

Town Planning Scheme No. 3

Town Planning Scheme Policy No. 13.

FEEDLOTS

Definition

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

Animals include cattle, sheep, goats, deer and the like.

Objectives

- 1. To provide acceptable standards for the establishment, operation and environmental management of feedlots.*
- 2. To ensure there is minimal impact on adjoining property, neighbours and the environment.*
- 3. To ensure the amenity of the locality is protected for proper and orderly planning.*

In considering any application for approval for Feedlots, Council will have regard to the criteria below before a decision is made.

Policy Criteria:

- 1) Feedlots fall under the land use definition of Rural use under Town Planning Scheme No. 3.
- 2) An application for planning consent must be lodged with the Council and an approval obtained prior to establishing a feedlot. The application process will be dealt generally in accordance with the process shown in appendix one.
- 3) In order for the Council to consider an application for planning consent an applicant must provide:
 - A site plan clearly noting the location of pens on the land, distances from sensitive areas (such as houses and waterways) and slope of the land.
 - A detailed plan of pens noting the number of animals per pen, size of each pen, extent of vegetation to be planted and soil type information.
 - Details of the ultimate number of animals.

- A Waste Management Plan (Detailed methods for the collection, storage and disposal of solid and liquid waste).
 - Water supply.
- 4) The feedlot must comply with minimum separation distances from sensitive areas:

Description	Separation Distances
Groundwater table (wet season) – minimum depth separation	3.0m
Banks of water courses that flow intermittently	50m
Property boundary	50m
Private water supply bores and dams	100m
Banks or permanent streams and rivers	100m
Conservation wetlands (as identified by Department of Water)	200m
Boundary of wetland vegetation around estuaries and lakes	200m
Neighbouring isolated residence or public amenities	1000m
Gazetted town sites & area bound by Chauvel, Pennifold, Hassell & Beverly Rds, Kendenup	5000m

Source: DoA, DEP & WRC (2002) 'Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia'

- 5) Feedlots to be sited in an area where the land slope is no greater than 1:20 but no less than 1:100.
- 6) Feedlots should be sited on sandy loam soils rather than coarse sand.
- 7) Stock numbers per pen are to ensure adequate management of dust and effluvia occurs and does not become a nuisance. In the case of Cattle Feedlots stock density should range from 9 – 25 m² per head of cattle. For current stocking rates, for various stock, consult the Department of Agriculture & Food (DAF) for appropriate standards.
- 8) Waste (solid and liquid) to be adequately stored and/ or disposed of over the subject land. Solid Wastes should not be spread on land within the minimum buffer distance from water resources. All waste disposal methods to meet Department of Environment & Conservation (DoEC) standards.
- 9) Vegetation to be planted (trees and shrubs) around and amongst the pens for screening purposes, to provide windbreaks, to help with dust control and to enhance nutrient uptake. Vegetation should be appropriately chosen in order to prevent excessive shading over the pens.
- 10) Approvals will contain conditions which may limit a maximum number of animals.

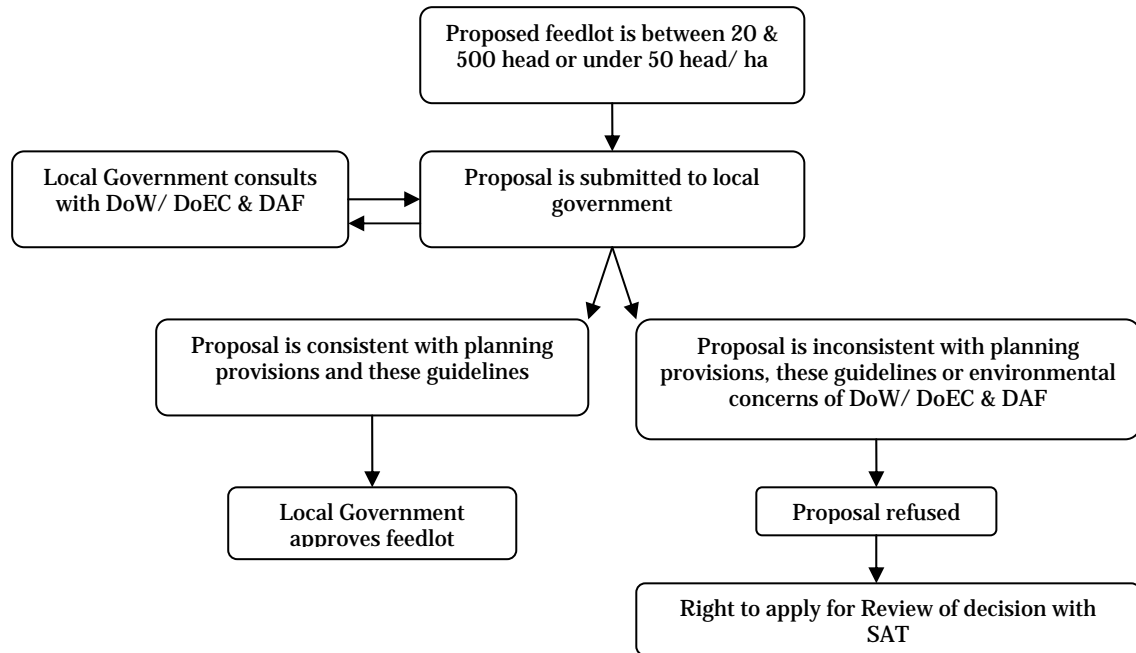
This TPS Policy No. 13 supersedes TPS Policy 8 & TPS Policy 10

