



## INFORMATION SHEET NO. 11

### Information to Submit with a Development Application for INTENSIVE ANIMAL KEEPING

Development Applications are assessed against the relevant zone and policies contained within the Council's Development Plan. The purpose of assessment is to ensure that the proposed development conforms with the Development Plan and the zoning relevant to the subject land.

Intensive animal keeping is a type of use that can be established successfully if it is sited, designed and operated properly, but has the potential to cause environmental harm or be detrimental to the amenity of the locality if these factors are not considered.

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate information is provided you run the risk of delaying the assessment. It is important that you provide all the required information in a format that is easy to understand. You should aim to ensure that the assessing officers are able to clearly understand what currently exists and what you are proposing.

An application may be subject to public notification and/or referral to the Environment Protection Authority, Council will advise of this in writing after an initial assessment of the application.

#### **Information that must be submitted with a Development Application**

1. A completed and signed application form.
2. Payment of all relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A copy of the Certificate of Title for the relevant property.

#### **Plans and Documentation (3 copies with at least one copy being A3 or smaller)**

5. A written description of the proposal, including:-
  - Outline of daily operations of the facility;
  - Details on the numbers of animals to be kept (existing and additional as a result of the proposed development);
  - Expected traffic types and numbers for the operation of the facility; and
  - Staff numbers.
6. Outline how potential impacts and how they will be managed, including manure management (i.e. frequency of disposal, how and where manure will be stored, and method of fly control), noise, dust, water and odour.
7. Details of how mortalities will be dealt with.
8. An acoustic report may be required if the animals to be kept have the ability to make significant noise that may disrupt the amenity of the area in which the activity is proposed i.e. dog keeping.
9. Elevations of any proposed buildings to house the animals.
10. Indicate the method of stormwater and wastewater disposal from any buildings and/or handstand areas.

## 11. Site plan:-

A site plan must show the location and size of the subject land and should:-

- have a minimum scale of 1:200 and a north point;
- show site contours;
- show all property site boundaries (include dimensions in metres);
- show the location, size and nature of existing structures (including fences and retaining walls), activities and easements;
- the location of any proposed buildings, including dimensions and finished floor levels;
- the distance from proposed building to the nearest dwelling(s)/built structures on the property and adjoining allotments; and
- the location of any sensitive uses which may potentially be affected by the development (e.g. houses, tourist accommodation, schools, hospitals, watercourses).

Once an initial assessment of an application and site inspection has been undertaken Council may request further information.

### Note

It is advisable that the Environment Protection Authority and Department of Planning and Local Government websites are visited to obtain further information as to what information should be provided with an application for intensive animal keeping.

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*Please note the information contained herein is intended as a guide only.  
Further clarification may be obtained by contacting the Council on 8525 3200.*