

COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 3 - 1996

SMALL CATTLE FEEDLOTS

Under the L.E.P. No. 1 Shire of Coonamble, small cattle feedlots accommodating up to 1000 head can be established in Rural 1(a) Zones subject to the submission of a Development Application.

Proposals must comply with the provisions of this Development Control Plan and State Environmental Planning Policy No.30.

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DEVELOPMENT CONTROL PLAN NO. 3

SMALL CATTLE FEEDLOTS

1. INTRODUCTION

1.1 Name of plan

This plan is called “Development Control Plan No. 3 - Small Cattle Feedlots” and consists of this document plus any relevant sample plans.

1.2 Land to which plan applies

1.2.1. The plan applies to rural (1a) land within the Shire of Coonamble. Feedlots are not permitted in any other area within this Shire.

1.2.2. **Local Environmental Plan**

This plan is made under and generally conforms to the provisions of the Coonamble LEP No. 1 - 1996 which contains the legal planning controls for the development of the area to which this plan applies (Copies of LEP No.1 are available from Council).

1.2.3. The zone objectives of LEP No. 1 are extended and supported by this plan, accordingly reference should be made to these by intending developers.

1.3 Purpose of plan

The purpose of this plan is to provide satisfactory standards for the construction and operation of small cattle feedlots, i.e. intensive livestock (cattle) keeping establishments with numbers under 1000 head.

1.4 Introduction

This plan takes into consideration the desire to achieve good standard, small cattle feedlot development, commensurate with need to comply with the guidelines and standards of all relevant State Authorities.

The plan has been prepared to help developers and operators to minimise the impact of small cattle feedlots on the community and the environment.

The document is aimed primarily at permanent small cattle feedlot operations and also includes temporary "opportunity" lot feeding which might be employed in drought times.

Operations of feedlots under this plan are reminded of their responsibilities under pollution control legislation and the standards and principles set out in this plan shall be followed.

Operations of existing permanent feedlots are also encouraged to follow the principles outlined, particularly with regard to management practices referred to in other publications.

The plan establishes buffer zones which should be established, maintained and supervised by Council in its normal duties.

Unless correctly sited, planned and managed, cattle feedlots have the potential to degrade the environment by pollution of surface waters and groundwater, generation of offensive odours, land degradation, noise and visual impact. Accordingly, feedlots need to be located in areas sufficiently distant from urban development and with sufficient land available for waste management.

It is also recognised in this plan that small cattle feedlots are considered by Council as a part of the Shire's agricultural activities.

These feedlots are not to be compared with the large intensive livestock keeping establishments which require Environmental Impact Statements under Part IV of the Environmental Planning and Assessment Act 1979. These large feedlots - cattle numbers in excess of 1000 - require Environmental Impact Assessment because they are deemed to be "designated development" under Schedule 3 of the EPA Regulations.

1.5 Operation of plan

This plan has been proposed in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 and accompanying regulations. The plan came into force onin accordance with clauses 23(2) of the Environmental Planning and Assessment Regulation 1980. This plan may only be varied by Council in the manner provided in the Regulation.

1.6 Application of plan

This plan shall apply from the commencement date as noted herein, to all applications for development consent and building approval relating to the construction of the feedlot including the erection of buildings, additions or alterations in conjunction with the use of feedlots within the Coonamble Shire.

2. INTERPRETATION

2.1 Acts

Means the Local Government Act 1993, as amended by subsequent Acts and the Environmental Planning and Assessment Act 1979.

2.2 Allotment

Means that area to which title is held but shall exclude any portion of such area reserved under any planning scheme.

2.3 Council

Means the Council of the Shire of Coonamble.

2.4 Intensive livestock keeping establishment

Means a building or place in which or upon which cattle, sheep, goats, poultry or other livestock are held for the purposes of nurturing by a feeding method other than natural grazing and, without limiting the generality of the foregoing, includes:

- a) feedlots
- b) piggeries
- c) poultry farms, and
- d) fish farms (including crustaceans and oysters)

but does not include an animal boarding or training establishment or land used for the keeping of livestock or poultry intended solely for personal consumption or enjoyment by the owner or occupier of the land.

But for the purposes of this plan does not include piggeries, poultry or fish farms.

3. MINIMUM REQUIREMENTS

3.1 Buffer zone

The distance between the perimeter of the feedlot and the nearest occupied dwelling shall be one (1) kilometre.

The distance between the perimeter of the feedlot and the nearest urban area shall be a minimum of 3.0 kilometres.

The distance between one existing or new feedlot and another shall be no less than five (5) kilometres.

