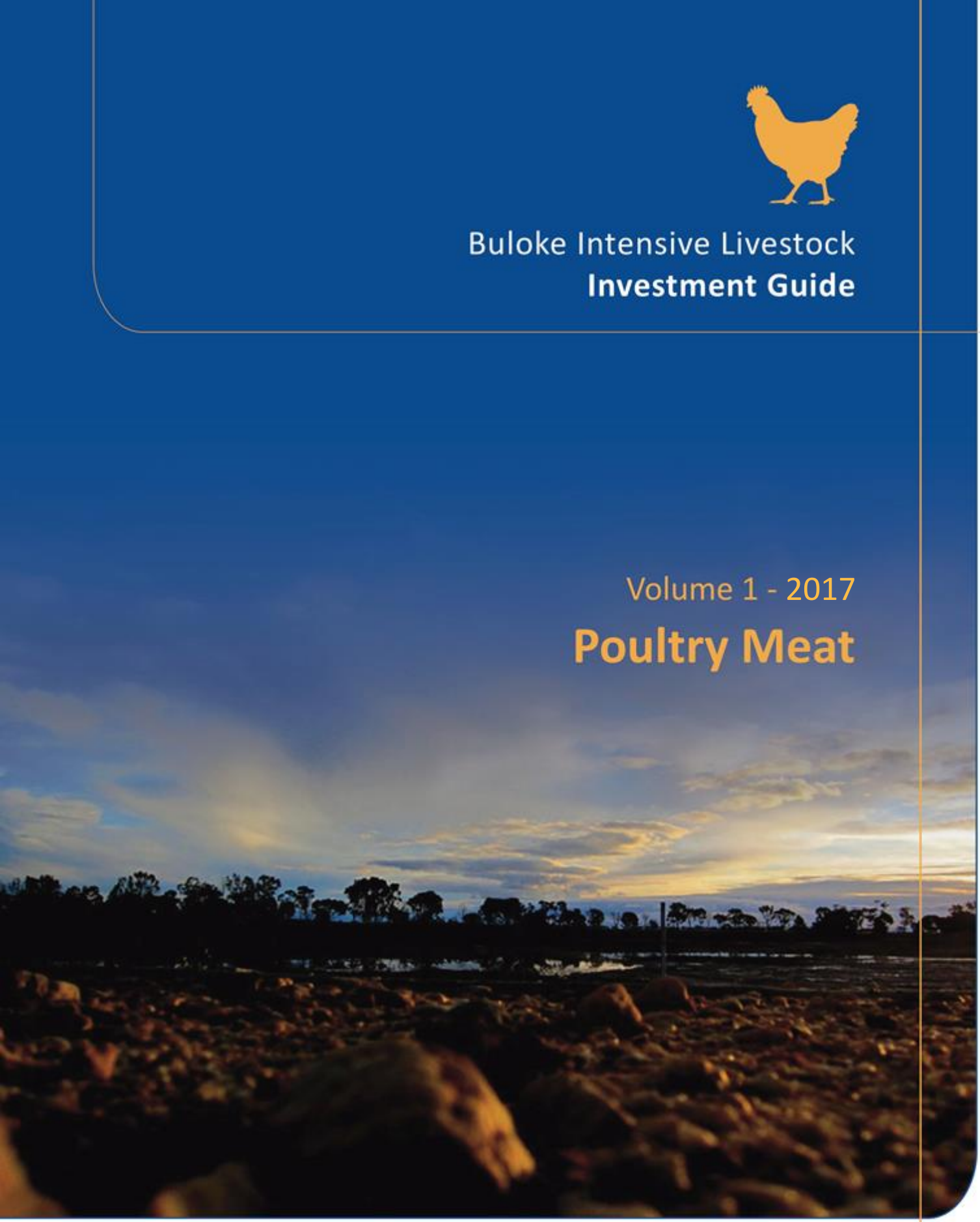
Buloke Intensive Livestock
Investment Guide

Volume 1 - 2017

Poultry Meat



NORTHERN poultry cluster ltd

BULOKE SHIRE COUNCIL

TABLE OF CONTENTS

TYPES OF COMMERCIAL BREEDS	GROWING SYSTEMS	DESCRIPTION
Lohmann	Free range	Allowed access to outside range each day during most daylight hours.
Ross or Cobb	Shedded	Birds are grown on litter (rice hulls, wood shavings) on the floor of sheds at stocking densities of no more than 20 birds per square metre.

BULOKE AND THE POULTRY MEAT INDUSTRY: OVERVIEW

Why Buloke Shire?

Buloke Shire Council is actively seeking to attract investment in intensive poultry, and related business activities, to the Shire.

The Australian poultry meat farming industry has revenue of $491 million per year, with a steady annual growth of 2.7% and this is expected to increase to 3.2% per year over the next five years to reach $576 million by 2020-21. Australians, on average, eat 46 kilograms of poultry meat per year; more than any other type of meat.

There are just over 1,300 farm establishments producing poultry meat (of which 28% are located in Victoria), paying $63 million in wages and achieving net profit of $46 million (before tax). The broiler industry has a history of steady expansion since world war two with most of this focussed around capital cities or major regional cities. In the last few years with advances in transport and production technologies, and the growth in free range and organic production, the industry is now looking to expand in bio-secure, broadacre locations: Buloke is well placed to meet many of the needs of the poultry meat farming industry in the coming decades.

Buloke has several natural advantages including a quality water supply (now very secure as part of the GWM Water pipeline system), affordable land, large wide open spaces (8,001 square kilometres predominantly used for grain production) and a population (6,000 residents) of less than one person per square kilometre. Buloke also has a temperate, dry climate minimising risks of many diseases.

