

<b>Policy Name:</b>	<b>BROILER FARMS CODE</b>
<b>File Number:</b>	103/2
<b>Council Reference:</b>	Planning Committee, Page 202, Item W
<b>Date Approved:</b>	12 February 1980
<b>Policy Review Date:</b>	As required
<b>Business Group:</b>	Service Planning & Regulation
<b>Responsible Officer:</b>	Group Manager Service Planning & Regulation
<b>OBJECTIVE</b>	To establish guidelines for the accommodation of chicken sheds in the City of Maitland

1. The following Objective be adopted:

#### **OBJECTIVE OF THE CODE**

To try and accommodate as many chicken sheds within the City of Maitland as is desirable and responsible, with a minimum of social and/or environmental detrimental impact.

2. The following Code be adopted:

#### **A. DEFINITION**

‘Code’ is a set of guidelines, which the Council uses as a matter of policy to control and regulate the development of chicken sheds.

**Note** - The Council may decide to waive one or more provisions of this Code if it sees good planning reasons to do so.

‘Chicken Sheds’ include long sheds especially built and used for intensive commercial poultry rearing, but does not include small sheds with poultry for private use only.

‘Chicken Farm’ includes one shed or a group of chicken sheds, managed by a chicken farmer with or without a dwelling-house and appropriate outbuildings.

#### **B. ZONING**

Chicken Sheds shall only be allowed in 1 (a) Non Urban ‘A’ and, under favourable circumstances, in 1 (b) Non Urban ‘B’ zones.

#### **C. OUTLINE PLAN DESIGNATION**

1. Chicken sheds shall not be allowed in areas shown in Council’s Outline Plan as (future) residential.

2. Outside areas designated as future residential, chicken sheds shall be a minimum of 500 metres away for the:
  - a. edge of the ultimate residential area; and
  - b. edge of areas zoned (or in the process of being zoned) 1 (e) Non Urban 'E' (Small Holdings).

#### **D. MINIMUM AREA**

1. Minimum size property for 'Chicken Sheds' shall be 10 hectares.
2. Existing Chicken Farms on a smaller than 10 hectare property, shall be allowed to expand to three (3) chicken sheds of similar size if the other requirements of the Code can be complied with.
3. In any case, total shed floor area should not exceed 8% of the area of the property.

#### **E. SETBACKS**

Chicken Sheds shall have a setback of 50 metres from the side and rear boundary of any allotment irrespective of size, of 200 metres from any Main or Trunk Road, 100 metres from any public road, railway or public place and 400 metres from any neighbouring dwelling-house if a rural dwelling, and 500 metres if a dwelling in an urban zone.

#### **F. DISTANCE FROM OTHER CHICKEN FARMS**

1. New chicken farms shall be located 1 km from existing chicken farms on flat or open land.
2. Under special circumstances, conditions such as wooded areas or ridges separating the chicken farms, a minimum distance of 500 metres may be approved.

#### **G. SCREENING PLANTING**

1. With the standard Development Application form and normally required plans, a detailed landscape plan shall be supplied showing location of screen planting, species of existing and proposed trees and shrubs, planting distances, and the location of paved and grassed areas.
2. The landscape plan shall be designed to screen the chicken sheds from view from major vantage points, public roads and neighbouring dwelling-houses. A short statement of the intent of the design is to be enclosed.
3. The tree screens shall be maintained to optimum screening effect and to the satisfaction of the Council.
4. A bond of \$1,500 shall be lodged with the Council in the form of a bank guarantee that screen planting will be provided and maintained.



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This bond will be returned at the expiration of a minimum period of two (2) years, provided trees and shrubs etc. have been maintained and made progress to the satisfaction of the Council.

### H. ACCESS

1. Access roads from Council or Main Roads to be maintained so as not to create a dust nuisance.
2. Any connection of the access road to a public road should be constructed to the City Engineer's requirements.

### I. ENVIRONMENTAL IMPACT STATEMENT

The Council reserves the right to require an Environmental Impact Statement for any development proposed in an environmentally sensitive area, unusually significant area or when the proposal creates a public controversy.

### J. OPERATION

1. Litter removed from any sheds shall not be dumped within 400 metres of any Main or Trunk Road or residence not located on the property. It shall not be stockpiled in the open on the property.

Council would not object to litter being disposed of within the distance referred to, providing it is spread by mechanical means and in layers not greater than 25 mm thick.

2. Poultry manure or deep litter when disposed of should not be spread so as to contaminate any watercourse or any other point or water supply.
3. Burial trenches and disposal pits for dead poultry should not be located closer than 100 metres from any water supplies. Disposal must take place within 24 hours.
4. It shall always be the responsibility of the owner to maintain sheds and surrounds in a tidy state free of overgrowth, machinery or other debris. The Council always retains the right for its Health Surveyor to inspect the property at any reasonable time and take any necessary action to abate or prevent any such nuisance.

### K. SETTING

Wherever possible, Broiler Sheds and other allied buildings, should be sited so that they do not stand out above the skyline.

### L. BUILDING PERMIT

In order to apply for a Building Permit, a completed Building Application must be submitted with two sets of plans and specifications of the building(s) to be erected, together with a site plan showing the position of the proposed buildings, all relevant dimensions, distances from



boundaries and any other buildings on the site, existing or proposed and, the position of the proposed access.

### **M. PROCEDURE**

The following procedure should be followed:

- a) Joint site inspection should be arranged with the applicant, a representative of the company and of the Planning Department, where the proposal is assessed in detail, preferably before the Application is lodged and commitments have been made.
- b) The guideline for this assessment be the Code: where the proposal cannot comply, it be explained why and what alternatives might be available.
- c) Where this voluntary liaison system cannot be made to work through lack of co-operation of the applicant, the requirements of the Code be applied.
- d) When the Application has been received, the proposal should be advertised, exhibited for 21 days, and comment invited from adjacent landowners.
- e) When no objections have been received and the proposal complies with the code, the application may be approved under delegated authority.
- f) When objections have been received or the proposal does not comply with the Code, a report shall be presented to the Planning Committee for consideration and decision.