

State Planning and Environmental Approvals Guide

All states and territories have land use planning requirements that apply to piggeries and most, depending on the number of pigs, also have environmental approval requirements.

Land use planning approval refers to the process by which local government/council grants permission for a specific land use or development. These permissions are usually called planning or development approvals/consents. Land use planning approval will usually be needed to build a new piggery, expand a piggery or to make significant alterations to an existing piggery. In all states, piggeries that were built before the planning / development regulations were enacted may have “as-of-right” use or “existing use rights” that allow them to operate without planning or development approval.

However, if operators of piggeries with as-of right use or existing use rights wish to expand or significantly change their facilities (material change of use), they will need to go through a planning approval application process. This will usually cover both the existing piggery and the proposed changes.

Existing use rights generally cease if the use of the land for the originally intended purpose stops, although the time frames for cessation vary between states. For example, in some states, the use rights will be extinguished if the use stops for one year, while in other states they will cease if the use stops for two years continuously or two years within three years. It is recommended that operators of these piggeries obtain written confirmation of their status from the local government/council.

Environmental approvals are generally administered by the state government environmental authority or a delegated authority. There are two types of environmental approvals. The first, sometimes called a works approval or development licence, is a permission to undertake works or change activities that have the potential to impact the environment. The second, often called an operating licence or environment protection licence, specifies the activities a business can undertake on a site and the conditions for operating that pertain to environmental protection and pollution control. *In most cases outdoor pig production is considered the same as indoor production for the purposes of planning or environmental licensing and requires the same approvals as an indoor piggery.*

Additional approvals, consents or licenses for other purposes (e.g. to use water within a piggery or clear native vegetation) may also be required. All states also have a *General Environmental Duty* or *General Provisions* which producers must comply with.

This table is a GUIDE ONLY to the land use planning approval and environmental licensing requirements on a state-by-state basis. You may wish to seek specific advice for your individual situation from a planning and environment specialist.

This information was accurate at the time of preparation. Readers should check the latest version of the Acts and regulations in their relevant state and local government to confirm current requirements prior to seeking approval to establish, build or expand a piggery.

State	Definition of Keeping Pigs	Main Acts, Regulations & Policies	Requirements & References
Queensland	<p>Planning</p> <p>Intensive Animal Industry means the use of premises for —</p> <ul style="list-style-type: none"> (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals. <p><i>Examples of intensive animal industry —</i> feedlot, piggery, poultry and egg production (<i>Planning Regulation 2017</i>)</p> <p>Environment</p> <p>Pig keeping consists of keeping more than 400 standard pig units of pigs. It does not include keeping pigs for no longer than is reasonably necessary for sale, slaughter or transport.</p> <p>(<i>Environmental Protection Regulation 2019, Schedule 2</i>)</p>	<p>Planning</p> <ul style="list-style-type: none"> • <i>Planning Regulation 2017 Revised 2019</i> – defines intensive animal industry • <i>Planning Act 2016</i> — outlines planning assessment requirements • Each local government has its own local planning scheme that sets out assessment requirement ie. specific land use zones. <p>Environment</p> <ul style="list-style-type: none"> • <i>Environmental Protection Act 1994</i> – prescribes the General Environmental Duty (GED). Sets out offence if an Environmentally Relevant Activity (ERA) does not hold an Environmental Approval. • <i>Environmental Protection Regulation 2019</i> – defines prescribed Environmentally Relevant Activity –pig keeping consists of keeping more than 400 Standard Pig Units (SPU). Sets out fee structure. 	<p>Planning – Local Government / Council</p> <ul style="list-style-type: none"> • Less than 400 Standard Pig Units (SPU) - a Development Approval is generally needed, although this depends on the local government planning scheme. Please check with your local Council. • More than 400 SPU- See below. <p>Environmental Approval – Department of Primary Industries (Queensland) (DPI QLD)</p> <ul style="list-style-type: none"> • More than 400 Standard Pig Units (SPU) - Development Approval needed, and an Environmental Authority (EA) issued under the <i>Environmental Protection Act 1994</i>. <p>General Environmental Duty <i>Queensland Environmental Protection Act 1994</i> states that 'a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonably practicable measures to prevent or minimise the harm'.</p> <p>This duty applies to everyone in Queensland.</p> <p>Helpful Resources</p> <ul style="list-style-type: none"> • See Environmental management for piggeries Business Queensland for more information.