Buloke's climate, broadacre farming environment and the ability to provide adequate separation distances contribute to giving the Shire a strong bio-security profile.

Buloke's communities are generally supportive of the poultry industry, understanding that it will help to drive the economy, add to local diversity, and provide new local jobs.

In recent times, proactive real estate agents in Buloke have helped to secure land for outside investors planning to establish poultry businesses in the Shire. Land prices for poultry farming operations lots have been around $400 per hectare (or $1,000 per acre) with very few sales of properties less than 80 hectares (200 acres). Larger areas enable bio-security and planning requirements to be easily met, and the planning application process easier to navigate. Land should be located near a local sealed road with three phase power and water access. A site where there are no residences within three kilometres of the poultry facilities can be both desirable, and possible in Buloke.

Becoming a Poultry Meat Farmer

To become a contract poultry meat grower, a farmer needs, at least, one large shed and associated systems to house 40,000 to 50,000 birds, which is likely to cost a minimum of $800,000 plus land. This would be expected to provide a net cash return of about $132,000 per year and, depending on individual circumstances, this implies a payback period of around eight to ten years.

The majority of poultry meat farmers enter into contract arrangements with poultry processing companies. Usually these contracts include very good back-up support and training. Most contract systems involve the individual farmer supplying the infrastructure, the water, the power, gas or other energy (if required and/or if available) and labour. Processing companies supply chicks (including transport of batches to and from the property), feed, veterinary advice, clean litter, medications, and a management system for the birds. Farmers are responsible for cleaning and disinfecting the sheds between batches, and may have to arrange catching birds, depending on the contract.

The industry is a full-time commitment and most contracts require that someone is present on site, and contactable by mobile, phone at all times. This is a large commitment and needs careful consideration. Significant automation of the operation of broiler sheds has substantially reduced the workload required to manage them. Evidence suggests that it is possible for one farm manager to control the normal operations of 1-2 broiler sheds.

If entering this industry is of interest, please contact James Goldsmith, Economic Development Officer at Buloke Shire Council who can answer many of your queries and provide further information and specific contacts in the poultry industry.

Growers intending to 'go it alone' in terms of producing, processing and marketing their own birds require more extensive information, and are encouraged to discuss their plans with Council's Economic Development Officer at an early stage.

IDEAL SITE AND INFRASTRUCTURE REQUIREMENTS

The following notes relate to suggested 'ideal' land and infrastructure for a meat poultry farming operation. Farmers and investors may be able to work around deficiencies in many of the preferred natural or installed assets, through design, innovation or making trade-offs.

Site

It is best to avoid slopes to minimise earthwork requirements and to be located away from waterways, lakes and flood prone areas. Valleys and areas enclosed by thicker vegetation can be suitable, depending on the microclimate and odour dispersal characteristics. Free range sites need available grazing land to accommodate relatively low bird free-ranging densities (probably 1,500 birds per hectare).

Biosecurity

Sites, which are initially identified as suitable, may have planning restrictions due to zoning provisions or overlays (related to the environment or heritage). These provisions can be checked in advance with help from Council staff, or will be advised during the planning permit process. The poultry meat facilities must be at least one kilometre from other commercial avian bird species and some contract companies prefer a distance of five kilometres. It is unlikely that a permit would be issued if there were another poultry farm only one kilometre away.

Neighbours:

The current Victorian broiler code also suggests a separation distance of no less than 250 metres (with a formula used to calculate distances for larger farms) from the nearest edge of a broiler shed to the nearest edge of a neighbouring 'sensitive' land use (usually a house).

Housing:

Poultry sheds require someone on site at all times therefore farm housing for the property nearby may be useful and practical, particularly if the poultry is part of a family enterprise.

Access:

Sealed bitumen road access is preferred. If the nearest sealed road is not VicRoads controlled, the development costs for access to the site may be reduced. However, Council roads may also require some access expenditure from the farmer. *Note: Buloke roads have no restrictions on B-doubles.*

Water

Access to Wimmera Mallee pipeline water needs to be calculated at the rate of 3 to 5 megalitres per shed, per year depending on the circumstances (eg use of evaporative coolers and misters) and the size of shed. Many poultry meat developments look for a capability to expand operations to a minimum of 4 sheds. It is therefore wise to look for a site that can access around 20 megalitres of water. GWM Water needs to be consulted to confirm that it has the capacity to deliver this level of supply to each particular site.

Power

Access to three phase power is ideal. Power availability must be checked with Powercor by the farmer to ensure there is sufficient capacity at each installation.

Ideally, no houses within three kilometres of the property should be sought, and always "the further the better".

LOGISTICS

Distance from processor

Most broiler processors notionally suggest their preferred travelling distance from farm to processing plant is within 150 kilometres. Recent trends and realities (of placing higher priority on secure farming operations and investments) have resulted in a wider catchment area being accepted by the processing companies. As a result, most districts within Buloke Shire are potentially suitable for poultry meat production.

Farm size

Processers look for farmers with, or able to construct, a minimum of one shed of 168 metres by 17 metres (42,000 birds) before considering offering a contract. Unless in a remote, or difficult to service location, processers will often be prepared to contract farms with existing older sheds of about 100 metres by either 9 or 12 metres, and holding between 13,000 and 18,000 birds each. It is generally expected that a contemporary farm operation will have, or will be developing towards, at least four sheds with 170,000 birds.

