

Division 8—Intensive Animal Husbandry Code

12.8.1 Intensive Animal Husbandry Code

- (1) The provisions in this division comprise the Intensive Animal Husbandry Code.
- (2) They are—
- compliance with the Intensive Animal Husbandry Code (section 12.8.2);
 - overall outcomes for the Intensive Animal Husbandry Code (section 12.8.3); and
 - specific outcomes and acceptable solutions if self assessable and probable solutions if code assessable as follows—
 - intensive animal husbandry uses – effects of development – general (section 12.8.4);
 - effects of development for specific intensive animal husbandry uses (section 12.8.5).

- (iii) are developed in keeping with the rural amenity of the area;
- (iv) do not have a significant adverse impact upon the natural environment;
- (v) do not have an adverse effect upon existing rural uses;
- (vi) are not adversely impacted upon by existing or likely future rural uses; and
- (vii) do not adversely affect the operational airspace of RAAF Base Amberley, particularly through the attraction of wildlife.

- (b) The character and density of the use or works are—
- (i) commensurate with the intent of the zone in which the use or works are proposed;
 - (ii) compatible with the physical characteristics of the site where they are located; and
 - (iii) compatible with the character of the local area.
- (c) Intensive animal husbandry uses and works are developed and managed in accordance with acceptable environmental standards.

12.8.2 Compliance with the Intensive Animal Husbandry Code

Development that, in the local government's opinion is consistent with the specific outcomes in sections 12.8.4 and 12.8.5 complies with the Intensive Animal Husbandry Code.

12.8.3 Overall Outcomes for the Intensive Animal Husbandry Code

- (1) The overall outcomes are the purpose of the Intensive Animal Husbandry Code.

NOTE 12.8.3A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

- (2) The overall outcomes sought for the Intensive Animal Husbandry Code are the following—
- (a) Intensive animal husbandry uses and works—
- (i) are appropriately designed and maintained to ensure that there is no significant detriment to the health, welfare or amenity of residents in the area;
 - (ii) provide for ecologically sustainable waste treatment and disposal;

12.8.4 Intensive Animal Husbandry Uses – Effects of Development – General

NOTE 12.8.4A

The specific outcomes which are sought to apply generally to intensive animal husbandry uses are set out below.

Minimum Lot Sizes

Specific Outcomes

- (1)
- (a) Intensive animal husbandry uses and works are located on a site which has sufficient area to provide for adequate setbacks of buildings, pens, waste disposal areas and all other activity areas from—
- (i) site boundaries;
 - (ii) dwellings;
 - (iii) watercourses, wells or bores;
 - (iv) designated roads; and
 - (v) uses on adjoining land.



- (b) Intensive animal husbandry uses and works are located on a site which has adequate area to accommodate—
 - (i) the density of animals anticipated to be held on-site;
 - (ii) buildings, pens, ponds or holding sheds associated with the use;
 - (iii) water storage, feed storage and waste treatment and disposal areas; and
 - (iv) buffers to non-compatible land uses.
- (c) Intensive animal husbandry uses and works are located on land of sufficient size to minimise the possibility of accidental transference of disease to or from animals on adjoining properties.
- (d) Lot sizes meet the recommended industry standards for the particular use.

Acceptable Solutions if self assessable and Probable Solutions if code assessable for sub-sections (1)(a)-(d)

(2)

The site has an area of not less than—

- (a) aquaculture – 5 ha;
- (b) dairy – minimum area as determined by a whole-farm-plan prepared in accordance with the “Farm Planning and Selection” chapter of the *Queensland Dairy Farming Environmental Code of Practice (DPI 2001)*;
- (c) emu/ostrich farm – 20 ha with sufficient land to ensure that the following animal densities are not exceeded—
 - (i) areas containing mature emus (older than 15 months of age) – 16 emus per hectare; and
 - (ii) areas containing immature emus (from 6 to 15 months of age) – 40 emus per hectare;
- (d) feedlot - minimum area as determined by a whole-farm-plan prepared in accordance with the provisions for “Site Selection” in chapter 3 of the *Reference Manual for the Establishment and Operations of Beef Cattle Feedlots in Queensland (DPI 2001)*;

