GOVERNMENT OF WESTERN AUSTRALIA

BADGINGARRA WATER RESERVE
WATER SOURCE PROTECTION PLAN

Badgingarra Town Water Supply

WATER RESOURCE PROTECTION SERIES

WATER AND RIVERS COMMISSION REPORT WRP 11

1999

WATER AND RIVERS COMMISSION

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Cover Photograph: The Badgingarra Wellfield

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Water and Rivers Commission
Policy and Planning Division

WATER AND RIVERS COMMISSION
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Foreword

Water source protection plans

Water Source Protection Plans establish the level of protection required within Water Reserves. The plans identify sources of contamination that should be investigated and set out programs for management of the resource. Water Source Protection Plans are developed in consultation with affected landowners and industry groups and relevant government agencies.

Proclaiming Water Reserves under the *Country Areas Water Supply Act 1947,* protects the quality of water sources in country Western Australia. The Act's by-laws enable the Water and Rivers Commission to control potentially polluting activities, to regulate land use, inspect premises and to take steps to prevent or clean up pollution.

The Water and Rivers Commission aims to work pro-actively with planning agencies to incorporate water protection in the land planning process. Decisions on land use zoning and subdivision applications have a significant impact on the protection of water sources. The Commission supports the amendment of Town Planning Schemes and Development Strategies that reflect land use compatible with Water Source Protection Plans.

This Water Source Protection Plan provides a basis for establishing compatible land uses within the Water Reserve at Badgingarra and is a mechanism for practical implementation of the Commission's protection strategies. Local government decision-makers, State planning authorities and operational staff are encouraged to recognise this document as a basis for ensuring the long term protection of this groundwater resource for generations to come.

Water quality protection framework

The Water and Rivers Commission is responsible for managing and protecting Western Australia's water resources. The Commission has developed policies for the protection of public drinking water source areas that include three levels of priority classification of lands within Priority Drinking Water Source Areas (PDWSAs).

Priority 1 (P1) source protection areas are defined to ensure that there is no degradation of the water source. P1 areas are declared over land where the provision of the highest quality public drinking water is the prime beneficial land use. P1 areas would typically include land under Crown ownership. P1 areas are managed in accordance with the principle of risk avoidance and so land development is generally not permitted.

Priority 2 (P2) source protection areas are defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of risk minimisation and so some development is allowed under specific guidelines.

Priority 3 (P3) source protection areas are defined to minimise the risk of pollution to the water source. P3 areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. Protection of P3 areas is achieved through management guidelines rather than restrictions on land use. If the water source does become contaminated, then water may need to be treated or an alternative water source found.

In addition to priority classifications, wellhead protection zones and reservoir protection zones are defined to protect the water source from contamination in the immediate vicinity of production wells and reservoirs. Wellhead protection zones are usually circular, with a radius of 500 metres in P1 areas and 300 metres in P2 and P3 areas. Reservoir protection zones usually consist of a 2 kilometre buffer area around the top water level of a reservoir and include the reservoir itself. These zones do not extend outside water reserves. Special restrictions apply within these zones.

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Summary

Badgingarra is a small rural town located about 200 kilometres north of Perth in the Shire of Dandaragan.

The Badgingarra Town Water Supply is obtained from a Water Corporation wellfield located on the high ground to the south east of the town. A Badgingarra Water Reserve has not been declared.

The proposed Water Reserve is designed to protect the immediate wellhead area. It is proposed to classify the Badgingarra Water Reserve for Priority 3 source protection.

The Water Reserve should be managed to minimise the risk of pollution to the water source. Therefore, signs indicating the location of the reserve should be erected, and any development proposals within the reserve should be assessed for their impact on water quality.

Extensive consultation has occurred throughout the development of this plan. A draft plan was released for comment to all key stakeholders including the Water Corporation, Ministry for Planning, Department of Environmental Protection, Department of Land Administration, Department of Conservation and Land Management, Shire of Dandaragan and the Conservation Council. These comments have been addressed in the preparation of this plan.

1. Introduction

The purpose of this report is to provide a plan to protect the groundwater resource, which is used to supply the town of Badgingarra.

The town of Badgingarra is located about 200 kilometres north of Perth on the Brand Highway (Figure 1). It is a service centre for the surrounding rural communities.

The existing water scheme supplying Badgingarra consists of two Water Corporation production bores.

A Water Reserve has not previously been declared to protect the drinking water supply source.

The Badgingarra area has a Mediterranean climate with cool, wet winters and warm, dry summers. The long term (1956-1992) average annual rainfall at Badgingarra is about 570 millimetres.

2. Hydrogeology

The Badgingarra area is located in the northern part of the Perth Basin.

