Development Approval Application

Glenlevit Piggery 2026

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Glenlevit Piggery & Feed Mill

Development Approval Application

Property Address: Glenlevit Piggery
[redacted]
Popanyinning WA 6309

Client: A.W. Lyneham & Sons

Lot/Section/Plan No: Lot 18835 on Plan 84704
Lot 9527 on Plan 125032
Lot 14288 on Plan 151320
Lot 5126 on Plan 113374
Lot 5707 on Plan 113375
Lot 3965 on Plan 111715
Lot 8693 on Plan 131472
Lot 12438 on Plan 147313
Lot 6997 on Plan 125045
Lot 6996 on Plan 125044
Lot 14287 on Plan 151242
Lot 11484 on Plan 85335
Lot 6490 on Plan 117317

Disclaimer

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This report is for the exclusive use of ***Glenlevit Piggery.*** No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Scolexia Pty Ltd.

DOCUMENT CONTROL

Reference	Revision	Date	Prepared	Checked	Authorised
SCLE25-23	DAA-A	02/03/2026	BL	JP	JP

1 Table of Contents

1 The Proposal

1.1 Objective of the Development Approval Application

This Development Approval Application is to allow the development of a new indoor facility at Glenlevit Piggery, and an associated feed mill. Use of the existing outdoor farrow-to-finish piggery at 519 Popanyinning West Road, Popanyinning, will be discontinued to make way for the new facility. The property is located within the Cuballing Local Government Area, approximately 5km south-west of Popanyinning. This document aims to demonstrate compliance and design objectives in line with the requirements of the Shire of Cuballing Local Planning Scheme and Local Planning Strategy.

1.2 Consideration of Alternatives

The property has been considered as a suitable site for the strategic expansion of Glenlevit Piggery's facilities. The outdoor-bred farrow-finish piggery, which has been operational since 1955, currently runs as a 550 sow facility (6,605 animals or 6,936 Standard Pig Units- SPU) with including outdoor eco shelters, farrowing huts and associated ancillary infrastructure. There is adequate land area available to allow development of a new a 800-sow indoor farrow-to-finish facility (equating to 9,812 animals or 10,400 SPU) on the site. The new facilities will allow the continued operation of the piggery, improve productivity and the continuation of the positive impact of the business within the Shire of Cuballing via associated direct employment and ancillary contracted services.

1.3 Site Description

The subject property consists of 13 lots of rural land as shown in **Appendix A** "Shire of Cuballing, Town Planning Scheme Map No. 1 of 4". They are identified as Lot 18835, 9527, 14288, 5126, 5707, 6490, 8693, 12438, 3965, 6997, 6996, 14287 and 11484. Refer **Appendix B** "Title Certificates".

1.3.1 Current Use

The site is currently an operational piggery, along with a cropping enterprise and sheep (Merino) grazing enterprise. There is a derelict, uninhabited house on Lot 18835 (north side of Popanyinning West Road) and one dwelling on Lot 5126, which will be used by farm staff. A new house is currently under construction on Lot 14288, which is owned by Megan Blake and Jason Lyneham (Robyn and Steve Lyneham's son.) Jason and Megan will be living on the property and managing the new piggery.

The premises has operated as a grazing and cropping enterprise with a free-range outdoor piggery since 1955. The premises continues to operate a grazing and cropping enterprise along with an outdoor-bred, raised indoor on straw (deep litter shelters) farrow-to-finish piggery with associated ancillary supporting infrastructure. The piggery currently has 550 sows i.e. 6605 animals, or 6936 SPU.

A farrow-to-finish piggery includes the breeder, weaner and grower/finisher stages. The breeding unit of the piggery includes boars, gilts, gestating or dry sows, farrowing sows, lactating sows, and sucker pigs. Sows live and farrow in outdoor pens. Piglets are born and raised in the farrowing huts till weaning. Weaned pigs are grown on deep litter shelters on straw until approximately 110kg live weight.

Due to previous interpretations of the Animal Husbandry-Intensive definition (planning) and *prescribed premises regulations* (DWER), outdoor piggeries were not captured in planning or licencing requirements. As such the current piggery operation does not have a planning permit or licence.

1.3.2 Surrounding Land Use

The piggery consists of several lots, mostly south of Popanyinning West Road, forming an irregularly shaped property on which the current outdoor piggery operates. The surrounding land uses are identified as Rural Zoning, primarily used for grazing and cropping activities, with areas of State Forest and Environmental Conservation Reserve to the east and south-east of the property. The outer boundary of the piggery property is located approximately 1.4km to the south-west of the Popanyinning township area. Proximity of potential sensitive receptors is addressed in **Part 3.1.**

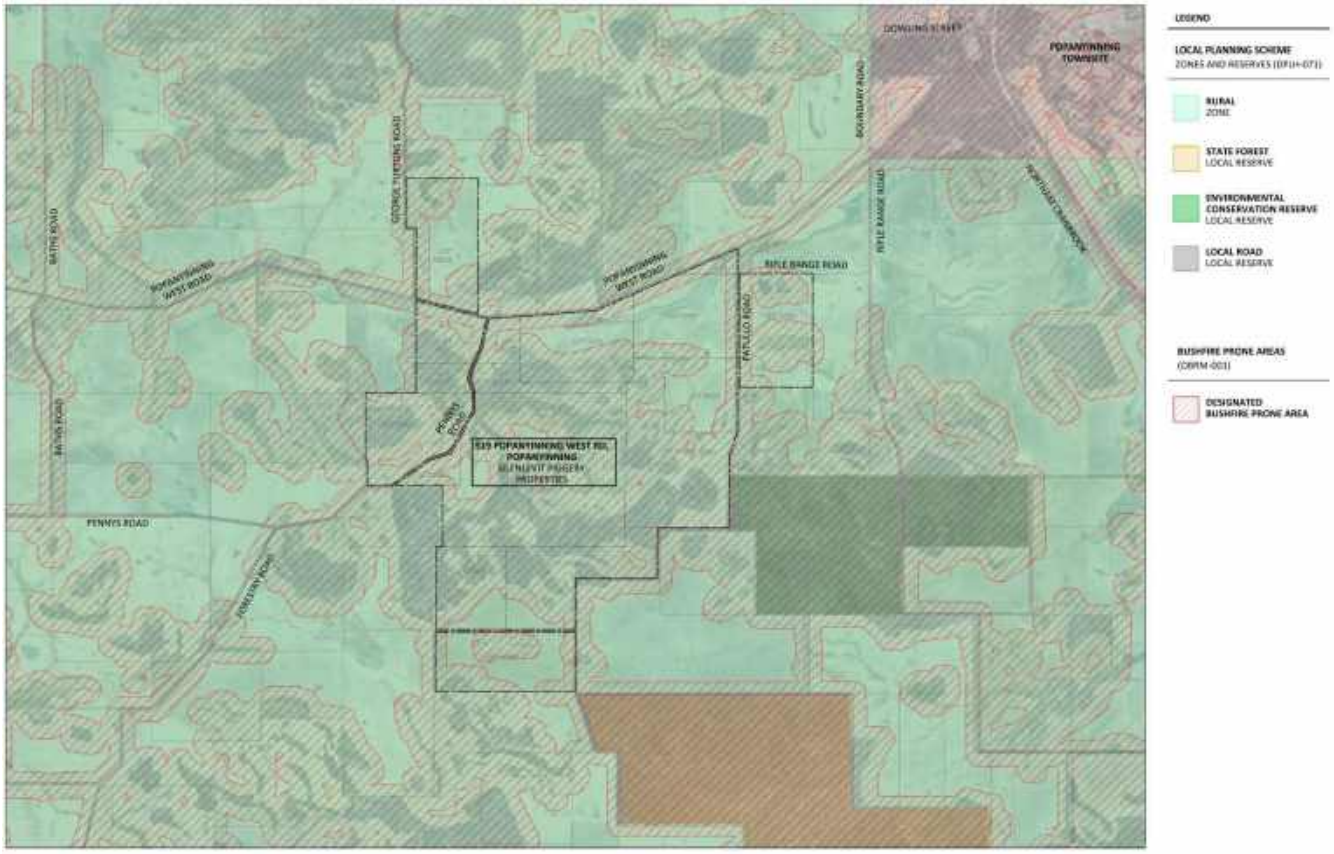

Figure 1: *Subject Site Locality Map. Refer to drawing* ***SCL25-25-DA01****. Drawing not to scale.*

1.4 Detailed Description of Proposal

In order to support the owner's family's next generation of farmers, who are interested in continuation of the piggery enterprise, Glenlevit Piggery are proposing a new piggery facility with modern, industry best practice design housing on the property. This will allow future generations to grow the business, increase productivity, improve animal comfort and welfare, as well as improving the environmental sustainability of the site.

