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**WESTERN AUSTRALIAN PLANNING
COMMISSION**

STATEMENT OF PLANNING POLICY No. 5

POULTRY FARMS POLICY

PREPARED UNDER SECTION 5AA OF THE TOWN PLANNING AND
DEVELOPMENT ACT 1928 (AS AMENDED) BY THE WESTERN AUSTRALIAN
PLANNING COMMISSION AND ISSUED WITH APPROVAL OF THE
MINISTER FOR PLANNING AND HIS EXCELLENCY THE GOVERNOR

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Recommended Format and Content of Signs

BACKGROUND

This Statement of Planning Policy replaces the Western Australian Planning Commission's *Development Control Policy No. DC 3.5: Poultry Farms*. It upgrades the policy to a statutory policy and extends its application to the whole of Western Australia.

This policy is to guide the Western Australian Planning Commission and local governments in determining rezoning, subdivision and development applications for poultry farms. The policy also sets out the process and matters to be taken into account in dealing with residential and other forms of development in the vicinity of poultry farms.

The Commission is aware of the conflicts which can arise between poultry farms and residential, rural-residential and other developments because of the odours, noise, dust and visual impacts associated with poultry farms.

It is recognised that poultry farms need to be located in or near urban areas to be accessible to feed mills, poultry processing facilities and markets. At the same time, some of the land now planned to accommodate future urban growth is located on or near existing poultry farms. There is therefore a need to provide guidelines on managing the impacts associated with existing poultry farms in or near future residential areas.

The vast majority of poultry farms in future urban development areas will relocate on their own as urban development approaches and the farm land is developed for urban uses.

There are exceptional circumstances where it is impractical or impossible for affected farms to relocate within the time frame for development. In these cases the Commission could support the rezoning of the poultry farm and adjacent land affected by farm operations for urban or urban deferred development. However, there is a presumption against the subdivision of affected land unless it can be demonstrated that the impacts are acceptable.

Local governments may assist in the relocation of poultry farms which cannot relocate by themselves by raising specified area rates, use of guided development schemes and considering zoning land to higher value land use.

This policy has adopted an approach which requires the impact of existing poultry farms on nearby proposals for residential and rural-residential development to be assessed on a case by case basis. It also suggests a combination of measures to address the potential conflicts associated with residential development in the vicinity of poultry farms. The approach recommended is to examine the specific impacts of poultry farming and the implications of adjacent development having regard to the type of poultry production, management of the farms and prevailing conditions. This will lead to a range of measures which can be taken to address the particular impacts in a given location and manage development in the vicinity of existing or proposed farms.

There are three principal types of poultry farms: caged birds (egg laying operation), broiler (meat production) and breeder operations. It is recognised that these distinct types of poultry farms have different requirements and impacts. However, the Commission is satisfied that the flexible approach adopted will provide adequate guidance for each type of farm.

This policy statement is related to:

<i>Metropolitan Rural Policy:</i>	<i>A Policy Statement for Rural Land in the Perth Metropolitan Region</i>
<i>Development Control Policy No. DC 3.4:</i>	<i>Rural Land Use Planning Policy</i>
<i>Development Control Policy No. DC 2.2:</i>	<i>Residential Subdivision</i>
<i>Statement of Planning Policy No. 2:</i>	<i>The Peel Harvey Coastal Plain Catchment</i>

1. INTRODUCTION

1.1 This policy provides guidance on the matters that must be considered by the Commission and local governments when considering rezoning, subdivision and development applications for land in the vicinity of poultry farms and for the development of poultry farms.

1.2 The policy sets out the matters the Commission and local governments will take into account in determining proposals for new poultry farms, expansion of existing facilities and development in the vicinity of poultry farms.

2. OBJECTIVES

The objectives of this policy are:

- to ensure that new poultry farms are established in locations suitable to their operational requirements;
- to minimise the impact of poultry farms on residential, rural-residential and other potentially incompatible uses;
- to protect the interests of existing poultry farms in the face of encroaching development; and
- to encourage the relocation of poultry farms on land required for residential or rural-residential development.

3. APPLICATION OF POLICY

This policy applies to all poultry farm development and all residential and rural-residential development in the vicinity of poultry farms in Western Australia.

4. DEFINITION OF POULTRY FARMS

4.1 Poultry farm means land and buildings used for rearing or keeping of poultry for breeding, commercial egg production or commercial meat production.