Existing production bores have been drilled into the Yarragadee Formation, which is overlaid by surficial sediments (weathered lateric soils with minor accumulations of sand). The Yarragadee Formation is about 2500 metres thick and mostly contains sandstone, siltstone, claystone and shale. It stretches eastwards from the Warradarge Fault to the Urella Fault. East of the Dandaragan Scarp it is confined by the Otorowiri Member of the Parmelia Formation.

The formation outcrops approximately 6 kilometres to the east of the Badgingarra townsite.

The depth to the water table is approximately 145 m. Above the water table the formation consists of bands of silty, sandy clay.

Groundwater flow is mainly to the south west.

Groundwater recharge is by direct infiltration of rainfall to the outcrop areas and possibly by some seasonal recharge from the Hill River. The recharge area can not be clearly delineated.

As the Yarragadee Formation in the Badgingarra area is a multi-layered aquifer with a high depth to water, it is not considered to be highly vulnerable to contamination.

3. Scheme description

The existing Badgingarra town water supply scheme consists of two production bores (1/89 and 2/89) located on the high ground to the south east of the town. These bores operate on a duty/standby basis. The production bore 1/89 is screened from 192 to 219 metres below ground level, while bore 2/89 is screened between 193 and 221 metres.

Water pumped from the bores is directed to a storage tank and gravity fed to the town reticulation. High concentrations of iron are eliminated by aeration.

Pumping test analyses show that both production bores are capable of yielding in excess of about 2000 kilolitres per day. Available data showed an abstraction of 13,866 kilolitres in 1994/95.

Water quality information indicates water of low salinity in both bores (about 450 milligrams per litre Total Dissolved Salts). Both pH and iron concentration levels for raw water are outside the current Australian Drinking Water Guidelines (NH&MRC and ARMCANZ, 1996). All other parameters of water quality are within these guidelines.

