

10 INTENSIVE AGRICULTURE

This section of the DCP only provides Council's specific requirements for intensive agriculture. Other requirements are contained in the relevant general development part (Parts 2 to 7) and/or Area Plans (Parts 10 to 12) of this DCP. Where a conflict exists between this section and the general development part of LM DCP 2014, this section prevails.

Objectives

- a. To ensure that existing residences and other sensitive receiving environments, including conservation areas and aquifers, are not adversely affected by intensive agricultural activities.
- b. To ensure that intensive agricultural practices are sustainable and maintain a high standard of operation.
- c. To minimise adverse impacts of intensive agricultural practices on nearby residential land use without diminishing productivity of agricultural land.

Controls

1. Adequate buffers or other measures must be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, odour, chemicals, or the like.
2. Intensive agriculture must be managed to minimise offensive odours and to mitigate the exposure of existing residences to offensive odours.
3. Intensive agriculture must be managed to minimise the impact of noise on residences. A minimum separation distance of 60 metres is recommended for intermittent noise, and 500 metres for continuous noise. Additional measures may be necessary to mitigate noise impacts sufficiently. Alternatives measures may be implemented to mitigate noise impacts.
4. Where the operation of the proposed development requires the application or use of chemicals, measures must be implemented to ensure that no chemical or spray drift will enter adjoining property.
5. A Property Management Plan is to be prepared and lodged, which includes:
 - i. The area to be used for agricultural production and any other uses on the site.
 - ii. Existing development within 500 metres of the property boundary.
 - iii. Any machinery to be used during the use of the land for the proposed agricultural purpose.
 - iv. Any handling, processing, and storage facilities.
 - v. Any internal fencing.
 - vi. Adequacy of road access to and within the lot.
 - vii. The location of any proposed dwelling.
 - viii. The economic impact and any benefits of the proposal.
 - ix. Annual water demand for the proposed use, the preferred water supply, and any alternative source of water supply.
 - x. Irrigation system and how any impact on waterways and ground water will be managed.
 - xi. Measures proposed to mitigate adverse impacts on ground water aquifers.
 - xii. Any proposed drainage works and measures to mitigate pollutants entering waterways and/or aquifers.
 - xiii. The impact of localised flooding.
 - xiv. The location of any ground water, dam, river, creek, or other water source.
 - xv. Potential impact on ground water levels and water quality and methods to mitigate impacts.
 - xvi. Details of potential odours and noise.
 - xvii. Possible exclusion zones around chemical or flammable liquid storage.
 - xviii. Safety measures for spill containment and backup provisions.
 - xix. Details of the quantity, use, and management of chemicals and fertilisers.

- xx. Waste management plan for all types of wastes that will be generated.
6. Waste management for Intensive Agriculture must comply with "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
- i. Residential waste bins may be placed kerbside for collection if suitable location available.
 - ii. Commercial waste must be collected separately from an onsite location with sufficient road quality, clearances and swept path to enable safe access.