

# Information Sheet



## Intensive Animal Keeping and Feedlots

*Intensive Animal Keeping* means the keeping or husbandry of animals in a boiler shed, chicken hatchery, feedlot, kennel, piggery, poultry battery or similar circumstances.

Subject to Council's assessment of a development application, *Intensive Animal Keeping* is a type of use that can be established successfully if it is appropriately sited, designed, operated and managed – however, such operations have the potential to cause environmental issue or be detrimental to the amenity of the locality (such as but not limited to noise, odour, waste, traffic and environment matters generally) if these factors are not properly considered. Because of these potential impacts, it is only possible to establish *Intensive Animal Keeping* operations in certain zones that are defined in the Karoonda East Murray Development Plan.

As outlined above, the definition of *Intensive Animal Keeping* also includes a feedlot – a feedlot is a confined yard area with watering and feeding facilities where animals are held and hand or mechanically fed for the purpose of production. This includes ancillary activities such as for example, where animals are yarded, tended, loaded and unloaded; where animal wastes from the feedlot are accumulated or treated pending removal or disposal; and facilities for feeding are maintained or in which the feed is stored, handled or prepared.

### How will my application be assessed?

When the Council staff assess an application for *Intensive Animal Keeping*, they consider whether the proposal is appropriately located. It should not be located within or adjoining a township, residential area or areas in which residential development is planned.

They consider aspects such as:

- Need/purpose
- Economic benefit
- Noise, dust and odour
- Impact on the natural environment or amenity of the area
- Impact on adjoining land uses
- Site location and site constraints

- Soil quality and surface vegetation
- Minimising the possible transmission of disease to another animal keeping operations
- Compatibility with other development within the locality.

In the assessment process, the Council may make internal referrals to Council's departments such as infrastructure and health. Internal referrals will generally be undertaken if the proposed development affects, or may be affected by, Council activities and infrastructure.

Depending on the size and scale of the proposed *Intensive Animal Keeping*, referrals may be required to the Environmental Protection Agency (EPA), Department for Primary Industries & Resources and the Department for Environment, Natural and Water Resources.

The following is a checklist of information required when submitting a development application for *Intensive Animal Keeping*:

- A general written description of the proposed development
- A site plan (to scale) of the proposed development including:
  - associated structures such as animal sheds, feedlots, holding pens, silos
  - internal roads, loading/unloading areas, car parking, landscape buffers
  - identifying adjoining uses including dwellings, roads, urban areas and other intensive animal keeping
  - topographical features such as native vegetation, watercourses, dams
  - contours and site works details.
- Mitigation measures for soil and erosion management during the construction phase and upon commencement of the proposed use
- Potential for the proposal to impact on surface and underground water resources, including information on:
  - water allocation and use
  - stormwater management for structures and ground areas
  - potential for the use to effect water quality through surface runoff and leaching
  - flooding risk for the land and the impact it might have on the proposed use.
- Minimum separation distances from other uses such as dwellings and other sensitive uses, public roads and other intensive animal keeping uses
- Details on acoustic and air quality management/treatments
- Storage and use of biological organisms associated with the proposed use
- Bushfire protection features in Bushfire Risk areas (including on site water supply and fire-fighting equipment.)
- Method and frequency of waste disposal/removal, and storage and disposal of carcasses
- Services – water, electricity and wastewater
- Any other relevant information that would apply to your application.

Prior to lodging a development application and to assist with preparing development application documentation, applicants are urged to make contact with the EPA with regard to EPA guidelines and

licensing aspects, PIRSA on livestock/agribusiness aspects, and the Department for Environment, Natural and Water Resources on water resource management and environmental aspects.

### **Further Information**

The above information is advisory and only a guide to give you a general understanding of the key issues associated with Intensive Animal Keeping.

For further information or assistance, please contact Council on [08 8578 1004](tel:08-8578-1004) or [council@dckem.sa.gov.au](mailto:council@dckem.sa.gov.au)

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