

## Division 25 Intensive Animal Husbandry Code

### 25.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Intensive Animal Husbandry Code are the following:-
  - (a) The siting and physical form of buildings, other **structures** and materials storage facilities:-
    - (i) are appropriate to the desired character and environmental values of the areas in which they are situated; and
    - (ii) allow for ready cleaning and disinfection of facilities;
  - (b) Acceptable levels of amenity for occupants of adjacent premises are provided and maintained;
  - (c) Potential for release of contaminants from on-site activities into surface waters or ground water resources is minimised;
  - (d) Potential for disease spread from farm to farm is minimised; and
  - (e) Safe, convenient and adequate infrastructure is available to the premises.

### 25.2 Compliance with the Intensive Animal Husbandry Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.25 – Assessment Criteria for Assessable Development* contained in Section 25.5 complies with the Intensive Animal Husbandry Code.

### 25.3 Critical Terms for this Code

The dictionary in Schedule A to this code provides the meaning for a number of critical terms used in the code<sup>1</sup>.

### 25.4 Development Requirements

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

- (1) Development Site Area and Proximity Limitations
- (2) Setbacks and Buffers to Activities
- (3) Underground Water Contamination Avoidance Measures
- (4) Construction Standards
- (5) Odour Minimisation Measures
- (6) Artificial Lighting
- (7) Infrastructure Provision
- (8) Contaminated Stormwater Control Measures

### 25.5 Development Requirements Table

**Table 6.1.25: Assessment Criteria for Assessable Development**

Specific Outcomes for Assessable Development	Probable Solutions
<b>Development Site Area and Proximity Limitations</b>	
<b>SO 1</b> The overall development <b>site</b> is adequately separated from any <b>sensitive land use</b> and is of a size which adequately accommodates the siting of all buildings, other <b>structures</b> , waste storage, feed storage, washdown areas and other associated facilities comprising the <b>intensive animal husbandry</b> activity while maintaining:- <ol style="list-style-type: none"> <li>(1) the established or desired character of the area; and</li> <li>(2) an environment on adjacent land, or land within the general vicinity of the development <b>site</b>, which is free from any unreasonable impact of noise and offensive odour emanating from the operations of the <b>intensive animal husbandry</b> activity.</li> </ol>	<b>PS 1.1</b> The overall development <b>site</b> has an area of no less than:- <ol style="list-style-type: none"> <li>(1) for a <b>poultry farm</b> – 8 ha; or</li> <li>(2) for an <b>intensive animal husbandry</b> activity other than a <b>poultry farm</b> – 16ha.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <b>PS 1.2</b> The overall development <b>site</b> is separated from land:- <ol style="list-style-type: none"> <li>(1) on which a <b>sensitive land use</b> is either in existence or under construction; or</li> <li>(2) over which a current development approval to establish a <b>sensitive land use</b> is in force; or</li> <li>(3) which is covered by any <b>zone</b> other than the following:-               <ol style="list-style-type: none"> <li>(a) General Industry;</li> <li>(b) Extractive Industry; and</li> <li>(c) Rural; or</li> </ol> </li> </ol>