The proposed indoor piggery facility will incorporate 10 new indoor-piggery sheds, an amenities building and effluent ponds, to be constructed across Lot 6996, Lot 14287 and Lot 11484. The new piggery will accommodate an 800-sow farrow to finish operation; equating to 9,812 animals or 10,400 SPU. The new best-practice sheds allow for climate-controlled conditions and industry animal welfare spacing requirements for the farrowing sows, designed 40% larger than industry standards. The sheds will utilise a plug-pull system, and a new effluent storage and treatment facility will be included as part of the infrastructure. A 20m offset between sheds (greater than the 15m standard) has been designed to implement robust biosecurity practices.

Table 1. Piggery Animal and SPU equivalents for the expansion (prepared for Works Approval Application, via PigBal4).

Pig class	Pigs accommodated in piggery			Shed type (waste management system)	Pig age			Pig live weight			SPU factor	No of SPUs
	Calculated values	Entered values	Adopted values		In	Out	Average	In	Out	Average	Live weight regression	Live weight regression
	(pigs. stage^{-1})	(pigs. stage^{-1})	(pigs. stage^{-1})		(weeks)	(weeks)	(weeks)	(kg. pig^{-1})	(kg. pig^{-1})	(kg. pig^{-1})	(SPU. pig^{-1})	(SPU)
Gilts	151		151	Pull plug / Static pit	17.0	31.0	24.0	83.1	160.0	121.6	1.80	272
Boars	6		6	Pull plug / Static pit	20.0	98.2	59.1	103.0	308.0	205.5	1.60	10
Gestating sows 1	654		654	Pull plug / Static pit				160.0	215.0	187.5	1.60	1,047
Gestating sows 2	0		0	Pull plug / Static pit				0.0	0.0	0.0	1.60	0
Lactating sows	146		146	Pull plug / Static pit				215.0	160.0	187.5	2.50	365
Suckers	1,749		1,749	Pull plug / Static pit	0.0	4.0	2.0	1.4	7.0	4.2	0.10	178
Weaner	827		827	Pull plug / Static pit	4.0	6.0	5.0	7.0	16.0	11.5	0.32	267
Porker	823		823	Pull plug / Static pit	6.0	8.0	7.0	16.0	26.0	21.0	0.59	482
Grower	1,634		1,634	Pull plug / Static pit	8.0	12.0	10.0	26.0	50.0	38.0	0.98	1,608
Finisher	3,822		3,822	Pull plug / Static pit	12.0	21.5	16.8	50.0	110.0	80.0	1.62	6,172
Unallocated	0		0		0.0	0.0	0.0	0.0	0.0	0.0	0.00	0
Unallocated	0		0		0.0	0.0	0.0	0.0	0.0	0.0	0.00	0
Totals:	9,812		9,812									10,400

The existing farrowing huts on site will be demolished, and the land area allocated to potential future use as grazing or cropping. The existing eco-shelters will no longer be utilised by the animals, but will be retained as covered storage for infrastructure. The silos on site close to the eco-shelters will be retained for continued use.

A new feed mill is also proposed as part of the facilities expansion, with a proposed maximum capacity of 10,000T per annum. The feed mill is to be located on the northern part of the property located at the intersection of Popanyinning West Road and Pennys Road (Lot 9527).

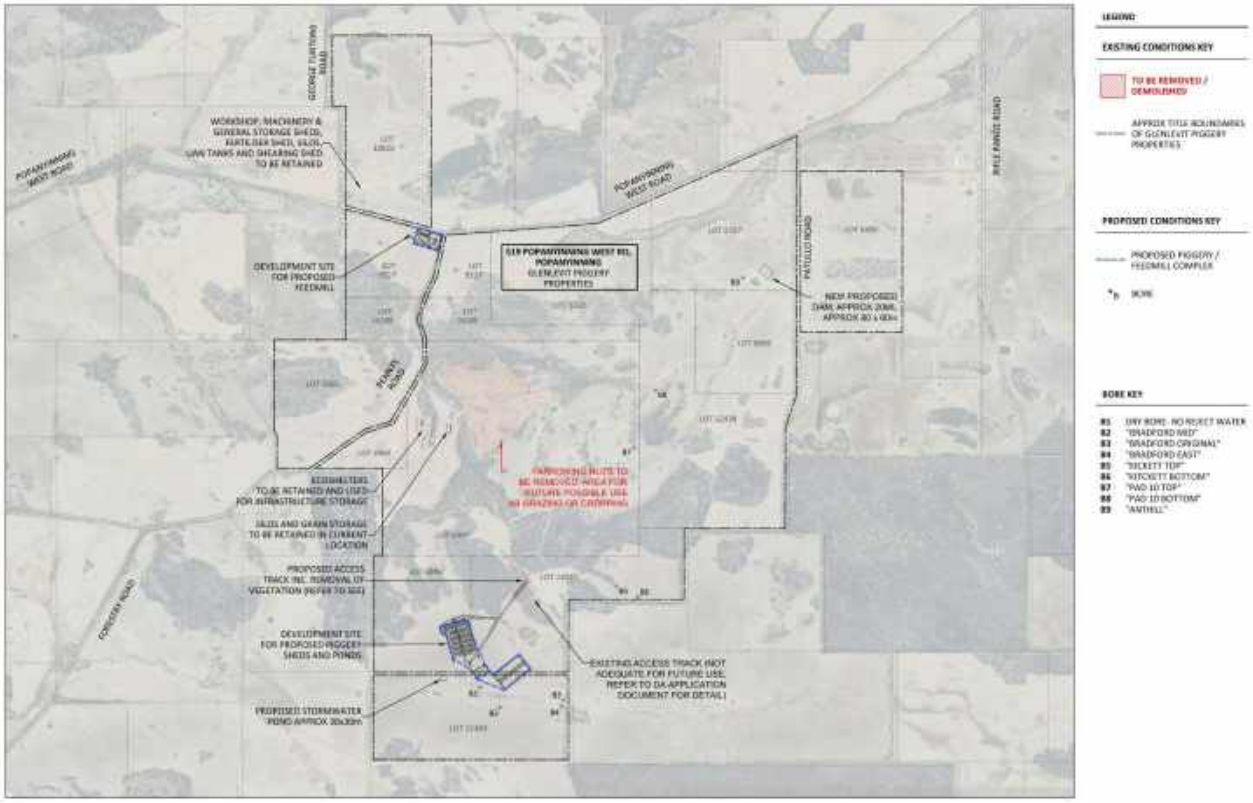

Figure 2: *Site conditions including structures to be removed, and proposed location of new piggery buildings and feed mill. Refer* ***Drawing SCL25-23-DA02.*** *Drawing not to scale.*

1.4.1 Proposed Site Facilities

As shown in **Drawings SCL25-23-DA02, SCL25-23-DA03** & **DA-23-DA04** the proposed facility expansion involves the removal of farrowing huts, construction of eleven new sheds, an amenities building, a RO water treatment plant and diesel generators (to be housed in sea containers), a new stormwater dam, water storage dam and associated effluent ponds as required to accommodate the indoor piggery. The piggery sheds and ponds will be located towards the southern end of the property, across Lot 6996, Lot 14287 and Lot 11484. The proposed location slopes at an approximate 4% grade. A new feed mill facility is also proposed to the property, adjacent to Popanyinning West Road (Lot 9527).

