

## DEVELOPMENT GUIDELINES – AGRICULTURAL BUFFERS

### 1. STATEMENT OF POLICY INTENT

The intent of this policy is to provide development guidelines for agricultural buffers between horticultural land (Rural 1[a]) and Urban/Village Land (Village 2v).

### 2. DEFINITIONS AND ABBREVIATIONS

Act	Local Government Act 1993 (NSW)
GM	General Manager
Regulations	Local Government (General) Regulations 2005 (NSW)

### 3. POLICY

#### 3.1 Buffering Requirements are dependent on:-

- The type of horticultural activity and the management practices of the horticultural property. Both the shire and horticulturalists have a duty of care - the Shire to ensure that an appropriate buffer is provided and the horticulturalist to ensure best management practices.
- The type/standard of the proposed urban development.
- Potential for spray drift. This Policy has been designed to address the minimal potential for spray drift in this Shire.

#### 3.2 Agricultural Buffers have been identified at property boundaries when Urban (2v) and Future Urban (1d) abut with properties of rural 1(a) zoning. These zonings have been identified in the Wentworth Local Environmental Plan 1993.

A plan showing the buffer lines is set out in the attachment. In addition prevailing winds are to the north west, away from the Buronga/Gol Gol Growth Corridor.

As discussed with the Department of Agriculture it is not the intention to develop permanent buffers between lands of Future Urban zoning (1d). This reason is that residential land is a valuable commodity.

#### 3.3 Buffer Types/Situations Horticultural Land/Urban Land separated by a Road Reserve

In this situation the total width from the edge of plantings and a dwelling will be greater than 30 metres.

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Application:	All staff		
Attachments:	Nil		

The buffer distance is made up of the following components:-

- Distance of Planting from Road Reserve boundary 6-8m
- Road Reserve boundary width 20.0m
- Setback distance, road reserve boundary to dwelling 8.0m
- Total Distance › 34.0 - 36.0m

In addition Street trees would assist with the buffer. This is an acceptable distance and is within current planning/building requirements.

### 3.4 Horticultural Land/Urban Land not separated by a Road Reserve.

There are a number of alternatives to achieving an adequate buffer, these are:-

- Separate horticultural land and urban land by a Road Reserve
- Use of allotments larger than 800m<sup>2</sup>.
- Use of a three row plantation, e.g. Casuarinas - staggered will provide almost complete block out from any spray drift problems. The plantation is required as a condition of the development and is bonded by the developer with the Shire to ensure that it is adequately developed and maintained. Long term maintenance of the plantation is the individual owners responsibility.

Note:

(i) The selection of an appropriate buffer control is dependant on the overall layout of the subdivision and the shape of the particular allotment or groups of allotments.

(ii) In using method (a) and (b) a clearance of 30 metres is achievable. Using method (c) a clearance of approximately 20 metres is achievable with a 800m<sup>2</sup> allotment.

(iii) The above standards provide adequate duty of care for all sectors of the community and are affordable by the development sector.

(iv) Horticulturalists are not disadvantaged with this policy.

(v) In the event of horticultural plantings parallel to the title boundary and inadequate clearance then the developer may need to compensate the horticultural or undertake a minor adjustment of the title boundary.

(vi) One row of Casuarinas has the capacity to block out 85% of normal spray drift.

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**4. RESPONSIBILITY/ACCOUNTABILITY**

The Director Development and Environment is responsible for the implementation of this policy.

**5. RELATED DOCUMENTS**

**5.1. ASSOCIATED LEGISLATION**

Environmental Planning and Assessment Act 1979

**5.2. ASSOCIATED GOVERNMENT POLICY PROVISIONS**

Nil

**5.3. ASSOCIATED COUNCIL DOCUMENTS**

Environmental Planning Policies

**6. POLICY STATUS**

This policy was formally adopted by Council on 24 June 2009 and commenced operation on 24 June 2009. This policy replaces the previous version adopted on 15 February 2006 and includes amendments to present the policy in the approved policy format.

**7. POLICY REVIEW**

This policy may be amended or revoked at any time and must be reviewed at least twelve months since its adoption (or latest amendment).

**8. AUTHORISATION**

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Position:      General Manager

Date:            ...../...../.....

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