

Planning Information Sheet

PS11 – Intensive Agriculture

(Includes Vineyards, Orchards, Olive Groves, Vegetable Production)

October 2010

Intensive Agriculture means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following —

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
- (d) aquaculture.

In the past, the Shire has classified the following developments as Intensive Agriculture: vineyards (wine and table grapes), olive groves, orchards, vegetable production and floriculture. Extensive Agriculture is a different landuse classification that refers to land used for the raising of stock or crops.

Other landuses that commonly occur on the same lot as intensive agricultural developments include wineries, cellar door sales, rural stalls, rural produce shops, outbuildings and dams. These developments require additional Planning Approval if they are not included in your application for Planning Approval for Intensive Agriculture. This information sheet will assist you in preparing a planning application and guide you through the development application process.

Is planning approval required?

Under Local Planning Scheme No. 1, every new intensive agriculture proposal and extension/expansion to an existing intensive agriculture development requires the Shire's Planning Approval prior to commencement of development. Local Planning Scheme No. 1 can be viewed at <http://www.amrsc.wa.gov.au>.

How do I apply for planning approval?

You will need to complete a planning application form and the attached checklist, which will assist you in ensuring that all the required documentation is submitted with your application. The checklist requires applicants to address "relevant issues" in the application package.

For intensive agriculture, this may include justification for the application including compliance with the relevant Town Planning Scheme and Council Policies, servicing, impact on adjoining properties including potential for chemical spray drift, noise impact, infrastructure including vehicle access requirements, Landscape Plan, Vegetation Survey, Signage Plan, Bushfire Management Report, Management Plan including operations, storage, transport, ancillary structures, area of crop, suitability of site for intensive agriculture (i.e. agricultural report, economics, viability), proposed boundary setbacks and buffers, impact on watercourses, soaks, wetlands, any habitats & wildlife corridors, a dam report or Hydrological Survey (i.e. water supply, the relevant catchments & requirements - Whicher Report) and total number of employees.

What do I need to know?

Clearing of native vegetation for intensive agricultural developments is an important consideration and therefore any plans submitted must show existing native vegetation on the site. Applicants may also be

required to submit a Vegetation Survey and information on any habitats & wildlife corridors. Proposals for intensive agricultural development that are proposed to obtain Accredited Organic Status may have different planning considerations and development requirements. Development proposals that incorporate other sustainability and energy efficiency principles may also be given development requirements concessions where the Shire has discretion to do so.

The Shire does not have a specific Intensive Agriculture Policy however the following State and Local Planning Policies may be relevant to your application:

Leeuwin-Naturaliste Ridge Statement of Planning Policy

This state policy is available at <http://www.wapc.wa.gov.au/Publications/737.aspx>. The Policy designates three categories of agricultural land use to enhance and develop agriculture in for its economic, social and landscape values. The categories are Principal Agriculture (Viticulture and Grazing), Principal Agriculture (Horticulture and Grazing) and Agriculture and Rural Landscape. Applicants are advised to address consistency of their proposed development with this policy.

Other Council Policies

The Shire of Augusta-Margaret River’s Fencing Policy PE 18 may be applicable if you propose some form of rural fencing. Cellar Door Sales Policy PE 36 may also be relevant to your application if you propose to sell your produce on site.

The Department of Natural Resources in Queensland have also produced Guidelines for Separating Conflicting Landuses. The Shire has consistently used these guidelines to assist decision-making in the absence of similar local guidelines where an agricultural landuse is proposed near a conflicting landuse. The Guidelines recommend a 300 metre separation distance at which spray drift can be considered negligible for residential development. The Guidelines are available at Shire offices.

Is there anything else?

Where clearing of native vegetation is proposed you may need to obtain approval from the Department of Environment and Conservation. Clearing of Native vegetation is prohibited, unless the clearing is authorised by a permit obtained from the Department of Environment & Conservation or is a kind that is exempt in accordance with Schedule 6 or Regulation 5 (Clearing of Native Vegetation Regulations) of the *Environmental Protection Act 1986*.

	Department of Environment and Conservation(DEC)	
Contact:	Bunbury Office Phone 08-9725 4351	Busselton Office Phone 08-9752 5555

Another relevant document is the Environmental Management Guidelines for Vineyards 2002. The Guidelines describe baseline standards and practice for the development and operation of vineyards. A copy of the Guidelines is available at the Department for Environment and Conservation website at www.environment.wa.gov.au.

Note: Prior to lodging your application for planning approval you may wish to consider making an appointment with one of Council’s Planning Officers to discuss the proposal. Please phone 9780 5228 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.