The new, industry best-practice indoor-piggery sheds will consist of a Farrowing Shed, Nursery Shed, Dry Sow Shed and Finisher Sheds. Building dimensions and locations can be found on the proposed layout, **Drawing SCL25-23-04**.

The sheds are oriented with their long axis along an east–west axis. This orientation is utilised to minimise the heat load on the building, by reducing the amount of direct sunlight hitting the long side walls, especially during the hottest parts of the day, keeping the pigs cool and improving productivity.

The sheds are to be constructed with impermeable concrete floors, incorporating static under-floor effluent pits, over which slatted flooring is installed. Manure, waste feed and wash-down water pass through the slatted floors into the pits and removed via a static pull-plug system as part of routine shed management and cleaning activities. Effluent collected from the sheds is conveyed through fully enclosed underground pipework (via gravity where possible) to the effluent management system.

All pig housing sheds are mechanically ventilated, with integrated cooling and heating systems to provide controlled internal environmental conditions across all stages of production. The farrowing sheds will have 5 internal rooms with 36 crates per room. The sheds are designed to provide increased floor space allowances, particularly within the breeder and farrowing accommodation.

Feed and water systems are installed within each shed and are appropriate to the class of pigs housed. Feed delivery and watering infrastructure is designed to support efficient animal management and minimise spillage and waste generation.

Groundwater is available from on-site bores and will be utilised following treatment. An on-site reverse osmosis (RO) plant is to be installed to treat brackish bore water. The RO plant will use water from 5 bores, with two treated water supply streams from the RO plant site; RO permeate supplied to the cooling systems, and RO permeate blended with feed water to achieve water for stock drinking and general piggery use.

Drinking water is supplied via low-wastage drinker systems appropriate to the class of pigs housed, designed to minimise spillage and reduce unnecessary contributions to the effluent stream. This is accounted for in the water balance.

Cooling within the sheds is provided through mechanical ventilation systems incorporating evaporative cooling. Evaporative cooling air is drawn through cooling cells located at the end of each building, providing effective temperature control while minimising overall water use and limiting excess moisture entering the effluent system.

Estimated production and operational management data were collected and used in the PigBal 5 model to estimate the piggery's effluent generation, and produce a functional effluent management system. The generation, management and reuse of the effluent stream is detailed further in **Part 1.4.2** and **Appendix C**.

The proposed sheds and effluent ponds are located greater than 50m from any boundary adjoining a State Forest Reserve or Environmental Conservation Reserve. The proposed piggery is surrounded on the northern and south-west sides by thick vegetation. There is no expected visibility to the piggery from any public access roads.

An internal access track exists between Pennys Road the proposed piggery sheds site. The tail end of the trail however, is not adequate to accommodate heavy vehicles required to service the piggery due to the slope of the land and existing track. A small section of new access track is proposed, which requires removal of some native vegetation, see **Part 2.3** for further details.

A gazetted road reserve currently exists between Lot 6996, Lot 14287 and Lot 1184 on the property, at the proposed location of the piggery sheds and effluent ponds, refer to **Part 1.5.3** for details of the proposed road closure.

The proposed amenities building associated with the piggery sheds will include offices, storage, shower in/out facilities, laundry and staff amenities including; toilets and basins for staff use. As the property is not connected to reticulated sewage, a septic system will be required to treat waste from the facility. An *Application to install an apparatus for the treatment of sewage* will be submitted to council prior to construction work on the system commencing. Refer to **Appendix H** for proposed floor plan and elevations.

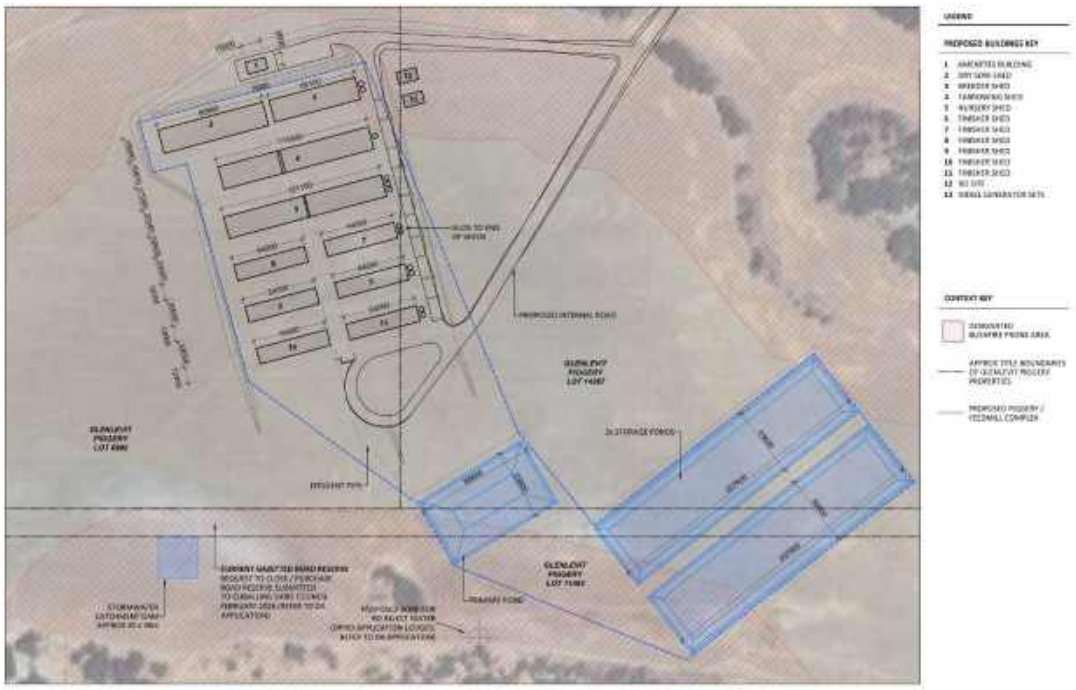

Figure 3: *Proposed location of new piggery buildings and effluent ponds. Refer* ***Drawing SCL25-23-DA04.*** *Drawing not to scale.*

The feed operation on-site currently uses crops grown on other properties under the same ownership to produce feed for the piggery through a small mobile feed mill. To support the new piggery, a new feed mill installation is proposed. The feed mill was previously operated at Westpork Kojunup, as it is no longer used, it will be dismantled and relocated to the Glenlevit Piggery property. The feed mill production will be staged with a maximum envisaged production capacity of 10,000T per annum. As such, a manufacturing licence (10,000T) is being sought as part of the proposed new piggery plans.

The feed mill facilities will include;

- Weighbridge and grain intake placed adjacent to shed
- 1,400 tonne of grain and meal storage silos placed adjacent to shed
- A grinder, capacitated at 10 tonne per hour, placed inside the shed
- Minerals and vitamins dosing system placed inside the shed
- A mixer placed inside the shed
- 297 tonne of ready-made feed silos placed adjacent to shed
- A control room
- Bank of 7 (340T) silos will be located adjacent to the feed mill.