Emptying sheds

Chickens grow to processing size from 35 days old onwards (2.5 to 3.5 kilograms live weight) and are loaded on b-double trucks for transfer to the processing factory. B-Double trucks hold approximately six thousand birds when fully loaded therefore it takes seven loads to empty a typical shed. A full shed may not be emptied on the one day, however a 'farm' is planned to be emptied as quickly as possible, possibly over a week for individual sheds.
Emptying a farm of four sheds in a week would require four loads per day which would take a team of four catchers and a loader operator a minimum of three hours. Currently, this process is scheduled at night-time, when the birds are partially asleep, and are less stressed by the process. In Buloke, at present, teams of catchers are organised by the grower and an allowance is made in the contract with the processor to allow for payment of this team.

Bio-security

When sheds are empty they are cleaned and disinfected in preparation for the next batch to start. On average, each shed houses 5.5 batches per year. The cleaning process must follow the standards of cleanliness of sheds and prevention of cross-contamination as set down by the contracting processor.
Processors plan for each farm to have a few days with no birds as a further bio-security measure, to allow proper cleaning and aeration to take place and thereby ensure no contamination is left in the shed to let diseases pass from the old batch to the next batch.

The cleaning process must follow the standards of cleanliness of sheds and prevention of cross-contamination as set down by the contracting processor.

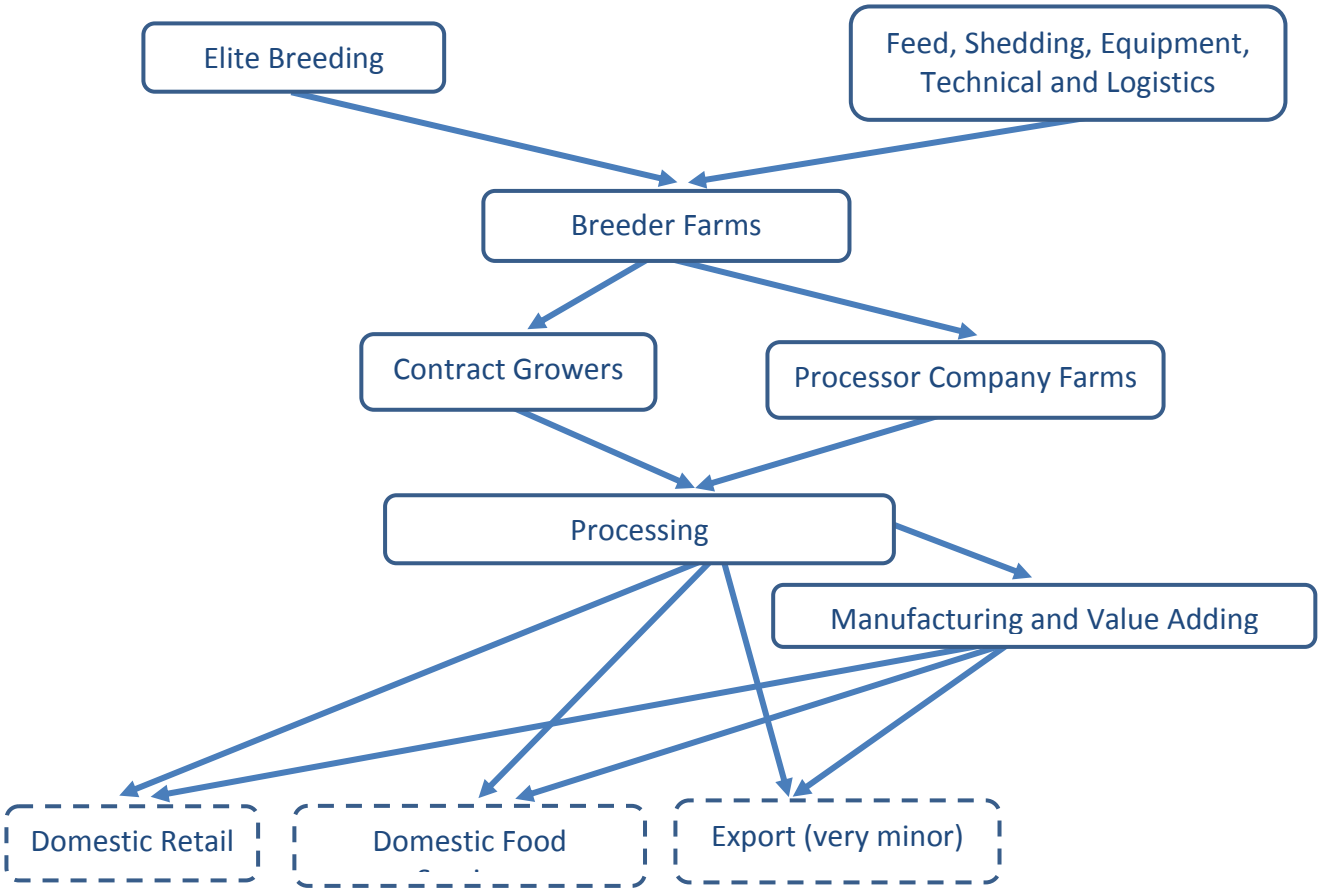
Markets

Broiler farming is usually conducted under contract growing arrangements where the processor contracts a particular farmer to grow a certain number of birds at a set price per bird. For Buloke, the main contract processor is Hazeldene's Chicken Farm, with a large and modern processing plant located at Lockwood on the outskirts of the City of Bendigo. There is also a poultry meat value adding plant located in Bendigo, Moira Mac's Poultry and Fine Foods, producing ready to eat meals and poultry smallgoods, and a significant percentage of poultry meat from the region is transformed into higher value products at this facility. There are three other major processing plants, owned by other companies in Victoria; located in Geelong and Melbourne:
Turi Foods, with processing plants in both Geelong and Melbourne
Baiada, located in Melbourne.

