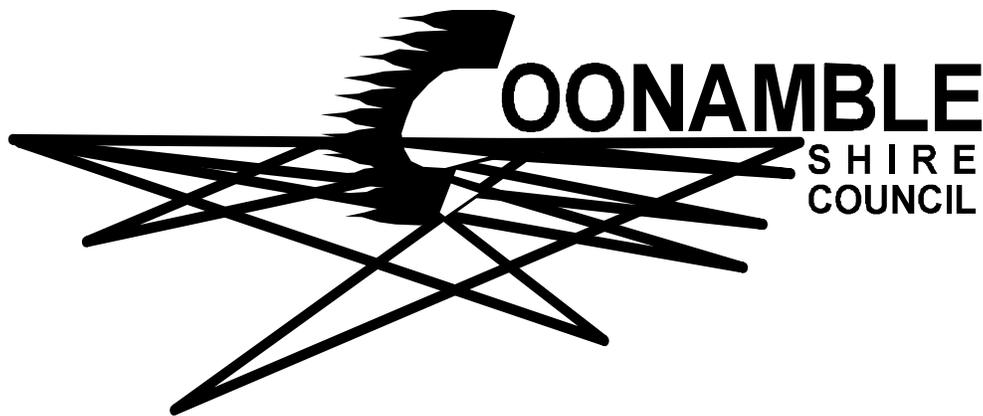


COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 4 - 1996

SMALL INTENSIVE PIGGERIES



Under the LEP No. 1 - Shire of Coonamble, Small Intensive Piggeries accommodating up to 20 breeding sows can be established in rural 1(a) zones, subject to the submission of a development application. Proposals must comply with the provisions of this Development Control Plan.

Development applications for intensive piggeries to accommodate in excess of 20 breeding mature sows require compliance with Environmental Protection Authority approval and licensing. Proposals in this regard will be advertised prior to determination by Council.

COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 4

SMALL INTENSIVE PIGGERIES

1. INTRODUCTION

1.1 Name of plan

This plan is called “Development Control Plan No. 4 - Small Intensive Piggeries” and consists of this document plus any relevant sample plans.

1.2 Land to which plan applies

1.2.1. The plan applies to rural 1(a) land within the Shire of Coonamble. Piggeries are not permitted in any other zone within this Shire.

1.2.2. Local Environmental Plan

This plan is made under and generally conforms to the provisions of the Coonamble LEP No. 1 - 1996 which contains the legal planning controls for the development of the area to which this plan applies (Copies of LEP No. 1 are available from Council).

1.2.3. The zone objectives of LEP No. 1 are extended and supported by this plan, accordingly reference should be made to these by intending developers.

1.3 Purpose of plan

The purpose of this plan is to provide satisfactory standards for the construction and operation of small intensive piggeries, i.e. intensive livestock (pig) keeping establishments with numbers under 20 breeding sows.

1.4 Introduction

This plan takes into consideration the desire to achieve good standard, small intensive piggery development, commensurate with need to comply with the guidelines and standards of all relevant State Authorities.

The plan has been prepared to help developers and operators to minimise the impact of small intensive piggeries on the community and the environment.

The document is aimed primarily at permanent small piggery operations.

Operations of piggeries under this plan are reminded of their responsibilities under pollution control legislation and the standards and principles set out in this plan shall be followed.

Operations of existing permanent piggeries are also encouraged to follow the principles outlined, particularly with regard to management practices referred to in other publications.

The plan establishes buffer zones which should be established, maintained and supervised by Council in its normal duties.

Unless correctly sited, planned and managed, intensive piggeries have the potential to degrade the environment by pollution of surface waters and groundwater, generation of offensive odours, land degradation, noise and visual impact. Accordingly, piggeries need to be located in areas sufficiently distant from urban development and with sufficient land available for waste management.

It is also recognised in the plan that small intensive piggeries are considered by Council as a part of the Shire's agricultural activities.

