

## Application for the Keeping of Farm Animals

### PLN Information Sheet No. 3

The City's Town Planning Scheme No. 4 classifies keeping of stock as a 'Rural Pursuit', which requires a Planning Application for a Change of Use. It is not acceptable to keep animals simply because a property is in a Rural Living or General Rural zone. This includes all types of stock, such as horses, cattle and sheep, and includes the training, agistment, or rearing of horses.

#### *What should an Application consist of?*

The following information and details must be submitted:

- A completed application form ('Schedule 6 – Form of Application for Planning Approval') signed by ALL owners of the land;
- A non-redeemable fee to cover investigation, inspection and processing costs;
- Details of the number, type of stock proposed and area available for grazing;
- Four (4) copies of a site plan (scale of no less than 1:500). The site plan is to show:
  - The position of all structures (existing and proposed) on the entire site, with dimensions, areas and distances from boundaries;
  - The location, dimensions and layout for all existing car parking areas, access ways, crossovers and exercise areas;
  - Extent of landscaped areas with the position and type of existing and proposed vegetation and the method of irrigation;
  - Paddocks, including dimensions, areas and whether or not they are irrigated
  - All paddocks must be set back by 15m from any dwelling as per the *Environment, Animals Nuisance Local Laws 2002* (refer to Sections 33 and 35).
  - Location of any existing or proposed on site effluent disposal facilities;
  - Details relating to external finishes and colours (if structures such as stables are proposed);
- Four (4) copies of elevation plans are required if structures such as stables are proposed.

A comprehensive Land Management Plan prepared in accordance with the Department of Agriculture WA Stocking Rate Guidelines for Rural Small Holdings must accompany the application, outlining:

- stabling and grazing times
- waste management
- dust management method
- tree protection and ground management
- odour and fly control method
- feeding regime

Incomplete applications will not be processed until all information is received or returned. Additional information may be required at the City's discretion.

### ***Determination of Applications***

In determining an application for the keeping of farm animals, the City or Council may:

- Grant approval with or without conditions as it deems necessary to the proposal; or
- Refuse to grant its approval giving its reasons for refusal.

Where approval is granted for the keeping of farm animals, the approval shall remain valid for two years from the date of the approval. If the animals are not located on the property within that time, the approval shall lapse and be of no further effect.

In certain circumstances, an application may require referral to the Western Australian Planning Commission / Swan River Trust for determination.

### ***Further Information***

For further information, you are advised to contact Council's Planning Services Department on (08) 9399 0111 or by email: [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au).

### ***Website Links***

The City's Schedule of Fees and Charges; Schedule 6 Application Form, and Town Planning Scheme No.4 are located at [www.armadale.wa.gov.au](http://www.armadale.wa.gov.au).

Refer to the Stocking Rate Guidelines for Rural Small Holdings and other information on the Department of Agriculture WA website [www.agric.wa.gov.au](http://www.agric.wa.gov.au).