

PLAN 2

PLANNING APPLICATION PLN-20-0101

59 RAEBURN ROAD, BREADALBANE

ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Representation

# PLANNING APPLICATION Proposal

Description of proposal: Operation of a temporary Micro poultry abattoir on site. The facility is pre fabricated in a forty foot shipping container and will be removed upon expiry of the lease.

(attach additional sheets if necessary)

Site address: 59 RAEBURN ROAD  
BREADALBANE

CT no: .....

Estimated cost of project \$125,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No  
If yes - main building is used as SHEARING SHED and AGRICULTURAL BUILDINGS

If variation to Planning Scheme provisions requested, justification to be provided:

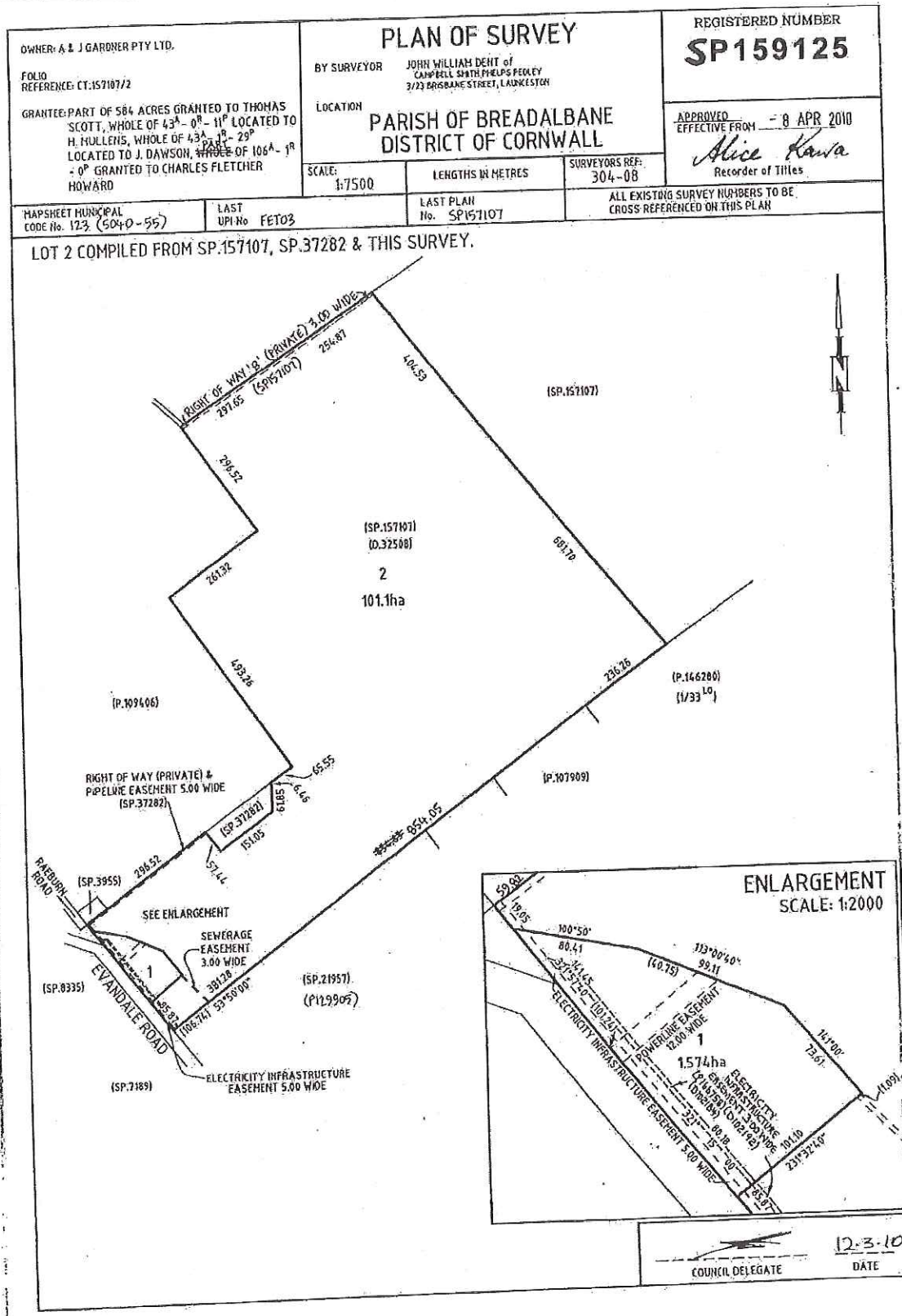
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(attach additional sheets if necessary)

Is any signage required? No (if yes, provide details)

FOLIO PLAN  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





# PROPOSED DEVELOPMENT OF TEMPORARY MICRO POULTRY PROCESSING FACILITY

By

**STRELLEYFIELD TASMANIA**

## Contents

1. Northern Midlands Council Planning Application
2. Description of Proposal
3. Title and Easements
4. Site plans and drawings
5. Location plan
6. Floor plan
7. Waste management system design

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 11 MAY 2020					
GM		PLA	PLN	PLA	
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
FLT					

DI.

