

### 3.2 Code for Development and Use of Intensive Animal Industries and Aquaculture

#### PURPOSE

The purpose of this code is to encourage the development of intensive animal industries and Aquaculture at suitable sites where impacts can be managed to acceptable levels such that environmental harm is avoided.

#### (1) Element: Site Suitability

#### PURPOSE

To provide for piggeries, poultry and ostrich/emu farms, feedlots, aquaculture, abattoirs, other animal product processing plants, catteries and kennels to be established on suitable sites having particular regard to site size and location, topography, environmental impacts, and impact on surrounding land use.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Premises must be developed on a site which:</b></p> <p>(a) has a suitable shape and area to provide for adequate setbacks of buildings, pens, ponds and waste disposal areas from:</p> <ul style="list-style-type: none"> <li>• site boundaries;</li> <li>• dwellings;</li> <li>• watercourses, wetlands, tidal lands, declared fish habitat areas, wells or bores;</li> <li>• significantly trafficked roads; and</li> <li>• incompatible use on adjoining land;</li> </ul> <p>(b) comprises undulating or flat terrain;</p> <p>(c) is sufficiently elevated to facilitate ventilation and drainage;</p> <p>(d) has adequate vehicle access;</p> <p>(e) is not subject to flooding;</p> <p>(f) is supplied with a reliable, good quality water supply, and a secure power supply;</p> <p>(g) will not alienate “good quality agricultural land” (as determined for the purposes of State Planning Policy 1/92) unless there is an over-riding community benefit in doing so; and</p> <p>(h) will not cause environmental harm to any urban, town, village, rural residential area or other existing sensitive use having regard to:</p> <ul style="list-style-type: none"> <li>• noise,</li> <li>• odour or other air emission,</li> <li>• water quality,</li> <li>• visual impact,</li> <li>• traffic generation,</li> <li>• lighting or radiation.</li> </ul>	<p><b>A1.1</b> The site the premises are developed on:</p> <ul style="list-style-type: none"> <li>• has land with slopes less than 10%;</li> <li>• is not on land subject to flooding by the 100 year ARI event;</li> <li>• is otherwise not low-lying;</li> <li>• is not determined under the State Planning Policy to be “good quality agricultural land”;</li> <li>• has sealed road access;</li> <li>• is provided with a reliable water supply and has a capacity to store a minimum of 2 days’ supply; and</li> <li>• is not less than:                             <ul style="list-style-type: none"> <li>– 5000 metres from any residential precinct;</li> <li>– 1000 metres from any rural residential precinct, and</li> <li>– 1000 metres from any community facility where people gather, such as schools.</li> </ul> </li> </ul> <p><b>A1.2</b> Pigs or poultry are kept on a part of a site that is not closer than 500 metres to any part of another site used as a piggery or poultry farm respectively.</p> <p><b>A1.3</b> Premises are able to accommodate the minimum separation distances outlined in the “<i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>” (DNR/DLGP. 1997).</p>

(2) Site Layout and Management

**PURPOSE**

To facilitate the development and management of sites to ensure an acceptable level of amenity for residents of the locality is able to be maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES				
<p><b>P1 Buildings, pens, and other structures and waste disposal areas must be sited, constructed and managed such that the maximum number of animals intended to be kept or processed on the land can be accommodated without having any significant adverse impacts on the amenity of the locality.</b></p>	<p>A1.1 Buildings (other than for residential, administrative or amenity purposes), pens, ponds, other structures and waste disposal areas setback not less than the distances shown below:</p>				
	<i>Setback from</i>	<i>Abattoir, Piggery or Feedlot</i>	<i>Poultry Farm or Processing Plant</i>	<i>Kennel or Cattery</i>	<i>Aqua-culture</i>
	Road Frontage	200m	60m	50m	50m
	Natural Waterway, Tidal Lands, Wetlands or a declared Fish Habitat Area	100m	60m	50m	100m
	Side or rear Boundary	15m	15m	15m	15m
Any Dwelling on Surrounding land	500m	400m	200m	100m	
<p><b>AND</b></p> <p>A1.2 Fencing is provided and maintained to prevent the escape of animals, where live animals are kept on the site.</p> <p><b>AND</b></p> <p>A1.3 For assessable development adjoining or incorporating major drainage lines or gullies provides for the retention and/or enhancement of their natural ecological and biological qualities.</p>					