(3)

- (e) piggery – minimum area as determined by a whole-farm-plan prepared in accordance with the provisions for “Achieving Environmental Outcomes” in chapter 5 of the *Environmental Code of Practice for Queensland Piggeries (DPI 2001)*;
- (f) poultry feedlot—
 - (i) up to 200 birds – 1 ha;
 - (ii) 200 to 1000 birds – 4 ha; and
 - (iii) 1000 birds and over – 40 ha;
- (g) stable—
 - (i) for more than 2 horses – 1 ha; and
 - (ii) with a maximum of 2 horses – 0.4 ha; and
- (h) kennel or cattery – 4 ha.

Site Requirements

Specific Outcomes

Uses and works for Intensive Animal Husbandry are located on a site which—

- (a) comprises suitable terrain;
- (b) is sufficiently elevated to facilitate ventilation and drainage;
- (c) has adequate vehicle access;
- (d) is not subject to flooding within the areas used for buildings and the main animal enclosures;
- (e) is supplied with a reliable, good quality water supply; and
- (f) has a secure power supply.

(4)

Probable Solutions – for sub-section (3)

The area of land used for buildings and the main animal enclosures for Intensive Animal Husbandry are located on land which—

- (a) has a slope of less than 10%;
- (b) is not subject to flooding at an annual exceedance probability of greater than 2%;
- (c) has sealed road access;
- (d) is connected to an electricity supply; and
- (e) is provided with a water supply with sufficient capacity to store a minimum of 2 days water supply.

Enclosures

Specific Outcomes

- (a) All animals are kept in suitable enclosures such that they are contained within the site and not allowed to roam free.

(5)



- (b) Fencing, pens, ponds or enclosures are appropriate to the type of animal being kept and are provided and maintained to prevent their escape.
- (c) Poultry, pigeons and other caged birds are kept in a weatherproof structure for roosting or sheltering and in an enclosed yard or building.

Environmental and Amenity Impacts

(6) Specific Outcomes

Intensive animal husbandry uses or works are located and carried out in a manner which ensures that they do not have any significant adverse environmental or amenity impacts (such that a nuisance is caused to or any disruption of adjoining land uses) to any urban or residential use or other sensitive receptor in the area, having regard to matters such as—

- (d) noise, dust and odour generation and the levels which may be acceptable above normal or current background levels;
- (e) effect upon water and soil quality, including ground and surface water contamination, soil contamination and erosion, stormwater and effluent disposal;
- (f) the visual impact of the use or works in relation to the existing or proposed character of the area in which they are located;
- (g) access and traffic generation and the adequacy and likely impact on the road network in the local area; and
- (h) the ability of the site to ecologically sustain the scale and nature of the use or works being proposed.

NOTE 12.8.4B

Applicants should also consult—

- (a) Planning Scheme Policy 2—Information Local Government May Request; and
- (b) the State Planning Guidelines: “Separating Agricultural and Residential Land Uses”.

Feed Storage

(7) Specific Outcomes

Adequate and suitable storage of animal feed in rodent-proof feed storage sheds, bins or receptacles is provided on the site.

(8)

Access

Specific Outcomes

Adequate access, car parking and vehicle manoeuvring areas are provided on the site to accommodate the likely number and nature of vehicles anticipated in association with the proposed use.

NOTE 12.8.4C

Applicants should consult the Parking Code for specific requirements and standards.

