

### 9.3.9 Intensive Animal Industry Code



#### 9.3.9.1 Application

This code applies to development identified as requiring assessment against the Intensive Animal Industry Code by the tables of assessment in **Part 5 Tables of Assessment**.

#### 9.3.9.2 Purpose

- (1) The purpose of the Intensive Animal Industry Code is to ensure *Intensive animal industry* uses are located, designed and managed to protect:
  - (a) environmental and landscape values; and
  - (b) the amenity of the surrounding locality.
- (2) The purpose of the Intensive Animal Industry Code will be achieved through the following overall outcomes:
  - (a) An *Intensive animal industry*:
    - (i) is appropriately separated from land in a *residential zone*, *Urban Area* or *Investigation Area* (shown on **Strategic Framework Map SFM-01: Communities and Character**) to avoid any adverse impacts on the amenity and character of these areas;
    - (ii) is on a site of sufficient area and located, designed and managed so as not to generate emissions of a level that have the potential to adversely impact the amenity of a *sensitive land use* or a place known or likely to become a *sensitive land use* in the future<sup>1</sup>;
    - (iii) is located, designed and managed to avoid adverse impacts on the environmental values of the locality including the water quality of *receiving waters*;
    - (iv) is located and designed to avoid adverse impacts on the landscape character and scenic amenity values of the locality, and visually integrates with the surrounding landscape; and
    - (v) obtains access from roads of a standard that can safely carry the traffic anticipated to be generated by the development.

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<sup>1</sup> Refer to the **Note** in Performance Outcome 1 for the parameters to consider in the determination of a "place known or likely to become a sensitive land use in the future".

### 9.3.9.3 Assessment Benchmarks

**Table 9.3.9.3.1— Criteria for Accepted and Assessable Development**

Performance Outcomes	Acceptable Outcomes
<b>Siting and Location</b>	
<p><b>PO1</b> The <i>Intensive animal industry</i> is located on a site which has sufficient area to:</p> <ol style="list-style-type: none"> <li>(1) accommodate the use (including all buildings, structures and waste disposal areas involved in the use); and</li> <li>(2) provide adequate setbacks to road frontages and side and rear boundaries, waterways and wetlands and, if a poultry farm, other poultry farms;</li> </ol> <p>so as not to have an adverse impact on the amenity of a <i>sensitive land use</i> or a place known or likely to become a <i>sensitive land use</i> in the future*.</p> <p><i>*Note - When determining a "place known or likely to become a sensitive land use in the future", and its location on adjacent lands, the following matters must be considered and demonstrated:</i></p> <ol style="list-style-type: none"> <li>(1) any current development approvals or development applications;</li> <li>(2) the current zoning;</li> <li>(3) the likely location of future dwellings;</li> <li>(4) the availability of a minimum area of 2ha (in one contiguous area) to locate the uses;</li> <li>(5) any development constraints applicable to the land which may limit where a sensitive land use can be located (including but not limited to bushfire hazard, flooding and steep slope);</li> <li>(6) the reasonable construction and delivery of internal infrastructure (including internal driveways and electricity connection); and</li> <li>(7) the availability of a development footprint of reasonable shape and dimension to allow for the future uses.</li> </ol>	<p><b>AO1.1</b> Development (excluding poultry farms):</p> <ol style="list-style-type: none"> <li>(1) for the number of animals to be kept, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in <b>Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry</b>; or</li> <li>(2) for the number of animals to be kept, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in <b>Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry</b>.</li> </ol> <p><b>AO1.2</b> Development involving a poultry farm with less than 1000 birds, is located on a site which complies with the minimum area, and minimum setbacks to side and rear boundaries and constructed roads provided in <b>Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry</b>.</p> <p><b>AO1.3</b> Development involving a poultry farm with 1000 birds or more:</p> <ol style="list-style-type: none"> <li>(a) is located on a site having a minimum area of 100ha; and</li> <li>(b) can site the poultry farm complex to comply with the minimum setbacks provided in <b>Table 9.3.9.3.5 - Poultry Farming Setback Distances</b>.</li> </ol>
<b>Environmental Impacts</b>	
<p><b>PO2</b> Appropriate separation distances are maintained between <i>Intensive animal industries</i> and waterways and wetlands to ensure water quality is maintained and protected.</p>	<p><b>AO2.1</b> Development (excluding poultry farms):</p> <ol style="list-style-type: none"> <li>(1) for the number of animals to be kept, is located on a site which complies with the minimum setbacks to waterways and wetlands provided in <b>Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry</b>; or</li> <li>(2) for the number of animals to be kept, is located on a site which complies with the minimum setbacks to waterways and wetlands provided in <b>Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry</b>.</li> </ol> <p><i>Note - The setbacks to waterways or wetlands of the Water Resource Catchments Overlay will apply to development in the Water Supply Buffer Area in <b>Water Resource Catchments Overlay Maps OM 10.1-4</b>.</i></p>

