutions

- Turn pile and add more carbon material
- Add more carbon as needed
- Cap off the top of the pile with 8–10 in. of bulking material



Leaching

Flies

Possible Reasons:

- Inadequate cover over carcasses
- Too wet (leaching)
- Failure to reach proper temperature

Solutions

- Cap off the top of the pile with 8–10 in. of bulking material
- Turn pile and add more carbon material
- Assess the C:N ratio and layering technique

Scavenging animals

Solutions

- Cap off the top of the pile with 8–10 in. of bulking material
- Prevent initial entry with fence or barrier

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UNIVERSITY OF GEORGIA
EXTENSION

Bin Mortality Composting Basics for Poultry Producers

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What is Composting?

Composting is an age-old practice that has been adapted as a means of daily animal mortality disposal and can be beneficial for the environment.

- Composting is a natural process that generates a value-added end product and takes place under aerobic (requiring oxygen) and thermophilic (high temperature) conditions.
- The process is achieved by providing the right mixture of carbon, nitrogen, air and water to encourage microbial growth.
- A carbon to nitrogen ratio (C:N) of 25:1 to 40:1 is necessary to maintain an efficient compost pile. Moisture content of 40% to 60% should be maintained throughout the pile.
- Bin composting is the simplest form of container composting and the method most suitable for daily poultry mortality disposal.



Getting Started: Supplies

- Ensure that your compost bin structure has the following characteristics:
 - Roof
 - Concrete floor
 - Primary bins enclosed on three sides
 - Front wide enough to allow for a front-end loader
 - Space for secondary composting and material storage

- A front-end loader or skid loader for bin loading and unloading. Shovels, hay forks and wheelbarrows can also be useful.
- A long-stemmed thermometer for checking temperatures at different points in the pile.
- Water hoses for adding water to the bins if necessary.
- A carbon-based material (supplied by the litter).
- Nitrogen (supplied by the dead birds).

Layering the Bin

1. Place an initial layer of litter 8 to 12 inches deep on the concrete floor. **Optional:** To get a jump-start on the heat, add a little water to the litter that will be used to cover the dead birds on the following day. This will make the litter hot when it is applied to the dead birds.
2. Add bird carcasses in a single layer, side by side and touching but not on top of each other (placing them on top of each other will slow down the deterioration process).
3. Place carcasses 6 to 10 inches from the walls. (Placing carcasses too close to the wall can encourage pest infestation, reduce carbon coverage and reduce the overall heat because the wall acts as a heat sink).
4. A small amount of water may be needed after each carcass layer to ensure 40 to 60 percent moisture content. Thoroughly wetting the carcasses will be sufficient.
5. Add a 6- to 8-inch deep layer of litter.
6. Repeat steps 2–5 until the pile reaches a height of about 5 feet.
7. A final layer of litter 8 to 10 inches deep will help to eliminate odors and prevent flies and scavengers from invading the compost pile.