4.2 Poultry includes chickens, ducks and turkeys but excludes emus and ostriches.

5. POLICY PROVISIONS

5.1 New Poultry Farms

5.1.1 Poultry farming is essentially a rural activity and new poultry farms should be located on rural zoned land.

Because of their potential impacts, new poultry farms should avoid:

- existing or proposed residential areas and land identified for future residential development in current planning strategies or town planning schemes;
- existing or proposed rural-residential areas identified in current planning strategies or town planning schemes;
- Priority 1 surface and groundwater catchment areas. (Proposed developments on water resource management areas are required to comply with the Waters and Rivers Commission *Draft Guidelines for Poultry Sheds*.)

5.1.2 New poultry sheds will only be permitted in accordance with the following general buffer guidelines:

- 500 metres from any existing or future residential zone;
- 300 metres from any existing or future rural-residential zone;
- 100 metres from the boundary of the poultry farm.

5.1.3 A sign indicating the type of operation, hours of operation and possibility of undesirable environmental impacts on the surrounding areas should be required as a condition of development approval. (see schedules 1 and 2)

5.1.4 Poultry farm buildings and sheds on prominent sites and locations should have adequate landscaping so as not to be visible from public places such as public open space reserves, private recreation facilities and roads with high exposure.

5.2 Expansion Of Existing Poultry Farms

5.2.1 Applications to expand existing poultry farms located in a rural zone which is not identified for short or medium-term urban or rural-residential development may be permitted. This applies particularly to egg production farms where there is no increase in bird/stock numbers. (Proposed poultry farm expansions on water resource management areas are required to comply with the Water and Rivers Commission *Draft Guidelines for Poultry Sheds*.)

5.2.2 New sheds on an existing poultry farm should be no closer than 100 metres from the poultry farm boundary (unless the nearby land does not contain an existing or proposed use sensitive to poultry farm operations, in which case the Commission could require a lesser setback distance). In cases where there is an existing shed located closer than 100 metres from a poultry farm boundary a new shed should generally be located no closer than the existing shed from that boundary. In making its determination the Commission will consider the Environmental Code of Practice: Poultry Industry (Department of Environment Protection).

5.2.3 A sign indicating the type of operation, hours of operation and possibility of undesirable environmental impacts on the surrounding areas should be required as a condition of approval to expand. (See Schedules 1 and 2.)

5.3 Information Required For Applications For New Poultry Farms And Expansion Of Existing Poultry Farms

Rezoning, subdivision and development applications for new poultry farms and expansion of existing farms should be accompanied by the following information:

- site plan showing the location and extent of the site, the location and size of all existing and proposed buildings, a contour plan showing any significant drainage features;
- profile and materials of construction of all buildings;
- development in the vicinity of the site and, where the proposed development is within 300 metres of existing/proposed rural-residential development and 500 metres of existing/proposed residential development, an assessment of the likely environmental impacts (odour, noise, dust, traffic movement and visual impact) of the proposal on that development;
- separation from existing or proposed residential, rural-residential and other incompatible development and zones;
- vehicular access to the site and circulation within the site;

- a description of the type of farm operation including the maximum number of birds, effluent management and disposal methods, types of machinery and whether regular sales to the public will be made;
- hours of operation and information on whether any night-time activities will be carried out;
- proposed landscaping and screening including significant vegetation to be retained;
- soil conditions;
- existing uses on the site.

5.4 Proposals for Residential and Rural-Residential Development in the Vicinity of Poultry Farms

5.4.1 In considering proposals for the zoning, subdivision and development of land for residential purposes (closer than 500 metres to any existing or approved poultry sheds) and rural-residential purposes (closer than 300 metres to any existing or approved poultry shed), the Commission and/or local government may require an assessment to show that the operation of the poultry farm will not adversely affect the amenity of the new residents in the proposed residential and rural-residential area.

The assessment should include consideration of:

- the type of poultry farm and odours, dust, noise and other impacts associated with the activities on the site;
- odour impacts having regard to prevailing topographical and meteorological conditions, such as wind speed and direction, and reference to odour dispersal modelling unless exempted by the Commission;
- the experiences of nearby residents based on the evidence of complaints (or the absence of complaints) regarding the past operation of the poultry farm including the nature, source and frequency of complaints. (It is recognised that such attitudes may not always reflect the concerns of future residents and such information will not therefore be regarded as conclusive evidence of impact);
- access arrangements including the position of access points for trucks servicing the poultry sheds and the frequency and times of use;
- any other relevant information.

5.4.2 The applicant for development should demonstrate measures by which any adverse impacts associated with the poultry farm can be addressed. Such measures may include:

- the identification of land within buffer zones which can be used for compatible purposes such as industry or public open space;
- orienting the houses away from the poultry farm and establishing landscape buffer screens between the proposed housing and the poultry farm;
- establishing suitable fencing to provide a physical barrier between the poultry farm and residences;
- staging subdivision and development to enable monitoring of the impacts of the poultry farm prior to releasing land closer to the poultry farm operations for development.

