

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



# CHAPTER S5: YATTE YATTAH -PIGGERY BUFFER



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### Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	14 October 2014	22 October 2014	New
2	23 June 2015	1 July 2015	Amendment

## 1 Purpose

This chapter provides for the monitoring of sow numbers on site at the Eagle View Farm Piggery, on a regular basis by inspection.

## 2 Application

This chapter applies to all land within the 655 metre buffer from the boundary of land licensed for the disposal of effluent from the Eagle View Farm Piggery, Sky Farm Lane, Yatte Yattah, as shown in Figure 1 below.

This chapter also applies to all land licensed for the disposal of effluent within Eagle View Farm.

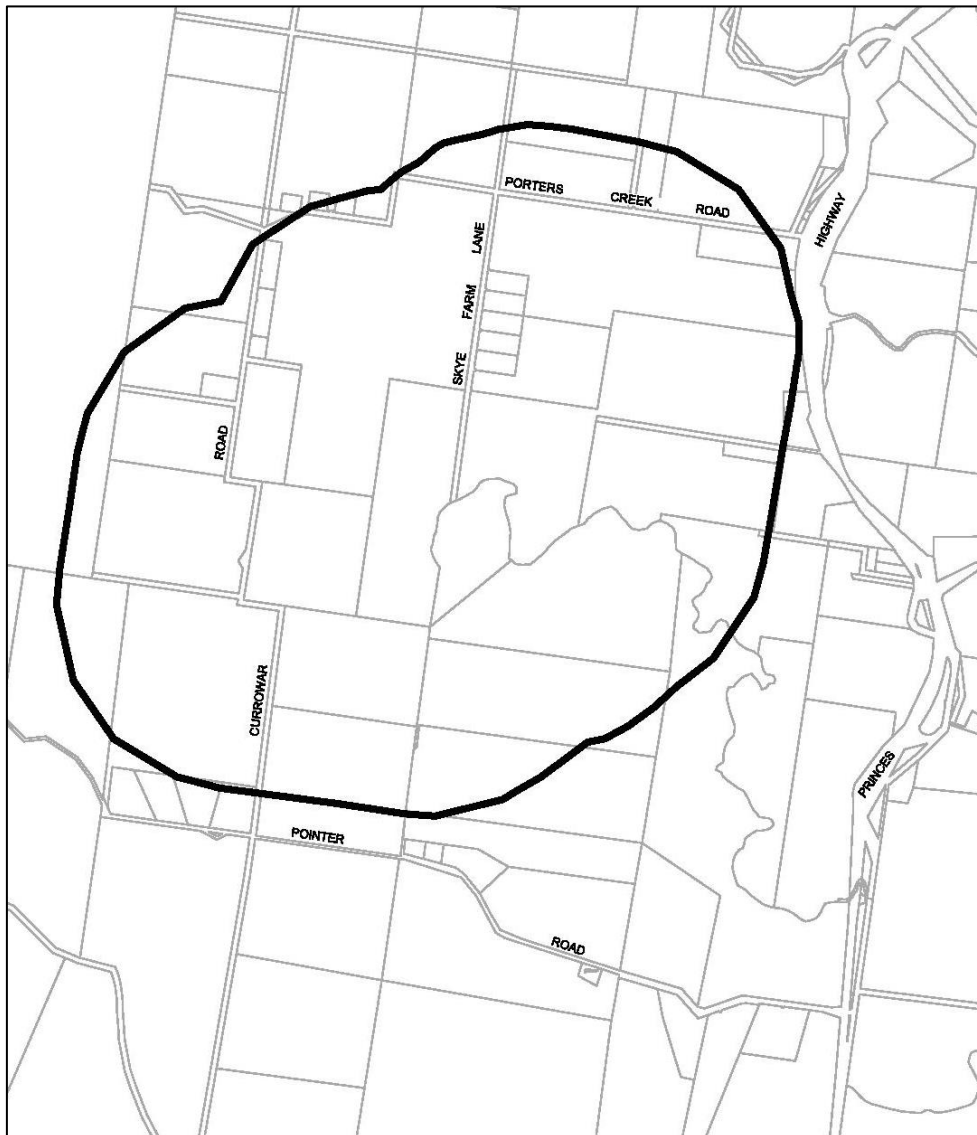


Figure 1: Subject Land Map

### **3 Context**

This section provides information and **development** controls needed to prepare applications for **development** in the subject area. This chapter applies to **development** applications for:

- Subdivision
- Dual Occupancy
- Tourist Development
- Bed and Breakfast Accommodation
- Rural Land Sharing Communities (Multiple Occupancy Development).

**Dwelling** houses on registered lots of land, or on proposed subdivision **allotments** approved (but not registered) prior to 1 September 2003 will not be prohibited by virtue of the imposition of this buffer.

Compliance with this chapter does not imply automatic approval and all applications shall be considered on their merits.

### **4 Objectives**

**The objectives are to:**

- i. Restrict the subdivision of land within the 655 metre buffer zone.
- ii. Restrict the substantial intensification of existing residential **development** within the 655 metre buffer zone.
- iii. Ensure that the commercial operation of the piggery is not compromised by intensification of **development** within the 655 metre buffer zone.