Specific Outcomes for Assessable Development	Probable Solutions
	<p>(4) comprising an existing:-</p> <ul style="list-style-type: none"> <li>(a) park or garden that is open to the public; or</li> <li>(b) marine park under the <i>Marine Parks Act 1982</i>; or</li> <li>(c) protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest under the <i>Nature Conservation Act 1992</i>; <p>by no less than:-</p> <p>(5) for a <b>piggery</b> - the greater of the "variable separation distance" and the "fixed separation distance" prescribed in Sections 2 and 3/4, respectively, of the document entitled <i>Separation Guidelines for Queensland Piggeries</i> produced by the Queensland Department of Primary Industries;</p> <p>(6) for a <b>poultry farm</b> - 1000m; and</p> <p>(7) for other than a <b>piggery</b> or <b>poultry farm</b> - the separation distance prescribed in Section 4.4 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries.</p> </li></ul>
<b>SO 2</b> <b>Piggeries</b> are isolated from each other in a manner which effectively limits, to the extent practicable, potential for the spread of swine borne disease from one such farm to another.	<b>PS 2</b> The <b>piggery</b> is established on a property which is no less than 2,000m from any other property:- <ul style="list-style-type: none"> <li>(1) on which another <b>piggery</b> already exists; or</li> <li>(2) over which a current development approval to establish a <b>piggery</b> is in force.</li> </ul>
<b>SO 3</b> <b>Poultry farms</b> are isolated from each other in a manner which effectively limits, to the extent practicable, potential for the spread of fowl borne disease from one such farm to another.	<b>PS 3</b> The <b>poultry farm</b> is established on a property which is no less than the distance prescribed in <i>Schedule B</i> to this code from any other property:- <ul style="list-style-type: none"> <li>(1) on which another <b>poultry farm</b> already exists; or</li> <li>(2) over which a current development approval to establish a <b>poultry farm</b> is in force.</li> </ul>
Setbacks and Buffers to Activities	
<b>SO 4</b> All buildings, other <b>structures</b> , animal enclosures, equipment and materials storage areas associated with the operation of the <b>intensive animal husbandry</b> activity are located on the <b>site</b> in a manner which:- <ul style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area;</li> <li>(2) is in keeping with the desired or established character of the area;</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the development <b>site</b>; and</li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</li> </ul>	<b>PS 4</b> Unless a greater setback is required under another code within this <b>planning scheme</b> which is applicable <sup>2</sup> to the development <b>site</b> , clearances of no less than the following are maintained:- <ul style="list-style-type: none"> <li>(1) for a <b>piggery</b>, the greater of the "variable separation distance" and the "fixed separation distance" prescribed in Sections 2 and 3/4, respectively, of the document entitled <i>Separation Guidelines for Queensland Piggeries</i> produced by the Queensland Department of Primary Industries;</li> <li>(2) for other than a <b>piggery</b> or <b>poultry farm</b>, the separation distance prescribed in Section 4.4 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries; and</li> <li>(3) for a <b>poultry farm</b>:-               <ul style="list-style-type: none"> <li>(a) between any buildings and <b>structures</b> (other than freestanding retaining walls and fences), unroofed animal enclosures or materials storage areas comprising the farm and:-                   <ul style="list-style-type: none"> <li>(i) any road boundary – 100m;</li> <li>(ii) any side or rear boundary to the <b>site</b> – 50m; and</li> </ul> </li> </ul> </li> </ul>