Processors pay an agreed amount per bird to contracted growers.

The links in a meat poultry industry supply chain are shown in Figure 1. Potential farmers and investors should note that all the links in this chain, up to the final customer stage (of domestic and export supermarkets and food service outlets) are available within the Loddon Mallee region, no further than 2 hours by road from Buloke Shire.

Figure 1: Meat Poultry Industry Supply Chains in Buloke



CASE STUDY 1: BULOKE MEAT POULTRY FARMING

Steve and Carmel Foott are diversified farmers based in Watchem. They have built expert knowledge in poultry farming to complement their dryland cropping enterprise.

"Carmel and I went into the expanded poultry business as a way to ensure the security of our farming business, with less reliance on broad acre cropping and to guarantee options for our retirement. The security of a business model less reliant on direct rainfall will is giving us more options as we approach retirement."

"We entered the poultry industry nearly 30 years ago, initially producing turkeys for a St Arnaud based processor. We transitioned from producing turkey meat to enter the broiler chicken market using our existing, older style sheds. After growing a couple of trial batches in these sheds, we could see the potential of the industry. We conducted our due diligence and worked out the costings to expand, and have now built several large state of the art commercial free range chicken business, allowed us to better manage the risks associated with dryland cropping, and improved the outlook for our whole farming future.

We looked at the closure of the local turkey processing as an opportunity to investigate our options and considered many options before transitioning to broilers using our existing sheds. This proved to be profitable so we built six more state of the art free-range broiler sheds.

Of course there have been plenty of challenges to overcome:

- Financial commitment
- Developing a reliable catching team, and
- Employing the right people to work in the shed so we can take a break when we need too" (Steve Foott, January 2016).

Steve and Carmel are confident that they can work through the all the challenges and, because of the increased size of the operation with better cashflow and management systems (in the new sheds), they now have secure opportunities for their family to join the business.

With a 30 years' experience in producing poultry meat the Foott's know that poultry is not for everyone, with staff required at the sheds full time seven days a week. They have seen highs and lows in different parts ofthe broader industry and see a bright long-term future for those prepared to accept the challenges and commitments.

CASE STUDY 2: HYPOTHETICAL BROILER FARMING ANALYSIS

Bill Cobb had been a dairy farmer in south west Victoria for 20 years, when his mate Roberto Ross, a financial advisor from Geelong, proposed that they both invest in a broiler farm north of Charlton.

They started discussions with a major processor in the region, and at the same time began working on a business plan and agreement between themselves, as partners in the proposed new venture.

Bill and Roberto spent a few days visiting potential sites in Buloke Shire and finally made an offer, which was accepted, for 110 hectares (270 acres) in the south-east of the Shire (between Charlton and Lake Marmal) at a cost of $280,000. The property is fenced and has some shedding, but no house. The partners work out that they need to spend $950,000 for the first shed (with some efficiencies in infrastructure in subsequent sheds) and $300,000 for a house and other improvements.

The partners calculate the financial viability projections for the new farm, and these are summarised in table below.

Cobb and Ross Broiler Farm, Buloke

	Stage 1 (Sheds 1-2)	Stage 2 (Sheds 3-4)	Stage 2 (Sheds 1-6)
Number of sheds	2	4	6
Number of birds housed	100,000	200,000	300,000
Throughput of Birds/Year*	550,000	1,100,000	1,650,000
Total Capital Costs	$2,380,000	$3,980,000	$5,600,000
Annual Revenue**	$440,000	$880,000	$1,320,000
Annual Operating Expenditure**	$306,900	$608,600	$909,300
Earnings before interest and tax (EBIT)	$133,100	$271,400	$410,700
Internal rate of return over 10 years	3.8%	4.1%	4.8%

** Includes provision for mortalities. ** Revenue and expenditure both exclude feed, clean litter, health care, catching and freight costs which are arranged as part of the grower contract with the processor.*

The partners agree that Bill and his family will move to Buloke Shire to manage the poultry business for three years, during the construction phase and operations of the first four sheds, before expanding the operation to six sheds of 50,000 birds each. After the three year period, a full time farm manager will be employed, and Bill, Roberto and the new manager will act as a Board of Directors for the business. They agree to proceed and believe the business will achieve capital gains as well as a reasonable return over the next 10 years.

DAY TO DAY MANAGEMENT

Meat poultry farms start with day old chicks arriving at a clean disinfected shed which has fresh litter covering the floor, and where the temperature of the shed has been set to match the ideal required for day old chicks. They are delivered by road transport with trucks disinfected between farms.

The farmer (or farm manager) walks through the chickens at about 7.30am each morning and:

- Checks that all drinkers are working and supplied with water
- Checks that all feeders are working and full
- Checks the ventilation system
- Removes any dead birds
- Fills out the quality assurance (QA) sheets recording mortality, temperature, bird weights, feed consumption, water usage, etc (some of which are automatically recorded through the system).
- The farmer may make another walk-through at around midday
- The farmer will make a final walk-through late in the day
- The farmer checks the monitoring equipment throughout the day.
- In free range systems as the birds become fully feathered they are given access to ranging paddocks on a daily basis. Doors are set to open automatically in the morning.
- At dusk the farmer checks the birds and herds stragglers back into the sheds before closing the doors.

The workload varies during the growing cycle (of around 8 weeks) with more attention being paid in the early stages, when small changes can cause big problems e.g. a small temperature change can greatly affect growth rates and even cause deaths on a large scale.

