



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 9 – FEED LOTS

1.0 BACKGROUND

A feedlot is a confined yard area with watering and feeding facilities where animals are completely hand or mechanically fed for the purpose of production.

Under the Shire of Jerramungup Local Planning Scheme, feedlots are included in the definition for 'Animal Husbandry – Intensive'. Planning approval is required for any proposed feedlot.

2.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 SCHEME REQUIREMENTS

Under the Shire of Jerramungup Local Planning Scheme, feedlots are included in the definition for 'Animal Husbandry – Intensive' which means *"premises used for the 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."*

Under the Scheme, Council only has the discretion to consider feedlots within the 'Rural' zone.

Clause 5.26.5 requires cattle feed lots to be in accordance with the Department of Environment Guidelines for the Environmental Management of Cattle Feedlots in WA.

4.0 POLICY STATEMENT

This Policy applies to all Rural zoned land.

5.0 POLICY OBJECTIVES

- To ensure that feedlots are provided in suitable locations and to encourage good management practices.
- To ensure that feedlots are not located near existing or proposed residential development and they are compatible with the landuse expectations in the area.
- To ensure that feedlots are established so as not to detrimentally impact on the amenity of the area by way of emissions such as dust, noise or odour.

6.0 POLICY REQUIREMENTS

Council will have regard for the following matters when assessing applications for feedlots;

6.1. *Impact on Amenity and Potential Emissions*

Feedlots are not to be located in areas where they can potentially impact on the amenity of residential, rural residential or proposed residential areas.

There is the potential for feedlots to create emissions such as dust, noise and dour that may impact on surrounding neighbours or residential areas.

6.2 *Buffer Requirements*

In considering any feedlot application Council will have regard for the buffer distances recommended by the Environmental Protection Authority Guide No 3 – Separation distances between Industrial and Sensitive land uses. For convenience these buffers are replicated below;

Landuse	Description of Industry	Buffer Distance in Metres and Qualifying Notes
Animal Feedlot	intensive rearing of cattle (in rural zone, away from towns)	1000-2000, depending on size
Animal Feedlot	other intensive rearing, e.g. sheep (in rural zone, away from towns)	1000-2000, depending on size

Table 1 – Extract of information in EPA Guide No 3.

The Department of Environment Guidelines for the Environmental Management of Beef Cattle Feedlots in WA also includes separation distances summarised below;

Description	Separation Distances
A. Groundwater table (wet season level)	1.5m
B. Banks of watercourses that flow intermittently	50m
C. Property boundary	50m
D. Private water supply bores and dams	100m
E. Conservation wetlands	200m
F. Boundary of wetland vegetation around estuaries and lakes	200m
G. Neighbouring isolated residences or public amenities	1000m
H. Populated townsite (residential areas)	5000m

Source – Table 3 from The Department of Environment Guidelines for the Environmental Management of Beef Cattle Feedlots in WA

6.3 Stocking Rates

Recommended stocking rates are dependent on animal and soil types. Council will have regard for recommended stocking rates by the Department of Agriculture and Food WA.

Some information on stocking rates for sheep is included in the following documents which are listed in this Policy for reference purposes;

- Department of Agriculture Farmnote 53/2003 – Establishing Feedlots for sheep
- Department of Agriculture Farmnote 72/2000 – Sheep Health in a Feedlot.

For beef, the Department of Environment Guidelines for the Environmental Management of Beef Cattle Feedlots in WA recommend a maximum pen capacity of 250 head however recognises that during wet seasons stocking densities may need to be reduced to prevent pens getting boggy.

6.4 Drainage

It is recommended that development sites include gentle slopes falling away from feedlots. Council will have regard for drainage and any potential for water runoff or erosion problems.

Clean stormwater should be channelled away from the feedlot area using bunds, culverts or drains to ensure that it does not become contaminated with manure or urine.

6.5 Waste Disposal

Solid and liquid waste needs to be disposed of in a manner so as not to negatively impact on the environment. Requirements and appropriate methods for waste disposal will be dependent on animal types and numbers but may include the following;

- (a) Liquids
 - Evaporation ponds / settling & holding ponds.
 - Irrigation – depending on factors such as the soils ability to absorb nutrient, maximum infiltration rate in winter and nutrient loading of the wastewater.
 - Adequate practices such as resting the disposal area for 14 days after application.
- (b) Solids
 - Spread evenly by machinery so as not to create nuisance (flies and odour).
 - Area to maintain vegetation cover and application rate not to exceed 30 tonnes per hectare per year.

6.6 Truck Movements

Adequate provision should be made for stock trucks to enter and manoeuvre within the site. Trucks entering and leaving the site can cause nuisance to neighbours and movements on unsealed roads / access can cause dust problems.

Council will have regard for proposed truck movements and the location of loading areas in relation to neighbouring boundaries or nearby dwellings.

