

Farm Animals

The City's *Town Planning Scheme No.4 (TPS No.4)* classifies keeping of stock as a 'Rural Pursuit,' which requires a Development Application for a Change of Use.

It is not acceptable to keep animals simply because a property is in a **Rural Living or Special Rural** zone. This includes all types of stock such as horses, cattle and sheep, and includes the training, agistment, or rearing of horses.

Application Submission

The following information and details must be submitted:

- A completed application form (Application for Development Approval) signed by all landowners.
- A completed Development Application Checklist with accompanying documentation.
- A non-refundable application fee as per the Schedule of Fees and Charges.
- Details of the number, type of stock proposed and area available for grazing.
- Four (4) copies of elevation plans are required if structures such as stables are proposed.
- 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; and
- Details relating to external finishes and colours (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; and
- 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.

While some areas within the General Rural zone do not require submission of a development application, it is still necessary to comply with TPS4 Clause 4B.6, which details the stocking rates and control of grazing.

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. However, 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 comment and/or determination.

Further Information

For further information, refer to the Planning section of the City's website where the following information is available:

- Town Planning Scheme No. 4
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Policies

- Information Sheets
- Schedule of Fees and Charges
- Application for Development Approval
- Development Application Checklist
- Department of Agriculture WA Stocking Rate Guidelines for Rural Small Holdings.

Contact the City's Planning Services for further information.

Please note the information contained within this brochure is intended as a guide only.

It is recommended that advice and assistance of City's Planning Services staff be sought prior to lodgement of a development application.

The City of Armadale disclaims any liability for any damages sustained by a person acting on the basis of this information.