Adopted on 14 November 2006 in accordance with clause 7.6 of Town Planning Scheme No. 3.

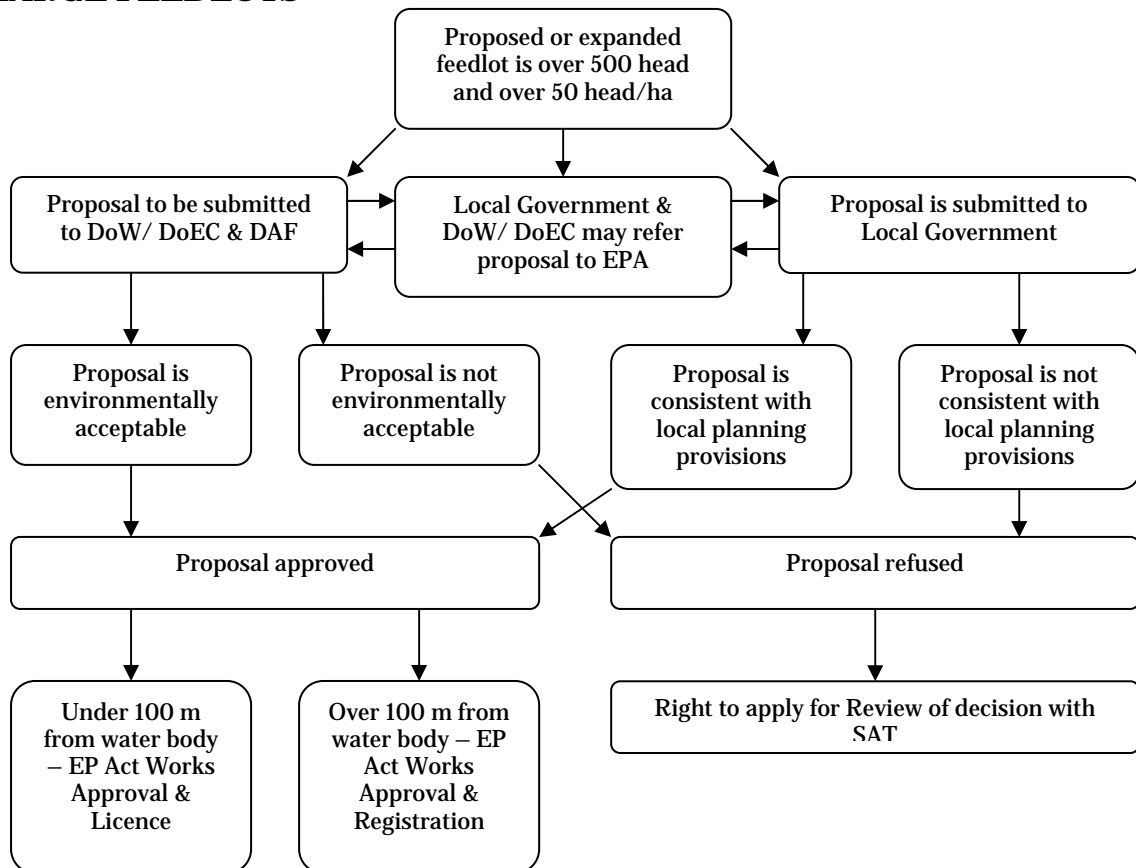
For further information on Cattle Feedlots refer to '*Guidelines for the Environmental Management of Beef Cattle Feedlots in Western Australia*'.

APPENDIX ONE - APPROVALS PROCESS

SMALL FEEDLOTS



LARGE FEEDLOTS



- DAF - Department of Agriculture & Food
- DoEC - Department of Environment & Conservation
- DoW - Department of Water
- SAT - State Administrative Tribunal