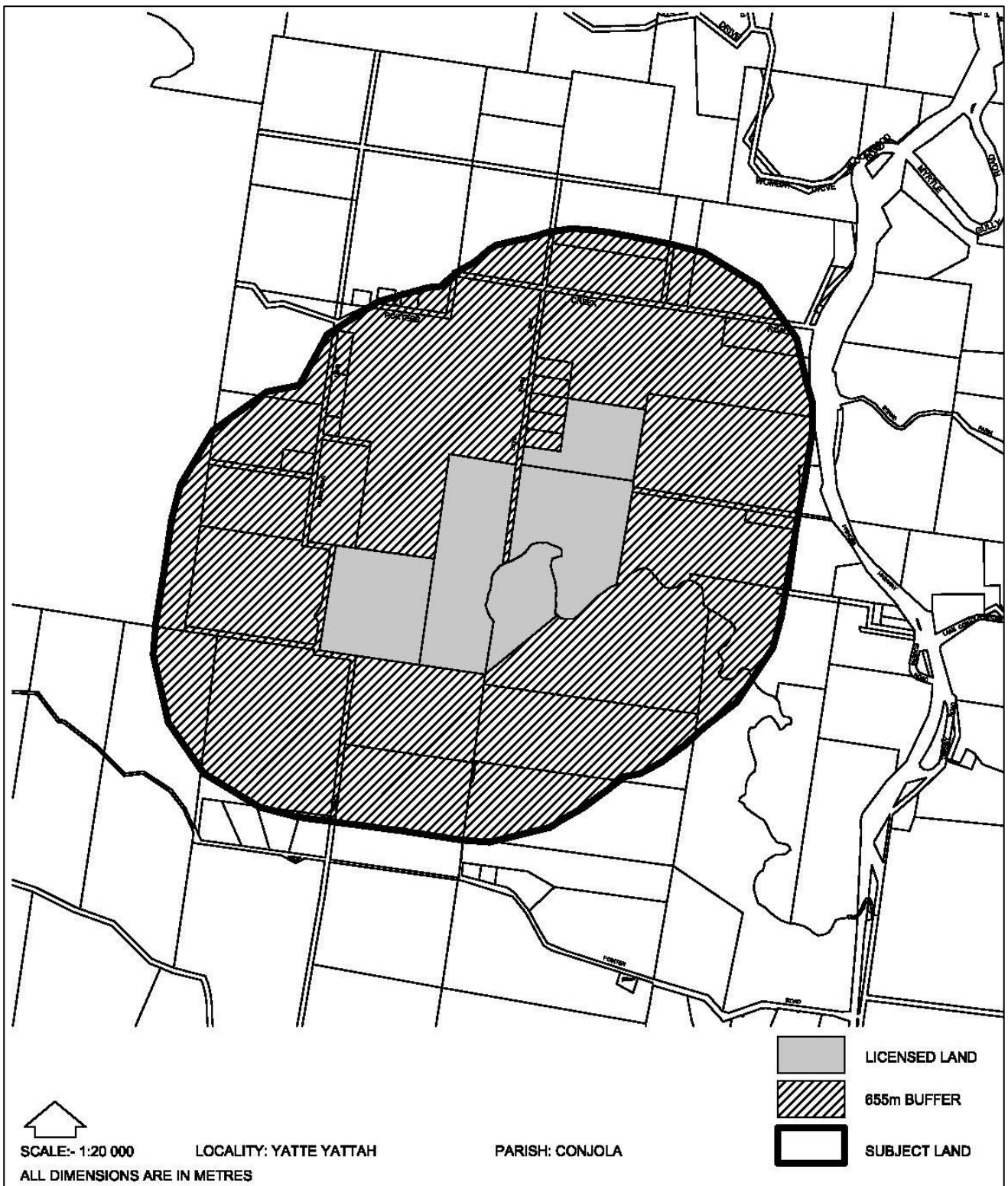
### **5 Controls**

#### **5.1 Land Licensed for the Disposal of Effluent**

The land that is licensed for the disposal of effluent on the Eagle View Farm is identified on the supporting Plan in Map 1.

#### **5.2 Land Affected by the 655 Metre Buffer**

The land either wholly or partially affected by the 655 metre buffer is identified on Map 1 below.



### 5.3 Variations

Council may approve the erection of a dwelling house/addition which does not comply with this chapter, where Council is satisfied that the degree of non-compliance is minimal and the development, if carried out, would not significantly:

- Have an adverse effect on the commercial operation of the piggery; and
- Result in any land use conflict between the piggery and adjacent development, whereby the number of odour complaints received by Council is increased to an unacceptable level.

### 5.4 Review of Chapter if Piggery Ceases to Operate

If the Piggery ceases to operate, Council will review the requirements of this chapter. If Council resolves to remove the buffer, this chapter will be repealed.

## 6 Advisory Information

### 6.1 Other legislation or policies you may need to check

**Note:** This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application.

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<b>Council Policies &amp; Guidelines</b>	<ul style="list-style-type: none"><li>• Nil</li></ul>
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<b>External Policies &amp; Guidelines</b>	<ul style="list-style-type: none"><li>• Nil</li></ul>
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<b>Legislation</b>	<ul style="list-style-type: none"><li>• Shoalhaven Local Environmental Plan 2014</li><li>• State Environmental Planning Policy No. 15 – Rural Land Sharing Communities</li></ul>
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