

ATTACHMENT 9 - LANDSCAPE PLANS

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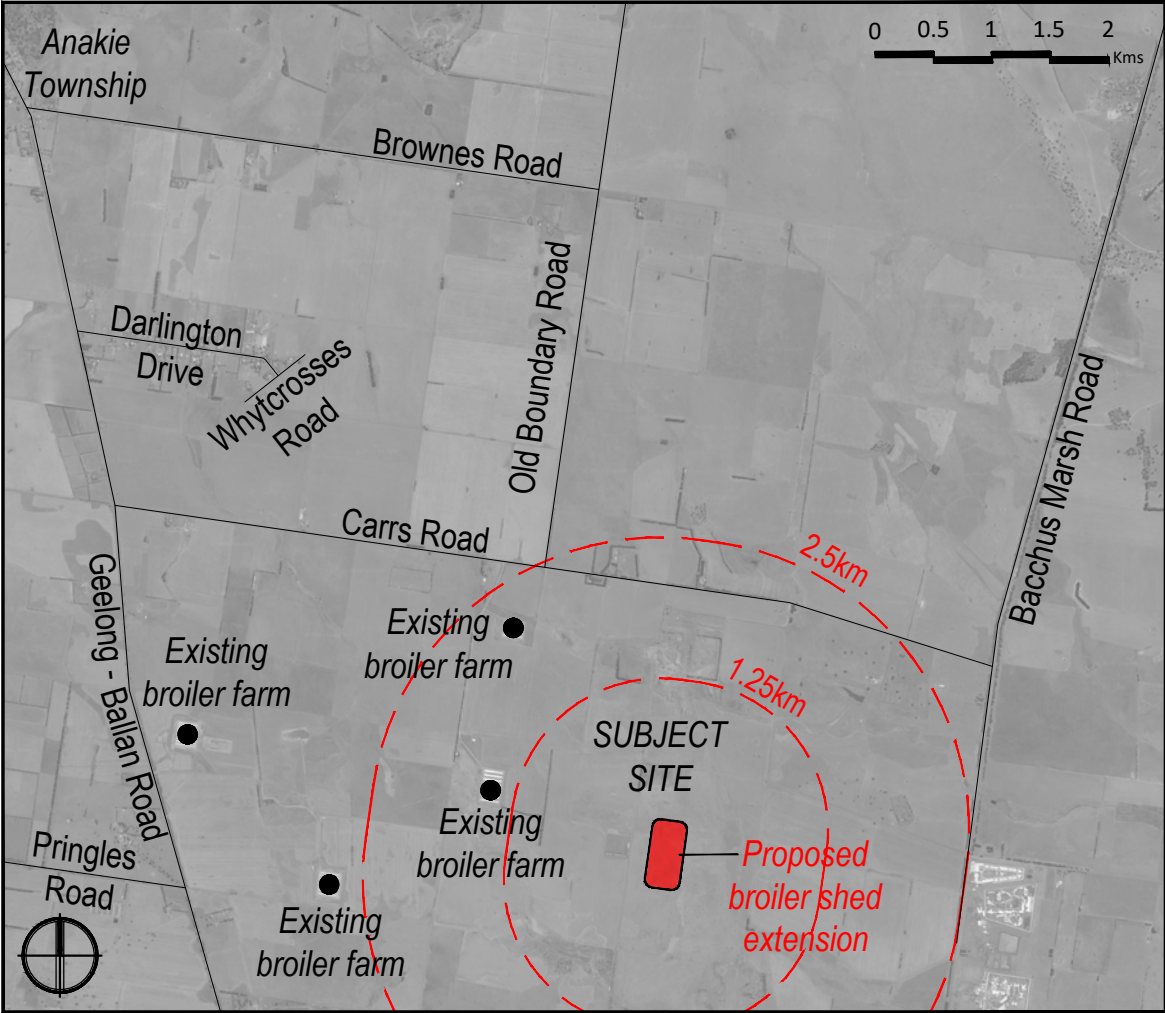
Site Overview

This landscape plan supports the proposed 6-shed extension to the current 6-shed broiler farm at 455 Carrs Road in Anakie. The proposed works will occupy a footprint of 8.0 hectares within a working agricultural farm. The subject site is located 65 kilometres west of Melbourne and 25 kilometres north of Geelong. Relatively flat and zoned Farming, the site has historically been used for agricultural and farming purposes. The land was extensively cleared in the past with only scattered planted trees remaining around dwellings and the occasional planted windrow. Plantings around the existing broiler sheds are starting to establish and will be retained and incorporated into the proposed landscape works.

