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C13**INTENSIVE ANIMAL INDUSTRIES**

This policy applies to applications for the use and development of land for intensive animal husbandry.

Policy Basis

Intensive animal husbandry 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 industrial uses are suitably located.

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

To protect and maintain residential amenity in urban areas.

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

Policy

It is policy that:

- Intensive agricultural industries should be located and managed having regard to soil and water quality, the adequacy of infrastructure services and the location of sensitive use and development, such as houses and schools.
- The responsible authority will apply the following criteria in its assessment of applications for intensive animal husbandry. If these criteria cannot be met the applicant must be able to demonstrate to Council that suitable alternative siting, design and environmental management measures can be implemented to ensure that the proposal is consistent with the State Planning Policy Framework, Local Planning Policy Framework and most importantly the objectives of this policy.
- The criteria to be applied are as follows;
 - buffers appropriate to the potential amenity impact of the proposal should be provided within the property boundary where practical.
 - that the part of the site area, which is developed with enclosures, yards or buildings used for the holding of animals is suitably fenced.
 - landscaping of the site will be undertaken so as to mitigate 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 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.

- Any non soil based activity shall not be located on high quality agricultural soils.
- Council will encourage the sustainable reuse of effluent from intensive animal industries for productive purposes in accordance with the relevant requirements.
- In considering applications for emu farming the responsible authority will consider *The Australian Model Code of Practice for the Welfare of Animals – Husbandry of Captive Bred Emus*.

Plan of intensive animal husbandry activities

- Each application will 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 property 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 any existing dwelling(s) on the site and adjacent properties and the existing use of all other lands within 1 kilometre of the site;
 - areas used or to be used for intensive animal raising, grazing, manure disposal and drainage disposal;
 - areas of native vegetation;
 - method of waste disposal and/or reuse; 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 if requested.

Referral and Notice

- An application for intensive animal industry may be referred to the Department of Primary Industries and / or the Department of Sustainability and Environment, pursuant to Section 52 of the Planning and Environment Act (1987), for advice about the agricultural and environmental sustainability of the proposal.
- Notice of an application for intensive animal industry within 100m of a wetland, waterway, water body or Goulburn Murray Water or Grampians Wimmera Mallee Water infrastructure must be provided to Goulburn Murray Water or Grampians Wimmera Mallee Water (as appropriate), pursuant to Section 52 of the Planning and Environment Act (1987).

Audit

- Council may require the applicant to undertake an audit of the operation to determine compliance with planning permit conditions. It may include the following conditions on any planning permit granted for an intensive animal operation;
 - The applicant must provide the responsible authority with an annual independent audit of the site and a report to Council and the EPA (where appropriate) regarding compliance with the conditions of this permit and the EPA works approval (where applicable). The selection of the independent auditor shall be approved by the Responsible Authority.
 - All faults detected in the audit will be rectified to the satisfaction of the Responsible Authority within a timeframe determined by the Council in consultation with the applicant.

- That in the event of Council receiving substantive complaints regarding the operation the Council will consult with the Applicant and order that the audit be undertaken at an earlier date than the next annual audit.