The feed mill is greater than 50m from any boundary adjoining a State Forest Reserve or Environmental Conservation Reserve. The feed mill shed building will achieve a minimum of 30m from the boundary at Popanyinning West Road, and side boundary at Pennys Road, in accordance with the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19* (DPLH, 2003).

The bank of 7 silos to the north of the feed mill will be located approximately 25m from the boundary at Popanyinning West Road (refer to **Drawing SCL25-23-DA03**).

Figure 4: *Proposed location of new feed mill, in proximity to Popanyinning West Road and Pennys Road. Refer* ***Drawing SCL25-23-DA03.*** *Drawing not to scale.*

Figure 5: *Photo of the feed mill facility in place at Westpork Kojunup. The facility is proposed to be relocated to Glenlevit Piggery.*

1.4.2 Proposed Effluent Management Design

Effluent generated and pond treatment capacity requirements for the proposed 800 farrow-to-finish conventional indoor piggery were modelled using PigBal 5 (V1.02) (Skerman, 2018). The model estimates the volume of effluent discharged to the primary anaerobic pond along with the manure total solids (TS) and volatile solids (VS) from the pig sheds.

Estimated Production and operational management data were collected and used in the PigBal 5 model to estimate the total solids (TS) and volatile solids (VS) generated for the proposed piggery. The resulting TS and VS values were then input into the WatBal model to calculate the required treatment and storage volume for the system. The WatBal model (Skerman and McClymont 2019) performs a daily water balance on piggery effluent treatment and storage systems. It includes provisions for modelling additions to the effluent stream from piggery manure, waste feed, fresh and recycled flushing and hosing water used for shed wash-down, any runoff from shed rooves or outdoor catchments, drinking water wastage, and rainfall falling onto pond surfaces. Effluent system extractions incorporated in the model include evaporation from pond surfaces, and use of recycled effluent for shed cleaning and application (irrigation) onto land growing crop and/or pasture. The Watbal model system chosen for the Glenlevit farm was an anaerobic treatment pond followed by additional storage/evaporative ponds.

In the proposed new piggery, effluent will be removed from the sheds via a static pull-plug system and conveyed to the piggery's effluent management infrastructure. All effluent generated within the sheds will be managed within the effluent management system.

Stormwater is kept separate from the effluent system via a series or drains around the piggery complex which are directed into a separate stormwater dam. The only stormwater entering the system will be from rainfall on the ponds which has been accounted for in the water balance model.

Calculations per above produced the following outcomes. The primary pond, per the sizing shown in the attached drawings (**Figure 6**), is expected to match the modelling requirements, including freeboard. The storage ponds are expected to be slightly larger than the modelling requirements.

Table 2: *6 Effluent treatment and storage capacities required for the proposed site, and pond system adopted at site (bottom). Refer further* ***Appendix C.***

Pond Model Scenario	Volume (ML)	Dimensions (m)	Volume (ML)	Dimensions (m)	Surface Area# (m^2)
Primary Pond and Storage Pond at 1m depth	12.5	85*53.7*5.5	14	204*77.5*1	20360
Primary Pond and Single Storage Pond at 2m depth	12.5	85*53.7*5.5	26.7	204*78.2*2	15953
Primary Pond and Two Storage ponds at 2m depth	12.5	85*53.7*5.5	13.4	204*44*2	8976

Pond surface areas calculated at Embankment dimensions

Pond	Dimensions	Volume (ML)	Surface Area (m^2)*
Primary Pond	81.4 × 50.1 × 5.5	12.5	—
Storage Pond 1	200.4 × 40.4 × 2.0	13.4	8,096
Storage Pond 2	200.4 × 40.4 × 2.0	13.4	8,096
Total	—	—	**16,192**

*Note: Pond surface areas calculated at maximum liquid height inside ponds.

Further detail of the calculation method and effluent management can be found in **Appendix C** (Works Approval Application Extract: Part 6.5 Effluent and Manure Management).

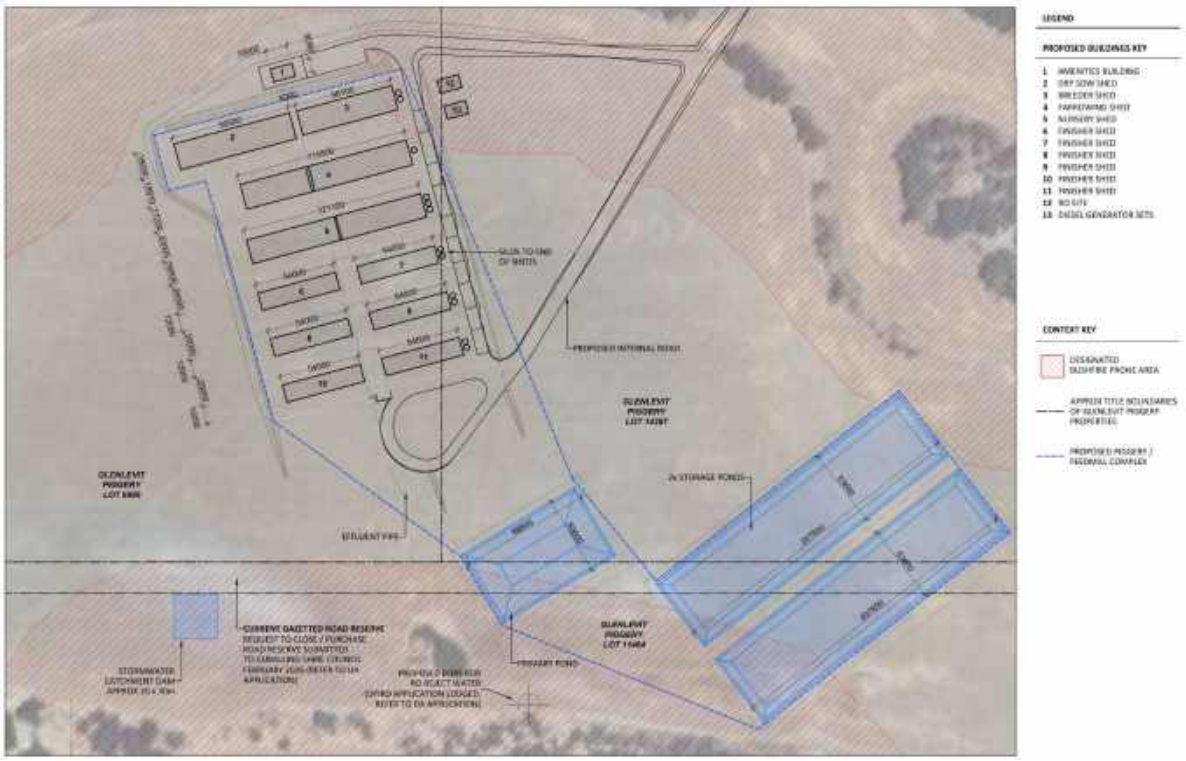

Figure 6: *Proposed Conditions. Refer to drawing* ***SCL25-09-DA04****. Drawing not to scale.*

1.5 Additional Approvals

1.5.1 Works Approval

As the occupier of the land is establishing a new piggery and feed mill which trigger the Prescribed Premises thresholds, a Works Approval is required, which is being concurrently submitted to the Department of Water, Environment and Regulation (DWER).

A Feed Mill is classified as *Animal feed manufacturing*, being a premises (other than premises within Category 15- Abattoir, or Category 16- Renderer) on which 100 tonnes or more per year animal food is manufactured or processed.