Building Siting and Design

(9)

Specific Outcomes

Buildings and associated structures are sited and designed to complement the natural landscape and topographical features of the site and the character of the surrounding area and minimise site disturbance, having regard to—

- (i) significant views and vistas;
- (j) natural water systems;
- (k) natural environmental and ecological values;
- (l) the nature of the use;
- (m) the nature and character of the surrounding area;
- (n) the prevailing winds;
- (o) the topography of the site and its surrounds;
- (p) the number and type of animals being kept;
- (q) the soil condition of the land;
- (r) the proposed methods of waste disposal; and
- (s) the area of land involved.

Setback Distances

(10)

Specific Outcomes

All buildings, pens and other structures are sited to ensure suitable setbacks to road frontages, site boundaries and any nearby dwellings, so as to protect—

- (t) the amenity of nearby residents; and
- (u) the visual amenity and character of the locality when viewed from public roads and adjoining properties.

(11)

Acceptable Solutions if self assessable and Probable Solutions if code assessable – for sub-section (10)

Buildings, other structures and ancillary uses are setback not less than the distances shown in Table 12.8.1.



Table 12.8.1 – Intensive Animal Husbandry Setbacks

Purpose	Road frontage setback	Side and rear boundary setback	Existing Rural Dwellings, not associated with the use	Other Sensitive Uses (e.g. land zoned for residential use)
Aquaculture	40m	20m	150m	500m
Dairy Farm	100m	20m	200m	500m
Feedlot <200 beasts Feedlot >200 beasts	100m 200m	100m 200m	500m ** 1000m **	2000m ** 2000m + 10m/beast over 2000 beasts **
Kennel/Cattery	50m	100m	200m	1000m
Emu and Ostrich Farms	100m	20m	150m	200m
Piggery	200m	200m	500m	2000m
Poultry feedlot up to 160,000 birds	480m	500m	500m	2000m
Poultry feedlot 160,001 to 200,000 birds	530m	550m	550m	2000m
Poultry feedlot 200,001 to 240,000 birds	580m	600m	600m	2000m
Poultry feedlot 240,001 to 280,000 birds	630m	650m	650m	2000m
Poultry feedlot 280,001 to 320,000 birds	680m	700m	700m	2000m
Poultry feedlot over 320,000 birds	Setback/ Separation distances to be determined by modelling.	Setback/ Separation distances to be determined by modelling.	Setback/ Separation distances to be determined by modelling.	Setback/ Separation distances to be determined by modelling.
Stable – maximum 2 horses	40m	15m	30m	30m
Stable – more than 2 horses	40m	40m	100m	100m
Trotting Track – exercising 1 to 10 horses	50m	50m	50m	50m from the sensitive use property boundary
Trotting Track – exercising more than 10 horses	100m	100m	100m	100m from the sensitive use property boundary

** Also refer to the provisions contained in section 12.8.5 (5) and the 'Reference Manual for the Establishment and Operation of Beef Cattle Feedlots' (DPI 2001).

- (12) **Landscaping Specific Outcomes**
Landscaping (which may include screen fencing, walls or earth mounds) is provided to—
- building and storage areas which effectively screens views from surrounding roads and neighbouring sites;
 - entry roads and car parking areas which is visually attractive and provides adequately shaded parking areas; and
 - activity areas which assists in visual screening from, and noise buffering to, any surrounding sensitive uses.

- (13) **Operational Airspace – Wildlife Hazards Specific Outcomes**
Particular attention is given to the covering or containment of food and waste sources so as not to attract wildlife (particularly birds or bats), that are likely to affect the operational airspace within 8km of RAAF Base Amberley.

12.8.5

NOTE 12.8.4D

Refer to—

- Map OV7B;
- State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities; and
- Table 11.4.2, section 11.4.9 (Defence Facilities), Part 11 (Overlays) of this planning scheme.

Effects of Development for Specific Intensive Animal Husbandry Uses

NOTE 12.8.5A

The specific outcomes which are sought to apply to specific Intensive Animal Husbandry Uses are set out below.

Aquaculture

Specific Outcomes

Aquaculture facilities are located to avoid any loss, fragmentation or alienation of good quality agricultural land.

