

1.0 POLICY AREA

Whole of Shire

2.0 POLICY OBJECTIVES

To provide standards for different forms of irrigated horticulture in order to prevent adverse impacts on:

- (i) the natural environment; and
- (ii) surrounding properties.

3.0 POLICY STATEMENT

3.1 General Standards

- 3.1.1 Applicants shall demonstrate compliance or intended compliance with the standards set out in this policy at application stage.
- 3.1.2 Council will process development applications for Irrigated Horticulture purely on land use planning grounds, without regard for viability considerations, such as Water Licensing. All Planning Approvals will be copied to the Department of Water for its records in dealing with Water Licensing.
- 3.1.3 Where it is intended to clear “remnant vegetation” as defined under the Soil and Land Conservation Act, for the proposed development, the application should be accompanied by a letter of non-objection to the clearing (a clearing permit) from the Commissioner for Soil and Land Conservation.
- 3.1.4 All applicants shall clearly indicate areas of vegetation, wetlands and any other physical characteristics on the plans accompanying an application.
- 3.1.5 Waste material generated from the horticultural activity shall not be stored on the property in a manner that facilitates fly breeding or odour emissions, but shall be either buried, treated or removed off-site to Council’s satisfaction.

- 3.1.6 Horticultural waste to be trashed for soil improvement shall be turned into soil within two days of the removal of the crop or portion of the crop to Council's satisfaction.
- 3.1.7 Clearing of riparian vegetation is prohibited. In the case that a foreshore area adjacent to an intensive horticulture activity has been cleared, it should be revegetated with species endemic to the area.
- 3.1.8 Proposals for Irrigated Horticulture located within 500 metres of an identified existing or future Residential or Rural Residential area shall only be considered where it can be demonstrated that effective vegetation buffers and other measures will satisfactorily minimise or avoid potential land use conflict.
- 3.1.9 All horticulture activity (excluding tree farms) shall have a minimum distance of 200 metres, or a distance satisfactory to Council, from any Conservation Category Wetland, as defined and identified in the Water and Rivers Commission's Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a dense native vegetation buffer of not less than 20 metres in width, to be established prior to the commencement of development and maintained for the duration of the development.
- 3.1.10 Where a lesser setback to waterways (as specified in this Policy Statement) is proposed, a Drainage, Nutrient and Irrigation Management Plan shall be prepared and be to the satisfaction of the Water and Rivers Commission and Council.
- 3.1.11 All irrigated horticulture activity shall be set back 500 metres from any Rural Living, Residential, Tourist, Commercial or Urban Development zones. Applications for reduced set backs shall be accompanied by comprehensive data and evidence that supports the proposed reduction.
- 3.1.12 All Planning Approvals for Irrigated Horticulture will incorporate the following Advice Notes to the Applicant:
- a) The Applicant is reminded that this Planning Approval is not to be interpreted as approval to extract and utilise groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.
 - b) The Applicant is reminded of the need to seek and obtain a suitable groundwater licence from the relevant licensing authority prior to utilising the land for Irrigated Horticulture.

3.2 Specific Standards

3.2.1 Annual Horticulture (Market Gardens & Floriculture)

“Annual Horticulture” refers to the commercial market gardening of all varieties of shallow rooted vegetables and flowers that can be sown and harvested within a twelve month period. The essential character of this use is that the soil is cultivated mechanically at least once a year, fertilised regularly and re-used on a continual basis.

Applicable Standards

- All annual horticulture activities shall have a minimum distance of 200 metres from the highest known level of a waterway (riverine environment).

3.2.2 Perennial Horticulture

“Perennial Horticulture” refers to the commercial production of all varieties of long-lived fruit, vine and nut species, generally deep rooting, where the land is only cultivated deeply at the initial planting stage, but may be regularly fertilised.

Applicable Standards:

- All perennial horticulture shall achieve a minimum set back of 50 metres from the highest known level of a waterway (riverine environments).

3.2.3 Tree Farms

“Tree Farm” refers to the planting and irrigation of species for timber production purposes. (Note: this category includes wildflower production requiring limited irrigation and fertiliser application.)

Applicable Standards

- All tree farm activity shall have a minimum distance of 50 metres or a distance satisfactory to Council, from any Conservation Category Wetland as defined and identified in the Water and Rivers Commission’s Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a vegetation buffer comprising a double row of native tree species to be established prior to the commencement of the development and maintained for the duration of the development.
- All tree farm activity shall have a minimum distance of 50 metres from the highest known level of a waterway (riverine environment).

[Adopted 15 January 2013]