## **Proposed Temporary Poultry Abattoir – Strelleyfield Tasmania, Breadalbane, Tasmania.**

### **Background**

Strelleyfield is Tasmania's first pastured duck meat producer, and operates from a property on Raeburn Rd, at Breadalbane. Birds are raised in portable shelters and are currently being processed at a licenced facility in Scottsdale. At the time of writing production is between 100 and 200 birds per week, although this fluctuates throughout the year.

### **Proposal**

Strelleyfield would like to construct a temporary abattoir on site to reduce costs and improve animal welfare. The facility will be constructed from one forty foot shipping container to allow for relocation in the future. It is not intended to be moved around the site, but it will not be a permanent structure. The size of the unit will allow for up to 200 birds per day to be processed, however production is expected to peak at below 300 birds per week.

The design will allow for all waste streams (liquid and solid) to be collected and processed on site. It should be noted that the solid wastes from current production are being composted on site already.

The scale of the development will be well below the 100,000kg threshold for EPA involvement.

### **Employment:**

It is envisaged that once the facility is operational the enterprise will create 2.5-3 FTE jobs, as well as a flow on to the wider community as all inputs are sourced locally.

### **Site:**

The proposed site is in the rural zone and the development is permissible under current planning laws. The facility will be placed next to the southern side of the existing shearing shed structure, meaning it will not be visible from any current dwelling. This site also allows for more than adequate fall for the liquid waste system. The facility will be painted a neutral green colour.

### **Traffic Flows:**

The only increase in traffic flow to the area is expected to be employee vehicles. There may be scope for collection of finished product by refrigerated carriers in the future, but this is currently being done by way of light vehicles, and so it will not add to traffic utilising Raeburn Road.

### **Environment:**

The total area of the farm is 131Ha, giving plenty of scope for responsible application of liquid and solid wastes. Additionally there are established hedgerows directly adjacent to the proposed construction, which can be utilised for liquid waste management. The nearest water course is Briarly's Creek which is located approximately 250M from the development.

### **Noise:**

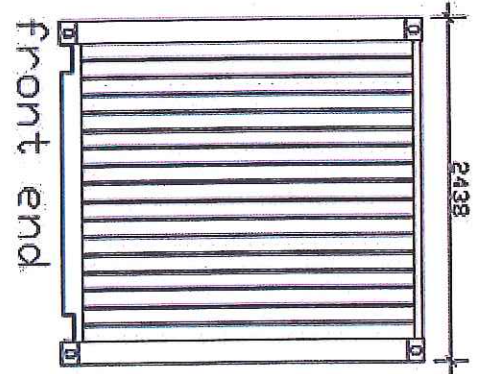
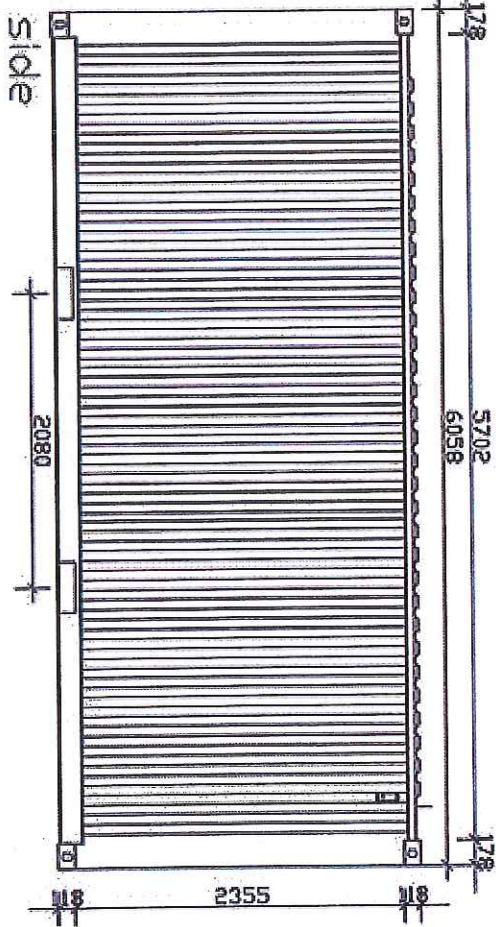
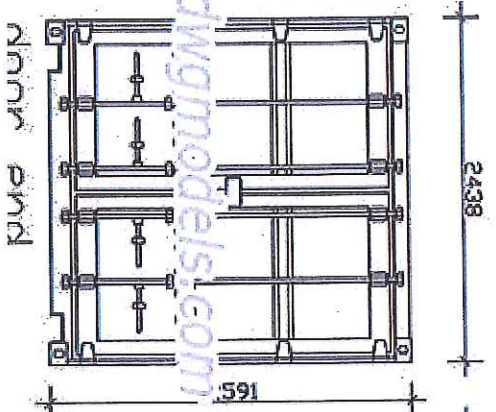
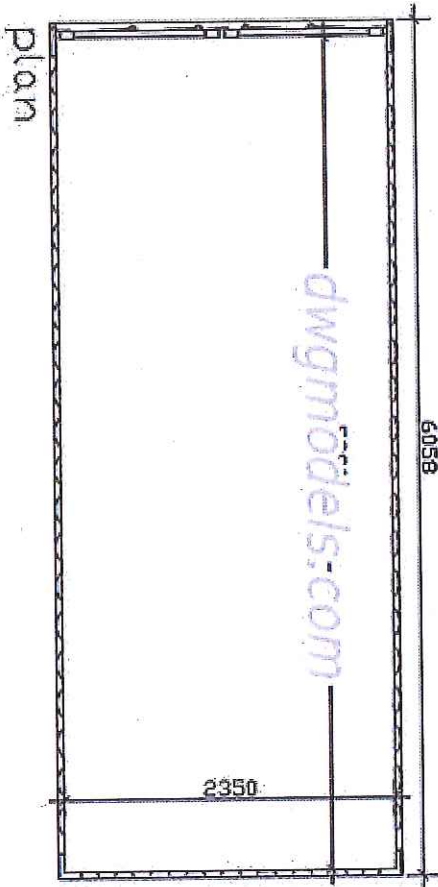
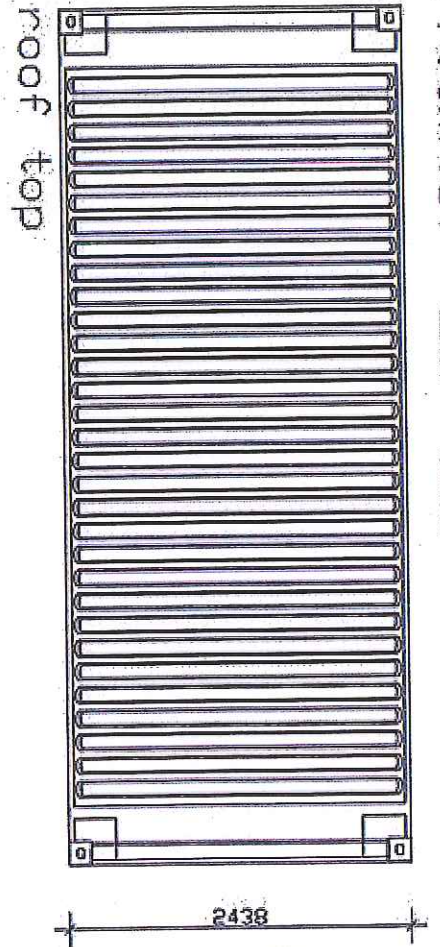
Given the enclosed, insulated nature of the building, its operation is not expected to create any additional noise on the site. A noise baffle will be constructed beside the live bird receival area to reduce any live animal noise being carried north west towards the two closest dwellings.

