

RICHMOND VALLEY COUNCIL POLICY REGISTER

Policy No: 2.7.12

Reference: Development & Building Controls - Applications; Land Use & Planning - Planning, Zoning, Policy

POLICY: **ANIMAL ESTABLISHMENT GUIDELINES WITHIN THE RICHMOND VALLEY COUNCIL AREA**

FUNCTION: Development/Strategic Planning

OBJECTIVE: To provide guidance on the preparation, submission and assessment process of Development Applications for animal establishments

DIRECTORATE: **ENVIRONMENTAL DEVELOPMENT SERVICES**

POLICY:

INTRODUCTION

This Policy applies to the preparation, submission, assessment and determination of development applications for consent approval of Council to establish and operate an animal establishment. Animal establishments include the following uses:

- Intensive animal establishments including cattle, goat or sheep feed lots, poultry farms, piggeries, rabbit farms, restricted dairies;
- Animal boarding, housing or training establishment including the keeping, breeding, boarding, training, rearing and caring of greyhounds or racehorses, dogs, cats and other forms of equine training establishments, including riding schools.

Council has prepared a map which defines the locations where development applications for animal establishments will not be supported. The "Map" as attached defines these locations as constrained due to:

- Proximity to established residential, rural residential developments and to future residential or rural residential developments as outlined in the Casino Urban Land Release Strategy, Rural Residential Development Strategy, Evans Head Urban Land Release Strategy and Villages Urban Land Release Strategy;
- Proximity to either approved, established and operating forms of intensive animal establishments;

Whilst Council does not support the establishment of Intensive Animal Establishments or Livestock Agriculture in close proximity to each other, the establishment of boarding and training establishments on adjoining or close sites will be determined on a merit basis.

DEVELOPMENT APPLICATION REQUIREMENTS

Matters and issues to be addressed in the preparation and submission of development applications, for the consent approval of an animal establishment are set out below.

The Development Application and Statement of Environmental Effects is to include and comprehensively address, but is not limited to the following:

Odour

An Odour Modelling Report prepared by a suitably qualified person which outlines the extent of impacts of any odours both from the proposed land use and, if applicable, any cumulative impacts due to any existing land uses which emit offensive odours. Such report is to be based on the best and worst scenarios of the climatic conditions and operation of the proposed land use. The Report is also to make recommendations for the mitigation of any impacts and to identify the extent of reduction of such impacts if the mitigation is implemented.

Noise

A Noise Impact Report prepared by a suitably qualified person which outlines the extent of impacts of noise from the proposed use including the full extent and activities to be operating on site and also the activities associated with the proposal including the type and numbers of traffic which will be generated by the land use. The Report is also to make recommendations for the mitigation of any noise impacts and is to identify the extent of reduction of such impacts if the mitigation is implemented.

Traffic and Road Haulage

A Traffic Report is to be prepared by a suitably qualified person which outlines:

- the types and numbers of traffic to be generated by the proposal;
- details of the existing condition, widths, depths of pavement and its suitability or otherwise for the carriage of transport to be associated with the land use;
- proposed upgrading to be undertaken by the applicant including location(s) of width or depth of pavement, sealing of pavement and extension of stormwater pipes or culverts along the route(s).

On-Site Sewage Management

The preparation and review of On- Site Sewage Effluent Disposal for these forms of land use is to be undertaken in accordance with Council's Development Control Plan No.11 – On-Site Sewage Management Systems and the Richmond Valley On-Site Sewage and Wastewater Management Strategy. Additional effluent treatment methods and devices may be required for solids disposal. It is recommended pre-lodgement discussions be held with Council's Environmental Health Officer to address these issues.

Environmental Management Plan

An Environmental Management Plan which addresses, but is not limited to the following matters:

- Treatment and disposal of litter and effluent;
- Odour Management;

- Noise Management;
- Biosecurity measures for the control and quarantine of exotic, endemic or emergency diseases;
- Disposal of dead animals;
- Food Storage and Vermin control;
- Erosion control measures;
- Water and Drainage management;
- Chemicals and Fuel storage;
- Complaints register;
- Guidelines for the Operation, e.g. NSW Meat Chicken Farming Guidelines, NSW Greyhound Racing Control Board;
- Water storage and harvesting methods; and
- Dust and air-borne particulate matter management.

Land Use Conflict Risk Assessment (LUCRA)

The NSW Department of Primary Industries/Southern Cross University "North Coast Handbook for Avoiding and Reducing Rural Land Use Conflict and Interface Issues" identifies the need for a LUCRA where a land use change is proposed and it is reasonable to expect that this change will be of a scale, type or location that will potentially cause land use conflict. A LUCRA involves consideration of a number of factors including the nature of the land use change and of the precinct where the land use change is proposed, potential land uses and actual land uses in the vicinity of the proposed development, topography, climate and natural features of the site, and development proposal its proposed activities and management issues just to name a few.

The value of a LUCRA is that it is a systematic, consistent and site specific conflict assessment approach to land use planning and development assessment. It reflects the size, scale, location and sensitivity of a change in land use in relation to risk of creating conflict with adjoining and nearby land uses and helps determine a management response to these potential conflicts. An applicant should refer to NSW Department of Primary Industries/Southern Cross University handbook for further details and factors to consider when preparing a LUCRA.

Specific Requirements for Canine Breeding, Housing and Training Establishments

	Number of Animals	Approval Required from Council	Requirements (but not limited)
Urban/Residential Land	Maximum 5 Adult Dogs	No	N/A
	>5 Adult Dogs	Prohibited	
Rural Residential Land	Maximum 5 Adult Dogs	No	N/A
	6-10 Adult Dogs	Development Consent Required	Management Plan which address potential impacts and issues with the proposed land use.
	>10 Adult Dogs	Prohibited	

	Number of Animals	Approval Required from Council	Requirements (but not limited)
Rural Land	Maximum 5 Adult Dogs	No	N/A
	6-20 Adult Dogs	Development Consent Required	Management Plan which address potential impacts and issues with the proposed land use.
	>21 Adult Dogs	Development Consent Required	Land Use Conflict Risk Assessment Noise Impact Report On-site Waste Water Report

Public Exhibition

Development Applications for animal establishments will be advertised for a minimum period of fourteen (14) days. Where a proposed development is Designated Development in accordance with the provisions of the *Environmental Planning and Assessment Act, 1979*, as amended, the application will be advertised for a minimum period of thirty (30) days.

VARIATION

Council reserves the right to review, vary and/or revoke this policy from time to time.