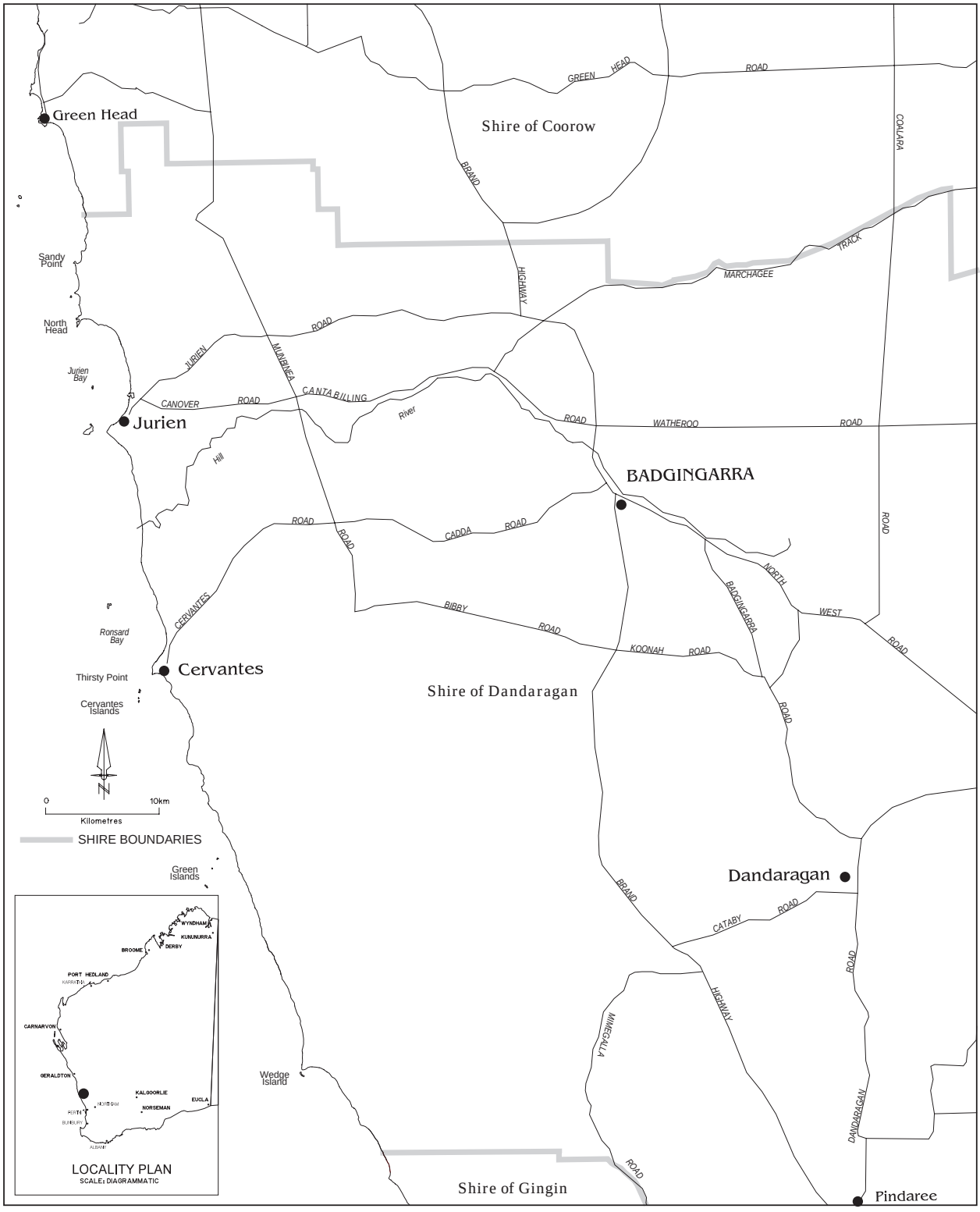


Figure 1. Badgingarra locality map

4. Existing and proposed land use

The Badgingarra wellfield is located within the Tank Site Reserve 37465 vested in the Minister for Water resources and administered by the Water Corporation. The surrounding area is largely uncleared and covered with native vegetation (Plate 1).

The recharge area (to the east of the wellfield) is used for extensive agricultural activities, mainly sheep grazing with some broadacre cereal cropping.

5. Potential for contamination

There are no existing or potential groundwater contaminant threats in the vicinity of the Badgingarra wellfield.

The wellfield is located on high ground and the multi-layered nature of the overlying formation provides adequate protection from contamination.

Broadacre cropping and grazing activities in the recharge area of the aquifer are not considered to be a risk to groundwater quality.