### **Odour:**

Liquid Wastes will be processed through an enclosed filtration system, with the final settling tanks located to the East of the hawthorn hedges. Filtered water will then be pumped onto the hedges of the adjacent cropland. It is expected to produce 15L of water per bird processed, meaning an expected maximum of 4,500L per week, or less than 27L per hour. The filtration system will remove all solid wastes and the ability to further treat the water by pH balance etc. will be built into the final settling tanks.

Solid waste will be composted on site. It is noted that this is currently happening on the Raeburn Rd property for all solid wastes from the Contract Abattoir in Scottsdale and has been since the second half of 2019. Composted material will be spread on the sections of the property which are cropped to produce grain.

# Shipping Container 20' ISO

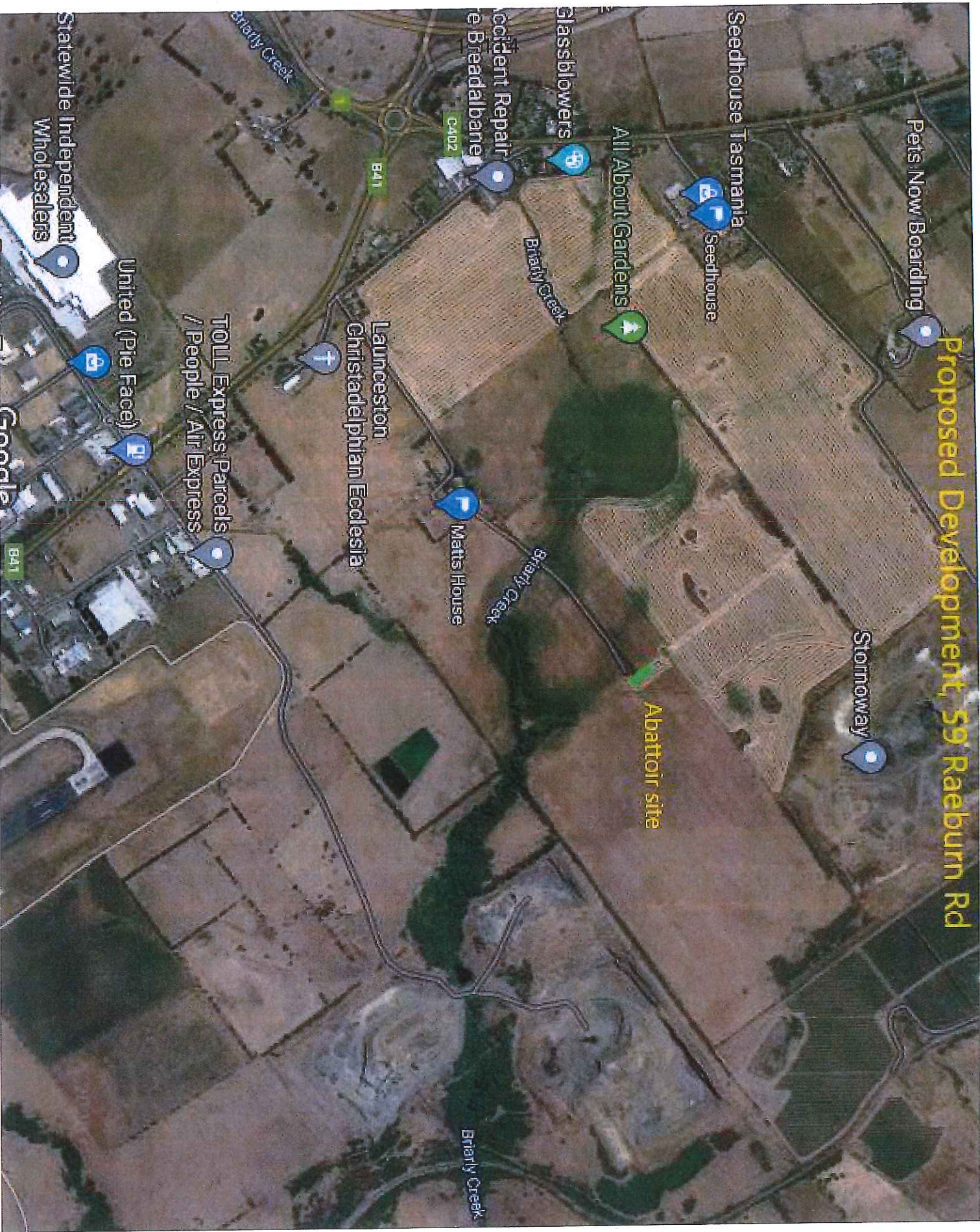


dwgmodels.com

dwgmodels.com

dwgmodels.com

**Proposed Development, 59 Raeburn Rd**





1-115

Matts House

Briarty Creek

Poultry Abattoir, 59 Raeburn Rd

Stornoway

Composter

Waste Water Tanks

Proposed Development

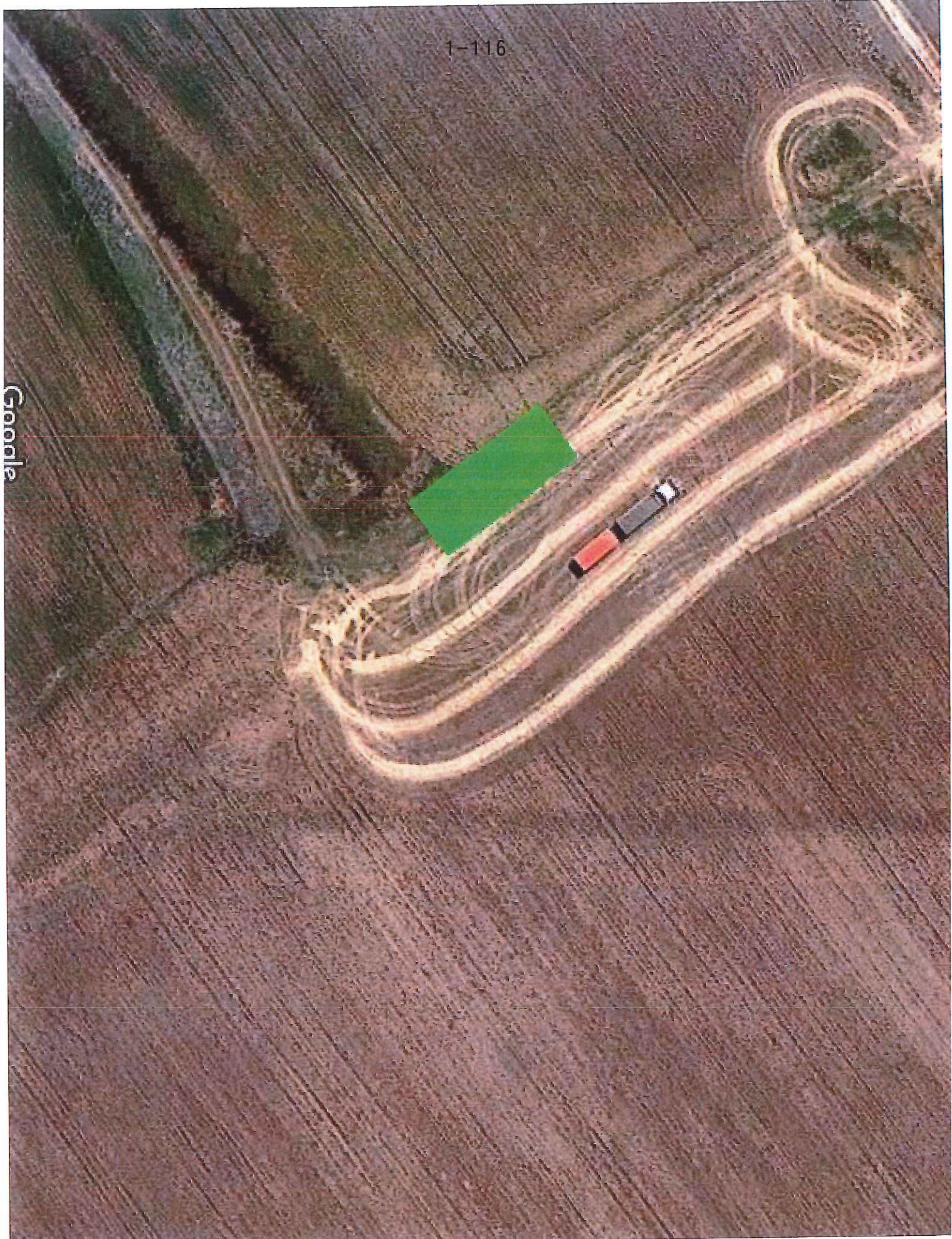
Briarty Creek

Google



1-116

Google



**Advice as to whether composting involves turning:**

Composter is a no turn system. Site shown on attached revised site plan.

**Advice as to whether liquid waste will be spray irrigated:**

Treated liquid waste will be spray irrigated by movable sprinklers on the farmland to the East of the proposed development.

**Site Specific Study for sensitive uses:**

**Sensitive uses within 300M of the abattoir:**

Zero. Closest house is more than 500 m proposed site. Adjacent land is farmland and hedgerows.

**Sensitive Uses within 500M of No Turn Composter:**

Zero. Closest house is 600M from location of Composter. Adjacent land is farmland and hedgerows.

**Sensitive Uses within 200M of spray irrigation of secondary treated liquid wastes:**

Zero. Closest house is 600M from proposed irrigation. Adjacent land is farmland and hedgerows.

**Advice of days and hours of operation:**

Abattoir will operate between the hours of 7am and 4pm, Monday to Friday.

**Advice of number of employee vehicles and light vehicles collecting product:**

1-2 Employee vehicles per day.

Up to 2 light truck movements per week for collection.

**Plan to show settling tanks and location of composting:**


See revised plan attached.

