

22.03

11/06/2009
 C40(Part 1)
 Proposed C76

INTENSIVE ANIMAL HUSBANDRY

This policy applies to applications for the use and development of land for intensive animal husbandry ~~that are not covered by a Code of Practice incorporated in the planning scheme, except for cattle feedlots, piggeries or broiler farms.~~

Policy Basis

Many intensive animal husbandry uses ~~are located in~~ the Golden Plains Shire and represent an important local industry. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

Objectives

- To ensure intensive animal husbandry uses are suitably located.
- ~~To ensure the use and development of land for intensive animal husbandry does not impact on the environment.~~
- To minimise the downstream impacts of the use and development on the water catchment.
- To protect and maintain residential amenity in Residential Zones ~~through the use of~~with buffer areas and setbacks.
- To encourage quality design and appropriate siting of intensive animal husbandry developments.
- To achieve consistency with State policy.

Policy

It is local policy that:

The following design guidelines ~~are to be~~ considered for the siting of such developments:-

- that part of the site area which is developed with enclosures, yards or buildings used for the holding of animals should be suitably located and fenced.
- no enclosures, yards or buildings in which animals are raised on an intensive raising system should be located within 200 metres of any river, creek, water course or pondage, within 500 metres of a dwelling on any other property, or within 30 metres of any road (whether or not such road forms the frontage).
- the site used should have an area of not less than 4 hectares, ~~and the total area for buildings, yards, or enclosures used for the enclosure of animals should not exceed 10 percent of the area of the site.~~
- buffer areas should be contained wholly on the property where practical.
- landscaping of the site should be undertaken ~~so as to~~remove any adverse visual impact of the development on the surrounding area.
- all manure and polluted run-off water from any enclosures, yards or buildings used in conjunction with any intensive animal husbandry, or any water otherwise contaminated ~~as a result of~~because of such use, shall be treated and disposed of either within the boundaries of the site or in an alternative manner to the satisfaction of the responsible authority.
- measures should be taken to the satisfaction of the responsible authority to ensure that the use and development proposed does not prejudicially affect the amenity of the locality ~~by~~reason ofbecause of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise.
- infrastructure (such as roads and water supply) should be paid for and provided for by the proponent.

Where these guidelines are not met, the applicant should demonstrate that an equivalent or better outcome is achieved.

Plans required**Application requirements**

Each application should be accompanied by (in addition to any other information which the responsible authority may require) a plan at a minimum scale of 1:200 showing:

- the dimensions and locations in relation to the boundaries of all existing and proposed new buildings and works, extensions or alterations on the site;
- drainage lines through or for run-off water originating on the site through or along which water may be discharged from the site;
- the location of existing dwellings on the site and adjacent properties and the existing use of all other lands within 0.5 kilometres of the site;
- areas used or to be used for intensive animal raising, grazing or for dry sows, manure disposal and drainage disposal;
- buffer distances to surrounding properties, dwellings, roads, watercourses and water bodies;
- method of waste disposal; ~~and~~
- source and capacity of water supply to the site.

The boundaries of the site and of proposed buildings and works should be properly pegged on the ground to permit inspection by the responsible authority.