To operate a Prescribed Premises with over 1000 animals, and to manufacture/process more than 1000T per annum of animal feed the following operating licences will also need to be obtained:

- **Category 2:** Intensive piggery; Works approval for pig numbers and associated works, and
- **Category 23:** Animal feed manufacturing; Works approval for production up to 10,000T per annum.

1.5.2 Intent to Pump Water (Desalination Plant)

A new RO plant will utilise water from the bores labelled Anthill, Pad 10 Bottom, Pad 10 Top, Bradford East and Bradford Mid, with reject water piped back to a dry bore south of the primary effluent pond. Refer to Drawing **SCL25-23-DA02** for locations.

The owner/operator of Glenlevit Piggery has submitted a Notice of intent to pump water (desalination plant) in association with the piggery operation, which is included as **Appendix F** to this document.

1.5.3 Closure of a Gazetted Road

A gazetted road reserve currently exists between Lot 6996, Lot 14287 and Lot 1184 on the property, at the proposed location of the piggery sheds and effluent ponds. An application has been submitted to Cuballing Shire Council in February 2026, requesting closure of the road, which has formed part of the actively farmed paddock for an excess of 60 years. A local council meeting conducted on 18th February 2026 indicated that the road closure was supported, refer to **Appendix G**. The property owner/operator has confirmed interest in purchasing the land following its potential closure.

2 Relevant Planning Provisions

2.1 Shire of Cuballing : Zones and Reserves

2.1.1 Rural Zoning & Land Use

The subject property is zoned Rural, as shown in **Figure 7**. The purpose of the Rural zone, per the *Shire of Cuballing Local Planning Scheme No.2*, is:

- *To provide for the maintenance or enhancement of specific local rural character.*
  The local rural character of the area will be supported through continued use of the site as a piggery.

- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.*
  The continued use as a piggery aids to protect the local area use as intensive agricultural land.

- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.*
  The proposed changes to the facility will be developed and maintained in accordance with the Environmental Risk Assessment (Appendix E – extract from Works Approval Application to DWER

- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.*
  The proposal does not introduce any additional sensitive land uses to the local area

- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*
  The Glenlevit Piggery upgrade will allow continued use of the site as rural land use.

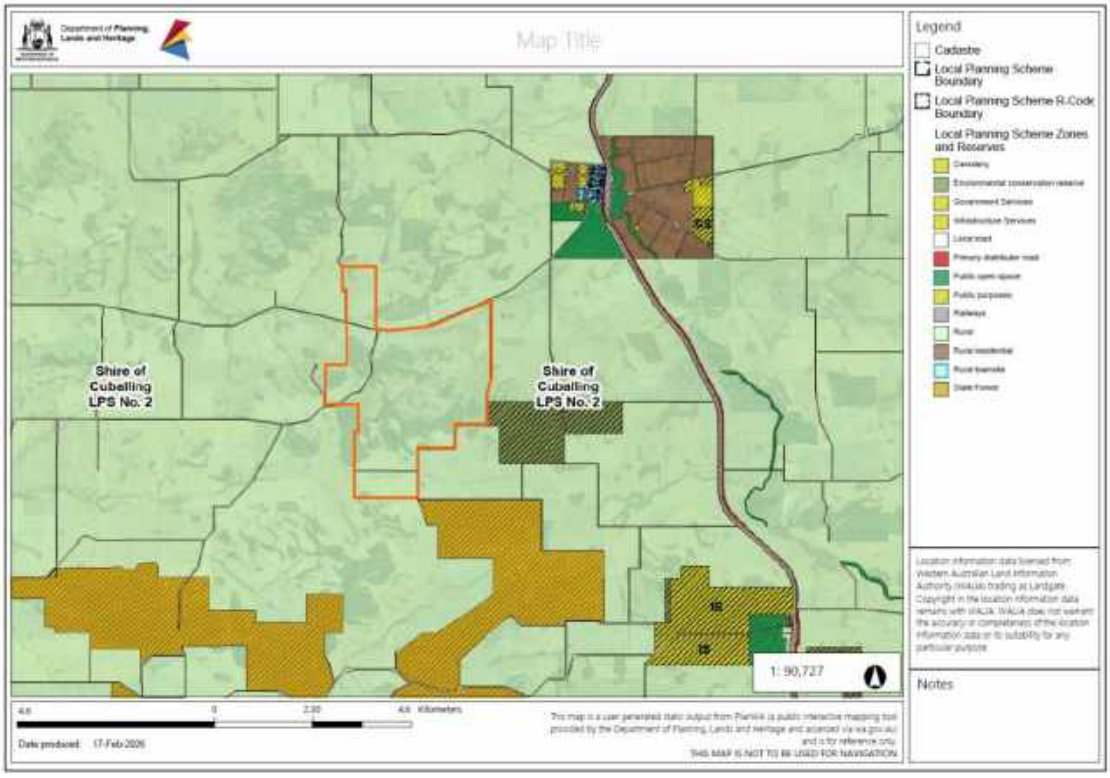

Figure 7: *Zones and Reserves Map, via Department of Planning, Lands and Heritage "PlanWA" map viewer. Sourced February 2026.*

The site is a currently operational outdoor piggery. Due to previous interpretations of the Animal Husbandry-Intensive definition (planning) and *prescribed premises regulations* (DWER), outdoor piggeries were not captured in planning or licencing requirements. As such the current piggery operation does not have a planning permit or licence.

The shift to conventional indoor piggery will fall under the land use category **Animal husbandry – intensive**, meaning: "premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens but excludes agriculture - extensive."

Per the *Shire of Cuballing Local Planning Scheme No.2,* the symbol "A" per **Figure 8,** *"the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions* (DPLH, 2003).

LAND USE	Rural Townsite	Rural Residential	Rural
Abattoir	X	X	A
Agriculture-extensive	X	X	P
Agriculture-intensive	X	A	D
Ancillary dwelling	P	D	D
Animal establishment	X	A	D
Animal husbandry - intensive	X	X	A
Art gallery	D	A	D

Figure 8: *Table 3 – Zoning Table per Shire of Cuballing Local Planning Scheme No.2*

Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (3):* Development in the **Rural Zone** shall conform to the following setback requirements; 30m from road boundaries, 20m from other boundaries, 50m from a boundary with a State Forest, or reserved land managed for conservation purposes. (4): A reduction in setbacks may be permitted at the discretion of the local authority (DPLH, 2003).

Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (9):* Development in the **Rural Zone** shall demonstrate*: (a) evidence of suitable land management addressing retention of remnant vegetation, revegetation, land degradation and salinity management; and/or (b) evidence that the proposed activity is compatible with offsite sensitive uses or that adverse impacts can be contained within the site.* Please refer further to **Part 3** for details of land management practices and protection of sensitive receptors.

2.1.2 State Forest Zoning & Environmental Conservation Reserve

The eastern boundary of Lot 12438 abuts an area of Environmental Conservation Reserve, and the south-eastern corner of Lot 11484 abuts an area of State Forest. Per the *Shire of Cuballing Local Planning Scheme No.2, Part 32.19 (3):* Development in the Rural Zone shall conform to the following setback requirements, 50m from a boundary with a State Forest, or reserved land managed for conservation purposes (DPLH, 2003). All development proposed as part of this Development Approval Application well exceeds the 50m setback to these zones.

2.2 Bushfire Prone Area

The property is within a Bush Fire Prone Area, as shown in **Figure 9.** Per Department of Planning, Lands and Heritage State Planning Policy 3.7 Bushfire (2017), the proposal does not trigger application of the policy as the Development Application is not for construction of a habitable building, and / or use of a caravan park.