Locality Plan



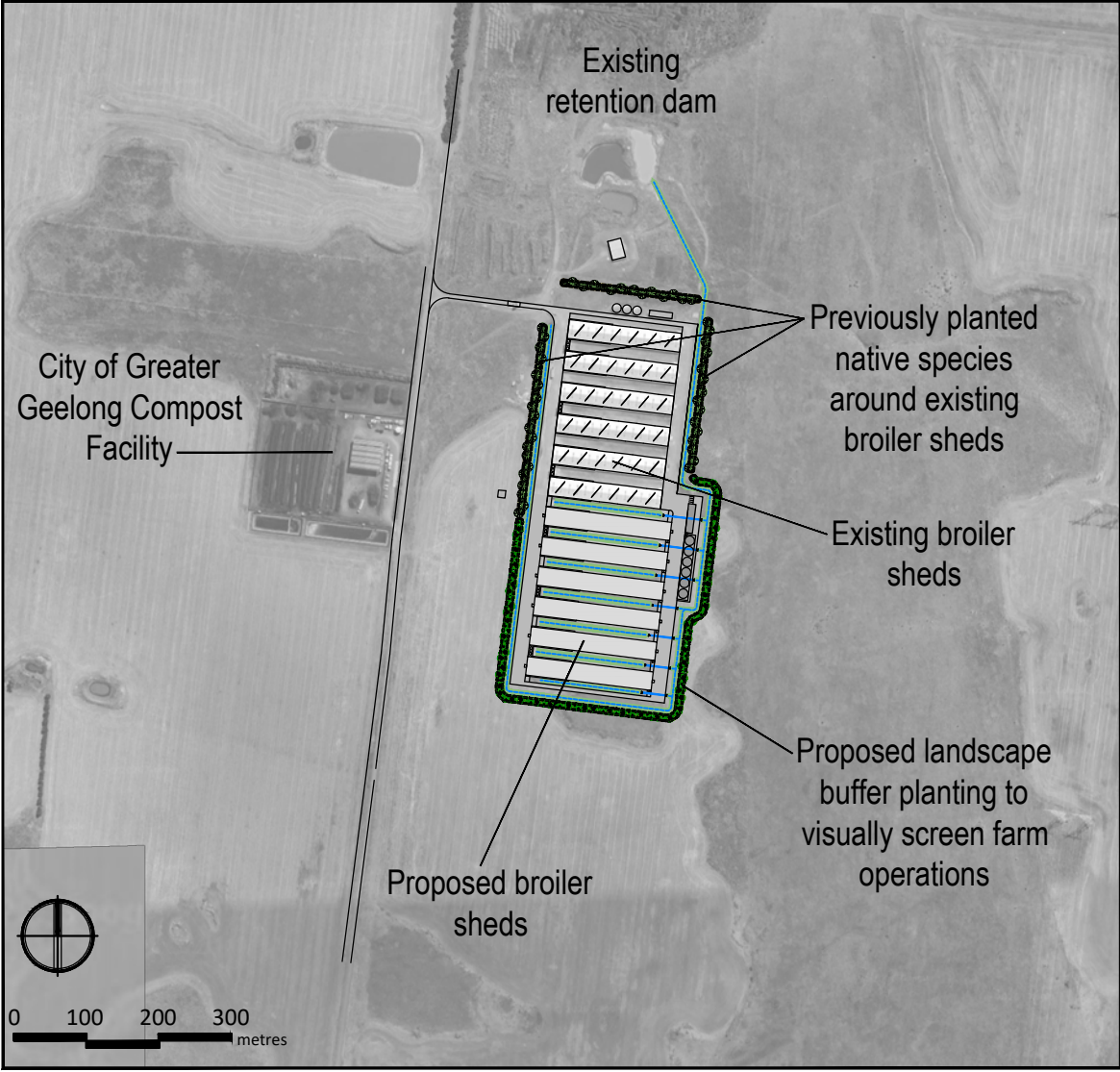
Regional Context



The Proposal

A 6-shed extension is proposed to the existing 6-shed broiler farm. Set back 2.25 kms from Carrs Road and 2.5 kms from Bacchus Marsh Road, the farm will be accessed from the existing internal roads of the subject site. The extension includes 6 large sheds, a perimeter road, water tanks, an energy centre, car parking and grassed swales facilitating the movement of runoff to an existing retention dam north of the site. A mounded landscape buffer, 10m wide, will surround the proposed works. The primary purpose of this buffer is to screen the visual operations of the farm and responds to the objectives of the *Victorian Code for Broiler Farms* (2019).