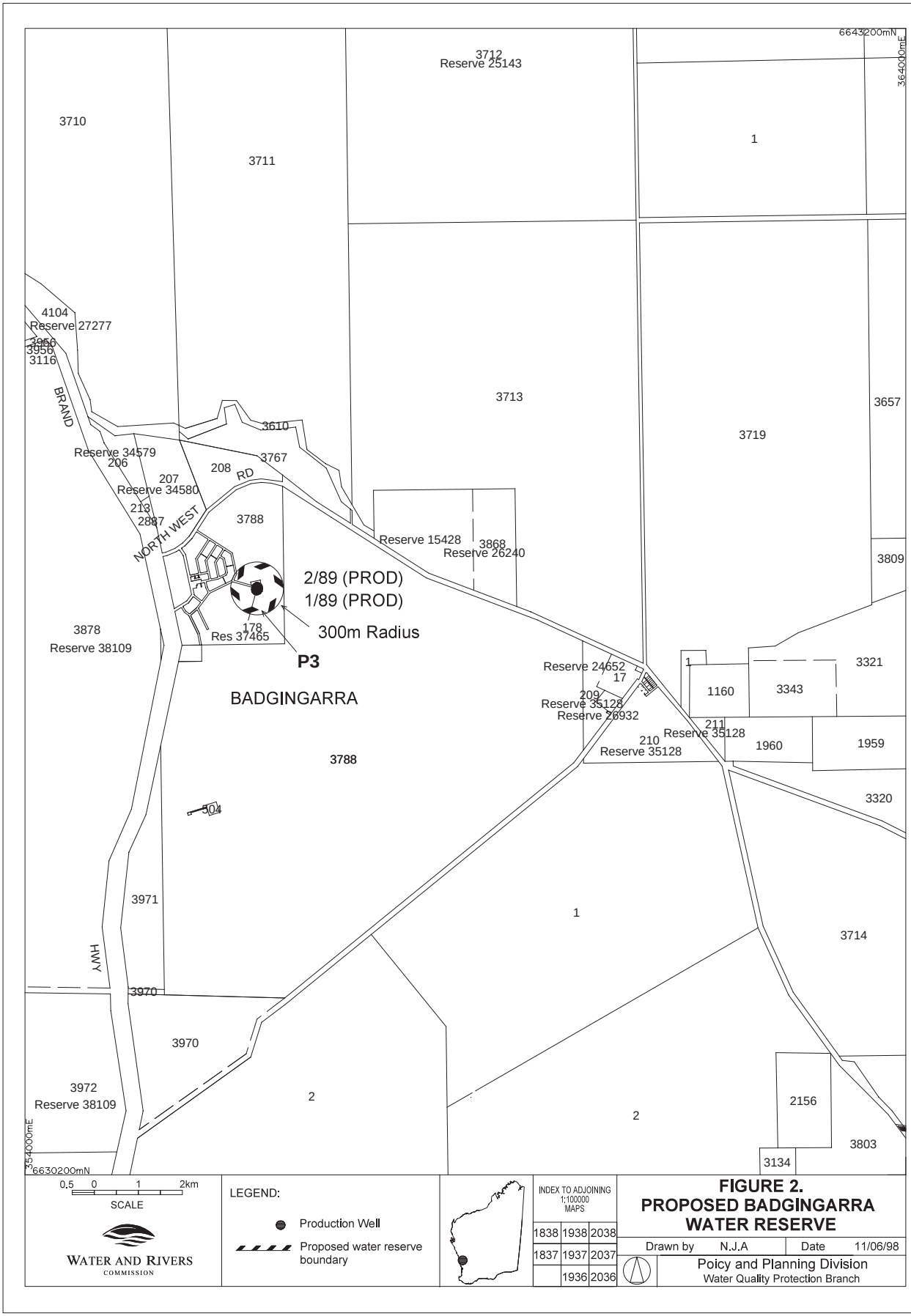
6. Proposed proclaimed area

A circular wellhead protection zone of 300 metres radius should secure the immediate area around the wellfield (Figure 2).

The Badgingarra Water Reserve should be classified for Priority 3 source protection according to the following criteria:

- The relatively low vulnerability of the aquifer due to the multi-layered structure and semi-confining nature of the overlying strata;
- The relatively deep water table in the area where the aquifer is unconfined;
- Significant alternative economic water resources exist in the area.

Plate 1. Badgingarra wellfield recharge area, view from east bore 2/89.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3712
Reserve 25143
3710
3711
1
4104
Reserve 27277
3956
3956
3116
BRAND
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3657
3719
3610
Reserve 34579
206
208
RD
3767
207
Reserve 34580
213
2887
NORTH WEST
3788
Reserve 15428
3868
Reserve 26240
3809
2/89 (PROD)
1/89 (PROD)
300m Radius
178
Res 37465
P3
BADGINGARRA
3878
Reserve 38109
Reserve 24652
17
209
Reserve 35128
Reserve 26932
1
3321
1160
3343
211
Reserve 35128
210
Reserve 35128
1960
1959
3788
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2156
3803
3134
354000mE
6630200mN
0.5 0 1 2km
SCALE
LEGEND:
Production Well
Proposed water reserve boundary
INDEX TO ADJOINING 1:100000 MAPS
1838 1938 2038
1837 1937 2037
1936 2036
FIGURE 2.
PROPOSED BADGINGARRA
WATER RESERVE
Drawn by N.J.A
Date 11/06/98
Policy and Planning Division
Water Quality Protection Branch
WATER AND RIVERS COMMISSION

Recommendations

1. The proposed Badgingarra Water Reserve should be gazetted under the *Country Areas Water Supply Act 1947.*

2. Planning strategies should incorporate the management principles outlined in the Water and Rivers Commission's *Land use compatibility in Public Drinking Water Source Areas* (Appendix 1) and reflect the Priority 3 classification given to the Water Reserve.

3. All development proposals in the Water Reserve which are likely to impact on water quality should be referred to the Water and Rivers Commission.

4. Signs should be erected along the boundaries of the Water Reserve to define the reserve and promote public awareness of the need to protect water quality.

5. A process should be put in place to address any spillage of pollutants within the Water Reserve.

6. A surveillance program should be established to identify any incompatible land uses or potential contaminant threats within the Water Reserve.

7. Implementation of these recommendations should be reviewed one year after this plan is endorsed. A full review of this protection plan should be undertaken approximately every five years.

Implementation strategy

No.	Description	Implemented by	Timing
1.	Gazettal of Water Reserve.	Program Manager, Protection Planning (WRC).	1999-2000
2.	Incorporation into land planning strategies.	Shire of Dandaragan	Ongoing
3.	Referral of development proposals: (i) WRC to provide the Shire of Dandaragan with guidelines for referral of development proposals. (ii) referral of development proposals.	(i) Program Manager, Assessment and Advice (WRC) (ii) Shire of Dandaragan, Ministry for Planning and Department of Environmental Protection.	(i) 1999-2000 (ii) Ongoing
4.	Erection of signs: (i) development of guidelines for signage. (ii) determine number and location of signs required. (iii)erect signs.	(i) Program Manager, Protection Planning (WRC). (ii) Regional Manager (WRC) in consultation with Water Corporation. (iii)Regional Manager (WRC). in consultation with Water Corporation	(i) 1999-2000 (ii) 1999-2000 (iii) 2000-2001

(continued)