The proposed pig sheds and associated facilities which form this Development Approval Application are not deemed residential buildings. The requirements of **NCC Vol 1, Part G5 Construction in bushfire prone areas**, do not apply to the proposed shed buildings and feed mill.

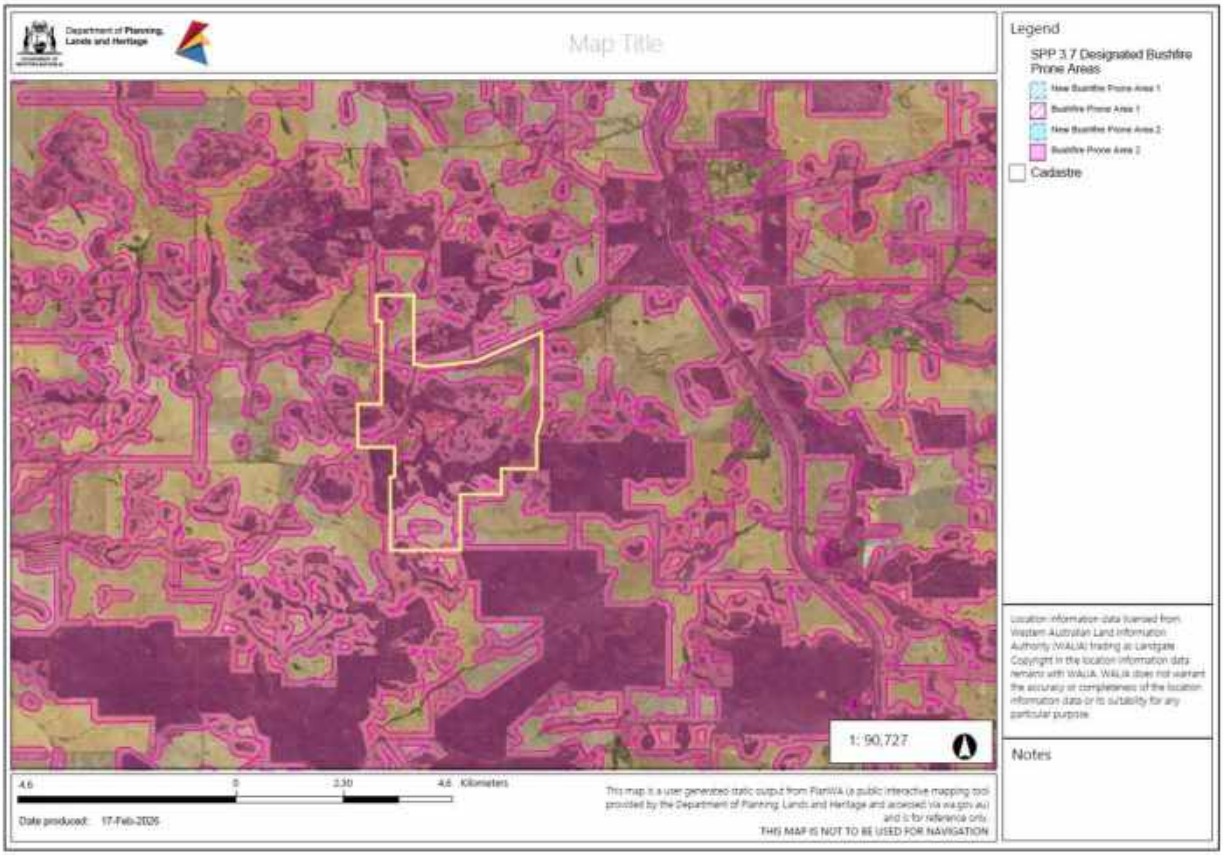

***Figure 9**: Bush Fire Prone Areas Map, via Department of Planning, Lands and Heritage "PlanWA" map viewer. Sourced February 2026.*

2.3 Environmental Protection Act (1986) & Environmental Protection, Clearing of Native Vegetation Regulations (2004)

2.3.1 Description of Works

Per Section 51C. of the Environmental Protection Act (1986), a person who causes or allows clearing of native vegetation commits an offence unless – (c) *the clearing is of a kind prescribed for the purposes of this paragraph and is not done in an environmentally sensitive area*.

Per Section 5 of the *Environmental Protection, Clearing of Native Vegetation Regulations (2004)*, item 12: Clearing for vehicular tracks, undertaken by the owner of the property on which the clearing is to take place, is a type of **Prescribed Clearing** under Section 51C(c) of the Environmental Protection Act 1986, if done in such a way as to limit damage to surrounding native vegetation. Refer ***Error! Reference source not found.*** below.

Table 3: From Section 5 of the Environmental Protection, Clearing of Native Vegetation Regulations (2004): Clearing for vehicular tracks.

Item	Description of clearing	Person	Response
12	**Clearing for vehicular tracks** Clearing to construct a vehicular track on a property, being clearing which does not, together with all other limited clearing carried out on the property in the financial year in which the clearing takes place, exceed 5 ha, if —	The owner of the property on which the clearing is to take place.	The proposed clearing footprint consists of approximately 2,034 m² (0.203 hectares), not exceeding 5ha.
	(a) the clearing for the track is no wider than necessary;		Clearing will be restricted to the minimum width required for safe vehicle operation of the new track.
	(b) there is at least 100 m between that track and any other cleared land that could be used for the purpose for which the particular track is intended;		An existing service track does exist approximately 70m south of the proposed track, however is not fit for purpose as part of the upgraded facilities. The land slopes approximately 11–14% along the existing southern clearing, compared with approximately 5.4% along the proposed new track. Gradients above approximately 10% typically require significant earthworks to accommodate regular heavy vehicle traffic on unsealed surfaces. These works would likely extend beyond the currently cleared footprint and require additional vegetation removal.
	(c) the vegetation is not in a road reserve; and		The vegetation and proposed track location is private agricultural infrastructure and not within a road reserve.
	(d) the vegetation is not riparian vegetation (unless there is no reasonable alternative route and the track is necessary for the commercial activities carried out on the property).		The proposed clearing is an area of ironstone ridge country. The vegetation type is remnant open woodland and does not intersect any riparian vegetation.

The subject site is not within an environmentally sensitive area, refer ***Figure 10*** below.