Specific Outcomes for Assessable Development	Probable Solutions
	<p>(iii) any residential accommodation building which is either in existence, or under construction, on land other than the development <b>site</b> at the time that application is made to establish the farm on the land – 700m;</p> <p>(b) 100m between buildings and roofed <b>structures</b> comprising the farm and any residential accommodation building on the same <b>site</b> as the farm; and</p> <p>(c) 15m between any unroofed animal enclosures or materials storage areas comprising the farm and any residential accommodation building on the same <b>site</b> as the farm.</p> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p>
<b>Underground Water Contamination Avoidance Measures</b>	
<p><b>SO 5</b> Animal enclosures, materials storage areas and waste disposal areas associated with the operation of the <b>intensive animal husbandry</b> activity are so located and constructed as to preclude, to the extent practicable, the possibility of contamination of existing groundwater supplies as a result of these operations.</p>	<p>There is no probable solution for the storage or disposal of effluent or contaminated stormwater overland flow, or the disposal of solid waste, under this element.</p> <p><b>PS 5.1</b> Animal enclosures and materials storage areas associated with the operation of the <b>intensive animal husbandry</b> activity occupy land having a finished surface level which is no less than 2m above the annual peak watertable level.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.2</b> Animal enclosures, (other than those used for <b>range feeding</b>), and waste materials storage areas have a floor or base which is no less durable than compacted stabilised roadbase and a permeability of no more than 0.1mm/day.</p>
<b>Construction Standards</b>	
<p><b>SO 6</b> All buildings and other <b>structures</b> associated with the operation of the <b>intensive animal husbandry</b> activity are constructed in a manner which allows the facility to be readily cleaned and disinfected on a regular basis.</p>	<p><b>PS 6</b> The roof, wall and suspended floor elements of all buildings and other roofed <b>structures</b> associated with the <b>intensive animal husbandry</b> activity 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>
<b>Odour Minimisation Measures</b>	
<p><b>SO 7</b> The <b>intensive animal husbandry</b> activity is operated in a manner which either restricts the production of offensive odours, or restricts the release of such odours, to a level which does not cause unreasonable nuisance or annoyance to users of a <b>sensitive land use</b> adjacent to, or within the general vicinity of, that <b>intensive animal husbandry</b> activity.</p>	<p>There is no probable solution for the collection, storage and disposal of liquid wastes or contaminated stormwater, or for the disposal of solid wastes, under this element.</p> <p><b>PS 7.1</b> Animal enclosures, other than those used for <b>range feeding</b>, are roofed to the extent necessary to ensure that litter or <b>manure</b> does not become wet from rain.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> All <b>soiled litter</b> or <b>manure</b>, (other than that within animal enclosures) which is stored on the premises for any reason is stored under a waterproof cover until such time as the litter or <b>manure</b> is removed from the land.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<b>Artificial Lighting</b>	
<b>SO 8</b> Artificial lighting necessarily associated with the use of the <b>intensive animal husbandry</b> activity is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.	<b>PS 8</b> Artificial lighting associated with the operation of the <b>intensive animal husbandry</b> activity 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.
<b>Infrastructure Provision</b>	
<b>SO 9</b> The development <b>site</b> has access to infrastructure capable of adequately catering for the reasonable everyday demand of the development in regard to:- (1) road access; (2) stormwater drainage; (3) effluent disposal; (4) water supply; and (5) electricity supply.	<b>PS 9</b> No solution provided.
<b>SO 10</b> Liquid effluent resulting from the operation of the <b>intensive animal husbandry</b> activity is disposed of in a manner which does not cause unreasonable contamination of any waters or adjacent land or a nuisance to users of land in the general vicinity of the development <b>site</b> .	<b>PS 10</b> No solution provided.
<b>Contaminated Stormwater Control Measures</b>	
<b>SO 11</b> Stormwater flows over the land and runoff from those areas of the development <b>site</b> on which animals are kept or materials are stored is dealt with in a manner which prevents the discharge of an unreasonable quantity of contaminants into the environment.	<b>PS 11</b> No solution provided.

### Schedule A to the Intensive Animal Husbandry Code - Additional Defined Terms

For the purposes of this code, the following meanings apply to critical terms used in the code:-

- (1) **Manure**  
The raw excreta of the animals accommodated as part of the operation of the activity.
- (2) **Clean Litter**  
Sawdust or other like material intended for use as a bedding material or drying compound for **manure**.
- (3) **Soiled Litter**  
Used litter consisting of a mixture of **clean litter** and **manure**.
- (4) **Range Feeding**  
The long-term use of an animal enclosure for feeding purposes where the vegetation growing within the enclosure forms the primary food source for animals held therein.
- (5) **Poultry Farm**  
Any premises used for the keeping of any **poultry** as **intensive animal husbandry**.
- (6) **Piggery**  
Any premises for the keeping, depasturing, feeding, watering or breeding of pigs as **intensive animal husbandry**.

## Schedule B to the Intensive Animal Husbandry Code - Separation Distances

Type of Poultry Farm		Separation Distance between the Development Site and Another Poultry Farm
Development Site	Other Property	
Broiler farm or broiler breeder farm	Broiler farm or broiler breeder farm	2,000m
Other than a broiler farm or a broiler breeder farm	Broiler farm or broiler breeder farm	500m
Broiler farm or broiler breeder farm	Other than a broiler farm or a broiler breeder farm	1,000m
Other than a broiler farm or a broiler breeder farm	Other than a broiler farm or a broiler breeder farm	1,000m

<sup>1</sup> The meanings of other critical terms which are used in this code as well as elsewhere in this **planning scheme** appear as use definitions and administrative definitions in Chapter 7.

<sup>2</sup> Those codes identified in the assessment table and any overlay code relevant to the land.