These piggeries are not to be compared with the large intensive livestock keeping establishments which require Environmental Impact Statements under Part IV of the Environmental Planning and Assessment Act 1979. These large piggeries require Environmental Impact Assessment because they are deemed to be "designated development" under Schedule 3 of the EPA Regulations.

1.5 Operation of plan

The plan has been proposed in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 and accompanying regulations. The plan came into force in 1996 in accordance with clauses 23(2) of the Environmental Planning and Assessment Regulation 1980. This plan may only be varied by Council in the manner provided in the Regulation.

1.6 Application of plan

This plan shall apply from the commencement date as noted herein, to all applications for development consent and building approval relating to the construction of the piggery, including the erection of buildings, additions or alterations in conjunction with the use of piggeries within the Coonamble Shire.

2. INTERPRETATION

2.1 Acts

Means the Local Government Act 1993 as amended by subsequent Acts and the Environmental Planning & Assessment Act 1979.

2.2 Allotment

Means that area to which title is held but shall exclude any portion of such area reserved under any planning scheme.

2.3 Council

Means the Council of the Shire of Coonamble.

2.4 Intensive livestock keeping establishment

Means a building or place in which or upon which cattle, sheep, goats, poultry or other livestock are held for the purposes of nurturing by a feeding method other than natural grazing and, without limiting the generality of the foregoing, includes:

- a) feedlots
- b) piggeries
- c) poultry farms and
- d) fish farms (including crustaceans and oysters)

but does not include an animal boarding or training establishment or land used for the keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the land.

But for the purposes of this plan does not include cattle feedlots, poultry or fish farms.

3. MINIMUM REQUIREMENTS

3.1 Buffer Zone

The distance between the perimeter of the piggery and the nearest occupied dwelling shall be one (1) kilometre.

The distance between the perimeter of the piggery and the nearest urban area shall be a minimum of 3.0 kilometres.

The distance between one existing or new piggery and another shall be no less than five (5 kilometres).

Council reserves the right to vary these distances +(-) 10%.

3.2 Proximity to waterways and underground supplies

Dry Watercourse

If ground conditions are impervious and site slopes away from watercourse 100 metres

If ground conditions are impervious and site slopes towards watercourse 200 metres

If ground conditions are pervious 2 kilometres

Permanent Flowing Watercourse

Under all ground and soil conditions 2 kilometres

Council reserves the right to vary these distances +(-) 10%.

Topography

Piggeries shall be surrounded by a bank to contain any runoff which threatens a watercourse and all waste is to be diverted by this band to the detention and holding ponds.

The developer shall provide calculations and plans acceptable by the Environmental Protection Authority for the construction of detention and siltation ponds. The Soil Conservation Service shall also be consulted and complied with in respect to piggery effluent management as it affects soil types.

3.3 Vegetation screen

A screen of trees and shrubs shall be provided to screen the piggery from the view of neighbours and the public, and designed also to reduce odour.

3.4 Waste management

Waste material (i.e. manure and putrefactive food matter) shall be disposed of so as not to cause pollution to any watercourse. Advice and guidance in this regard shall be sought from the Environmental Protection Authority of NSW.

3.5 Odour control

Adequate odour counter-reactants shall be provided to prevent objectionable odours from the piggery causing a public nuisance.

3.6 Fly control

Fly traps shall be installed in all areas of the piggery to eliminate any nuisance in this regard.

3.7 Meat or meat products

Meat, bones, offal or any material containing or which has been in contact with meat, bones or offal shall not be fed to pigs. This prohibition does not affect foodstuffs complying with the standards of the Stock Foods and Medicines Act, nor the feeding of any milk products.

3.8 Licensing

Any person who keeps more than 20 sows (mature breeding stock) on a property shall be licensed by the Environmental Protection Authority.

3.9 Other considerations

The applicant may be subject to considerations by other State and Federal Authorities in respect of air and water pollution, planning, traffic management and any other matter. Thorough investigation by the developer is advised because of the sensitive nature of the development in relation to the environment.

3.10 Statement of environmental effects

The result of the applicant's investigations, as required in this development control plan, shall be presented to Council together with the development application in the form of a "Statement of Environmental Effects".