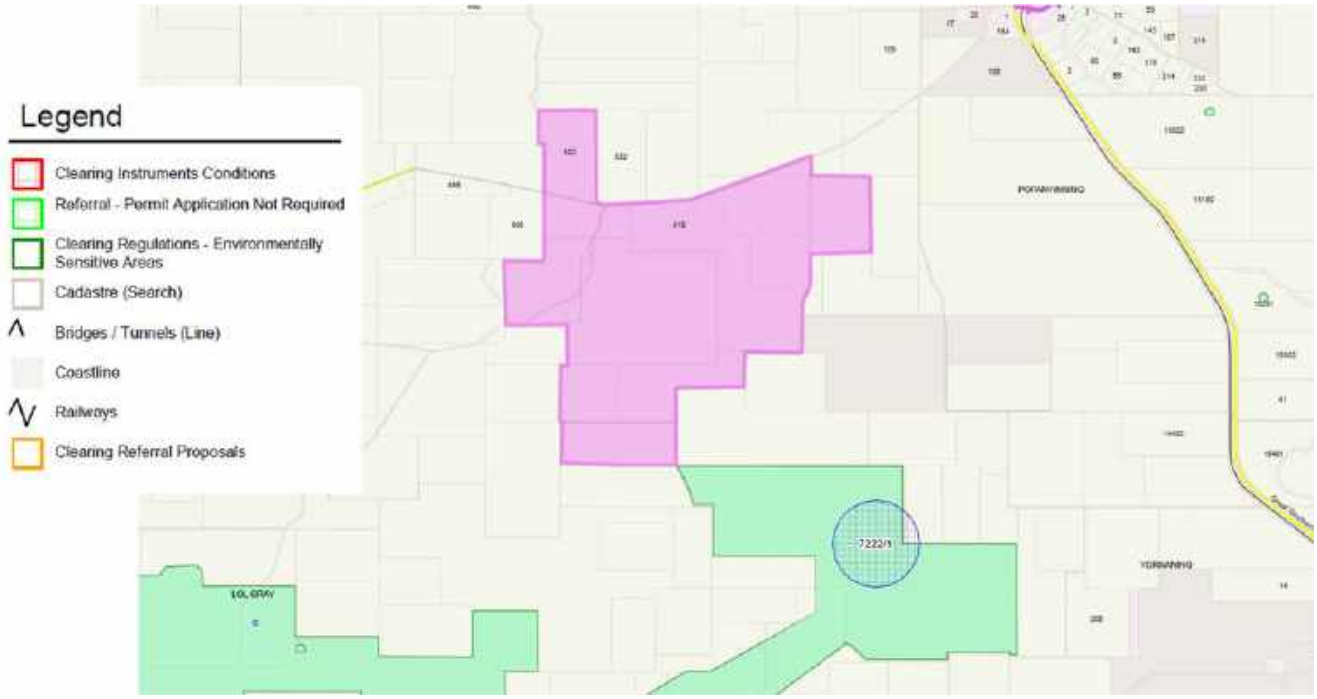

Figure 10: *Environmentally Sensitive Areas map via Clearing Permit System Map (DWER, N.D.) showing approximate piggery property areas outline.*

The proposed work which involves removal of native vegetation is construction of a private all-weather gravel access track, servicing the proposed piggery complex.

The proposed access track will service approximately:

- One livestock transport truck per week,
- Ten feed delivery vehicle movements per week, and
- Approximately 8 staff vehicle movements per day

2.3.2 Description of Native Vegetation

A ground inspection by the piggery owner/operator identified 26 trees within the proposed clearing footprint. Tree density equates to approximately 128 trees per hectare, consistent with open woodland vegetation. Within the clearing footprint:

- 12 trees are regrowth or structurally declining specimens,
- 12 trees are moderate structural woodland trees,
- 2 trees are mature canopy trees.

The clearing area represents a localised disturbance within a broader remnant vegetation landscape. Surrounding native vegetation remains intact beyond the defined footprint.

Figure 11: *Scrubby regrowth (3 trees). Multi-stem regrowth with low structural complexity. No visible hollow-bearing features observed.*

Figure 12: *Whitegum lignotuber regrowth (9 trees) Reshoot growth from declining parent trees with visible crown dieback. No confirmed hollow-bearing characteristics observed during ground inspection.*

Figure 13: *Small to mid-age whitegums (7 trees). Structurally sound single-stem trees with moderate canopy development. No visible hollows observed.*

Figure 14: *Mature healthy whitegums (2 trees) Established canopy trees forming part of the woodland overstorey. While no external hollows were observed during ground inspection, trees of this size may possess internal habitat features.*

Figure 15: *Mallet trees (5 trees) Older mallet specimens with some upper branch dieback. No confirmed visible hollow openings observed from ground level.*

2.3.3 Feasible Alternatives

An existing cleared area lies within 100 metres to the south of the proposed alignment.

The RTK survey gradient map (**Figure 16: RTK survey gradient map showing slopes of the proposed alignment and southern clearing**) indicates slopes of approximately 11–14% along the southern clearing compared with approximately 5.4% along the proposed alignment.

Figure 16: RTK survey gradient map showing slopes of the proposed alignment and southern clearing

Gradients above approximately 10% typically require significant earthworks to accommodate regular heavy vehicle traffic on unsealed surfaces. To utilise the southern alignment would require; cut and fill earthworks to reduce gradient, batter formation and stabilisation, drainage works and surface reconstruction. These works would likely extend beyond the currently cleared footprint and require additional vegetation removal.

2.3.4 Proposed Construction Measures

The following measure will be observed to minimise disruption to surrounding vegetation.

- Clearing confined to the defined 2,034m² footprint
- No widening beyond operational necessity
- Pre-clearing visual inspection for fauna habitat
- Retention of mature trees where alignment permits
- Topsoil stockpiled and respread where practical

3 Effects on Surrounding Locality

3.1 Noise, Odour & Dust Separation Distance

The separation distance is the distances provided between a piggery complex, and a sensitive receptor is an important measure for reducing the risk of amenity impacts. Separation distances are measured as the shortest distance from the piggery complex to the nearest part of a building associated with the sensitive land use.

Odour has been identified as the principal community amenity concern in relation to piggery developments. Separation distances for odour generally provide larger distances than those required for dust and noise and are therefore deemed to provide sufficient protection from dust and noise impacts on sensitive areas.

The Australian Pig Industry recognises the need to continually improve to meet rising community expectations and has developed a best available methodology for assessing potential odour risk based on industry research. The odour assessment as set out in the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025) is used to establish whether odour generated by a piggery will have an unreasonable impact at off-site receptors. Odour nuisance *may* occur when the separation distances between a piggery and a receptor are less than those calculated using the methods set out in the guidelines.

3.1.1 Separation Distance to Proposed Feed Mill

The separation requirement for the feed mill has been derived from the *Guidance for the assessment of environmental factors, Separation Distances between Industrial and Sensitive Land Uses No.3* (EPA 2005), and the more recently published *Guideline- Odour Emissions* (DWER 2019).

The separation distance recommended for the feed mill to reduce the risk amenity impacts is 500m. There are no sensitive receptors located within the recommended 500m. The nearest receptor not associated with the property or piggery is located approximately 670m from the feed mill. There is undulating terrain and vegetation between the feed mill and receptor.

3.1.2 Separation Distance to Proposed Piggery Complex

The calculated separations distance for the proposed development of the piggery complex, per the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025) are:

- **1173m** to a legal dwelling,
- **1530m** to rural residential,
- **2551m** to a township.

In line with the calculated separation distances, the proposed piggery facility provides adequate separation to the nearest dwellings and townships, refer to **Figure 17**. Further information including the calculation

