



Intensive Agriculture and Animal Husbandry Local Planning Policy

Version 3

Scheme Provisions:

Intensive Agriculture & Animal Husbandry-Intensive are defined uses under LPS10 and LPS11.
LPS10 4.1 Zoning and Development Table
LPS11 3.2 Zoning Table Note*Animal Husbandry-Intensive X use in all zones.

Other References:

Shire of Northampton Local Planning Scheme No. 10
Planning and Development Act 2005

Special procedural considerations:

Advertising and referral.

1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Northampton Local Planning Schemes: No. 10 - Northampton District; and No. 11 - Kalbarri Townsite* ('the Scheme'). It may be cited as the Intensive Agriculture and Animal Husbandry local planning policy.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 OBJECTIVE

2.1 To provide clarity and direction with regard to the approval of intensive agricultural and animal husbandry uses in consideration of potential conflict issues with other land-uses.

3.0 POLICY STATEMENT

3.1 Definitions and Permissibility

- a. "agriculture – intensive" means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following –
 - (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
 - (b) the establishment and operation of plant or fruit nurseries;
 - (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
 - (d) aquaculture (referred to in this Policy as Intensive Agriculture);

- b. "animal husbandry - intensive" means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots (referred to in this Policy as Animal Husbandry);

- c. This Policy addresses requirements for applications that are made for 'Agriculture – Intensive' upon land zoned 'Rural Residential', 'Rural Smallholding' or 'General Rural' under Local Planning Scheme No. 10 and 'Rural Residential and Rural Smallholdings', 'Rural', 'General Industry' and 'Service Commercial' under Local Planning Scheme No. 11.
- d. This Policy also addresses the requirements for applications that are made for 'Animal Husbandry – Intensive' upon land zoned 'General Rural' under *Local Planning Scheme No. 10 - Northampton*. Within the 'General Rural' zone 'Animal Husbandry – Intensive' is listed as a 'D' use meaning that the use is not permitted unless the Local Government has exercised its discretion by granting development approval.

3.2 General Requirements

a. Minimum general requirements:

Intensive Agricultural Use	Min. Lot Size	Min. Setback from Boundaries	Min. Setback from Neighbouring Residence	Min. Setback from Dam or Watercourse	Min. Vegetation Screening & Buffers
Horticulture	20 ha	40 metres	200 metres	100 metres	5 metres
Viticulture	30 ha	40 metres	200 metres	100 metres	5 metres
Floriculture	10 ha	15 metres	100 metres	100 metres	5 metres
Aquaculture	10 ha	15 metres	100 metres	100 metres	-
Turf Farm	20 ha	15 metres	100 metres	100 metres	-

* Depending on the nature of the proposed intensive agricultural use, local wind, topography and vegetation conditions, setbacks may need to be varied to those specified above. When determining such setbacks the Council will consider existing characteristics and potential land-uses on adjoining and nearby properties.

- b. An acceptable water supply, endorsed / licenced by the Department of Water and Environment Regulation, exists on the property with confirmation to this effect being submitted in writing at the time of application for development approval.
- c. Information is submitted at the time of application for development approval demonstrating the proposed intensive agricultural use will not impact on any neighbouring agricultural practice or be detrimental to the subject land, surrounding locality or environment by way of land degradation or erosion, noise, dust, odour, spray drift, effluent disposal or leaching, waste water disposal or runoff etc.
- d. It can be demonstrated the proposed intensive agricultural use/development will not adversely affect a known drinking water source.
- e. The Council will only support the establishment of buildings for an intensive agricultural use where they are clustered with other buildings on the site and are located well away from hills, mesa tops, and ridge-lines.
- f. The Council will not support the damming of a watercourse or valley area for the purpose of servicing a proposed intensive agricultural use/development unless:
- i. a separate application for development approval for the proposed dam has been submitted detailing:
 - the overall area and holding capacity of the dam;
 - a profile of the dam wall including the provision of an overflow so as not to prohibit

- or substantially restrict the flow of water downstream;
 - the location of the dam in relation to property boundaries and existing residential development.; and
- ii. the Department of Water and Environment Regulation has given its endorsement for the proposed dam.
- g. The Council will only support retailing of produce from the subject property where:
- iii. a separate application for development approval for a wayside stall, produce store, rural pursuit/hobby farm or cellar door sales outlet has been submitted detailing:
- location and form of building;
 - vehicular access;
 - disabled access (maybe required in some instances);
 - provision for on-site car parking;
 - provision of landscaping;
 - hours of operation; and
- iv. the retailing is incidental to an approved intensive agricultural use/development;
- v. access to the property is by a 8.0 metre gravel standard road; and
- vi. the proposed development will not result in unacceptable environmental impacts as a result of noise, odour, light spill, or visual intrusion, contamination.

3.3 Feed Lot / Animal Husbandry-Intensive

An application for a feed lot or a use classification that fits within the definition of 'Animal Husbandry - Intensive' may be required to be advertised and thereafter placed before a meeting of Council and shall be subject to, at a minimum, the following:

- a. the subject property is to be serviced at a minimum by a 8.0 metre gravel or bitumen paved road;
- b. favourable comment to the proposal has been received from the Department of Primary Industries and Regional Development, Department of Water and Environmental Regulation, Department of Conservation, Biodiversity and Attractions and any other government agency as determined by Council;
- c. the Council is satisfied the feed lot/animal husbandry- intensive proposal will not result in any negative impact on neighbouring agricultural practices or be detrimental to the subject land, surrounding locality or environment by way of land degradation or erosion, noise, dust, odour, effluent disposal or leaching, waste water disposal or runoff.

Note: All applications seeking development approval for a feed lot/animal husbandry-intensive use shall be referred to Council for determination.

4.0 RESPONSIBILITY	Chief Executive Officer as per the Delegations Policy and Register		
5.0 ADOPTION	15 April 2016	Advertising	
	24 May 2016	Final Adoption	
	20 July 2018	Advertising / Final Adoption	