Site Context



CLIENT:
Pavilion Farms

ADDRESS:
455 Carrs Road, Anakie

MUNICIPALITY:
City of Greater Geelong

REFERENCE:
260502

DATE:
22.05.2026

REVISION: SHEET:
- 1 of 2

DRAWN:
AJD

SCALE:
1:1000

PAPER SIZE:
A1

0 10 20 30 40 50 metres

Scale 1:1000 @ A1

REVISION	DATE	DESCRIPTION	BY
-	-	-	-

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Landscape Plan

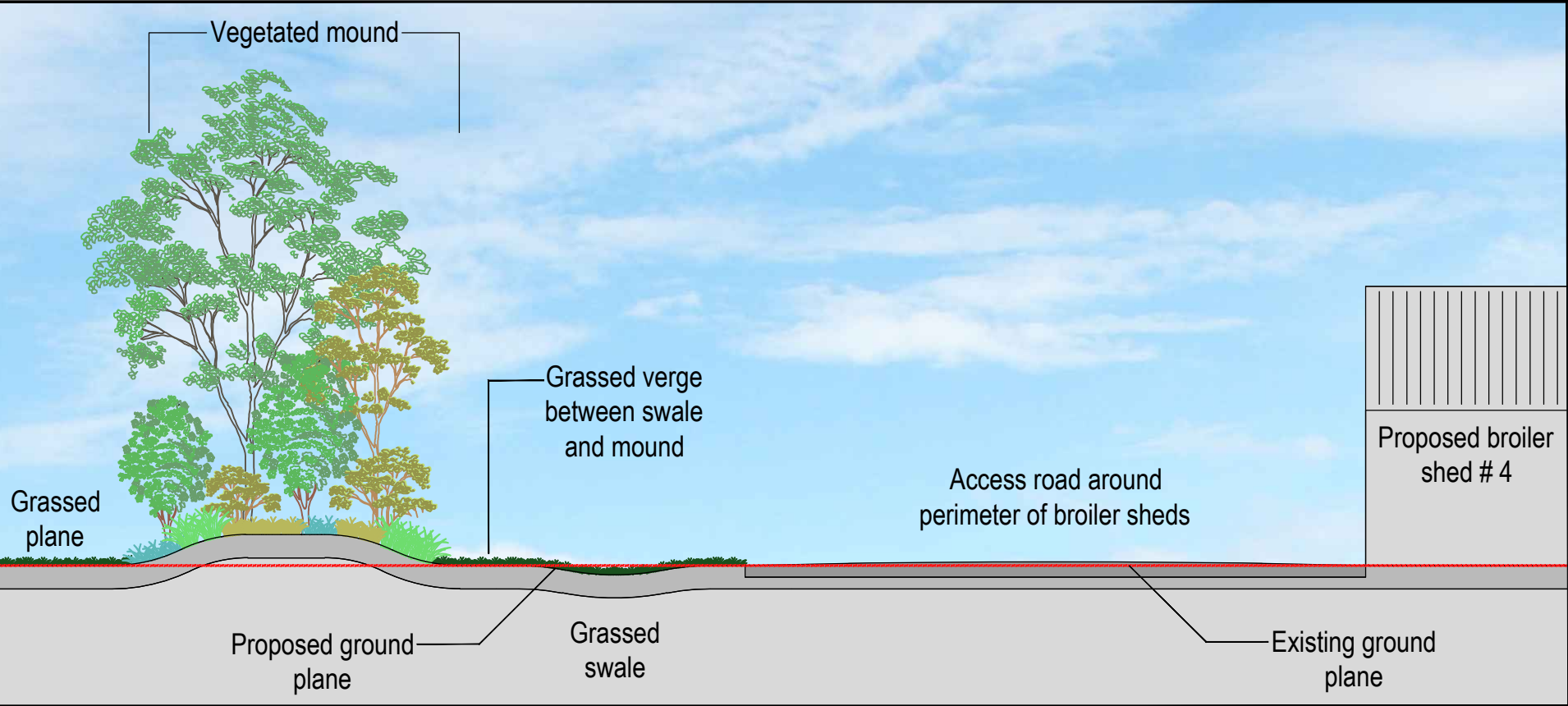
Landscape Response

A predominately open woodland community, that also included treeless grasslands and occasional shrubs, would have occurred in the Anakie area prior to European settlement and land clearing. The shed extension to the broiler farm will be screened with