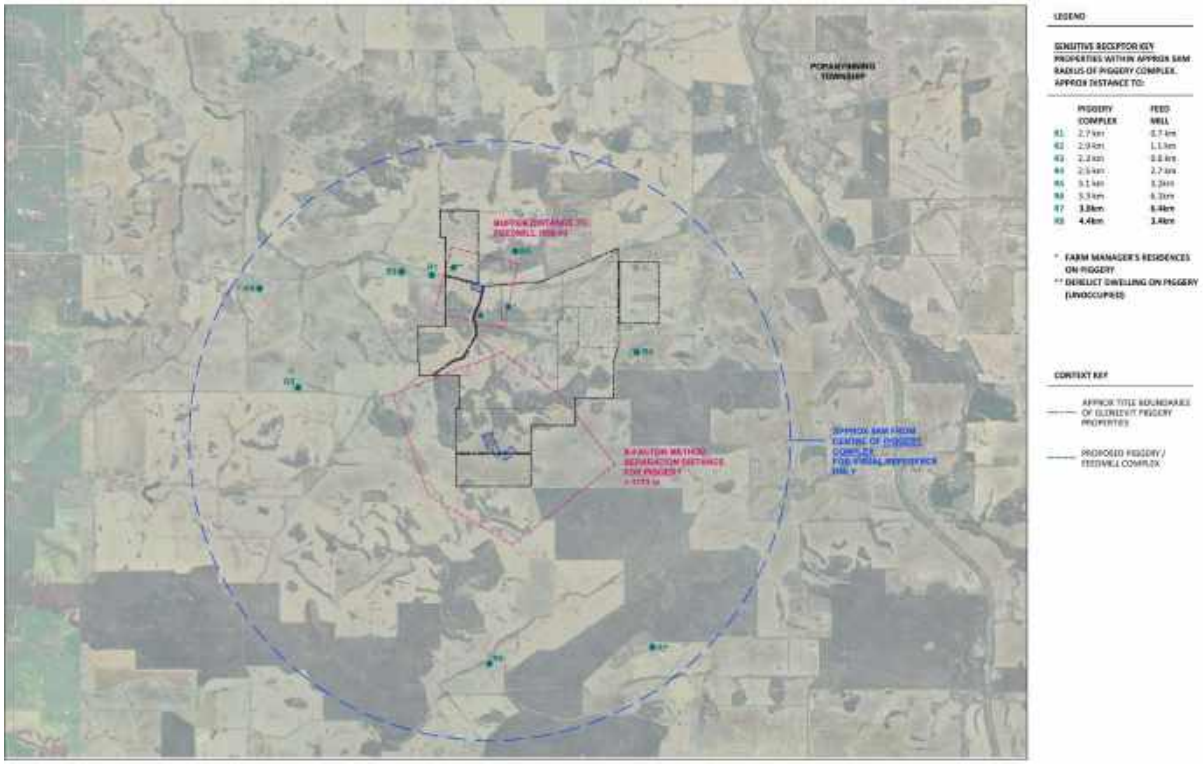

***Figure 17**: Refer drawing **SCL25-23-DA05**, Locality and Receptors Map, including separation distances and nearest sensitive receptors.*

3.2 Car Parking and Local Traffic

The piggery is currently accessed via Popanyinning West Road, a local distributor road, and Pennys Road, an access road. The crossover at Pennys Road via Popanyinning West Road is well equipped for large vehicle movements, with wide gravel splays. Pennys Road is a formed gravel road and will be the primary access road for the new proposed facilities.

Internal access tracks within the piggery are formed gravel that are periodically graded to maintain all weather access. There are significant areas available for onsite parking and multiple turning circles to ensure all vehicles can exit in a forward manner.

***Table 4:** Proposed estimated vehicle movements.*

Vehicle type	Frequency per	Number -Existing operation	Number- New Piggery
Staff Cars	day	5	8
Feed Truck	week	0	10
Stock Truck	week	1	1
Grain at Harvest Truck	year	40	70
Feed Additives Truck	month	2	4

There will be a small increase in the number of staff vehicles per week, from 5 to 8 cars, due to the increase in staff required to run the new piggery. Stock movements will remain the same, with a small increase from 2 to 4 feed additive trucks to support the new feed mill.

Consequently, an additional 10 trucks per-week will deliver feed to the new feed mill and a increase in harvest movements from 40 to 70 to supply the new feed mill. All feed generated at this stage will be used on site in the new piggery.

Figure 18: *Existing paddock entrance crossover via Popanyinning West Road, east of Pennys Road (Source: Google Street View, image dated Feb 2025).*

Figure 19: *Existing crossover at Pennys Rd and Popanyinning West Road (Source: Google Street View, image dated Feb 2025).*

3.3 Environmental Impact

An Environmental Risk Assessment was carried out as part of the Works Approval Application document, to identify risks that the piggery may pose to the environment and then managing these to minimise the likelihood of harm. This has been included as an appendix to this application, refer to **Appendix E** (Works Approval Application Extract: Part 7 Environmental Risk Assessment).

4 Conclusion

The primary objective of the development is to allow the development of a new indoor facility at Glenlevit Piggery and an associated feed mill.

Construction of the new piggery facilities involves the removal of existing farrowing huts on site, construction of 10 new sheds and amenities building, associated stormwater dam and water storage dam, and associated effluent ponds as required to accommodate the indoor piggery. The piggery sheds and ponds will be located towards the southern end of the property.

To support the new piggery, a new feed mill installation is proposed. Feed mill production will be staged with a maximum envisaged production capacity of 10,000T per annum. The feed mill is located south of Popanyinning West Road, accessed via Pennys Road.

As the new piggery and feed mill will trigger the Prescribed Premises thresholds, a Works Approval is required, which is being concurrently submitted to the Department of Water, Environment and Regulation (DWER).

An odour assessment on the proposed upgrade to pig numbers has taken place in accordance with the National Environmental Guidelines for Indoor Piggeries – Siting and Design (2025). The results indicate that there are no sensitive receptors within the recommended separation distances. It is regarded that distances for odour generally provide larger distances than those required for dust and noise and are therefore deemed to provide sufficient protection from dust and noise impacts on sensitive areas. As such it is not expected that there will be significant impact on local amenity as a result of the new piggery facility.

5 List of Figures

6 Drawing List

SCOLEXIA PTY LTD, CONTEXT MAPS

DRAWING NO.	TITLE	DRAWING SCALE
SCL25-23-DA01	GLENLEVIT PIGGERY LOCALITY & PLANNING CONTROLS	1 : 30,000 @ A3
SCL25-23-DA02	GLENLEVIT PIGGERY SITE MAP	1 : 20,000 @ A3
SCL05-23-DA03	FEEDMILL PROPOSED CONDITIONS	1 : 2,000 @ A3
SCL05-23-DA04	PIGGERY SHEDS PROPOSED CONDITIONS	1 : 2,000 @ A3
SCL05-23-DA05	SENSITIVE RECEPTORS MAP	1 : 50,000 @ A3

7 Appendices List

Appendix A
Shire of Cuballing, Town Planning Scheme Map No. 1 of 4

Appendix B
Certificate of Title 4050-884 & Certificate of Title 2222-617

Appendix C
Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 5.5 Effluent and Manure Management

Appendix D
Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 6.1 Separation Distances - Amenity

Appendix E
Scolexia Works Approval Application Glenlevit Piggery 2026, extract:
Part 7: Environmental Risk Assessment

Appendix F
Notice of Intent to Pump Water (Desalination)

Appendix G
Correspondence with Shire of Cuballing re: Request for closure of gazetted road

Appendix H
Amenities Building Plans- Custom Shower Block Office, Troy Moss 2026

Appendix I
Authority of Representative (Scolexia Pty Ltd) to act on behalf of owner

Appendix J
Stelyn Farms Pty Ltd Company Statement

8 References

Australian Pork Limited (2025) *National Environmental Guidelines for Indoor Piggeries -siting and design*, Barton, ACT

Department of Planning, Lands and Heritage (2017) *State Planning Policy 3.7 Bushfire*, Government of Western Australia

Department of Planning, Lands and Heritage (2023) *Shire of Cuballing Local Planning Scheme No.2, updated to include AMD 6 GG 24/10/2023,* Government of Western Australia

Department of Planning, Lands and Heritage (2025) PlanWA Map Viewer, Government of Western Australia, accessed February 2026.
https://espatial.dplh.wa.gov.au/planwa/Index.html?viewer=planwa

Department of Water and Environment Regulation (DWER) (2019), Guideline- Odour emissions, Government of Western Australia, accessed February 2026.
https://www.wa.gov.au/system/files/2023-04/Guideline-Odour-emissions.pdf

Environmental Protection Authority (EPA) (2005) Guidance for the assessment of environmental factors, Separation Distances between Industrial and Sensitive Land Uses No.3, Government of Western Australia, accessed February 2026
https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

Skerman, A (2018) PigBal Model 4, Australian Pork Limited, Barton, ACT

Protection of the Environment Operations Act 1997 (No 156)

Rural Fires Act 1997 (No 65)

Rural Fires Regulation 2013

State Environmental Planning Policy (Planning Systems) 2021

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