

- f. have at least a minimum of a two metre wide landscape buffer planted with trees and shrubs around proposed buildings;
- g. ensure that the activity is a minimum of 500 metres from the nearest dwelling on adjoining / adjacent land; and
- h. 800 metres from a public water supply reservoir, 200metres from a major watercourse (third order or higher stream), 100 metres from any other watercourse, 2,000 metres from any defined and zoned township.
- i. Ensure the emu, ostrich and deer farming activity is a minimum of three Kilometres from any township or zone.

Intensive animal keeping units should not be developed unless all effluent and other wastes are properly managed and disposed of without environmental, health, or water pollution risks and management is in accordance with environmental and health requirements to prevent the pollution of water resources.

All animals kept for intensive purposes should be adequately confined within secure fencing of a design and construction which does not detract from the appearance of the locality.

Intensive Animal Keeping developments should:

- a. be of a high standard of design, construction and external appearance, taking into account the nature, suitability, colour and texture of materials used, and the size and siting of buildings and facilities;
- b. if they involve rearing sheds or any other building intended to be used for breeding or boarding purposes, have floors or impervious materials which can be readily cleaned;
- c. not have buildings or structures in excess of 8 metres in height;
- d. contain buildings or structures which are constructed principally of new materials;

- e. have adequate provision for the loading and unloading of vehicles on the site.

Please also refer to the EPA guidelines for separation distances. EPA contact details are: www.epa.sa.gov.au or phone 8204 2004.

Dog Kennels

The keeping of dogs, and the erection of kennels, should not be undertaken unless:

- a. adequate yard area for exercise is provided;
- b. the proposed kennels and associated yards are to be sited more than 50 metres from any boundary of the allotment;
- c. all yards are fenced to a height of at least 1.5 metres and provided with solid screen fencing and secure gates;
- d. the allotment should be extensively screened by perimeter landscaping;
- e. no pollution of waterways or noise on adjoining properties will occur.

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V03/17



Intensive Animal Keeping



Intensive Animal Keeping

Intensive Animal Keeping is defined in the *Development Regulations 2008* as:

“..... the keeping or husbandry of animals in a broiler shed, chicken hatchery, feedlot, kennel, piggery, poultry battery or other like circumstances, but does not include horse keeping”

Horse keeping is separately defined, and also may also need approval in that case.

How is an application assessed?

When considering your application, Council will assess your application against the *Development Regulations 2008* and the Kangaroo Island Development Plan.

Intensive Animal Keeping is 'non-complying' (refer to non-complying brochure) in most zones on Kangaroo Island, and is a merit use in the Primary Production zone and General Industry zone.

Information to be supplied with development applications

When submitting an application to Council, the following information will need to be supplied:

- a. completed development application form;
- b. a detailed site plan indicating all existing structures on the allotment along with all setback distances from the proposed development to all boundaries and existing structures and any watercourses on the allotment;
- c. current Certificate of Title;
- d. structural details including elevations and floor plans of any new buildings to be associated with the development;
- e. detailed description of intended use of any proposed structures associated with the development;

- f. An appropriate Management Plan should be prepared detailing all operational and management arrangements for the intensive animal keeping activities including:
 - the treatment of effluent and other wastes;
 - the prevention of pollution of water resources;
 - the prevention of noise, dust and odour;
 - the minimisation of transmission of disease to another intensive animal keeping operation, or any other agricultural / pastoral operation;
 - visual; obtrusiveness; and
 - maintenance.
- g. any other relevant information that would apply to your application.

Referrals to the Environment Protection Authority (EPA)

Pursuant to Schedule 21 Part 4 of the *Development Regulations 2008*, applications that will need to be referred to the EPA during the assessment process include:

- (1) **Piggeries:** the keeping or husbandry in Confined or roofed structures of:
 - (a) more than 1 000 but less than 5 000 pigs at any one time; or
 - (b) where the structures are situated in a water protection area (as declared under Part 8 of the Environment Protection Act 1993) more than 100 but less than 500 pigs at any one time.
- (2) **Dairies:** carrying on a dairy involving more than 100 milking cows at any one time in a water protection area (as declared under Part 8 of the Environment Protection Act 1993).
- (3) **Poultry:** the keeping of poultry involving enclosed shed area exceeding 1,000 m²

Guidelines for applications

Intensive Animal Keeping should not be located within or adjoining a township, residential area or areas in which residential development is planned.

Intensive animal keeping development should be located in such a way as to:

- a. not cause noise, dust and odour problems;
- b. not cause any adverse impact on the natural environment or amenity of the area;
- c. not cause any adverse impact on adjoining land uses;
- d. not cause or compound the denudation, erosion or pollution of land;
- e. not cause or compound the pollution of water resources;
- f. not be located on waterlogged or flood prone land;
- g. minimise excessive deterioration of soil quality and surface vegetation;
- h. minimise the possible transmission of disease to another intensive animal keeping operations; and
- i. be incompatible with other development within the locality or the enjoyment of the locality.

Development including all buildings, yards, pens, runs and waste management facilities should;

- a. be located, designed and screened in such a way as to be unobtrusive, particularly when viewed from public roads and scenic roads and vantage points;
- b. be located no less than three metres from the site boundary, or the minimum setbacks determined by the EPA for commercial land uses from sensitive receptors;
- c. be located to the rear of any existing dwellings on the site
- d. be located such they cause no nuisance to nearby residents;
- e. Have a site area not less than 50 hectares