

**22.05      INTERIM BROILER FARMING**

This policy applies to all land.

**22.05-1    Policy basis**

Broiler farming plays a significant role in the economy of the Shire of Cardinia, however it is also recognised that broiler farms can, under certain conditions, have significant impacts on the amenity of adjoining uses.

In the past, the principal source of detriment has related to noise and odour generation. A means of reducing the impact is to require buffer distances between broiler farms and sensitive land uses, such as a dwelling, and to utilise sound environmental management practices.

A working party currently exists, comprising representatives of the broiler industry, State Government agencies and local government, to develop a Code for Best Practice Broiler Chicken Farms. Once completed, the Code will be incorporated in the State Planning Policy Framework.

It was considered essential to include this interim policy until the Code is developed and Council is in a position to review the need for this policy.

This policy assists in the implementation of the objectives and strategies in the Municipal Strategic Statement in relation to agriculture.

**22.05-2    Objectives**

- To reduce the potential for conflict between broiler farms and sensitive land uses.
- To ensure that any new broiler farm, or extension to an existing broiler farm, incorporates appropriate mechanisms to reduce odour generation.
- To ensure the provision of an appropriate buffer between broiler farms and sensitive land uses.

**22.05-3    Policy**

It is policy that:

- No new dwelling be sited or no new lot for a dwelling be excised on land within 500 metres of a broiler farm in conformity with the EPA publication AZ2/86 "Recommended Buffer Distances for Industrial Residual Air Emissions", unless it can be demonstrated that the broiler farm meets the conditions for a site specific variation as outlined in this document.
- No offensive odours be discharged beyond the boundaries of the broiler farm premises. If the responsible authority is not satisfied that evidence of odour control is sufficient, the sheds proposed should not be located closer than 500 metres to any existing house or sensitive use or to any site for a future dwelling or sensitive use on any adjoining property.
- Broiler farms not cause pollution (as defined in the Environment Protection Act 1970).
- Broiler farms not cause a nuisance (as defined in the Health Act 1958).
- All broiler farm applications be accompanied by a report which demonstrates how the development or use incorporates best practice environmental management practices and will achieve compliance with relevant state environment protection policies and guidelines.