	<p><b>AO2.2</b> Development involving a poultry farm with 1000 birds or more is located on a site which complies with the minimum setbacks to waterways and wetlands provided in <b>Table 9.3.9.3.5 - Poultry Farming Setback Distances</b>.</p> <p><i>Note - The setbacks to waterways or wetlands of the Water Resource Catchments Overlay will apply to development in the Water Supply Buffer Area in <b>Water Resource Catchments Overlay Maps OM 10.1-4</b>.</i></p>
<b>Facilities and Infrastructure</b>	
<p><b>PO3</b> An <i>Intensive animal industry</i> is located on a site which has access to a reliable water supply.</p>	<p><b>AO3</b> Development is provided with a reliable water supply, which has the capacity to store a minimum two week supply for: (1) drinking water for the animals; and (2) water for cleaning and maintenance.</p>
<p><b>PO4</b> An <i>Intensive animal industry</i> obtains access from a road and transport route which: (1) can safely carry the number and types of vehicles generated by the development; and (2) has a pavement design, standard and width that can carry the additional number and types of vehicles generated by the development.</p>	<p><b>AO4</b> Development is located on a site which has direct access to a <i>constructed road</i>.</p>

**Table 9.3.9.3.2 Standards for Small Scale Intensive Animal Industry**

Column 1	Column 2	Column 4	Column 5	Column 6	Column 7	Column 8
Number of animals kept	Minimum site area (hectares)	Minimum setback to side and rear boundaries (metres)	Minimum setback to a constructed road (metres)	Minimum setback to a water way or wetland (metres)	Minimum setback to a Water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
<b>Cattle (Standard Units)</b>						
1-10	5	50	50	50	50	800
10-50	20	100	100	50	50	800
51-149	50	150	150	100	50	800
<b>Pigs (Standard Pig Units)</b>						
1	1	15	20	20	50	800
2-10	10	50	100	50	50	800
11-50	50	200	200	50	50	800
<b>Goats, Sheep, Alpaca and Llama in total</b>						
1-50	5	50	50	50	50	800
51-300	20	100	100	50	50	800
301-999	40	150	100	100	50	800
<b>Ostrich and Emu in total</b>						
1-10	0.8	20	50	20	50	800
11-20	5	50	50	50	50	800
21-50	10	100	100	50	50	800
51-149	40	150	100	100	50	800

Column 1	Column 2	Column 4	Column 5	Column 6	Column 7	Column 8
Number of animals kept	Minimum site area (hectares)	Minimum setback to side and rear boundaries (metres)	Minimum setback to a constructed road (metres)	Minimum setback to a water way or wetland (metres)	Minimum setback to a Water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
<b>Poultry in total</b>						
101-500 !	5	50	50	50	50	800
501-999	10	100	100	50	50	800
<b>Quail or Pheasant in total</b>						
1-999 #	5	50	50	50	50	800

**! Editor's Note** - The keeping of up to 100 poultry is defined as domestic animals. Local laws regulate the type, number, lot size and standards for the keeping of poultry as domestic animals.