Probable Solution – for sub-section (1)

Where the site contains good quality agricultural land (GQAL), aquaculture facilities are located outside the GQAL.



NOTE 12.8.5B

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with the State Department of Primary Industries regarding the current relevant Codes of Practice, DPI Notes or other current industry information relating to aquaculture.

Kennels/Catteries

(3)

Specific Outcomes

Premises used for Kennels or a Cattery are designed, constructed and operated to—

- (a) minimise noise and visual impact on the surrounding locality;
- (b) provide facilities for exercising the animals; and
- (c) ensure full time supervision of the animals.

(4)

Probable Solutions – for sub-section (3)

- (a) All animals are housed within a solid, sound proofed structure between the hours of 7.00 p.m. and 7.00 a.m.
- (b) Animals are only exercised within the property boundary or within an enclosure designated for that purpose.
- (c) The site has a dwelling with a permanent resident or caretaker who is responsible for the management and operation of the kennel or cattery.

NOTE 12.8.5C

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with Industry controlling bodies regarding the current relevant Codes of Practice or other current industry information relating to kennels/catteries.

Feedlot

(5)

Specific Outcomes

Feedlots are developed and operated in an ecologically sustainable manner, which includes addressing the following issues—

- (a) separation distances from sensitive receptors and impact on community amenity;

- (b) climatic impacts;
- (c) waste generation and disposal;
- (d) access to services;
- (e) odour levels and control;
- (f) feed storage facilities;
- (g) possible groundwater and surface water pollution;
- (h) sludge accumulation;
- (i) storm water management; and
- (j) general environmental management.

(6)

Probable Solutions – for sub-section (5)

A Feedlot management plan is prepared and the feedlot is designed, constructed and operated in accordance with the provisions of the following sections of the “*Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland*” (DPI 2001)—

Section	Title
(a) 3.	Site Selection;
(b) 4.	Separation Distances;
(c) 5.	Pens, Feed Roads and Cattle Lanes;
(d) 6.	Drains;
(e) 7.	Sedimentation System;
(f) 8.	Holding Ponds;
(g) 9.	Manure Stockpiles and Composting;
(h) 10.	Effluent and Manure Utilisation;
(i) 11.	Carcass Disposal and Utilisation; and
(j) 12.	Site Rehabilitation.

NOTE 12.8.5D

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with the State Department of Primary Industries regarding the current relevant Codes of Practice, DPI Notes or other current industry information relating to feedlots.

Piggery

Specific Outcomes

Piggeries are developed and operated in an ecologically sustainable manner, which includes addressing the following issues—

(7)



- (a) minimising the generation of waste and utilising waste in an ecologically sustainable manner;
- (b) ensuring that there is no degradation of the productive characteristics and qualities of the soil;
- (c) ensuring that there are no adverse impacts on the environmental values of groundwaters or surface waters; and
- (d) ensuring that there is no unreasonable interference with the enjoyment or quality of life of sensitive receptors both on and off site.

(8) Probable Solutions – for sub-section (7)

A farm plan/piggery management plan is prepared and the piggery is designed, constructed and operated in accordance with the provisions of the following sections of the “*The Environmental Code of Practice for Queensland Piggeries*” (DPI 2000)—

Section	Title
(a) 6.2	Waste Generation;
(b) 6.3	Waste Collection and Transport;
(c) 6.4	Waste Pre-Treatment;
(d) 6.5	Waste Treatment and Storage – Ponds;
(e) 6.6	Waste Treatment and Storage – Composting and Stockpiling;
(f) 6.7	Waste Utilisation;
(g) 6.8	Carcass Disposal;
(h) 6.9	Stormwater Management;
(i) 6.10	Community Amenity; and
(j) 7.1	Key Elements.