a 10-metre wide planted buffer. This 850 lineal metre buffer will continue the current screening of the existing broiler farm to effectively minimise the visual impact of the facility.

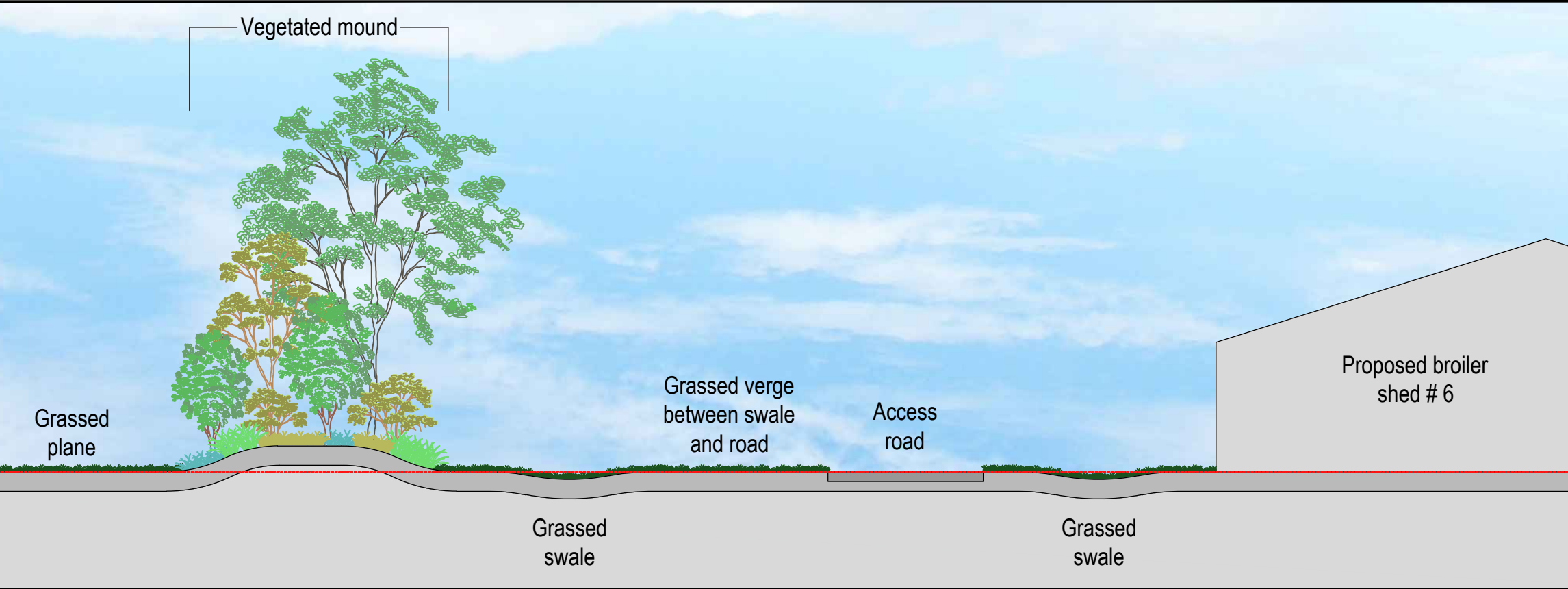
This mounded buffer to the perimeter of the operations is to be planted out with species from Zone 17 of the *Indigenous Plants of the Geelong Region* publication prepared by the City of Greater Geelong. The species nominated have been selected to establish quickly, provide screening to the proposed facility and contribute to the ecological diversity of the region. Refer to Sheet 2 for species, setout, planting density and quantity of all plantings.