(3) Environmental Performance

**PURPOSE**

To ensure development is in accordance with acceptable environmental standards and does not cause any environmental harm.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES				
<p><b>P1 On-site waste disposal must:</b></p> <p>(a) ensure the off-site release of contaminants does not occur;</p> <p>(b) have no significant adverse impacts on the quality of any surface water or ground water resource; and</p> <p>(c) comply with any relevant Government or industry guidelines, codes and standards that apply to the specific use or on-site waste disposal.</p>	<p>A1.1 For solid waste disposal:</p> <p>(a) Stockpiling and composting is undertaken on a low permeability pad where the depth to watertable exceeds 2m;</p> <p>(b) Drainage flows into a wastewater treatment system;</p> <p>(c) Pile is turned regularly to ensure aerobic conditions;</p> <p>(d) Composting is for a period of up to 8 weeks and curing is for 4 weeks;</p> <p>(e) Moisture content is kept at 40-50 %.</p> <p><b>AND</b></p> <p>A1.2 For effluent disposal:</p> <p>(a) Wastewater is treated in a system of ponds, or physically removed from the site and is not relased into waterway vegetation buffers prescribed in Element 2 (A1.1) above.</p>				

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 continued</b></p>	<p>(b) Treated wastewater is used for irrigation only when pathogens and toxins have been removed;</p> <p>(c) Subsurface trenches are located 100m from any waterway.</p> <p><b>AND</b></p> <p><b>A1.3</b> For Carcass Disposal no burning is undertaken and where:</p> <p>(a) Composting by aerobic decomposition is undertaken:</p> <ul style="list-style-type: none"> <li>• a balanced mix of Nitrogen (carcass) and Carbon source (sawdust, cereal straw etc.) is maintained;</li> <li>• the carcass is sufficiently covered with at least with 300mm bulking agent ie a Carbon source;</li> <li>• for a period of 6 months if the carcass is not turned;</li> <li>• for a period of 3 months if the carcass is turned.</li> </ul> <p>(b) Burial is undertaken:</p> <ul style="list-style-type: none"> <li>• there is a low water permeability base;</li> <li>• the depth to the water table exceeds 2 metres;</li> <li>• the carcass is covered to prevent odour emissions;</li> <li>• diversion banks are established to redirect surface waters;</li> <li>• mounding and pits do not contain waters;</li> <li>• 1 metre compacted soil is placed on top of the carcass.</li> </ul> <p><b>AND</b></p> <p><b>A1.4</b> For disposal of animal manure, assessable development complies with the “Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland” (2000), the “Environmental Code of Practice for Queensland Piggeries” (2001), the “Queensland Dairy Farming Environmental Code of Practice” (2001) or subsequent equivalent industry guidelines.</p> <p><b>AND</b></p> <p><b>A1.5</b> For assessable development all concentrated use areas (eg. pens, holding yards and stables) are provided with site drainage to ensure all run off is directed to suitable detention basins, filtration or other treatment areas.</p>
<p><b>P2 The emission of sound beyond the boundary of the site:</b></p> <ul style="list-style-type: none"> <li>• maintains the EPP (noise) Environmental values of the receiving acoustic environment; and</li> <li>• is such that desirable ambient noise levels for any nearby residential land are maintained.</li> </ul>	<p><b>A2</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>

Continued over page.