**Updated trade waste system attached.**

**Details of noise baffle:**

Noise no longer considered problematic due to increased separation distance to sensitive uses.

Matthew Crane



## **Strelleyfield Ducks Processing Facility Trade Waste Treatment Plan**

Liquid waste treatment system design attached. All liquid waste will be handled on site through filtration and settling tanks to allow for use as irrigation water through a spray system located to the east of the proposed development.

## Process Philosophy

The following design is for a system expected to process 3,000L trade waste per day.

The handwritten PID is for discussion and modification by Matthew Crane of Strelleyfield Ducks.

PROCESS STAGE	SPECIFICATION	DESCRIPTION	OPTIONS
1	Factory drain  Blucher basket and drain system	Hygienic rectangular drain with gross soil capture basket and removable cover for regular cleaning	May consider circular point drain or other option as the need requires. Refer Blucher specification.
2	Drain exit pipe	50mm  Join the internal drains to 50mm PVC pipes to transfer in factory waste away from the processing areas.	
3	Sump	2 x 1500L open topped co-joined tanks  Use tanks in series to collect gross soil and allow for settling of suspended solids	Add slow agitation to avoid formation of crust on the surface
4	Tank 1	Filter located in first 1/3 <sup>rd</sup> of tank 1  Removal filter in tank 1 with 10mm holes for gross soil collection. Manually remove & clean daily	Consider filters with larger holes or a gradient of holes from top to bottom
		Flocculation chemical  Intermittent addition of floc chemical to facilitate removal of suspended solids	Coagulant such as Integras Cleaflox 549 Polymer Flocculant such as Polyflox 120
		External pump including return from recycle line – such as Davey effluent pump Overflow pipe  Sump pump to transfer liquid to tank 2  Connect tank 1 to tank 2 with a 50mm pvc pipe	Sump Pump – Davey sump pump with level control  Consider level control Davey sump pump
5	Tank 2	Filter located in first 1/3 <sup>rd</sup> of tank 1  Removal filter in tank 1 with 10mm holes for gross soil collection. Manually remove & clean daily	
		External pump – Davey effluent pump  Remove liquid from the bottom of the tank and pump to holding tanks for pH adjustment Tank two Level controlled operation.	Additional control using buffer tank to avoid tank overflow