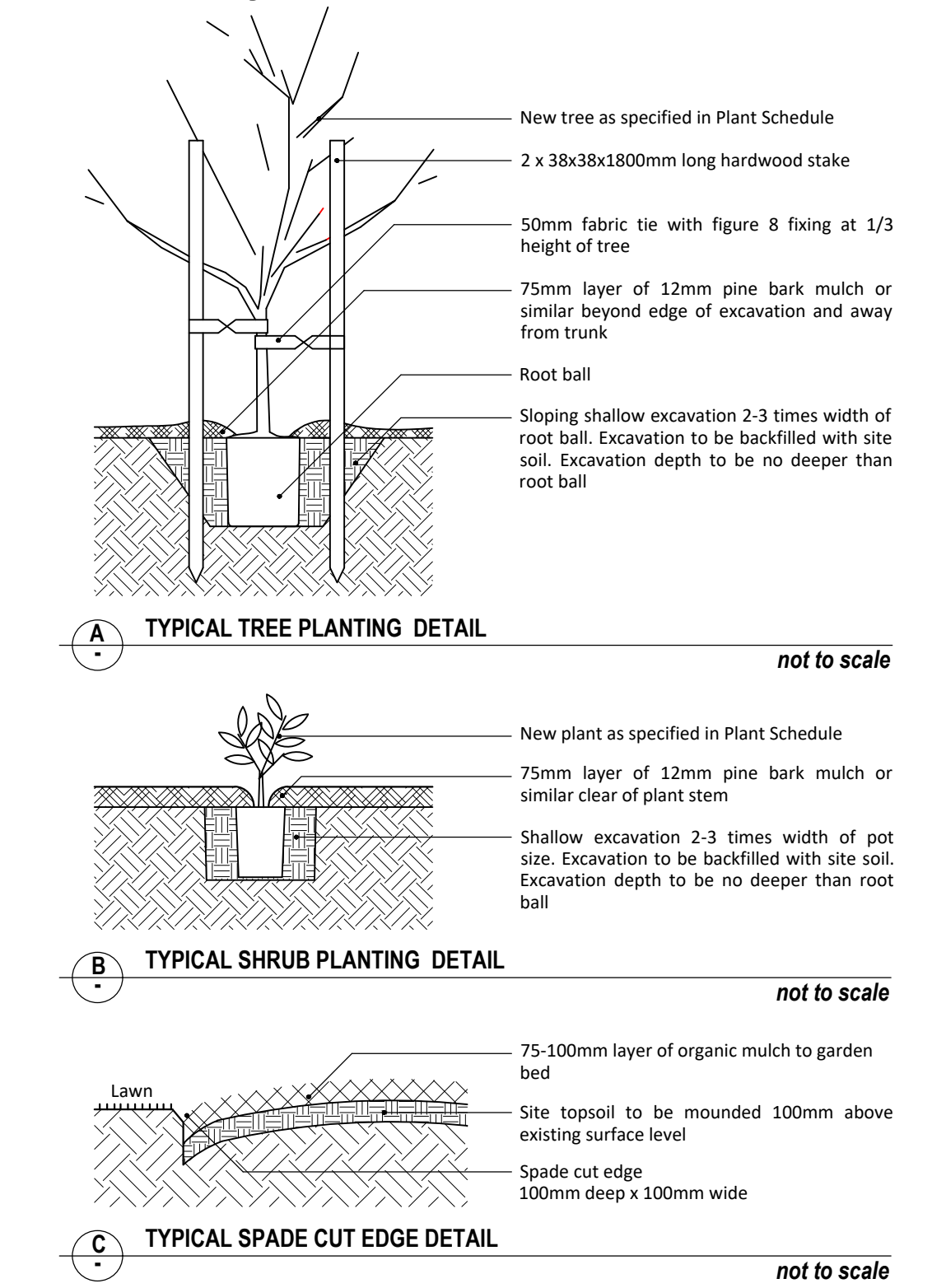
Sectional Elevations
Section A A



Section B B



Tree Planting Details



Preparation, Planting and Establishment Notes

- All underground services to be verified by Contractor prior to commencement of work.
- All setout and levels must be checked and approved on site by the superintendent prior to construction.
- Any discrepancies must be reported immediately to the superintendent or landscape architect.
- Figured dimensions have preference over scaled dimensions. Drawings are to be read in conjunction with applicable project specifications and engineering documents.
- All construction to be in accordance with all relevant Australian Standards, including all revisions, council requirements and industry standards for methods and quality of construction.
- Weeds are to be removed from site prior to construction. Herbicide to be used sparingly. If required, use a non-residual glyphosate herbicide in any registered formulae, at the recommended maximum rate.
- Site to be graded towards garden beds, lawn or gravel areas. Adjust grading accordingly to accommodate localised collection of ground water.
- Soil pH is to be tested and should be slightly acidic to neutral (pH - 5.5 to 7.0). If outside of this range contact local nursery to obtain advice on improving the pH level and individual plant tolerance of specific site pH level.
- Clay soils should be checked for responsiveness to gypsum which can allow plant roots to penetrate the soil. If required, add gypsum according to manufacturer's specifications.
- Cultivation of existing soil to be minimal. Improve existing soil with organic material such as well rotted manures, soil improvers or compost prepared to AS.4454-2003. Top dress existing soil with organic material and cover with mulch. If importing of topsoil is required, then soil must comply with AS.4419-2003.