Modern sheds have many electronic monitors enabled to ensure that all equipment is working properly. If something goes wrong (such as the water supply is compromised, or the temperature control malfunctions) the monitor triggers an alarm usually by telephoning the farm manager and if he/she does not answer immediately it will set of an audible alarm at the shed.

The contract usually requires that the farm manager, or another responsible employee, is either directly on site or within a couple of minutes of the site 24 hours a day seven days a week.

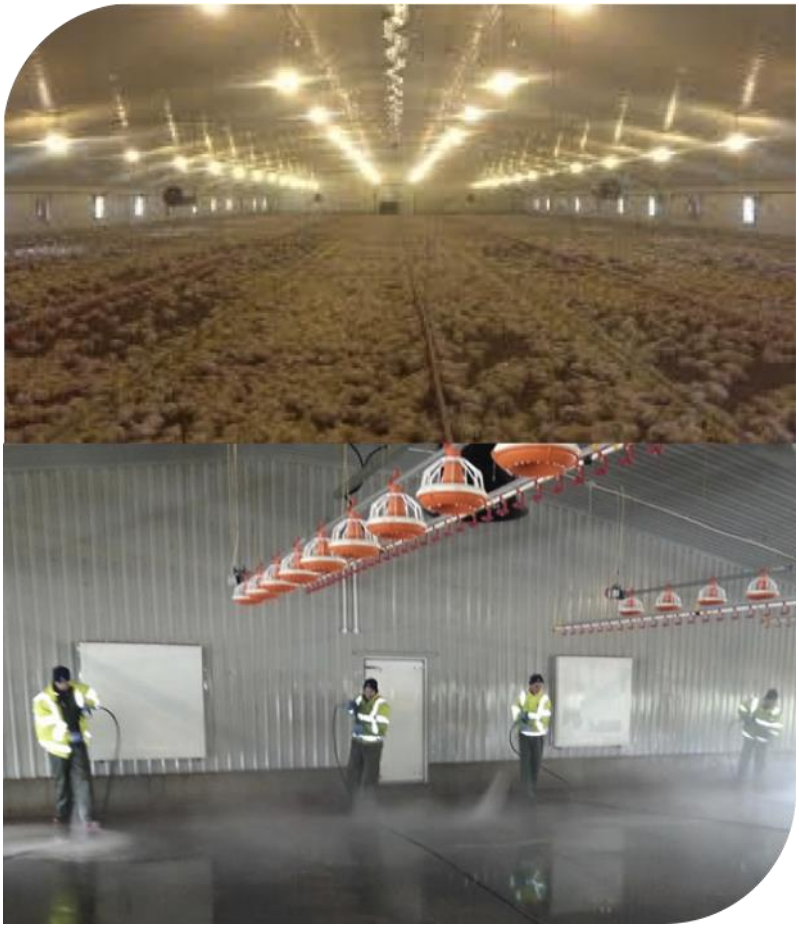
It is possible to kill all the birds in a shed within a couple of hours on a hot day if the circulation from shed stirring fans stop, if misters malfunction, or other air conditioning fails; therefore it is imperative that someone is close by to monitor the shed at all times.

Other major jobs take place when the birds are leaving for processing. This involves the farmer arranging a catching team of four to six people to load the birds into cages and onto trucks for transport (loading 6,000 birds per truck). Sheds are not usually emptied one at a time but rather birds are selected from different sheds on the farm depending on size.

Once all the sheds are empty, the waste litter is removed by tractor and taken offsite for spreading on paddocks, composting, or further processing. The waste litter has a value and can be used by the farmer, sold to other farmers for spreading, or it can be further processed for use as fertiliser or renewable energy source. The industry is moving towards further processing as a preferred future strategy, adding value and improving biosecurity.

Following the waste litter removal, sheds are disinfected to remove pathogens and other diseases. Maintenance is carried out on all feeders and drinkers and the ventilation system to ensure they are ready for the next batch which will arrive in a week's time.

The waste litter has a value and can be used by the farmer, sold to other farmers for spreading, or it can be further processed for use as fertiliser or renewable energy source.



FINANCE

Start-up costs

Land

Larger farm allotments make it easier to obtain smooth permit approvals, through meeting the industry requirements and lessening any potential for objections. For example, if the separation distance for a shed encroaches on more than fifty percent of a neighbouring allotment then it is necessary to obtain a signed agreement from the owner of the neighbouring property before a permit could be issued.

Indicative land values in Buloke suggest that purchasing at least 80 hectares would cost $2,500 per hectare, or a total of $200,000. It is possible to buy smaller lots but these are difficult to find and can introduce separation distance issues. Smaller allotments may also have other structures, such as houses and sheds which add to the cost may not contribute to the poultry enterprise.

Sheds currently being constructed in Buloke are designed to house 42,000 (for free range birds) to 53,000 (for shedded birds). The price for all these sheds varies between about eight hundred thousand and a million dollars for the total build and systems cost. The variations relate to the source of materials, who is building it, and where they are being built.

A decision to enter the poultry industry will imply a minimum of one shed, and an investment of around one million dollars (unless the land is already owned). In practice an investment in two or more sheds will make the enterprise more attractive to a processor, if a contract is proposed. Some major banks and financial institutions are prepared to lend up to seventy percent on developed value of the property. So, if the expected final value of the property is, say $3 million and there is no existing debt, there is a possibility a bank would lend enough to build two sheds without the need for personal cash input.