Consideration will be given to entry and departure access points into and from the site to ensure that manoeuvring will not cause traffic safety issues.

6.7 Cattle Feed Lots

Clause 5.26.5 of the Scheme requires cattle feed lots to be in accordance with the Department of Environmental Guidelines for the Environmental management of Beef Cattle Feedlots in WA (DoE Guidelines).

It is not necessary to replicate all of the requirements of the DoE Guidelines in this Policy, however the main criteria is summarised below;

Section	Summary
3.2	Slope between 2% and 5% (for stormwater drainage and liquid waste management). Avoid rocky and steep sloped land above 10% or areas subject to flooding.
4.1.2	Recommends a maximum pen capacity of 250.
4.1.5	Feed trough apron is recommended 2.5-3 metres from the feed trough (capable of withstanding heavy traffic). Recommends reinforced concrete or compacted gravel with a slope away from the trough.
4.1.6	Water troughs should be designed similar to feed troughs to allow easy cleaning and also require an apron.
4.2	Require a waste management system to form part of the overall feedlot management plan.
4.4.1	Removal of liquid waste
4.6	Odour control – the report includes recommended techniques for odour control including regular pen cleaning, spreading manure on cool days etc
4.7	Dust control - the report includes recommended techniques for dust control.

6.8 Consultation

All applications for feedlots will be referred to nearby landowners for comment.

Council may also refer the application to relevant authorities as part of the assessment process.

Any application located within a public drinking water protection area or near sensitive water resources (such as a river or wetland) shall be referred to the Department for Water for comment.

Council may also consult with the Department of Environment and Conservation or any other relevant authority.

6.9 Application Requirements

Specific information on feedlots is required in order to fully assess compliance with the relevant guidelines.

In order to ensure that Council has the information required for a complete assessment, an application checklist has been compiled (over page), and should be lodged as part of all applications.

**Shire of Jerramungup
APPLICATION CHECKLIST
FOR FEEDLOT APPLICATIONS**

FORMS	Applicant to tick	Office Use Only														
<p>A formal application must be lodged and signed by;</p> <p>1. The owner of the land as registered on the Certificate of Title.</p> <p>2. If the land is owned by a company, then it needs a minimum of one Director signature and company seal (if a sole Director); or a minimum of 2 Director signatures.</p> <p>3. The application form can be signed by a prospective purchaser as long as the application is accompanied by a copy of the contract for sale signed by the current owner of the land. For privacy the purchase price details can be blocked out from the contract.</p>	<p>1. <input type="checkbox"/></p> <p style="text-align: center;">OR</p> <p>2. <input type="checkbox"/></p> <p style="text-align: center;">OR</p> <p>3. <input type="checkbox"/> Contract for sale attached.</p>	<p><input type="checkbox"/></p>														
CERTIFICATE OF TITLE	Applicant to tick															
<p>If there are any encumbrances registered on the Certificate of Title, then a copy of the Certificate of Title must be lodged with the Form 1 application. Encumbrances may include conservation covenants, easements, rights of carriageway, reciprocal rights of access, caveats and notifications. Titles can be obtained from Landgate.</p>	<p><input type="checkbox"/></p>															
PLANNING APPLICATION FEES (IN ADDITION TO BUILDING APPLICATION FEES)	Applicant to tick	Office Use Only														
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><i>Estimated Cost</i></th> <th style="text-align: left;"><i>Planning Fee</i></th> </tr> </thead> <tbody> <tr> <td>Not more than \$50, 000</td> <td>\$132.00</td> </tr> <tr> <td>More than \$50, 000 but not more that \$500,000</td> <td>\$0.30% of estimated cost of development</td> </tr> <tr> <td>More than \$500, 000 but not more than \$2.5 million</td> <td>\$1500+0.24% for every \$1 in excess of \$500,000</td> </tr> <tr> <td>More than \$2.5 million but not more \$5 million</td> <td>\$6300+0.20% for every \$1 in excess of \$2.5 million</td> </tr> <tr> <td>More than \$5 million but not more than \$21.5 million</td> <td>\$11300+0.12% for every \$1 in excess of \$5 million</td> </tr> <tr> <td>More than \$21.5 million</td> <td>\$31,100</td> </tr> </tbody> </table>	<i>Estimated Cost</i>	<i>Planning Fee</i>	Not more than \$50, 000	\$132.00	More than \$50, 000 but not more that \$500,000	\$0.30% of estimated cost of development	More than \$500, 000 but not more than \$2.5 million	\$1500+0.24% for every \$1 in excess of \$500,000	More than \$2.5 million but not more \$5 million	\$6300+0.20% for every \$1 in excess of \$2.5 million	More than \$5 million but not more than \$21.5 million	\$11300+0.12% for every \$1 in excess of \$5 million	More than \$21.5 million	\$31,100	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
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PLAN REQUIREMENTS

