



SHIRE OF DONNYBROOK BALINGUP

Town Planning Policy

9.23 Animal Husbandry - Intensive

1. Purpose

To establish guidelines for “Animal Husbandry – Intensive” uses and specify information to be provided with applications.

Aims

- a) To provide a clear set of principles to assist in interpreting when the definition of “Animal Husbandry – Intensive” will apply.
- b) To ensure that “Animal Husbandry – Intensive” uses are designed and operate in a way that is sympathetic with local rural landscape character and amenity.

2. Objectives

- a) To ensure “Animal Husbandry – Intensive” uses are suitably located.
- b) To ensure the use and development of land for “Animal Husbandry – Intensive” does not impact on the environment.
- c) To protect and maintain rural amenity
- d) To encourage quality design and appropriate siting of intensive animal husbandry developments.

3. Development Guidelines

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

- a) That part of the site area which is developed with enclosures, yards or buildings used for the holding of animals should be suitably located;
- b) Enclosure design, location and management comply with relevant legislation, guidelines and codes of practice.
- c) No enclosures, yards or buildings in which animals are raised on an intensive raising system are to be within 30m of any road; unless site topographical features conspire to make the use a prominent feature on the landscape. If Council considers the site will adversely impact on local landscape aesthetics, a greater setback and other landscape screening treatments shall be required to Council’s satisfaction.
- d) Landscaping of the site should be undertaken so as to minimise any adverse visual impact of the development on the surrounding area. Landscaping shall include earthworks (where appropriate) and selection of plant species that can thrive in the conditions created by “Animal Husbandry – Intensive” uses;
- e) 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
- f) contaminated as a result 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 Shire;
- g) Measures should be taken to the satisfaction of the Shire to ensure that the use and development proposed does not prejudicially affect the amenity of the locality by reason of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise;
- h) Demonstrate compliance with buffers to wetlands, remnant vegetation and



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separation distances to groundwater as well as showing that measures are in place to ensure these areas are not impacted from nitrification/contamination, dust, spray drift or other similar disturbances.

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

4. Information Required to Support Proposals

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

- a) The dimensions and locations in relation to the boundaries of all existing and proposed new buildings and works, extensions or alterations on the site;
- b) Drainage lines through or for run-off water originated on the site through or along which water may be discharged from the site;
- c) The location of existing dwellings on the site and adjacent properties and the existing use of all other land within 0.5 kilometres of the site;
- d) Areas used or to be used for intensive animal raising, grazing, manure disposal and drainage disposal;
- e) Method of waste disposal;
- f) Source and capacity of water supply to the site;
- g) Design, location and arrangement of enclosures;
- h) Method to address potential land use conflict with future sensitive land uses such as future settlements, tourism or rural lifestyle;
- i) Compliance with established planning framework including the Local Planning Strategy and Statement of Planning Policy 2.5 Land Use Planning in Rural Areas; and
- j) Environmental Management Plan that details operations relating to transport, handling and storage, waste disposal and odour and pest controls.

5. Referral Comments

On receiving an application, the Shire shall refer the application to:

- the Department of Parks and Wildlife;
- Department of Health;
- Department of Water;
- Department of Environment and Regulation
- Department of Agriculture; and
- And any other agency considered appropriate.

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