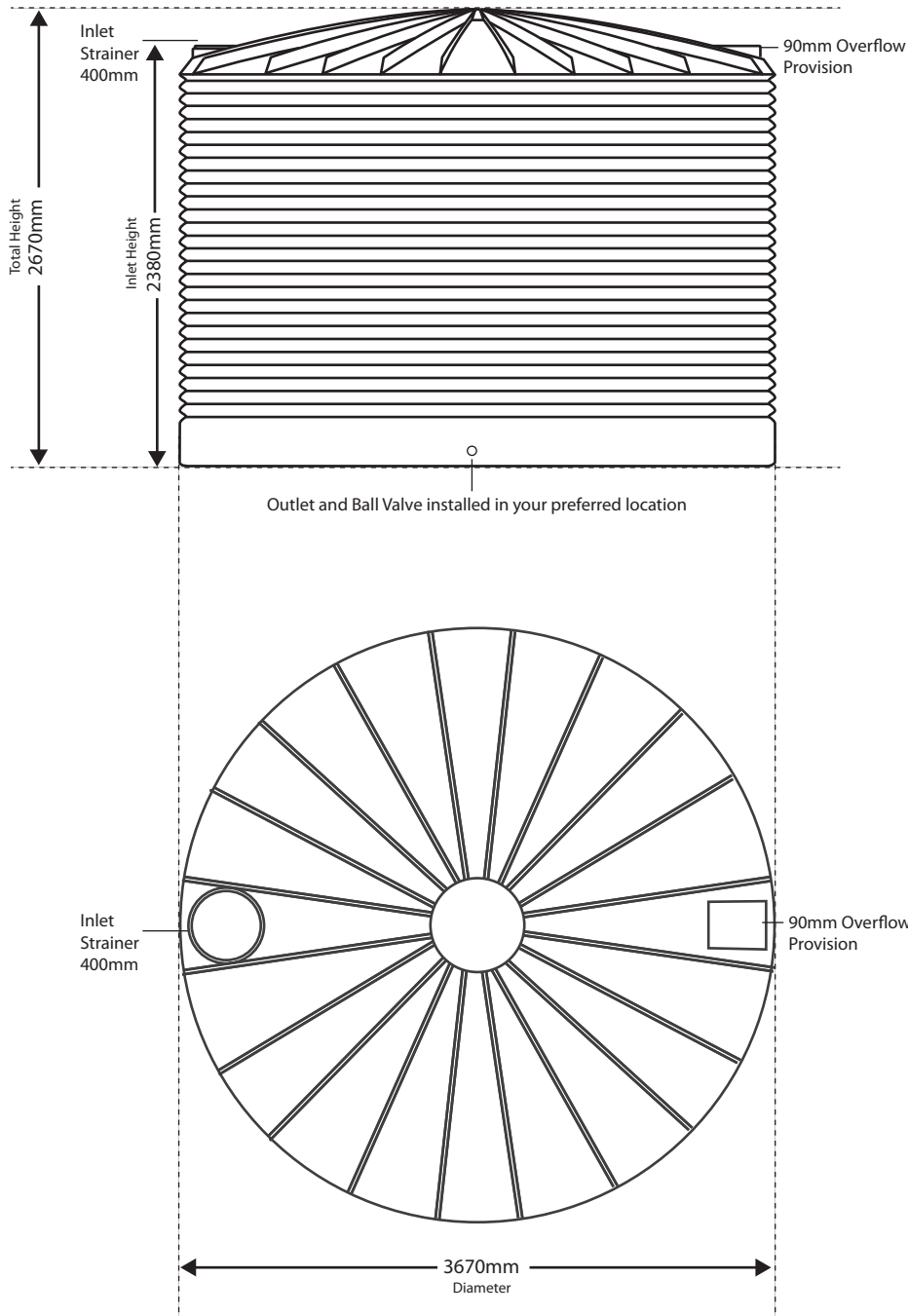


Primary Phase vs. Secondary Phase

- The compost process takes place in two phases: the primary phase and secondary phase. Each phase is completed in a separate bin. Typically, there is one secondary bin and several primary bins.
- The primary phase is marked by increased temperature, soft tissue decomposition and softening of the bones.
- The end of the primary phase is marked by the pile temperature falling to below 130 °F.
- After the primary phase is complete, the pile is turned into the secondary bin.
- During the secondary phase, also known as the maturation or curing phase, the compost is aerated and the remaining materials (mainly bones) continue to decompose until the material ultimately turns into a dark brown to black soil or humus.
- The end of the secondary phase is marked by the internal pile temperature remaining at or around 77 to 86 °F and lack of an unpleasant odor.



24,000 Ltr Corrugated Poly Tank



Tank Specifications:

Diameter:	3670mm
Inlet Height:	2380mm
Total Height:	2670mm
Weight:	400kg
SG:	1

Tank Features:

Foodgrade Polyethylene
10 Year Full Warranty
1 Piece Construction
UV Stabilised
Product Complies with AS:4766
Suitable for drinking water
Corrugated profile
Long Lasting design
Recyclable material

Standard Fittings:

400mm Inlet Strainer
90mm Easy Clean Overflow
38mm (1.5") Outlet
40mm (1.5") Ball Valve



Note: Drawings are not to scale and are for illustration purposes only. All measurements are approximate and may vary.