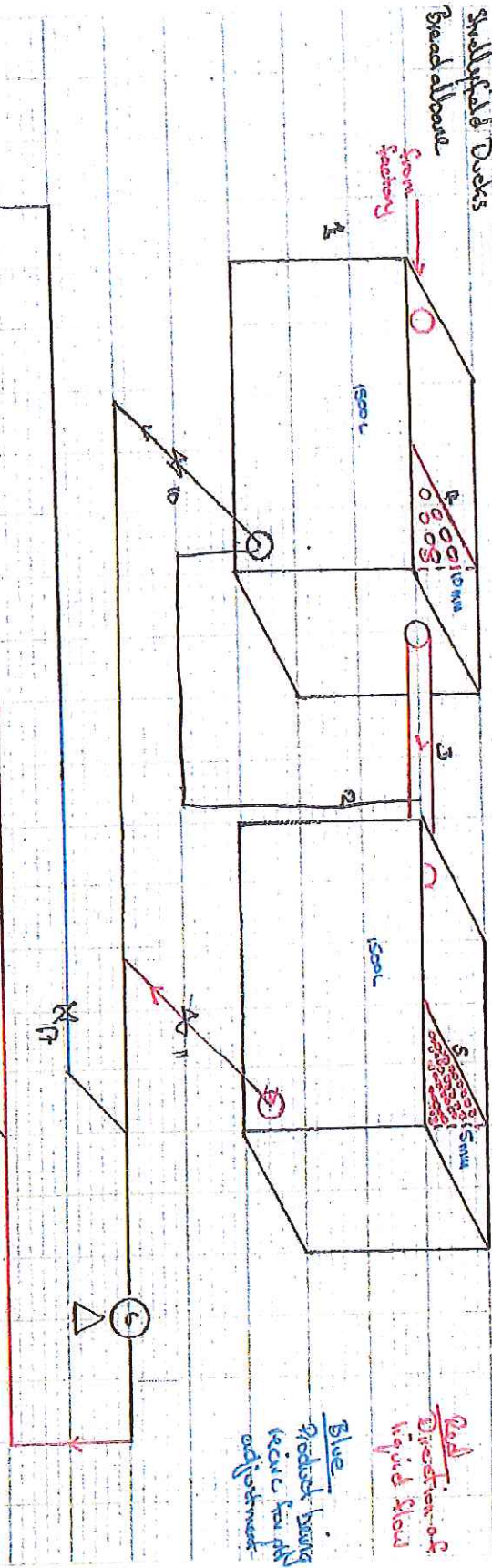
6	Holding tanks	<p>2 x 5000L enclosed tanks</p> <p>Manifold for supply</p> <p>Manifold for pump out</p> <p>pH adjustment – manual test and chemical addition</p>	<p>Buffer tanks used for pH adjustment prior to release to town water or effluent</p> <p>50mm PVC pipes including manual valves to divert flow from one tank to the other</p> <p>Join the tanks using a 50mm PVC pipe and manual valves to facilitate decant of the buffer tanks</p> <p>pH dosing to adjust pH to 7 in compliance with council regulations</p>	<p>Sump with inflow pH adjustment</p> <p>Consider a control panel that controls valves to divert back to recirculate or to drain.</p>
7			<p>Stirrer on tank to facilitate mixing of chemical</p> <p>Sample ports on tanks to allow pH testing</p>	<p>Auto pH control using Prominent pump to dose, controlled by Inline pH probe.</p> <p>Auto control, additional diversion pathways, additional or alternative pumps</p>
8	Manual Valves	Manual selection of process flow	System designed to allow pumping of liquid whether trade waste, cleaning function or pH control	

People contacted for assistance:

- Chris Wicks - Northern Midlands Council
- Carolyn Harris - Manager TDIA Devonport
- Jane Rapkins - EPA Launceston
- Tim Watson - Taswater Contract Management Officer Hobart
- Dylan Steinhart - Integra Water
- Hunter Chemicals