Meat poultry batch expenses (i.e. costs per grow out cycle) per typical shed include the following suggested budgeted amounts:

- Power: approximately $3,300
- Water: approximately $2,000 (assuming just under 3 mega litres per shed per year
- Repairs: approximately $1,850
- Labour: approximately $5,400 (0.7 of a full time equivalent labour unit; enough to run one shed seven days per week).

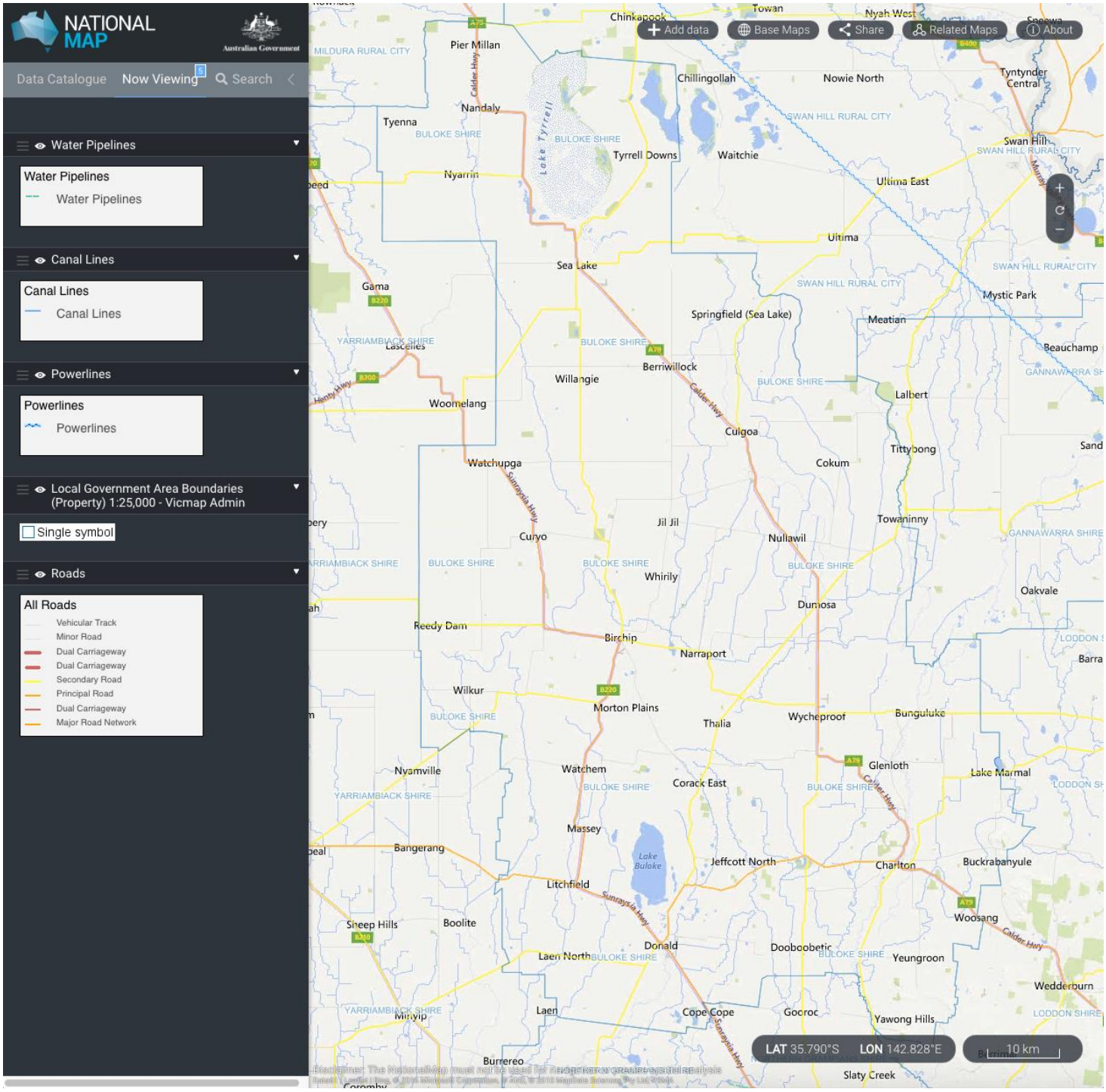
Other expenses include catchers however this is arranged within the contract with the processor, and is enough to cover all catching costs. Similarly, the farmer is required to clean out and disinfect the sheds at the end of each cycle but the value of the manure cleaned out should cover this cost.
The total costs to the grower per batch equate to approximately $12,550 per shed.

Returns

Current returns on sheds are around 85 cents per bird per batch for free range broilers (e.g. 43,000 x $0.85 = $36,550 per batch) and 80 cents per bird for shedded broilers. The turnaround time for each batch is eight weeks, with 5.5 batches per year allowing for some time off (36,550 x 5.5) = $201,025.

Indicative Viability (free range operation):
Income per shed per year = $201,025
Operating expenses = $69,025
Cash surplus = $132,000
Note: These indicative figures are higher, per shed, than those expected in an entirely shedded environment.

These basic cash flows (depending on staffing and owners drawing needs) could enable the capital costs of each shed to be paid back over ten years, based on current interest rates.


