

22.0310/09/2015
C84**INTENSIVE ANIMAL HUSBANDRY**

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

Policy basis

Many intensive animal husbandry uses are located in the Macedon Ranges 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.

This policy implements the relevant objectives and strategies of Clause 21.07 of the Municipal Strategic Statement to ensure intensive animal husbandry developments are suitably located, and will not have a negative impact on the environment or waterways.

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 protect and maintain residential amenity in residential zones.

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

Policy

It is policy to assess proposals against the following criteria:

Criterion 1

- The site has an area of not less than 4 hectares, and the total area occupied by buildings, yards, or enclosures used for the enclosure of animals does not exceed 10 per cent of the area of the site.

Criterion 2

- All enclosures, yards or buildings in which animals are raised on an intensive raising system should be sufficiently setback from dwellings on surrounding properties, roads or water ways to ensure that they will not be detrimentally effected by odour, appearance of buildings and works or contaminated run off. Generally, all enclosures, yards or buildings in which animals are raised on an intensive raising system, are to be located at least 200 metres from any river, creek, water course or pondage, 500 metres from a dwelling on any other property, or 30 metres from any road (whether or not such road forms the frontage). Applications for lesser setbacks should demonstrate what measures have been incorporated into the design to ensure that surrounding properties, road or waterways will not be detrimentally affected.

Criterion 3

- Enclosures, yards or buildings to be used for the holding of animals are to be suitably located and fenced.

Criterion 4

- Landscaping of the site is to be undertaken so as to remove any adverse visual impact of the development on the surrounding area.

Criterion 5

- 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, is treated and disposed of, either within the boundaries of the site or in an alternative manner, to the satisfaction of the responsible authority.

Criterion 6

- Effluent disposal for intensive animal husbandry should be in accordance with the requirements of the Environment Protection Authority.

Criterion 7

- Proposals to use land for dog kennels should be in accordance with the relevant Environment Protection Authority Noise Control Guidelines.

Criterion 8

- Whether the boundaries of the site and of proposed buildings and works have been properly pegged on the ground to permit inspection by the responsible authority.

It is policy to:

- Seek advice on an application for intensive animal husbandry from the Environment Protection Authority, where appropriate.

Application requirements

An application to construct for intensive animal husbandry should be accompanied by the following information, as appropriate:

- A report which details compliance with this policy and includes measures to be taken 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.
- A report which conclusively demonstrates that all waste and effluent can be contained and treated within the boundaries of the site and will not pollute any surrounding land or water way.
- A plan with a minimum scale of 1:300 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.
 - Method of waste disposal.
 - Source and capacity of water supply to the site.

Reference documents

- Woodend Land Capability Study, 1992
- Romsey Land Capability Study, 1994
- Kyneton Land Capability Study 1996