<sup>1</sup> To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																																																			
<p><b>P3 AIR QUALITY</b>  <b>Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:</b></p> <ul style="list-style-type: none"> <li>• nuisance is not caused beyond the site boundaries;</li> <li>• applicable State and national legislative requirements are satisfied; and</li> <li>• air quality conducive to the life, health and well-being of people is maintained.</li> </ul>	<p><b>A3</b> Development which achieves the air emission standards set out in the State’s Environmental Protection (Air) Policy provisions, and under that policy are not “unreasonable”, or the following (where best available and practical technology cannot achieve lower emission levels):</p> <p>(a) Air Quality Indicators and Goals</p> <table border="1"> <thead> <tr> <th rowspan="2"><i>Air Quality Indicator</i></th> <th colspan="3"><i>Air Quality Guide</i></th> </tr> <tr> <th><i>Measure</i></th> <th><i>Unit</i></th> <th><i>Averaging Time</i></th> </tr> </thead> <tbody> <tr> <td>Carbon monoxide</td> <td>9</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>µg/m<sup>3</sup></td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td></td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>Particles (as PM<sub>10</sub>)</td> <td>150</td> <td>µg/m<sup>3</sup></td> <td>24 hours</td> </tr> <tr> <td></td> <td>50</td> <td>µg/m<sup>3</sup></td> <td>1 year</td> </tr> <tr> <td>Sulphur dioxide</td> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td></td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>Dust</td> <td>500</td> <td>µg/m<sup>3</sup></td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>mg/m<sup>2</sup></td> <td>24 hours</td> </tr> </tbody> </table> <p>(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:</p> <ul style="list-style-type: none"> <li>• a concentration of lead or a lead compound of not more than 0.02% by weight; or</li> <li>• a concentration of sulphur or a sulphur compound of not more than 3% by weight.</li> </ul> <p>(c) Odour emissions which do not cause:</p> <ul style="list-style-type: none"> <li>• a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or</li> <li>• a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise.</li> </ul>	<i>Air Quality Indicator</i>	<i>Air Quality Guide</i>			<i>Measure</i>	<i>Unit</i>	<i>Averaging Time</i>	Carbon monoxide	9	ppm	8 hours	Lead	1.5	µg/m <sup>3</sup>	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour		0.08	ppm	4 hours	Particles (as PM <sub>10</sub> )	150	µg/m <sup>3</sup>	24 hours		50	µg/m <sup>3</sup>	1 year	Sulphur dioxide	0.2	ppm	1 hour		0.02	ppm	1 year	Dust	500	µg/m <sup>3</sup>	20 minutes		120	mg/m <sup>2</sup>	24 hours
<i>Air Quality Indicator</i>	<i>Air Quality Guide</i>																																																			
	<i>Measure</i>	<i>Unit</i>	<i>Averaging Time</i>																																																	
Carbon monoxide	9	ppm	8 hours																																																	
Lead	1.5	µg/m <sup>3</sup>	3 months																																																	
Nitrogen dioxide	0.16	ppm	1 hour																																																	
Ozone	0.1	ppm	1 hour																																																	
	0.08	ppm	4 hours																																																	
Particles (as PM <sub>10</sub> )	150	µg/m <sup>3</sup>	24 hours																																																	
	50	µg/m <sup>3</sup>	1 year																																																	
Sulphur dioxide	0.2	ppm	1 hour																																																	
	0.02	ppm	1 year																																																	
Dust	500	µg/m <sup>3</sup>	20 minutes																																																	
	120	mg/m <sup>2</sup>	24 hours																																																	
<p><b>P4 WASTE MANAGEMENT</b>  <b>Development and use which provide for the collection, treatment and disposal of solid and liquid wastes such that:</b></p> <p>(i) off-site releases of contaminants do not occur;</p> <p>(ii) all wastes are collected and disposed of in accordance with relevant licence and approval conditions; and</p> <p>(iii) measures to minimise waste generation and to maximise recycling are identified and implemented.</p>	<p><b>A4</b> Waste management measures are based on the hierarchy of:</p> <ol style="list-style-type: none"> <li>(1) prevention/avoidance;</li> <li>(2) reduction;</li> <li>(3) recycling/reuse;</li> <li>(4) treatment; and then</li> <li>(5) disposal.</li> </ol>																																																			

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5 WASTEWATER</b>  <b>Development and use must prevent or manage, any discharges of stormwater runoff or wastewater from the site to any watercourse or waterbody, roadside gutter or stormwater drainage system such that:</b></p> <ul style="list-style-type: none"> <li>(i) no unacceptable levels of sediment or pollutants enter the waterway,</li> <li>(ii) the ecological and hydraulic processes of the waterway are not adversely affected, and</li> <li>(iii) relevant State and national standards and policies are met.</li> </ul>	<p>A5.1 Development and use which achieves wastewater discharges with environmental values which do not exceed the water quality guideline levels of:</p> <ul style="list-style-type: none"> <li>(a) Australian Water Quality (AWQ) guidelines, or</li> <li>(b) documents published by a recognised agency or authority and acceptable to Council, or</li> <li>(c) site specific reporting acceptable to Council.</li> </ul> <p><b>AND/OR</b></p> <p>A5.2 Waste water management for dairy milking sheds is in accordance with the “Queensland Dairy Farming Environmental Code of Practice” (2001), or subsequent equivalent industry standards accepted by Council.</p>
<p><b>P6 ENERGY EFFICIENCY</b>  <b>Development which uses the best available energy efficient technology in the operation of the use.</b></p>	<p>A6 For assessable development site specific measures apply.</p>
<p><b>P7 The provision of documentation to demonstrate to Council’s satisfaction that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor:</b></p> <ul style="list-style-type: none"> <li>(a) Environmentally assessable industry, or</li> <li>(b) any other use where Council considers such documentation is warranted by a high impact potential and the carrying out of the required management measures.</li> </ul>	<p>A7 Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.</p>