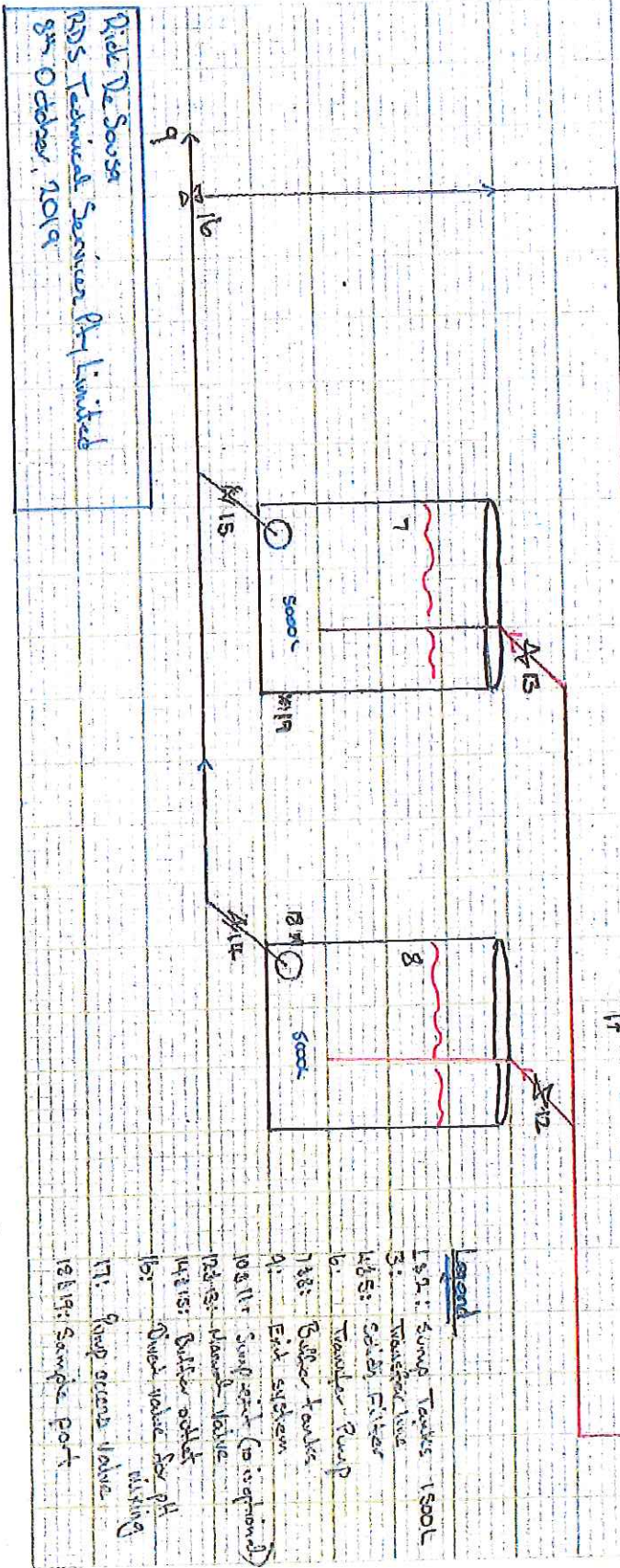
SECRETARY 0000

Proposed Trade Waste SW  
Shallowland Dishes  
Breakdown



Red  
Direction of  
liquid sludge

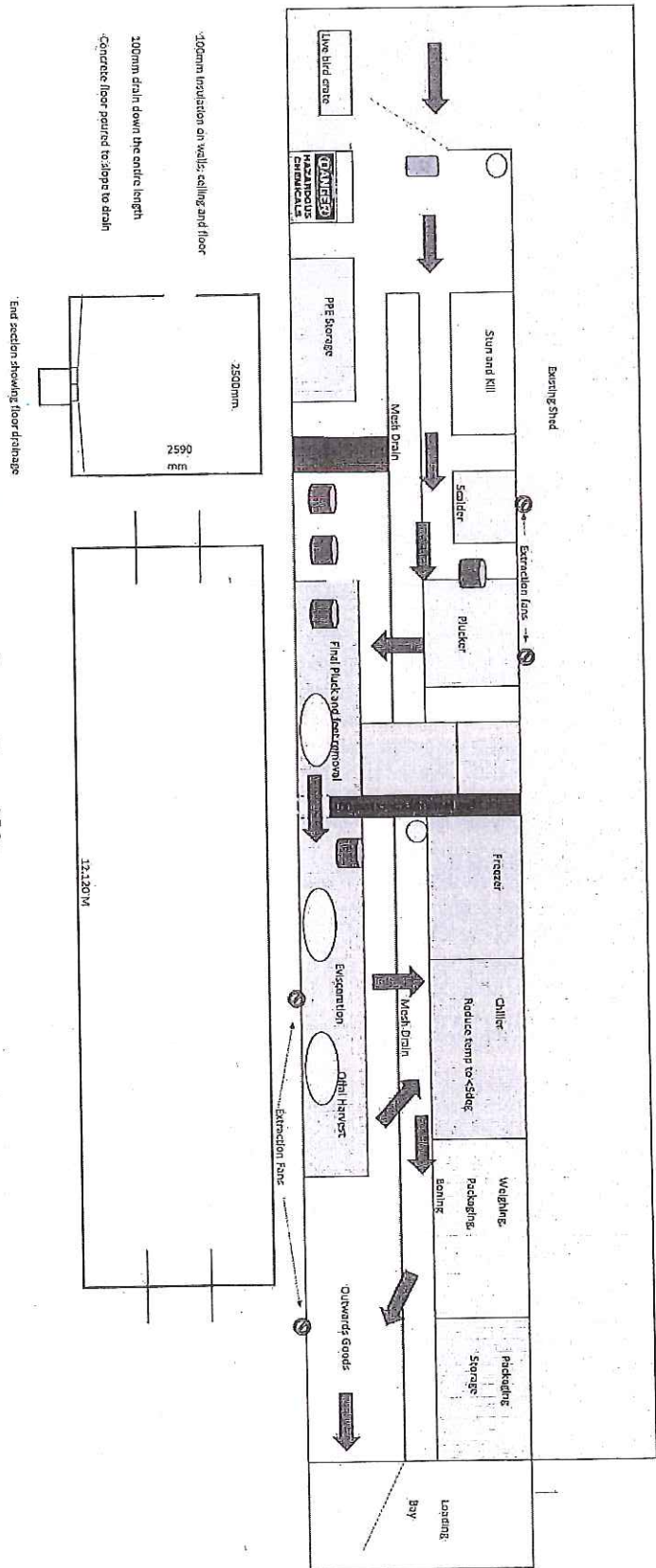
Blue  
Liquid bearing  
residue for pH  
adjustment



Qide De Sousa  
RDS Technical Services Pvt Limited  
8th October, 2019

- Legend
- 150L: 1500L Tanks (1500L)
  - 3: Transfer Valve
  - 4/5: Solids Filter
  - 6: Transfer Pump
  - 7/8: Guller Tanks
  - 9: Exit system
  - 10/11: Sample port (as required)
  - 12/13: Manual Valve
  - 14/15: Bulb valve
  - 16: Over valve for pH rising
  - 17: Pump starts valve
  - 18/19: Sample port