**# Editor's Note** - Where keeping of quail or pheasant is for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.

**Table 9.3.9.3.3— Criteria for Assessable Development**

Performance Outcomes	Acceptable Outcomes
<b>Siting and Location</b>	
<b>PO1</b> The <i>Intensive animal industry</i> is located on land which has suitable terrain and is sufficiently elevated to facilitate ventilation and drainage.	<b>AO1</b> Development is not located: (1) on land exceeding 10% slope; or (2) in the <i>defined flood event</i> ; or (3) in an overland flow path.
<b>PO2</b> An <i>Intensive animal industry</i> is appropriately separated from land in a <i>residential zone, Urban Area or Investigation Area</i> (shown on <b>Strategic Framework Map SFM-01: Communities and Character</b> ) to avoid any adverse impacts on the amenity and character of these areas.	<b>AO2</b> An <i>Intensive animal industry</i> involving an <i>Environmentally Relevant Activity</i> , is located a minimum distance of 2,500 metres from land included in a <i>residential zone, Urban Area or Investigation Area</i> (shown on <b>Strategic Framework SFM-01: Communities and Character</b> ).
<b>PO3</b> The <i>Intensive animal industry</i> is located to conserve the productive characteristics of Agricultural Land Classification (ALC) Class A and Class B land (shown on <b>Overlay Map OM-01 - Agricultural Land Overlay</b> ).	<b>AO3</b> Buildings are not located on ALC Class A or Class B land (shown on <b>Overlay Map OM-01 - Agricultural Land Overlay</b> ).
<b>Environmental Impacts</b>	
<b>PO4</b> The <i>Intensive animal industry</i> avoids adverse impacts on the water quality of any <i>receiving waters</i> arising from: (1) the release of sediment, nutrients, chemicals or other pollutants; (2) the alteration of stormwater quality and hydrological processes; and (3) waste water.	<b>AO4</b> No Acceptable Outcome provided.

Performance Outcomes	Acceptable Outcomes
<p><b>PO5</b> Liquid and solid waste disposal including carcass disposal does not result in <i>environmental harm</i> or <i>environmental nuisance</i> or adversely impact water quality of <i>receiving waters</i>.</p>	<p><b>AO5</b> No Acceptable Outcome provided.</p>
<p><b>PO6</b> The <i>Intensive animal industry</i> avoids adverse impacts on the water quality of any <i>receiving waters</i> arising from: (1) the release of sediment, nutrients, chemicals or other pollutants; (2) the alteration of stormwater quality and hydrological processes; and (3) waste water.</p>	<p><b>AO6</b> No Acceptable Outcome is prescribed.</p>
<p><b>PO7</b> The <i>Intensive animal industry</i> is located, designed and managed so as not to generate odour emissions of a level that has the potential to cause <i>environmental harm</i> or <i>environmental nuisance</i> at a <i>sensitive land use</i> or a place known or likely to become a <i>sensitive land use</i> in the future<sup>#</sup>.</p> <p><sup>#</sup><b>Note</b> - When determining a "place known or likely to become a sensitive land use in the future", and its location on adjacent lands, the following matters must be considered and demonstrated: (1) any current development approvals or development applications; (2) the current zoning; (3) the likely location of future dwellings; (4) the availability of a minimum area of 2ha (in one contiguous area) to locate the uses; (5) any development constraints applicable to the land which may limit where a sensitive land use can be located (including but not limited to bushfire hazard, flooding and steep slope); (6) the reasonable construction and delivery of internal infrastructure (including internal driveways and electricity connection); and (7) the availability of a development footprint of reasonable shape and dimension to allow for the future uses.</p> <p><sup>1</sup><b>Note</b> - Use of site-specific meteorological data, obtained through a suitably configured and on-site weather station, deployed for a minimum of 12 months, is required to confirm local weather behaviour and inform the odour report.</p>	<p><b>AO7.1</b> For poultry farms involving 300,000 birds or less, development is located to meet the separation distances as determined using the S-factor* methodology to: (1) a <i>sensitive land use</i>, or a place known or likely to become a <i>sensitive land use</i> in the future<sup>#</sup>, in a rural zone; and (2) the boundary of a non-rural zone.</p> <p><sup>*</sup><b>Note</b> - S-factor must be calculated in accordance with Queensland Guidelines Meat Chickens Farms: Appendix 2 - Calculating separation distances. <sup>#</sup><b>Note</b> - Where the separation distance required by the S-factor formula cannot be achieved, or the poultry farm involves more than 300,000 birds, a site-specific plume dispersion modelling must be conducted to address AO7.2-AO7.4.</p> <p><b>AO7.2</b> Where adjacent to a site that contains a <i>sensitive land use</i>, an <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 2.5 odour units, 1-hour average, 99.5th percentile<sup>1</sup>: (1) within 200m of the existing adjacent <i>sensitive land use</i>; and (2) over more than 50% of the area of the adjacent site.</p> <p><b>AND</b></p> <p><b>AO7.3</b> Where adjacent to a site that does not contain a <i>sensitive land use</i>, an <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 2.5 odour units, 1-hour average, 99.5th percentile<sup>1</sup>: (1) over more than 50% of the area of the adjacent site; and (2) where involving a site less than 20ha, at a place on the adjacent site known or likely to become a <i>sensitive land use</i> in the future<sup>#</sup>.</p>