5.	Incidents covered by WESTPLAN – HAZMAT in the Badgingarra Water Reserve should be addressed through the following measures: (i) The Dandaragan Local Emergency Management Advisory Committee (through the Northam Emergency Management District) being familiar with the location and purpose of the Badgingarra Water Reserve. (ii) The locality plan for the Badgingarra Water Reserve being provided to the Fire and Rescue Services headquarters for the HAZMAT Emergency Advisory. (iii) The Water Corporation advising the HAZMAT Emergency Advisory Team during incidents in the Badgingarra Water Reserve. Personnel dealing with WESTPLAN - HAZMAT incidents in the area given ready access to a locality map of the Water Reserve and training to understand the potential impacts of spills on the groundwater resource.	(i) Dandaragan Local Emergency Management Advisory Committee through WRC (Swan-Goldfields-Agricultural region) (ii) WRC (Swan-Goldfields-Agricultural region) (iii) Water Corporation	(i) 2000-2001 (ii) 2000-2001 (iii)2000-2001
6.	Surveillance program: (i) develop guidelines for the surveillance of Water Reserves. (ii) implement the surveillance program.	(i) Program Manager, Assessment and Advice (WRC). (ii) Regional Manager (WRC) in consultation with Water Corporation.	(i) 1999-2000 (ii) On completion of surveillance guidelines.
7.	Review of this plan and recommendations.	Water Quality Protection Branch (WRC).	(i) Initial review-2000-2001. (ii) Full review-2004-2005.

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O'Brien Planning Consultants 1995, *District Planning Strategy Prepared for the Shire of Dandaragan.* Subiaco, Western Australia.

Shire of Dandaragan 1995, *Town Planning Scheme No. 6. (District Scheme).*

Water Authority of Western Australia 1995, *Jurien Groundwater Area Management Plan.* Report No. WG 202, August 1995.

Western Australian Planning Commission 1996, *Central Coast Regional Strategy*

Glossary

Abstraction	Pumping groundwater from an aquifer.
Allocation	The quantity of groundwater permitted to be abstracted by a well licence, usually specified in kilolitres/year (kL/a).
Alluvium (alluvial)	Detrital material which is transported by streams and rivers and deposited.
Aquifer	A geological formation or group of formations capable of receiving, storing and transmitting significant quantities of water.
Bore	A narrow, lined hole drilled to monitor or withdraw groundwater.
Borefield	A group of bores to monitor or withdraw groundwater.
Catchment	The area of land which intercepts rainfall and contributes the collected water to surface water (streams, rivers, wetlands) or groundwater.
Diffuse source pollution	Pollution originating from a widespread area (e.g. urban stormwater runoff, agricultural runoff). The opposite of point source.
Effluent	The liquid, solid or gaseous wastes discharged by a process, treated or untreated.
Groundwater	Water which occupies the pores and crevices of rock or soil.
Hydrogeology	The study of groundwater, especially relating to the distribution of aquifers, groundwater flow and groundwater quality.
Leaching/ leachate	The process by which materials such as organic matter and mineral salts are washed out of a layer of soil or dumped material by being dissolved or suspended in percolating rainwater; the material washed out is known as leachate. Leachate can pollute groundwater and waterways.
mAHD	Australian Height Datum. Height in metres above Mean Sea Level +0.026 m at Fremantle.
Nutrients	Minerals dissolved in water, particularly inorganic compounds of nitrogen (nitrate and ammonia) and phosphorus (phosphate) which provide nutrition (food) for plant growth. Total nutrient levels include the inorganic forms of an element plus any bound in organic molecules.
Nutrient load	The amount of nutrient reaching the waterway over a given time (usually per year) from its catchment area.
Pesticides	Collective name for a variety of insecticides, fungicides, herbicides, algicides, fumigants and rodenticides used to kill organisms.
Point source pollution	Specific localised source of pollution (e.g. sewage or effluent discharge, industrial waste discharge).
Pollution	Water pollution occurs when waste products or other substances (e.g. effluent, litter, refuse, sewage or contaminated runoff) change the physical, chemical, biological or thermal properties of the water, adversely affecting water quality, living species and beneficial uses.

Public Water Supply Area	(PWSA) As for UWPCA but allowing the taking of groundwater for public supplies.
Recharge	Water infiltrating to replenish an aquifer.
Recharge area (recharge zone)	An area through which water from groundwater catchment percolates to replenish (recharge) an aquifer. An unconfined aquifer is recharged by rainfall throughout its distribution.
Runoff	Water that flows over the surface from a catchment area, including streams.
Saltwater intrusion	The inland intrusion of saltwater into a layer of fresh groundwater.
Scheme supply	Water diverted from a source (or sources) by a water authority or private company and supplied via a distribution network to customers for urban, industrial or irrigation use.
Treatment	Application of techniques such as settlement, filtration and chlorination, to render water suitable for specific purposes including drinking and discharge to the environment.
Unconfined aquifer	An aquifer containing water, the upper surface of which is lower than the top of the aquifer. The upper surface of the groundwater within the aquifer is called the water table. An aquifer containing water with no upper non-porous material to limit its volume or exert pressure (see aquifer).
Underground Water Pollution Control Area	(UWPCA) An area defined under the Metropolitan Water Supply, Sewerage and Drainage Act, in which restrictions are put on activities that may pollute the groundwater.
Wastewater	Water that has been used for some purpose and would normally be treated and discarded. Wastewater usually contains significant quantities of pollutant.
Water quality	The physical, chemical and biological measures of water.
Water table	The upper saturated level of the unconfined groundwater.
Well	A narrow lined hole drilled to enable the withdrawal of groundwater.
Wellfield	A group of wells used to abstract groundwater.

