



JC: 1506

22<sup>nd</sup> February 2016

Regulation of Australian Agriculture  
Productivity Commission  
Locked Bag, Collins St East PO  
Melbourne VIC 8003

Dear Sir,

RE : Inquiry into the Regulation of Australian Agriculture

Further to my letter of 18 February, 2016 I wish to make a further submission to reinforce the points made in submissions of both the ACMF and our company.

Coincidentally, we have just entered into discussions with the possibility of purchasing a property with a development application approval, for the construction of a 12 shed Duck operation. Such an operation is not overly dissimilar to a chicken operation but would still require a S96 development application variation with Council, to reflect the change of use and shed design.

I have attached a copy of the DA consent determination on this proposed development to highlight the ridiculous conditions imposed on such developments, even though this site is very isolated. This particular development could not proceed because the uncommercial nature of the conditions imposed. Consider the following:

1. Condition 2 – Hours of Operation: nil delivery operations after 5pm. Such a provision is unworkable.
2. Condition 3 – Post development Noise Monitoring Validation: Unnecessary cost burden. After the facility is built, what happens if noise is emitted across a boundary?
3. Condition 4/(Also Condition 28) – Post development Odour Modelling Validation : Unnecessary cost burden. After facility is built, again, what happens if odours are emitted across a boundary?
4. Condition 33 – Building Code of Australia – Onerous cost burden which is unnecessary.
5. Conditions 43/44 – Disabled Access and Facilities – Onerous cost burden which is unnecessary.

Clearly, this simple example highlights to the Commission how Agriculture is being impacted by costly and unreasonable regulation, essentially designed to favour consumers - and are blatantly ANTI-BUSINESS!

Yours faithfully,

John Cordina  
Managing Director,  
Cordina Chicken Farms Pty Limited



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