NATIONAL MAP
Australian Government
Data Catalogue
Now Viewing
Search
Water Pipelines
Water Pipelines
Water Pipelines
Canal Lines
Canal Lines
Canal Lines
Powerlines
Powerlines
Powerlines
Local Government Area Boundaries (Property) 1:25,000 - Vicmap Admin
Single symbol
Roads
All Roads
Vehicular Track
Minor Road
Dual Carriageway
Dual Carriageway
Secondary Road
Principal Road
Dual Carriageway
Major Road Network
Add data
Base Maps
Share
Related Maps
About
Towan
Chinkapook
Nyah West
Pier Millan
MILDURA RURAL CITY
Chillingollah
Nowie North
Tyntynder Central
Nandaly
Tyenna
BULOKE SHIRE
Lake Tyrrell
Tyrrell Downs
Waitchie
SWAN HILL RURAL CITY
Swan Hill
Nyarrin
Ultima East
Ultima
Sea Lake
Gama
Springfield (Sea Lake)
Mystic Park
Meatian
YARRIAMBIACK SHIRE
Lascelles
Berriwillock
Willangie
Beauchamp
Woomelang
Lalbert
Cuigoa
Tittybong
Watchupga
Cokum
Curyo
Jil Jil
Nullawil
Towaninny
Whirily
Oakvale
Dumosa
Reedy Dam
Birchip
Narraport
Barra
Wilkur
Morton Plains
Thalia
Wycheproof
Bunguluke
Nyamville
Watchem
Corack East
Glenloth
Lake Marmal
Massey
Bangerang
Jeffcott North
Charlton
Buckrabanyule
Litchfield
Lake Buloke
Woosang
Sheep Hills
Boolite
Donald
Laen North
Dooboobetic
Yeungroon
Wedderburn
Laen
Cope Cope
Gocroc
Yawong Hills
Mirrayip
Burrereo
Slaty Creek
LAT 35.790°S
LON 142.828°E
10 km

This section provides a very brief overview of duck, turkey and game bird production relevant to Buloke Shire. The growing and financial models are somewhat different to broilers/chickens for meat. Council and Northern Poultry Cluster believe there are opportunities in these sectors, and interested growers or investors should contact the Shire's Economic Development Officer for more industry information and contacts.

OTHER POULTRY MEAT BIRDS

Although the vast majority of poultry meat consumed in Australia comes from broilers, or chickens, the increasingly diverse multicultural community has stimulated growth in a range of other poultry meat species, including:

Ducks

Australia's history as a producer of commercial duck is very recent, dating back less than 4 decades. It is only since the 1980s that the duck industry in Australia has really expanded, with two main companies of almost equal size dominating the industry, Luv-a-Duck which is located in Hindmarsh Shire and relatively close to Buloke Shire, and Pepe's Ducks (located in New South Wales, north-west of Sydney). Ducks are grown to a live weight of 2.85 kilograms over 6 weeks: Dressing out is about 65% in ducks, where it is 70-72% in broiler chickens.

Luv-a-Duck is an ethical and environmentally responsible company and a very good 'corporate citizen' in regional Victoria, and is justifiably proud of its achievements and contributions to the regional economy.

There are some contracted duck growers in Buloke Shire. There have been few planning issues associated with the recruitment of growers to date, and no instances of complaints regarding the separation distances from other poultry and piggery operations among the duck current grower network. Duck processors tend to prefer to contract broadacre growers who are looking to diversify.

Duck densities in meat bird sheds are a maximum of 7 birds per square metre, with a maximum of 42 days grow-out time. Growers with 1 to 3 sheds, each housing 12,000 to 15,000 birds are the norm.

Turkeys

Like the duck industry, turkey production in Australia does not have a long history. It began as an off-shoot of the broiler meat industry, with turkey meat sales being very seasonal. However, over time the use of turkey meat has become more common year-round, especially in deli and pre-prepared meal applications. The industry generates over $200 million per year from almost 5 million birds processed. The Australasian Turkey Federation has over 20 members

Since 2013, turkey growing has ceased in Buloke Shire following the closure of a processing plant in nearby St Arnaud, due to the retirement of the owners. Turkey processing is now centred in New South Wales. Moira Mac's Poultry and Fine Foods in Bendigo is still involved in turkey value adding.

Greatest demand for whole turkeys is at Christmas and is usually for smaller birds (4.5 to 6.5 kilograms live weight). For large growers, this may be only 10% of production and is predominately hens. For the rest of the year, demand is for value added products, in the form of boned or semi-boned products such as cooked half breast, breast slicing roll, frozen breast roast, cooked buffe and thigh roast. Turkey meat, especially whole birds, is expensive in Australia compared to the United States of America where per capita consumption is very high and it competes favourably with broiler meat. In Australia, feed contributes over 60% to production costs, while the cost of raising poults is about 15%.

Hen Meat

Hen meat is chicken meat from birds that have completed productive lives as either breeders or layers, and the meat is frequently used in commercial food products which are highly processed, such as soups, stocks, chicken loaf and other smallgoods. The main Victorian processor in this sub-sector is Pindarri Poultry, located in Geelong, and formerly with a value adding plant in Maryborough.

GAME BIRDS

Game birds that have been grown in Buloke Shire from time to time include:

- Squab
- Quail
- Pheasant
- Guinea Fowl.

Small broiler or chicken products, known as poussin and spatchcock, as well as 'silkies' are also often classified within the game bird sector, since they require processing lines for smaller birds. Geese could also be processed at a game bird plant. The growing arrangements, and economics for game birds varies considerably, and the main markets are food service outlets (especially fine dining and Asian restaurants).

Glenloth Game, was an award winning Buloke Shire based processor of game and free range birds. Similar to the St Arnaud turkey processor, this business closed with the retirement of its owners in 2013, and the factory now operates exclusively as an emu processing works, Barramul Pty Ltd. This may offer opportunities for specialist emu growers.

A second game bird processor in the region, Bendigo Gourmet Poultry and Game closed in 2012, leaving no current game bird processing options in western Victoria.