Council reserves the right to vary these distances +(-) 10%

3.2 Proximity to waterways and underground supplies

Dry watercourse

If ground conditions are impervious and site slopes away from watercourse 100 metres

If ground conditions are impervious and site slopes towards watercourse 200 metres

If ground conditions are pervious 2 kilometres

Permanent flowing watercourse

Under all ground and soil conditions 2 kilometres

Council reserves the right to vary these distances +(-) 10%.

3.3 Topography

Land must have a minimum slope of 1% and detention ponds for both runoff and silt must be constructed in accordance with The Feedlot Manual 1990 (as amended).

Feedlots shall be surrounded by a bank to contain any runoff which threatens a watercourse and all waste is to be diverted by this bank to the detention and holding ponds.

The developer shall provide calculations and plans acceptable by the Environment Protection Authority for the construction of detention and siltation ponds.

3.4 Waste management and feedlot operation

This shall be carried out in accordance with the abovementioned EPA guidelines and the "Feedlot Advisory Manual" issued by the NSW Department of Agriculture and Fisheries.

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3.5 Other Considerations

The applicant may be subject to consideration by other State and Federal authorities in respect of air and water pollution, planning, traffic management and any other matter.

Thorough investigation by the developer is advised because of the sensitive nature of the development in relation to the environment.

3.6 Statement of environmental effects

The result of the applicant's investigations, as required in this Development Control Plan, shall be presented to Council, together with the development application in the form of a "Statement of Environmental Effects".

Appendices

Appendix A contains comments on issues raised on small cattle feedlots by the NSW Agriculture and Fisheries Department.

APPENDIX A

ISSUES TO BE ADDRESSED IN STATEMENT OF ENVIRONMENTAL EFFECTS FOR A 399 HEAD FEEDLOT NORTH OF BERRIGAN

Effluent Disposal

The Department's primary concern is that the development be sustainable in the long term and it have a minimum negative impact on surrounding landholders and the environment.

Soil Type

The soil types on the property are crucial to the success of the project. These are important in three respects. First the soils where the feedlot pens are to be constructed should be capable of being compacted to form a suitable surface which will prevent pugging until a suitable manure cake is formed. Second, the soils where liquid effluent is stored should obviously be impermeable to prevent pollution of groundwater. Third, the soils where both liquid and solid effluent are to be spread should be capable of sustaining the cropping program proposed to utilise the effluent. The rice soil tests carried out by the Department of Water Resources should be adequate to determine soil suitability without having to undertake additional tests. If the rice soil test results are presented for the feedlot pen area, the holding pond area and the paddocks where effluent is to be applied, this would be adequate to determine soil suitability.

Nutrient Balances

While a nutrient budget is normally required for large scale feedlots it was obvious during the inspection that adequate land is available for nutrient uptake on each property. It will, therefore, be adequate to outline the area available for effluent utilisation and state whether this will be irrigated or dryland. The types of crops to be grown and likely rotations should be stated.

Salinity

In most cases liquid effluent from feedlot pen runoff is too saline to irrigate directly on to crops, particularly salt sensitive crops, such as naize. It will be necessary to dilute liquid effluent to achieve acceptable salinity levels. Generally a dilution ratio of 4 or 5 parts channel water to 1 part liquid effluent is adequate. During the property inspection it was obvious that there was more than adequate irrigation entitlement to achieve the required dilution. However these figures, i.e. the total volume of liquid effluent and total volume of irrigation water available should be stated in the SEE.

Manure also contains salts which can accumulate in the soil. Provided application rates do not exceed 10 tonnes per ha per annum this is unlikely to be a problem.

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Water Balances

The size of holding ponds for liquid effluent should be large enough to store all the effluent during wet winters when irrigation will not be possible. A one in 10 wet year is the accepted design parameter.

Disposal Methods

You will need to mention:

- * method of irrigation proposed (flood, spray, etc)
- * irrigation entitlement
- * proposed means of spreading and incorporating manure and the frequency of this operation (i.e. how it fits into your cropping program)

Animal Health and Welfare

You will need to consider:

- * pen surface slope
- * stocking density
- * overall pen layout and drainage
- * access to feed and water
- * necessity for shade
- * availability of specialised veterinary services
- * disease and quarantine implications
- * disposal of dead animals
- * animal transport.

Impact on Neighbouring Properties

As discussed at the planning focus meeting, you should discuss your proposal with neighbours at the earliest opportunity to determine any legitimate concerns and to ensure any unfounded concerns are allayed.

Travelling Stock Routes & Reserves

Should any proposals have implications for TSRs, the local Rural Lands Protection Board should be consulted.