- Confirm plant quantities in Planting Schedule. Any discrepancies between Planting Schedule and plan are to be reported to the Landscape Architect before proceeding. Plants are to have well developed root system and be free of pest and disease.
- Unless otherwise indicated, 12mm uncoloured Pine Bark mulch (or approved equivalent) is to be applied to all garden beds at a depth of 75mm. Fertilise plants according to individual species requirements. Apply Sealol upon initial planting to target roots and promote healthy, balanced growth. Apply liquid Phostogen every three months.
- Each planted tree is to be staked for 1 to 2 years, as per planting detail, with 38x38x1800 hard wood stakes. Fasten with 50mm fabric ties.
- All shrubs are to be evenly spaced and located as per drawings.
- Re-grade proposed lawn areas to provide smooth contours. Rake to remove soil clods and rubble.
- Seeded lawn to be non-invasive grass species such as: Queensland Blue-Grass (*Dicantheum sericeum*), Red-leg Grass (*Bothriochloa macra*) or Weeping Grass (*Microlaena stipoides*)
- Follow-up maintenance should be undertaken as required for 2 years following establishment. Damaged, dead or diseased plants should be replaced. Monitor for weed species and remove as required. Eradicate any pest animals or insects. Water plants according to individual species' moisture needs, seasonal conditions and as advised by Local Water Authority. Monitor and prune plants and trees to as required, according to AS 4373 (Pruning of Amenity Trees). Replenish mulch annually in Spring.

CLIENT: Pavilion Farms
ADDRESS: 455 Carrs Road, Anakie
MUNICIPALITY: City of Greater Geelong
REFERENCE: 260502
DATE: 22.05.2026
REVISION: SHEET: 2 of 2