Appendix 1

Land use compatibility in Public Drinking Water Source Areas

LAND USE COMPATIBILITY IN PUBLIC DRINKING WATER SOURCE AREAS

Purpose

To provide information for activities that may impact on the quality of the State's water resources.

These notes provide a basis for developing formal guidelines in consultation with key stakeholders.

Scope

These notes apply to existing and proposed activities within Public Drinking Water Source Areas (PDWSAs).

PDWSAs include Underground Water Pollution Control Areas, Water Reserves and public water supply catchment areas declared under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909*, and the *Country Areas Water Supply Act 1947*.

General requirements

The following notes reflect the Commission's current position. They are recommendations only, and may be varied at the discretion of the Commission.

Overview of Protection Framework

The Water and Rivers Commission is responsible for managing and protecting Western Australia's water resources. The Commission has developed policies for the protection of public drinking water source areas, which are based on three levels of priority classification.

Priority 1 (P1) source protection areas are defined to ensure that there is **no degradation** of the water source. P1 areas are declared over land where the provision of the highest quality public drinking water is the prime beneficial land use. P1 areas would typically include land under Crown ownership. P1 areas are managed in accordance with the principle of **risk avoidance** and so land development is generally not permitted.

Priority 2 (P2) source protection areas are defined to ensure that there is **no increased risk of pollution** to the water source. P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of **risk minimisation** and so some development is allowed under specific guidelines.

Priority 3 (P3) source protection areas are defined to **minimise the risk of pollution** to the water source. P3 areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments. Protection of P3 areas is achieved through **management guidelines** rather than restrictions on land use. If the water source does become contaminated, then water may need to be treated or an alternative water source found.

In addition to priority classifications, **well-head protection zones** and **reservoir protection zones** are defined to protect the water source from contamination in the immediate vicinity of production wells and reservoirs. Well-head protection zones are usually circular, with a radius of 500 metres in P1 areas and 300 metres in P2 and P3 areas. Reservoir protection zones usually consist of a 2 kilometre area around the top water level of a reservoir and include the reservoir itself. These zones do not extend outside water reserves. Additional restrictions apply within these zones.

Land Use Compatibility Tables

These tables should be used as a guideline only. Further information relating to land use and developments within PDWSAs including those not listed in the table, can be obtained from the Commission's Water Quality Protection Branch.

These tables do not replace the need for assessment by the Commission. Please consult the Commission regarding any land use proposals in Public Drinking Water Source Areas that may impact on water resources.

Definitions Used In The Following Tables

Compatible	The development / land use is compatible with the management objectives of the priority classification.
Incompatible	The development / land use is incompatible with the management objectives of the priority classification.
Restricted	The development / land use may be compatible with the management objectives of the priority classification, with appropriate site management practices. Restricted activities should be referred to the Commission for assessment on a case specific basis.
Extensive	Where limited additional inputs are required to the land to support the desired land use. eg supplementary feed during seasonal dry periods.
Intensive	Where regular additional inputs are required to support the desired land use. eg irrigation, additional feed, fertilisers.

More information

We welcome your comment on these notes. They will be updated from time to time as comments are received or industry standards change.

If you wish to comment on the notes or require more information, please contact the Commission's Water Quality Protection Branch at the Hyatt Centre in East Perth.
Phone: (08) 9278 0300 (business hours) or Fax:(08) 9278 0585

Land Use Compatibility Tables

AGRICULTURE - ANIMALS

Development	Priority 1	Priority 2	Priority 3
Apiary	Restricted	Restricted	Restricted
Aquaculture eg. marron farms, fish farms, algae culture	Incompatible	Restricted	Restricted
Dairy Farming	Incompatible	Restricted	Restricted
Feedlots	Incompatible	Incompatible	Restricted
Livestock grazing (extensive)	Restricted	Compatible	Compatible
Livestock grazing (intensive)	Incompatible	Incompatible	Restricted[11]
Piggeries	Incompatible	Incompatible	Incompatible
Poultry farming (housed)	Incompatible	Restricted	Restricted
Stables	Incompatible	Restricted	Compatible
Stockholding and saleyards	Incompatible	Incompatible[7]	Restricted[7]

