

Starting an:

Agriculture – Intensive Land-Use

WHAT IS AN 'AGRICULTURE – INTENSIVE' LAND-USE?

An **Agriculture - Intensive** land-use is where land or premises are used for commercial purposes for the following:

- The production of grapes, vegetables, flowers, exotic or native plants, fruits or nuts;
- The establishment and operation of plant or fruit nurseries;
- The development of land for irrigated fodder, pasture or horticultural production (including turf farms).

The most common types of **Agriculture – Intensive** land-uses in the Shire of Broome are irrigated fodder production and market gardens.

Please note that '**Agriculture – Extensive**' is a different land-use classification to '**Agriculture – Intensive**', and refers to land-uses typically associated with pastoral station activity including the raising of stock and non-irrigated crops for feed.

DO I NEED DEVELOPMENT APPROVAL?

In the 'General Agriculture' zone (pastoral stations), Development Approval is not required to establish an **Agriculture-Intensive** land-use activity in the Shire of Broome. However, in the 'Cultural and Natural Resource Use', 'Rural Residential' and 'Rural Small Holdings' zones, Development Approval is required.

Furthermore, development associated with an **Agriculture-Intensive** activity, regardless of the zone, such as sheds, staff accommodation, construction of roads or water storage will require development approval.



HOW TO MAKE AN APPLICATION FOR DEVELOPMENT APPROVAL

Your application for development approval must include the following:

- A completed Shire of Broome Application for Development Approval Form: (<http://www.broome.wa.gov.au/Building-Development/Planning/Planning-Forms-Fees>) signed by the landowners of the property. If the activity is proposed on land the subject of a pastoral lease, the landowner is Department of Lands.
- Payment of the application fee, which is calculated as a percentage of the estimated costs of development as set out in the Shire's Schedule of Fees & Charges (refer to link above).
- A Site Plan (to scale) of the property showing:
 - Proposed and existing development, including all buildings and parcels of land proposed to be used in association with the **Agriculture – Intensive** activity;
 - Vehicular access; and
 - Any proposed clearing of vegetation.
- Elevation & Floor Plans of proposed buildings associated with the **Agriculture – Intensive** activity such as sheds or staff accommodation.
- A Cover Letter describing the proposed **Agricultural – Intensive** activity including a summary of:
 - The type of crops proposed to be grown;

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- The amount of land sought to be used for **Agricultural – Intensive** production;
 - How the crops will be harvested/used;
 - The annual water consumption required to support the activity;
 - Buildings and incidental infrastructure required;
 - If any waste is generated, how it will be disposed of.
 - Expected vehicular traffic and how vehicle access will be provided;
 - Expected number of employees and whether they will be housed in accommodation on site;
 - How the land use activity will be managed to avoid negative impacts on the natural environment (specifically drainage and nutrient run-off); and
 - Other relevant approvals obtained to facilitate the land-use i.e. water license, diversification permit, clearing permit, etc.
- If any buildings are proposed to be constructed within 100m of native vegetation then a Bushfire Attack Level assessment will need to be submitted. Information on this can be viewed at: <http://www.planning.wa.gov.au/7958.asp>.

WHAT HAPPENS WHEN I SUBMIT MY APPLICATION?

Once received, your application will be assigned to a Planning Officer who will assess your application. You will receive a letter acknowledging receipt of the application which will include contact details for the Planning Officer responsible for your application.

DO I NEED OTHER APPROVALS FROM THE SHIRE?

You will also need to ensure that you have a Building Permit for any new structures or facilities as required under the *Building Act 2011*.

For further information on the requirements for a Building Permit, please refer to the following link: <http://www.broome.wa.gov.au/Building-Development/Building/When-do-I-need-a-building-permit>.

OTHER APPROVALS

The following additional approvals may be required depending upon the nature of your proposal:

- Clearing Permit from the Department of Environmental Regulation;
- Water License from the Department of Water;
- Diversification Permit from the Department of Lands, if the proposal activity is on a pastoral lease;
- If there is an Aboriginal Heritage site where the land use activity is proposed, you will need to comply with the *Aboriginal Heritage Act 1972* which is administered by the Department of Aboriginal Affairs.

You are encouraged to obtain the above approvals prior to submitting a Development Application to the Shire of Broome.

FURTHER INFORMATION

If you have any further questions or would like additional assistance in preparing your application, please contact Planning Services on (08) 9191 3456.