5.4.3 The Commission will generally require, as a condition of subdivision approval, that prospective purchasers within 500 metres of any existing poultry farm are advised of the existence of the poultry farm.

5.4.4 The Commission may require records to be placed on titles of new lots where activities in the locality are likely to severely affect the use and enjoyment of the land.

5.4.5 Existing poultry farm operators should also consider the erection of signs advising of the poultry farm and the possibility of odours, noise, hours of operation, and other practices which may be considered unacceptable to some sections of the population. Such a response will not be mandatory for existing farms, but would assist in bringing to the attention of prospective purchasers the existence of the farm, so that future misunderstandings can be avoided.

5.4.6 Local governments will also be encouraged to provide advice about the location of poultry farms and the extent of possible nuisance.

5.5 Incentives to Relocate Poultry Farms

5.5.1 The Commission and local governments may provide incentives to encourage the relocation of poultry farms from the vicinity of future residential or rural-residential areas. Where it is in accordance with proper planning for the site and consistent with the overall planning, the Commission and local governments may support the rezoning of the poultry farms and adjacent land affected by poultry farm operations for residential and rural-residential purposes. However, there is a presumption against the subdivision and development of land for these purposes until the farms are relocated or it can be demonstrated by assessment to the satisfaction of the Commission that the operations of the farms will not adversely affect the amenity of the new residents in the proposed areas.

5.5.2 In new development areas, consideration will be given to provide incentives to encourage existing poultry farms to relocate. These incentives may take the forms of higher order zonings, special area levies or including the affected farms in town planning development schemes.

5.6 Local Planning for Poultry Farms

- 5.6.1 Local Rural Strategies should identify existing poultry farms and avoid incompatible uses in close proximity.
- 5.6.2 Subdivision controls within rural areas should be designed to ensure sites for poultry farms are of sufficient size to allow minimum separation distances to be maintained and to minimise the number of rural housing sites within the 300 metre buffer zone.
- 5.6.3 Because of the potential for nuisance it is not appropriate to permit poultry farming 'as of right' in the rural zone. New poultry farms should be classified as a discretionary use in the rural zone or included in a separate Special Use zone and generally be a prohibited use in other zones.
- 5.6.4 As different types of poultry farms have different impacts, it is further suggested that land use classification should distinguish between the types of poultry operations (e.g. breeder/broiler farms or egg farms for domestic consumption) to introduce some measures of control over changes from one kind of poultry operation to another. Alternatively this issue can be addressed through an explicit identification of the type of poultry farm on any development approval.

5.7 Development Control

The Commission seeks to ensure that poultry farm development is consistent with the planning of the Perth Metropolitan Region. To achieve this, all applications for the development of poultry farms or extensions or additions (in excess of 100 sq metres) to the improvements of existing farms in the Urban, Urban Deferred and Rural zones should be referred to the Commission for determination as provided in the Commission's resolution under clause 32 of the Metropolitan Region Scheme.

SCHEDULE 1

RECOMMENDED FORMAT AND CONTENT OF SIGNS

BREEDER / BROILER FARMS

NOTICE

THIS IS THE PROPERTY OF VALLEY VIEW POULTRY PTY LTD.

THERE HAS BEEN AN OPERATING POULTRY FARM ON THIS SITE SINCE 1965.

THE POULTRY FARM OPERATES 24 HOURS A DAY, 365 DAYS A YEAR.

THE ODOURS, DUST, NOISE AND VISUAL IMPACT ASSOCIATED WITH THIS POULTRY FARM MAY BE OFFENSIVE TO SOME PEOPLE.

PLEASE CHECK WITH EITHER YOUR LOCAL COUNCIL OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR FURTHER DETAILS.

LETTER HEIGHT:

Minimum letter height of the heading (e.g. NOTICE) should be 10cm.

Minimum letter height of the text should be 5cm.

SIZE:

The minimum size of the sign should be 80cm high by 100cm wide.

LOCATION:

Signs should be displayed adjacent to the main entrance to the farm, or if there is more than one entrance, adjacent to each entrance.

The above sign may be incorporated in any advertising sign for the farm.

SCHEDULE 2

RECOMMENDED FORMAT AND CONTENT OF SIGNS

EGG FARMS

NOTICE

VALLEY VIEW EGGS

VALLEY VIEW EGGS SOLD HERE

THIS EGG FARM OPERATES 24 HOURS A DAY, 365 DAYS A YEAR.

THE ODOURS, DUST, NOISE AND VISUAL IMPACT ASSOCIATED WITH THIS POULTRY FARM MAY BE OFFENSIVE TO SOME PEOPLE.

PLEASE CHECK WITH EITHER YOUR LOCAL COUNCIL OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR FURTHER DETAILS.

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