LOCATION / CONTEXT PLAN Applicant to tick Left Hand side boxes.	Office Use
Four (4) copies of a map which shows any neighbouring dwellings within 1000 metres of a feedlot site and any bores, rivers, watercourses, wells or wetlands within 500 metres of the lot or any land to be used for waste disposal.	<input type="checkbox"/>

FOUR COPIES OF AN A3 SITE PLAN	Applicant to tick	Office Use
Four (4) copies of a site plan drawn to scale . All plans to be a minimum of A3 size.	<input type="checkbox"/>	<input type="checkbox"/>

SITE PLAN REQUIREMENTS – DETAILS TO BE SHOWN ON THE SITE PLAN Applicant to tick Left Hand side boxes.	Office Use
The site plan is to show;	
<input type="checkbox"/> The boundaries of all lots included in the application with an overlay of the existing lot number.	<input type="checkbox"/>
<input type="checkbox"/> If the lot is used in combination with other lots as one farm operation, then this should be reflected on the plan or explained in the written submission.	<input type="checkbox"/>
<input type="checkbox"/> The dimension of each lot boundary to be clearly marked in metres.	<input type="checkbox"/>
<input type="checkbox"/> The site plan to clearly show all existing roads abutting the lot and the names of the roads.	<input type="checkbox"/>
<input type="checkbox"/> A north point.	<input type="checkbox"/>
<input type="checkbox"/> Contours at such intervals to adequately depict the landform of the area overlaid on aerial photography.	<input type="checkbox"/>
<input type="checkbox"/> Existing physical features such as rock outcrops, any areas of slope exceeding 5%	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/> All existing trees or groups of trees/ remnant vegetation with a clear indication of retention or proposed clearing.	<input type="checkbox"/>
<input type="checkbox"/> The location and type of all existing structures such as dwellings and sheds	<input type="checkbox"/>
<input type="checkbox"/> An indication of the different existing agricultural pursuits operating on the land (eg. Existing grazing area to be retained – 500 cattle, existing olive tree plantation to be retained – 100 trees). If this cannot be shown on the plan it should be explained in the written information.	
<input type="checkbox"/> Any areas of land proposed to be used for waste disposal	
<input type="checkbox"/> Existing and proposed driveway location and all proposed internal accessways.	
<input type="checkbox"/> Existing and proposed crossovers.	<input type="checkbox"/>
<input type="checkbox"/> Any bores, wells or dams on the property	
<input type="checkbox"/> All existing dams, creeks, watercourses, rivers or areas subject to inundation are to be clearly marked. If the lot(s) contain any water feature then the plan must include clear dimensions / setbacks between the feedlot pens and feature.	<input type="checkbox"/>
<input type="checkbox"/> The location, number and dimensions of all existing and proposed pens.	
<input type="checkbox"/> The location of grain feeders, water troughs and aprons to troughs.	<input type="checkbox"/>

WRITTEN INFORMATION

DETAILED SUBMISSION	Applicant to tick	Office Use
<p>A detailed written submission or covering letter in support of the proposed application. The detailed submission should include information on;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Description of existing agricultural activities conducted on the land and existing number of head on site. <input type="checkbox"/> Advice on stocking rates / number of head per pen. <input type="checkbox"/> Confirmation that the pens are not on land exceeding a 5% slope or subject to inundation. <input type="checkbox"/> Confirmation that the feedlot achieves 1.5 metres separation to groundwater and 100 metres to any private bore or dam. <input type="checkbox"/> Liquid and solid waste management – eg. Whether liquid waste is collected outside the feedlot and drained, whether solid waste is collected and spread on site, whether any settling ponds are proposed. <input type="checkbox"/> Provision of a management plan that also covers dust and odour management. <input type="checkbox"/> Details of the number of expected truck movements, type of truck and routes to be taken. <input type="checkbox"/> Any other information that may support the application, such as previous inspections by Department of Agriculture and Food WA, advice on any relevant accreditation such as programs through the National Feedlot accreditation program. 	<input type="checkbox"/>	<input type="checkbox"/>

Photographs of the site (Optional)	Applicant to tick	Office Use
<p>General photographs of the proposed feedlot areas</p> <p>Whilst photographs are optional they assist in the assessment of the application as the Shires' Planning consultant is based in Perth. Photographs also assist Councillors to gain a visual understanding of the property as site inspections to each lot are not feasible.</p> <p>Applications that include photographs will be given priority processing over applications where photographs are not provided.</p>	<input type="checkbox"/>	<input type="checkbox"/>

If an application is lodged which is incomplete, the application will be placed on hold and additional information requested in writing.

Please lodge this checklist with your application. Applications lodged without a checklist may be returned to the applicant.

_____	_____
Name of person who completed checklist	Date
_____	_____
Name of Council Officer who certified the checklist complete.....	Date

Note: It is important to note that Planning Approval for any feedlot does not negate the need for applicants to obtain any other necessary approvals from other authorities such as the Department for Environment and Conservation.