



## **OLIVE PLANTATIONS**

### **When is a Development Approval Required?**

Under the Development Act, an olive plantation is considered a form of horticulture. However, olive plantations have particular impacts, mainly concerning the spread of feral plants, bushfire hazard and water consumption.

A Development Approval is required for:-

- A new olive plantation proposal.
- A change of land use (from dry land cropping or general farming to olive growing). Depending on the particular circumstances in each case, a change of land use may also occur between different types of horticulture, where the agricultural practices and potential impacts of the use are clearly different e.g. from market gardening to olive growing.
- Any associated building work and other works including farm dams.
- Additional plantings to existing plantations.

### **Information Required for a Development Application**

The following relevant information should accompany a development application for olive growing:-

- A general description of the proposal, including details of likely development stages.
- A site plan of the property including contours and showing existing and proposed structures, proposed plantings, native vegetation, drainage systems and bores.
- Planting distances from any creek or waterway.
- Distances from native vegetation located on the subject site and on adjoining land.
- Distance to the nearest dwelling.
- Types of chemicals likely to be used, distance and direction of any likely spray drift.
- Access routes of trucks in large development.
- Information outlining the removal of fruit, proposed methods of fox, emu and bird control, abandoned olives and proposed methods for the prevention of the spread of feral olives.

- Details on fire risk management.
- Location and width of any proposed buffers.
- Details of any bird scaring devices, including time of use etc.
- Details of any proposed structures (e.g. plans, specifications and location), if proposed.
- Development application fees:-
  - Lodgement Fee – base amount \$46.75
  - Assessment Fee \$29.25 or \$80.00 if development cost is over \$10,000
  - Public Notification Fee \$80.00
  - Advertising Fee charged at Council cost

(This is for Provisional Development Plan Consent, building rules consent fees may also apply).

If olives are to be irrigated the following information is also required:-

- Source of water supply. (In prescribed areas a water license is required. Special conditions may apply in other areas.)
- An irrigation and drainage management plan (IDMP) that considers all the aspects required for efficient irrigation management including possible salinity impacts on groundwater. This plan may be required as a condition for a water license.

### **Land Management Agreements**

A Land Management Agreement (LMA) will be required to be entered into prior to Development Approval being granted. A Land Management Agreement covers items such as the removal of fruit, fox, emu and bird control, bird scaring devices, abandoned olives plantations and the prevention of the spread of feral olives. The Land Management Agreement is usually prepared by Council's Solicitors who in turn invoice Council for their work. Applicants are therefore advised that all costs associated with preparation and lodgement of the Agreement must be met by the applicant.

## Referral to Relevant Government Agencies

The Development Act does not require Council to formally consult with any particular government agencies in regard to development applications for olive plantations. However, Council and applicants may seek advice from the following agencies:-

- PIRSA
- DEHAA
- Catchment Management Boards
- Animal and Plant Control Boards.

## Public Notification

Schedule 9 of the Development Regulations does not directly assign horticulture or olive growing to Category 1 or 2. Therefore, unless horticulture or olive growing is assigned a Category of notification in the relevant Development Plan, olive growing defaults to Category 3.

Category 3 represents 'full blown' advertising which involves placing a notice in a newspaper(s) circulating generally in the district and individual notification direct to adjoining owners or occupiers (as well as others who in the opinion of Council may be affected by the proposal). Refer to Information Sheet 8 for further information.

## Olive Processing

A Development Approval obtained for olive growing does not provide authorisation to process olives at a later date. The processing of olives (activities undertaken for oil processing and table olive production) requires a separate application.

## Expansion of Olive Orchards

Any proposal to expand an approved olive plantation will require a fresh consent from Council.

## Information Sheets

*Information Sheets are available to help answer many of your Planning enquiries.*

*We also have many Information Guides available regarding Building and Health Issues.*

*These Information Guides are available from our Cambrai, Mannum and Morgan offices. You can also see them on our website at [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au)*



**Mid Murray Council**

**Phone: 8564 6020**

**Fax: 8569 1931**

**49 Adelaide Road, Mannum**

**Main Street, Cambrai**

**Fourth Street, Morgan**

**E-mail: [postbox@mid-murray.sa.gov.au](mailto:postbox@mid-murray.sa.gov.au)**

**Web: [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au)**

**PO Box 28, Mannum SA 5238**

### **Disclaimer**

The Mid Murray Council, its employees and servants do not warrant or make any representation regarding the use, or results of use of the information contained herein as to its correctness, accuracy, currency or otherwise. The Mid Murray Council, its employees and servants expressly disclaim all liability or responsibility to any person using the information or advice contained herein.