# Floor Plan - Micro Processing Facility





## NORTHERN MIDLANDS COUNCIL

<b>REFERRAL TO:</b>	<b>ENVIRONMENTAL HEALTH OFFICER</b>
Reference no:	PLN-20-0101; 3077898
Site:	59 Raeburn Road, Breadalbane
Proposed development:	Poultry abattoir and composting of poultry waste (Irrigation District)
Applicant:	Strelleyfield 53 Raeburn Rd Breadalbane Tas 7258
Owner:	Gardner A & J Pty Ltd
Referral date:	08.09.2020
Timeline:	Starting date: 13 May 2020 Advertised on: 09.09.2020 Closing date: 23.09.2020
NMC contact:	<a href="mailto:Planning@nmc.tas.gov.au">Planning@nmc.tas.gov.au</a>
Attachments	Application & plans

***Effluent Disposal for abattoir***

Council's Environmental Health Officer (Chris Wicks) reported that:

The Department of Primary Industries Parks Water and Environment, is the function control authority for the processing of poultry. The Primary Produce Safety Manager, Owen Hunt, has advised that the applicant will be required to obtain accreditation as a meat premises in accordance with the Primary Produce Safety (Meat and Poultry) Regulations 2014. The proposed development is subject to that accreditation.

Chris Wicks  
EHO

Jackie McCallum

19/09/20

Mobile

Email !

Reference No PLN-20-0101

Site 59 Raeburn Road Breadalbane 7258

Proposed Development Poultry abattoir and Composting of Poultry waste

To The General Manager,

I reside at my property at 55 Raeburn Rd which is located next to 53-59 Raeburn Rd where I have been since 1987.

I have several issues with the above development:

1. Proposal: "solid wastes from current production are being composted on site already". As my property is separated by a timber fence from Matthew Cranes leased property I was not made aware of this change with the duck farm in the second half of 2019. I made a complaint to Chris Wicks Environmental Health Officer re the putrid smell coming from 53 Raeburn Rd in March 2020 on recommendation from another Council worker who visited my property and commented on how strong the odour was. Nothing came of this and when I again emailed Chris Wicks 10/09/20 his response was that "Council was not aware that composting was being undertaken at the property. But composting is a legitimate farming practice and there is no requirement to notify a council." The odour was so intense that I, family and visitors could not sit outside. My 1 hectare of my 2 hectares was also covered in duck feathers over the summer which I had not experienced before however it is a constant that the ducks enter my property. I have placed more wire fencing to alleviate this but they still manage to get through. Mr Crane has made no attempt to control this even following conversations and txt messaging. He leases his property not mine.
2. Site: The facility will be placed next to the southern side of the existing shearing shed structure. The notes of the proposed site **do not** coincide with the amended maps attached to the proposal. **My property** is also not shown on the maps although I am only 20M away from Matthew Crane's house.
3. Traffic Flows: The right-of-way driveway into 53, 55 and 59 Raeburn Rd is poorly maintained. It is a single lane with potholes and no drainage. There is now more traffic entering the property due to a sub-lease to Sam Archer with semitrailers bringing in sprayers, balers and ploughing

machinery. Added to this will be employee vehicles and "may be scope for collection of finished product by refrigerated carriers in the future." There is also "up to 2 light truck movements per week."

As the proposed amended site is situated approx. 500 mtrs from my property then the back access road to the site will also need to be developed. Currently the farm vehicles travel through a paddock as the old access road is overgrown with blackberries and long undergrowth. A non-4wheel drive vehicle would not be able to drive over this ground.

4. Environment: Where are the established hedgerows? There are only a few metres left on the property with one being less than 50 mtrs from my home.

Briarly's Creek which runs through 59 Raeburn Rd is assumed 250M from the proposed construction site. However there is no land contour map showing the fall of the ground around the site. With an expected maximum of 4,500L per week to be filtered then the ground will become saturated at times. This may then run off into Briarly Creek.

5. Odour: Does the filtered water carry an odour? The filtered water is to be "pumped onto hedges of the adjacent cropland"...where is this exactly? What is the proximity to my property of "where the composted material will be spread on the sections of the property which are cropped to produce grain"?

6. Will the container be connected to power or run by a generator? I do not see any planning for this.

Kind Regards

Jackie McCallum

**Rosemary Jones**

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**From:** Jackie McCallum  
**Sent:** Tuesday, 22 September 2020 11:43 AM  
**To:** NMC Planning  
**Cc:** Jackie McCallum  
**Subject:** PLN-20-0101

To the General Manager,

For those council members and other interested parties who are not familiar with the area I have attached an aerial view of my property located at 55 Raeburn road Breadalbane. As marked in red is 53 Raeburn rd. My residence was not shown on the aerial view in Mr Cranes photos in his proposal for a Poultry abattoir and composting of poultry waste on pages 11 and 13 of his proposal.

Kind regards  
Jackie McCallum.

1-127

5:37 am Fri 11 Sep

68%

Street View



Google

(41°31'49"S 147°11'47"E) 497 m