

INTENSIVE ANIMAL INDUSTRIES

This policy applies to applications for the use and development of land for intensive animal industry, except for cattle feedlots, piggeries or broiler farms.

Policy Basis

Intensive animal industry uses represent an important local industry which can be supported by the grain growing 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 industry uses are suitably located.

To ensure the use and development of land for intensive animal industry does not impact on the environment.

To protect and maintain residential amenity in residential areas and Township Zones.

To encourage quality design and appropriate siting of intensive animal industry developments.

Policy

It is policy that:

- The responsible authority will apply the following criteria in its assessment of applications for intensive animal industry:
 - that part of the site the area which is developed with enclosures, yards or buildings used for the holding of animals are suitably located and fenced.
 - the site used has an area of not less than 4 hectares, and the total area for buildings, yards, or enclosures used for the enclosure of animals will not exceed 10 percent of the area of the site.
 - landscaping of the site will 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 industry, or any water otherwise contaminated as a result of such use, will 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 will 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 of appearance or emission of noise, smell, fumes, waste water, waste products or otherwise.
- Unless suitable alternative siting, design and environmental management measures can be demonstrated there will be a presumption against granting a permit for use and development which cannot meet the above criteria.

Plan of intensive animal industry activities

It is policy that:

- Each application will be accompanied by (in addition to any other information which the responsible authority may require) a plan 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;

BULOKE PLANNING SCHEME

- 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;
 - 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 will be properly pegged on the ground to permit inspection by the responsible authority.