

Division 4 Animal Accommodation Code

4.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Animal Accommodation Code are the following:-
 - (a) The siting and physical form of any **animal accommodation**:-
 - (i) are appropriate to the desired character and environmental values of the area in which it is situated;
 - (ii) allow for ready cleaning and disinfection of facilities;
 - (b) Acceptable levels of amenity for occupants of adjoining premises are provided and maintained; and
 - (c) Safe, convenient and adequate infrastructure is available to the premises.

4.2 Compliance with the Animal Accommodation Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.4A – Assessment Criteria for Self Assessable Development* contained in Section 4.4 complies with the Animal Accommodation Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.4B – Assessment Criteria for Assessable Development* contained in Section 4.4 complies with the Animal Accommodation Code.

4.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Development **Site Area Limitations**
- (2) Siting, Setbacks and Buffers
- (3) Construction Standards
- (4) Artificial Lighting
- (5) Effluent Disposal

4.4 Development Requirements Tables

Table 6.1.4A: Assessment Criteria for Self Assessable Development

Acceptable Solutions for Self Assessable Development	
Development Site Area Limitations	
AS 1	The overall development site has an area of no less than 4,000m ² .
Siting, Setbacks and Buffers	
AS 2.1	Unless more extensive buffering is required under the applicable acceptable solutions of another code within this planning scheme which is applicable ¹ to the development, a setback of no less than 15m is provided between any boundary of the development site and any buildings, structures (other than freestanding retaining walls and fences), animal enclosures or materials storage areas comprising the animal accommodation . For purposes of this provision, the property boundary includes any identified probable future land acquisition line . AND AS 2.2 No buildings or structures (other than freestanding retaining walls and fences) comprising the animal accommodation are less than 10m from any building used for residential purposes on the development site . AND AS 2.3 No buildings or structures (other than freestanding retaining walls and fences) comprising the animal accommodation are less than 30m from any existing building used for residential purposes on land other than the development site . For purposes of this provision, an existing building is a building which is either in place or under construction at the time that application for construction of the animal accommodation on the land is made.
Construction Standards	
AS 3	The roof, wall and suspended floor elements of the animal accommodation are constructed of materials that will not degrade, due to normal weathering effects or the necessary disinfection and washing procedures for the facility, to the extent necessary to require replacement of non-sacrificial material within a 10 year period.
Artificial Lighting	
AS 4	Artificial lighting associated with the operation of the animal accommodation is directed and shielded in such a manner as not to exceed the “recommended maximum value of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.

Acceptable Solutions for Self Assessable Development

Effluent Disposal

AS 5.1 Where located outside of the Catchment **locality**, each **animal accommodation**:-

- (1) designed to accommodate more than 6 animals and located on a **site** of 2ha or less in area; or
- (2) designed to accommodate more than 8 animals and located on a **site** greater than 2ha in area;

contains a liquid effluent disposal system incorporating an underground absorption or transpiration system which has sufficient capacity to dispose of all liquid wastes from the cleaning of the **animal accommodation** on a weekly basis without contaminating underground waters, stormwater surface flows or adjacent land is provided on the development **site**.

AND

AS 5.2 Where located within the Catchment **locality**, each **animal accommodation** designed to accommodate more than 2 animals contains a liquid effluent disposal system incorporating an underground absorption or transpiration system which has sufficient capacity to dispose of all liquid wastes from the cleaning of the **animal accommodation** on a weekly basis without contaminating underground waters, stormwater surface flows or adjacent land is provided on the development **site**.

AS 6 Where AS 5.1 or AS 5.2 applies, liquid effluent resulting from the operation of the **animal accommodation** is collected and discharged directly into the required effluent disposal system.

Table 6.1.4B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Development Site Area Limitations	
<p>SO 1 The overall development site is of a size which adequately accommodates the siting of the animal accommodation, its associated facilities and the necessary waste storage and washdown processes while maintaining:-</p> <ol style="list-style-type: none"> (1) the established or desired character of the area; and (2) an environment on adjacent land which is free from any unreasonable impact of noise, offensive odours and vermin emanating from the animal accommodation. 	<p>PS 1 The overall development site has an area of no less than 4,000m².</p>
Siting, Setbacks and Buffers	
<p>SO 2 All buildings and other structures comprising the animal accommodation are located on the development site in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; (3) preserves an environment on adjacent land that is free, to a reasonable extent, from any impact of noise, offensive odours or vermin directly attributable to the normal operating activities of the animal accommodation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 2.1 Unless more extensive buffering is required under another code within this planning scheme which is applicable¹ to the development, a setback of no less than 15m is provided between any boundary of the development site and any buildings, structures (other than freestanding retaining walls and fences), animal enclosures or materials storage areas comprising the animal accommodation.</p> <p>For purposes of this provision, the property boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 2.2 No buildings or structures (other than freestanding retaining walls and fences) comprising the animal accommodation are less than 10m from any building used for residential purposes on the development site.</p> <p style="text-align: center;">AND</p> <p>PS 2.3 No buildings or structures (other than freestanding retaining walls and fences) comprising the animal accommodation are less than 30m from any existing building used for residential purposes on land other than the development site.</p> <p>For purposes of this provision, an existing building is a building which is either in place or under construction at the time that application for construction of the animal accommodation on the land is made.</p>
Construction Standards	
<p>SO 3 All buildings and other structures comprising the animal accommodation are constructed in a manner which allows the facility to be readily cleaned and disinfected on a regular basis.</p>	<p>PS 3 The roof, wall and suspended floor elements of the animal accommodation are constructed of materials that will not degrade, due to normal weathering effects or the necessary disinfection and washing procedures for the facility, to the extent necessary to require replacement of non-sacrificial material within a 10 year period.</p>

Specific Outcomes for Assessable Development	Probable Solutions
Artificial Lighting	
SO 4 Artificial lighting necessarily associated with the use of the animal accommodation is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.	PS 4 Artificial lighting associated with the operation of the animal accommodation is directed and shielded in such a manner as not to exceed the “recommended maximum value of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.
Effluent Disposal	
SO 5 Adequate infrastructure is provided to ensure the liquid effluent resulting from the use of the animal accommodation does not cause contamination of adjacent land or water sources.	<p>PS 5.1 Where located outside of the Catchment locality, each animal accommodation:-</p> <ul style="list-style-type: none"> (1) designed to accommodate more than 6 animals and located on a site of 2ha or less in area; or (2) designed to accommodate more than 8 animals and located on a site greater than 2ha in area; <p>contains a liquid effluent disposal system incorporating an underground absorption or transpiration system which has sufficient capacity to dispose of all liquid wastes from the cleaning of the animal accommodation on a weekly basis without contaminating underground waters, stormwater surface flows or adjacent land is provided on the development site.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 Where located within the Catchment locality, each animal accommodation designed to accommodate more than 2 animals contains a liquid effluent disposal system incorporating an underground absorption or transpiration system which has sufficient capacity to dispose of all liquid wastes from the cleaning of the animal accommodation on a weekly basis without contaminating underground waters, stormwater surface flows or adjacent land is provided on the development site.</p>
SO 6 Liquid effluent resulting from the operation of the animal accommodation is disposed of in a manner which does not cause unreasonable contamination of adjacent land or water sources.	PS 6 Where PS 5.1 or PS 5.2 applies, liquid effluent resulting from the operation of the animal accommodation is collected and discharged directly into the required effluent disposal system.

¹ Those codes identified in the assessment table and any overlay code relevant to the land.

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Historic Version
PineRiversPlan