Performance Outcomes	Acceptable Outcomes
	<p><b>AND</b></p> <p><b>AO7.4</b> An <i>Intensive animal industry</i> is located, designed and managed to ensure that odour concentrations do not exceed 1 odour unit, 1-hour average, 99.5th percentile<sup>1</sup> at the boundary of land in a non-rural zone.</p>
<p><b>PO8</b> The <i>Intensive animal industry</i> does not generate emissions (in terms of dust, noise and lighting) of a level that has the potential to cause <i>environmental harm</i> or <i>environmental nuisance</i> at any point beyond the boundary of the site.</p>	<p><b>AO8.1</b> Development does not cause <i>environmental harm</i> or <i>environmental nuisance</i> to adjacent properties by ensuring:</p> <ul style="list-style-type: none"> <li>(1) access points and roads are located to minimise noise impacts to adjoining properties; and</li> <li>(2) the design and siting of all mechanical equipment including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the potential for off-site vibration.</li> </ul> <p><b>AO8.2</b> All external lighting is designed and operated in accordance with the Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting.</p> <p><b>AO8.3</b> Development:</p> <ul style="list-style-type: none"> <li>(1) does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008 at any point beyond the site boundary; and</li> <li>(2) generates dust fall, averaged over a 30 day period of time, that does not exceed 130mg per m<sup>2</sup> per day when measured at any point beyond the site boundary.</li> </ul>
<b>Amenity</b>	
<p><b>PO9</b> Buildings and structures associated with the <i>Intensive animal industry</i> are sited and designed to avoid adverse impacts on the scenic amenity and landscape character of the surrounding area.</p>	<p><b>AO9</b> Buildings associated with the development are finished externally in muted natural colours so as to visually blend with the surrounding rural and natural environment.</p> <p><i>Editors' Note - colours may include greens and light browns.</i></p>

**Table 9.3.9.3.4 Standards for Assessable Intensive Animal Industry**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Maximum number of animals kept	Minimum site area (hectares)	Minimum setback to any side boundary (metres)	Minimum setback to a waterway or wetland (metres)	Minimum setback to a water supply (well, bore &/or dam) used for human consumption (metres)	Upper flood margin level of an urban water supply storage (metres)
<b>Cattle (Standard Cattle Units)</b>					
150-500	40	250	50	100	800
500+	150	500	100	100	800

<b>Pigs (Standard Pig Units)</b>					
51-400	80	250	50	100	800
<b>Goats, Sheep, Alpaca and Llama (all measured as Standard Sheep Units) in total</b>					
1000+	40	200	100	100	800
<b>Ostrich and Emu in total</b>					
150+	40	150	100	100	800
<b>Quail or Pheasant in total</b>					
1000+	10	50	100	50	800

**# Editor's Note** - The keeping of quail for egg or meat production. Local laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards.

**Table 9.3.9.3.5 - Poultry Farming Minimum Boundary Setbacks**

<b>Aspect</b>	<b>Distance in Metres (measured from poultry farm building complex to relevant aspect)</b>
<b>Areas of Environmental Interest</b>	
Surveyed bank of a permanent water course	100
Water supply dam	250
Upper flood margin level of an urban water supply storage	800
Wetlands	250
Other surface waters (not covered by other categories)	100
Constructed road	Road carrying >50 vehicles per day – 200 Road carrying <50 vehicles per day - 100
Another poultry farm	<b>1 kilometre</b> between new and existing meat chicken farm complexes and any alternative form of intensive farming (chickens, turkeys, guineafowl, ducks, geese, quails, pigeons, pheasants, partridges, ostriches and emus reared or kept in captivity);  <b>5 kilometres</b> between a meat chicken farm complex and a meat chicken breeder farm.