AGRICULTURE - PLANTS

Development	Priority 1	Priority 2	Priority 3
Broad acre cropping i.e. non-irrigated	Incompatible	Restricted[1]	Compatible
Floriculture (extensive)	Incompatible	Restricted	Compatible
Floriculture (intensive)	Incompatible	Incompatible	Restricted
Field horticulture	Incompatible	Incompatible	Restricted
Hydroponic horticulture	Incompatible	Restricted	Restricted
Orchards	Incompatible	Restricted	Compatible
Potted Nurseries	Incompatible	Restricted	Compatible
Silviculture (tree farming)	Restricted	Restricted	Compatible
Turf Farms	Incompatible	Incompatible	Restricted
Viticulture (wine & table grapes)	Incompatible	Restricted	Compatible

DEVELOPMENT - COMMERCIAL

Development	Priority 1	Priority 2	Priority 3
Aircraft Servicing	Incompatible	Incompatible	Restricted[6]
Amusement Centres	Incompatible	Incompatible	Compatible[6]
Automotive businesses	Incompatible	Incompatible	Restricted[6]
Boat Servicing	Incompatible	Incompatible	Restricted[6]
Caravan and trailer hire	Incompatible	Incompatible	Restricted[6]
Vehicle parking (commercial)	Incompatible	Incompatible	Compatible
Consulting rooms	Incompatible	Incompatible[7]	Compatible[6]
Cottage Industries	Restricted	Restricted	Compatible
Drive in / take-away food shops	Incompatible	Incompatible	Compatible[6]
Drive -in theatres	Incompatible	Incompatible	Compatible[6]
Dry Cleaning Premises	Incompatible	Incompatible	Restricted[6]
Farm supply centres	Incompatible	Incompatible[7]	Restricted
Fuel depots	Incompatible	Incompatible	Restricted
Garden Centres	Incompatible	Incompatible	Compatible
Local shops	Incompatible	Incompatible[7]	Compatible
Markets	Incompatible	Incompatible	Compatible[6]
Milk depots	Incompatible	Incompatible	Restricted
Restaurants	Incompatible	Incompatible	Compatible
Service Stations	Incompatible	Incompatible	Restricted
Transport Depots	Incompatible	Incompatible	Restricted
Veterinary Clinics / hospitals	Incompatible	Incompatible[7]	Restricted
Vehicle wrecking and machinery	Incompatible	Incompatible	Restricted

DEVELOPMENT - INDUSTRIAL

Development	Priority 1	Priority 2	Priority 3
General Industry	Incompatible	Incompatible	Restricted[6]
Heavy Industry	Incompatible	Incompatible	Incompatible
Light Industry	Incompatible	Incompatible	Restricted[6]
Power Stations	Incompatible	Incompatible	Incompatible

DEVELOPMENT - URBAN

Development	Priority 1	Priority 2	Priority 3
Aged and dependent persons	Incompatible	Incompatible	Compatible[6]
Amenity buildings	Incompatible	Restricted	Compatible
Airports or landing grounds	Incompatible	Incompatible	Restricted[6]
Cemeteries	Incompatible	Incompatible	Restricted
Civic buildings	Incompatible	Restricted	Compatible[6]
Clubs -sporting, recreation or community	Restricted	Restricted	Compatible[6]
Community halls	Restricted	Restricted	Compatible
Family Day Care Centres	Incompatible	Restricted	Compatible[6]
Funeral parlours	Incompatible	Incompatible	Compatible[6]
Health Centres	Incompatible	Incompatible	Compatible[6]
Hospitals	Incompatible	Incompatible	Restricted[6]
Medical centres	Incompatible	Incompatible	Compatible[6]

EDUCATION / RESEARCH

Development	Priority 1	Priority 2	Priority 3
Education centres	Restricted	Restricted	Compatible[6]
Primary / Secondary Schools	Incompatible	Incompatible	Compatible[6]
Scientific Research Institutions	Restricted	Restricted	Compatible
Universities	Incompatible	Incompatible	Restricted[6]

MINING AND MINERAL PROCESSING

Development	Priority 1	Priority 2	Priority 3
Extractive Industries	Restricted[2]	Restricted[2]	Restricted[2]
Mineral Exploration	Restricted[4]	Restricted[4]	Restricted[4]
Mining and mineral processing	Restricted[4]	Restricted[4]	Restricted[4]
Tailings Dams	Incompatible	Incompatible	Restricted

PROCESSING OF ANIMALS / ANIMAL PRODUCTS

Development	Priority 1	Priority 2	Priority 3
Abattoirs	Incompatible	Incompatible	Incompatible
Cheese / butter factories	Incompatible	Incompatible	Restricted[6]
Food Processing	Incompatible	Incompatible	Restricted[6]
Tanneries	Incompatible	Incompatible	Incompatible
Wool-scours	Incompatible	Incompatible	Incompatible

PROCESSING OF PLANTS / PLANT PRODUCTS

Development	Priority 1	Priority 2	Priority 3
Breweries	Incompatible	Incompatible	Restricted[6]
Composting / soil blending (commercial)	Incompatible	Incompatible	Restricted
Vegetable / food processing	Incompatible	Incompatible	Restricted[6]
Wineries	Incompatible	Incompatible	Restricted