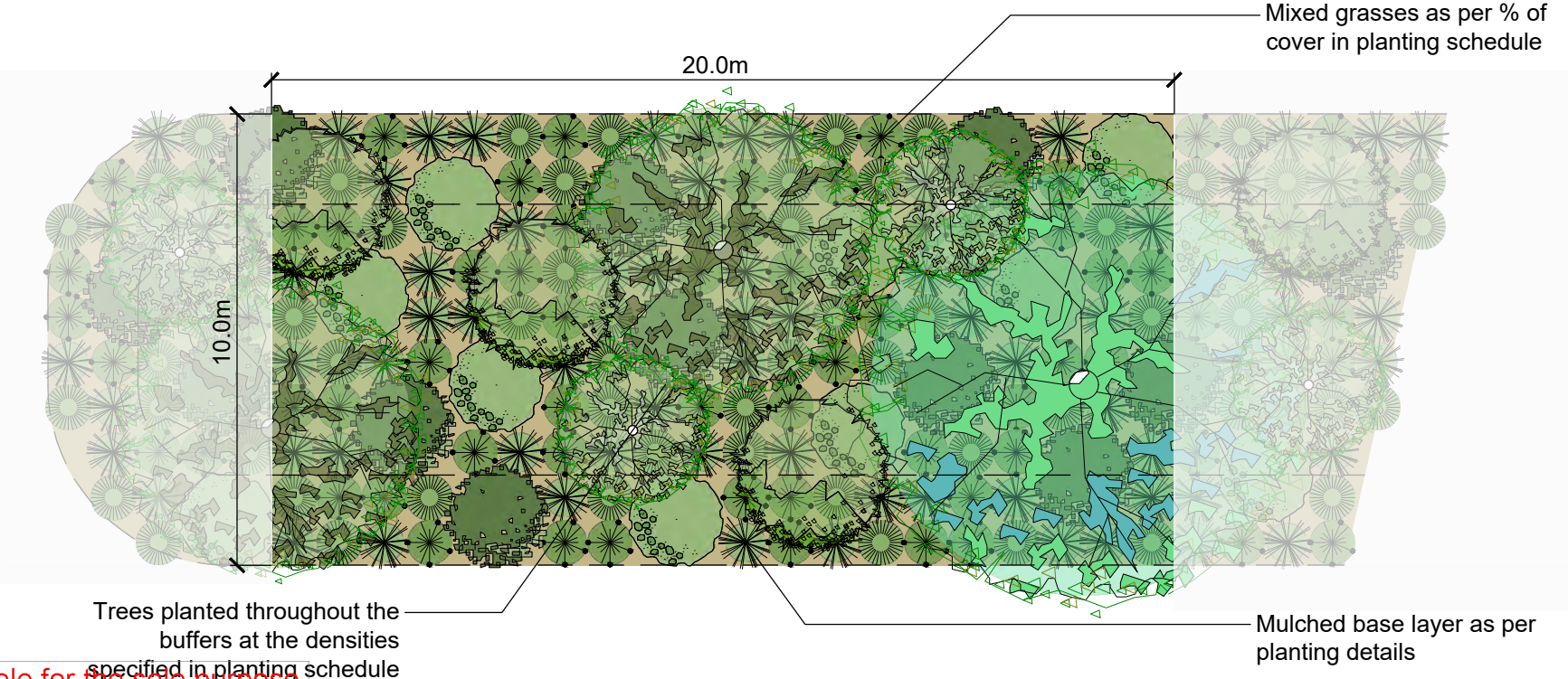
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PAPER SIZE: A1

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REVISION	DATE	DESCRIPTION	BY
-	-	-	-

INDIGENOUS PLANTS OF THE GEELONG REGION							
SPECIES FROM ZONE 17 - ANAKIE EAST / LOVELY BANKS / CORIO BASALT PLAINS							
BUFFER ZONE AREA: 8,527m ²							
CODE	BOTANIC NAME	COMMON NAME	SIZE (MATURITY)	RECOMMEND POT SIZE	% COVER	PLANTING DENSITY	QUANTITY
TREES							
	Acacia mearnsii	Black Wattle	8-25 X 6-10	150mm	20%	Trees	58
	Acacia pycnantha	Golden Wattle	3-10 x 2-5	150mm	35%	scattered	102
	Allocasuarina verticillata	Drooping Sheoke	4-11 x 3-6	150mm	35%	throughout	102
	Eucalyptus melliodora	Yellow Box	10-30 x 8-25	150mm	10%	mounds	29
SHRUBS							
					25% (2,132m ²)		
	Acacia paradoxa	Hedge Wattle	2-4 x 2-5	Tubestock	50%	0.25 per 1m ²	266
	Banksia marginata	Silver Banksia	1-10 x 1-5	Tubestock	50%	0.25 per 1m ²	267
GRASSES							
					75% (6,395m ²)		
	Austroanthonia caespitosa	Wallaby Grass	0.2 x 0.4-1	Tubestock	33%	1 per 1m ²	2,131
	Poa labillardieri	Common Tussock-grass	0.8 x 0.8	Tubestock	33%	1 per 1m ²	2,132
	Themeda triandra	Kangaroo Grass	0.3 x 0.3	Tubestock	33%	1 per 1m ²	2,132

Typical Buffer Planting Layout - 20 x 10m Segment



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Landscape Plan

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