NOTE 12.8.5E

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with the State Department of Primary Industries regarding the current relevant Codes of Practice, DPI Notes such as “Anaerobic Ponds: Piggery Waste Management” or other current industry information relating to piggeries.

(9)

Stables and Riding Establishments

Specific Outcomes

Premises used for Stables and Riding Establishments are designed, constructed and operated so as to minimise noise and visual impact on the surrounding locality by—

- (a) ensuring that buildings are designed and constructed with a style and materials which reflect the character of the local area;
- (b) utilising solid, sound proof building materials, screen fencing and landscaping where necessary, in order to protect residential amenity and local character;
- (c) having a fenced enclosure for exercising the animals; and
- (d) having a caretaker’s residence on site to ensure the full time supervision of the animals.

NOTE 12.8.5F

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request.

Dairies

Specific Outcomes

Dairies are developed and operated in an ecologically sustainable manner, which—

- (a) minimises the generation of waste and utilises waste in an ecologically sustainable manner;
- (b) ensures that there is no degradation of the productive characteristics and qualities of the soil;
- (c) ensure that there are no adverse impacts on the environmental values of the groundwaters or surface waters;
- (d) sustains the farming practices; and
- (e) ensures that there are no unreasonable interference with the enjoyment or quality of life of sensitive receptors both on and off site.

(11)

Probable Solutions – for sub-section (10)



A dairy farm management plan is prepared and the dairy is designed, constructed and operated in accordance with the provisions of

- (a) Farm Planning and Site Selection;
- (b) Effluent Collection, Storage and Utilisation;
- (c) Feed Pads, Loafing Pads and Feed Storage Facilities;
- (d) Yards and Laneways;
- (e) Community Amenity;
- (f) On-Farm Carcass and Rubbish Disposal;
- (g) Riparian Land Management;
- (h) Fertilisers; and
- (i) Soil Protection.

(13)

the following sections of the “*Queensland Dairy Farming Environmental Code of Practice*” (DPI/QDO 2001)—

- (j) storm water management;
- (k) community expectations regarding livestock holding facilities;
- (l) impact upon community amenity;
- (m) operation, maintenance and management procedures and methods; and
- (n) general environmental management.

Probable Solutions – for sub-section (12)

A management plan is prepared and the Stock Sales Market is designed, constructed and operated in accordance with the provisions of the following sections of the DRAFT “*Environmental Code of Practice for Off-Farm Livestock Holding Facilities in Queensland*” (DPI November 2001)—

	Section	Title
(a)	2.	Selecting a Site for a New Facility;
(b)	3.	Yard Design and Construction;
(c)	4.	Liquid Effluent Management;
(d)	5.	Manure Management;
(e)	6.	Carcass Disposal or Utilisation;
(f)	7.	Truck/Transport Washing Facilities;
(g)	8.	Chemical Management;
(h)	9.	Dust;
(i)	10.	Noise;
(j)	11.	Vegetative Buffers; and
(k)	12.	Artificial Night Light Spillage.

NOTE 12.8.5G

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with the State Department of Primary Industries regarding the current relevant Codes of Practice, DPI Notes or other current industry information relating to dairies.

Stock Sales Market

(12)

Specific Outcomes

Stock Sales Markets are developed and operated in an ecologically sustainable manner which includes addressing the following issues—

- (a) planning and site selection;
- (b) waste generation and waste utilisation/disposal;
- (c) stocking rates and animal density;
- (d) pest and rodent control;
- (e) odour and noise generation, distribution and control;
- (f) feed storage facilities;
- (g) transportation and access to and within the site;
- (h) service provision and water supply;
- (i) surface and groundwater contamination;

NOTE 12.8.5H

Applicants should also consult—

- (a) the general provisions of this Code;
- (b) the Parking Code;
- (c) Planning Scheme Policy 2—Information Local Government May Request;

and consult with the State Department of Primary Industries regarding the current relevant Codes of Practice DPI Notes or other current industry information relating to stock sales markets.