SUBDIVISION

Development	Priority 1	Priority 2	Priority 3
Dog Kennel Subdivisions	Incompatible	Restricted	Restricted
Rural - minimum lot size = 4 hectares (un-sewered)	Incompatible	Compatible	Compatible
Rural - minimum lot size = 1 hectare (un-sewered)	Incompatible	Incompatible	Compatible
Special rural - minimum lot size = 2 hectares (un-sewered)[5]	Incompatible	Restricted[8]	Restricted[8]
Special rural - minimum lot size = 1 hectare (un-sewered)[5]	Incompatible	Incompatible	Restricted[8,]
Urban residential	Incompatible	Incompatible	Compatible[6]

Note: Subdivision of land to lots of any size is incompatible within Priority 1 areas.

SPORT AND RECREATION

Development	Priority 1	Priority 2	Priority 3
Equestrian centres	Incompatible	Incompatible	Compatible
Golf courses	Incompatible	Incompatible	Restricted
Irrigated recreational parks	Incompatible	Restricted	Restricted
Motor sports i.e permanent racing facilities	Incompatible	Incompatible	Restricted
Public Swimming Pools	Incompatible	Restricted	Restricted
Rifle Ranges	Restricted	Restricted	Compatible
Temporary recreational activities (active) eg four wheel driving, car rallies	Incompatible	Restricted[3]	Restricted[3]
Temporary recreational activities (passive) eg. horse riding, bush walking	Restricted	Restricted	Restricted

STORAGE OF TOXIC AND HAZARDOUS SUBSTANCES (THS)

Development	Priority 1	Priority 2	Priority 3
Above ground storage of THS	Restricted[13]	Restricted[13]	Restricted[13]
Bulk Storage Facilities for THS	Incompatible	Incompatible	Restricted[12]
Underground storage tanks for THS	Incompatible	Incompatible	Restricted

TOURISM ACCOMMODATION

Development	Priority 1	Priority 2	Priority 3
Bed and Breakfast accommodation	Incompatible	Restricted	Compatible
Caravan Parks	Incompatible	Incompatible	Restricted[6]
Holiday accommodation eg farm chalets	Incompatible	Restricted[9]	Compatible[6]
Motels, lodging houses, hostels	Incompatible	Incompatible	Compatible[6]

WASTE TREATMENT AND MANAGEMENT

Development	Priority 1	Priority 2	Priority 3
Deep well injection of liquid wastes	Incompatible	Incompatible	Incompatible
Class I, II and III Landfills	Incompatible	Incompatible	Restricted
Class IV and V Landfills	Incompatible	Incompatible	Incompatible
Recycling depots	Incompatible	Incompatible	Restricted
Refuse transfer stations	Incompatible	Incompatible	Restricted
Sewers (Gravity)	Incompatible	Incompatible	Compatible
Sewers (Pressure Mains)	Incompatible	Restricted	Compatible
Sewage pump station	Incompatible	Restricted[13]	Restricted
Used tyre storage facilities (wholesale)	Incompatible	Incompatible	Incompatible
Wastewater treatment plants	Incompatible	Incompatible	Restricted
Water treatment plants	Restricted	Restricted	Restricted

OTHER DEVELOPMENTS

Development	Priority 1	Priority 2	Priority 3
Caretaker's housing	Restricted	Restricted	Compatible
Construction projects	Restricted	Restricted	Restricted
Forestry	Restricted[1]	Compatible	Compatible
National Parks	Compatible	Compatible	Compatible
Nature Reserves	Compatible	Compatible	Compatible
Communications receivers/ transmitters	Restricted	Restricted	Restricted
Major Transport Routes	Incompatible	Restricted[10]	Compatible

Reference notes:

1. Restrictions apply to fertiliser application rates, with strict controls on the application of pesticides and field operations.
2. Restrictions apply to the storage of fuels and chemicals, with strict guidelines for rehabilitation.
3. Restrictions on the use of fuel and chemicals apply.
4. Subject to conditions placed on lease.
5. Special rural development requires appropriate planning justification, including provisions in the town planning scheme text.
6. Must be connected to deep sewerage, where practical, or otherwise to an approved waste disposal system that meets water quality protection objectives.
7. May be permitted if this use is incidental to the overall land use in the area and consistent with planning strategies.
8. Restrictions apply to siting of effluent disposal systems in areas with poor land capability and a shallow depth to groundwater.
9. Restrictions apply on density of accommodation.
10. Restrictions apply on road design and construction and the types of goods that may be carried.
11. Restrictions apply to stocking levels.
12. May be permitted if the type, volume and storage mechanisms for chemicals are compatible with water quality protection objectives.
13. Activity is incompatible in a wellhead protection zone.