STATUTORY REQUIREMENTS

Planning Permits issued by Local Council

It makes good business sense to engage a specialist consultant to work through the process of planning and building for a commercial poultry enterprise as there are a myriad of rules and regulations that need to be followed.

A lay person can do this, however experience shows that it usually takes considerably longer and mistakes made during the process end up adding to the cost of the project by at least ten percent compared to engaging a consultant in the first place.
Planning permits must be applied for if you are planning to farm more than 26 chickens in a farming zone.

The planning permit process takes about 3 months provided there are no objections to the proposal.
The plan must be advertised publicly for 28 days in local papers to allow people to object to the proposal.
If there are objections this can create large extensions to the timelines.
If there are no objections and the plan meets all conditions required for this industry a permit will be issued once ratified by Council.

Building Permits

It may also be sensible to engage a specialist consultant to work through the building process for a commercial poultry enterprise as there are a myriad of rules and regulations that need to be followed.

Building permits cannot be issued for a poultry shed until a planning permit has been issued.

Building permits are less onerous than planning permits in that they do not have the capacity for public comment. Provided the building permit adheres to the regulations for buildings and meets all statutory requirements, a permit will automatically be granted.

PLANNING CHECKLIST

1	Engage a consultant specializing in planning broiler developments to ensure everything on the checklist below is delivered on time and accurately – This is very likely to save you time and money	
2	Preliminary meeting with Council planning department	
3	Sight analysis and design response to zones and overlays:	
4	Report on Special Features - e.g. technology to reduce buffers or deviate from the code	
5	Master Plan Describing stages and implementation timing	
6	Locality Plan at a scale of at least 1:10,000 showing: sheds, houses, water, drainage, roads etc…	
7	Locality plan to also include buffers, separation distances and biosecurity	
8	Site plan at a scale of at least 1:100 showing: showing: sheds, houses, water, drainage, roads etc…	
9	Development Plan Showing - elevation, excavation, power, water, sewerage, ventilation	
10	Landscaping plan	
11	Environmental Management Plan	
12	Proposed Planning, Design and Construction Measures to meet design criteria (for example odour, dust and noise) and to minimise off-site environmental impacts for each risk event including:	
13	Proposed Day-To-Day operational and Management Practices and contingency plans (including trigger points and target response times for critical incidents) from each risk event for:	
14	Farm Waste (operating systems and practices for managing wastes) especially:	
15	Report on comparison with Generic EMP	
16	Environmental Risk Assessment (using the Broiler Code including modelling to demonstrate):	
17	Environmental Auditing	
18	Aerial Photograph	
19	Other Information lodged with the application (for example, animal welfare report)	

Planning checklist provided by the Northern Poultry Cluster (Northern Poultry Cluster, 2016)

BUILDING CHECKLIST

1	Engage a consultant specializing in planning/building broiler developments to ensure everything on the checklist below is delivered on time and accurately – This is very likely to save you time and money	
2	Preliminary meeting with Building Inspector/ Surveyor	
3	Earthworks inspection	
4	Inspection prior to pouring concrete	
5	Wall inspection	
6	Further inspections dependent on shed design complexity	
7	Final Inspection to issue certificate of occupancy	

FURTHER INFORMATION

Research

Victorian Broiler Code Agriculture Victoria
http://agriculture.vic.gov.au/agriculture/livestock/poultry-and-eggs/poultry-legislation-regulations-and-standards/the-victorian-code-for-broiler-farms

Chicken Meat Production Agriculture Victoria
http://agriculture.vic.gov.au/agriculture/livestock/poultry-and-eggs/management-for-poultry-owners/chicken-meat-production

Property Identification Code (PIC) Agriculture Victoria
http://agriculture.vic.gov.au/agriculture/livestock/poultry-and-eggs/poultry-legislation-regulations-and-standards/property-pic-information-for-poultry-owners

Growing Meat Chickens Australian Chicken Meat Federation Inc.
http://www.chicken.org.au/page.php?id=6
Phone 02 9929 4077

Poultry Research Australian Poultry Cooperative Research Centre
http://www.poultrycrc.com.au/
Phone 02 6773 3051

Northern Poultry Cluster
http://www.northernpoultry.com.au/
Phone 03 5428 1488

Poultry Companies Commercial

Baiada
http://www.baiada.com.au
Phone 03 9368 9000

Hazeldene's
http://www.hazeldenes.com.au
Phone 03 5435 3300

Hy-line Australia
http://hyline.specialisedbreeders.com.au/home
Phone 03 5448 7165

Ingham
http://www.inghams.com.au
Phone 03 9466 3111

Luv A Duck
http://www.luvaduck.com.au/
Phone 1300 64 9000

BIBLIOGRAPHY

Tonkin, B. (2015). A0171 Poultry Meat Farming in Australia. Melbourne: IBIS World.
Foott, S. (2016, February 4). Principal - Foott Farms. (J. Goldsmith, Interviewer)
Goldsmith, J. (2016, January 28). Economic development Officer. (J. Holmes, Interviewer)
Holmes, J. (2016, January 28). Manager Planning and Community Support - Buloke Shire Council. (J. Goldsmith, Interviewer)
IBISWorld (2016), Poultry Meat Farming in Australia Industry Report.
Lin, R. (2015). Poultry Processing in Australia. Melbourne: Ibis World.
Northern Poultry Cluster. (2016). Northern Poultry Cluster. Retrieved January 27, 2016, from Northern Poultry Cluster: http://www.northernpoultry.com.au/
Street, W. (2016, January 28). General Manager, Northern Poultry Cluster (direct input and J. Goldsmith, Interview)
Australian Poultry CRC (2016) – website and publications.