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New South Wales	<p>Planning</p> <p>Intensive Livestock Agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following —</p> <ul style="list-style-type: none"> (a) dairies (restricted), (b) feedlots, (c) pig farms, and (d) poultry farms, <p>but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.</p> <p>(Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a))</p> <p>Environment</p> <p>Piggeries fit under Livestock intensive activities.</p> <p>Pig accommodation means the accommodation of pigs for commercial production.</p> <p>(<i>Protection of the Environment Operations Act 1997, Schedule 1</i>)</p>	<p>Planning</p> <ul style="list-style-type: none"> • Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a) - defines intensive livestock agriculture • <i>Environmental Planning and Assessment Amendment Act 2017</i> • <i>Environmental Planning and Assessment Regulation 2021</i> - defines designated developments requiring licensing. • <i>State Environmental Planning Policy (Primary Production and Rural Development) 2019</i> - identifies thresholds for development consent and includes considerations for environmental assessment of intensive livestock agriculture permitted with consent. • <i>Local Government (General) Regulation 2005</i> - addresses water pollution and specifies separation to specific sensitive uses. <p>Environment</p> <p><i>Protection of the Environment Operations Act 1997</i> - defines scheduled activities i.e. when an EPA licence is required.</p>	<p>Planning - Local Government / Council</p> <ul style="list-style-type: none"> • Standard Instrument - Principal Local Environmental Plan and the State Environmental Planning Policy (Primary Production and Rural Development) 2019 specify when piggeries require consent: <p><u>No consent</u></p> <ul style="list-style-type: none"> • a pig farm having a capacity to accommodate fewer than 20 breeding sows, or fewer than 200 pigs (of which fewer than 20 may be breeding sows), and the consent authority is satisfied that the development will not be located: <ul style="list-style-type: none"> (i) in an environmentally sensitive area, or (ii) within 100 metres of a natural watercourse, or (iii) in a drinking water catchment, or (iv) within 500 metres of any dwelling that is not associated with the development, or a zone under a relevant EPI that is equivalent to a residential zone <p><u>Consent required</u></p> <ul style="list-style-type: none"> • a pig farm having a capacity to accommodate more than 20 breeding sows, or 200 pigs. • This will require a development application supported by a statement of environmental effects (SEE). The SEE outlines the environmental impacts of a proposed development and describes steps taken to protect the environment and manage impacts. • A council may also limit the number of pigs kept by a small-scale operator (less than 20 sows and 200 pigs) and may prescribe the way they are kept. • Under the <i>Local Government (General) Regulations 2005</i>, a piggery (or pig manure) must be at least 60 m from the nearest human habitation. <p>Environmental Approval – NSW Environment Protection Authority (NSW EPA)</p> <p>Piggeries are designated developments and require a licence application supported by an Environmental Impact Statement (EIS) if :</p> <ol style="list-style-type: none"> 1) Development for the purposes of a pig farm is designated development if the pig farm accommodates more than 2,000 pigs or 200 breeding sows. 2) Development for the purposes of a pig farm is designated development if the pig farm — <ol style="list-style-type: none"> a) accommodates more than 200 pigs or 20 breeding sows, and b) is located —

			<p>(i) within 100 metres of a natural waterbody or wetland, or</p> <p>(ii) in an area of high watertable, highly permeable soils or acid sulfate, sodic or saline soils, or</p> <p>(iii) on land that slopes at more than 6 degrees to the horizontal, or</p> <p>(iv) in a drinking water catchment, or</p> <p>(v) on a floodplain, or</p> <p>(vi) within 5 kilometres of a residential zone and, in the consent authority's opinion, considering topography and local meteorological conditions, is likely to significantly affect the amenity of the neighbourhood because of noise, odour, dust, traffic or waste.</p> <p><i>(Environmental Planning and Assessment Regulation 2021)</i></p> <p>General Provisions</p> <ul style="list-style-type: none"> Under the Protection of the <i>Environment Operations Act 1997</i> - All persons have a responsibility to reduce risk to human health and the environment. i.e. you must manage your activities to reduce the risk of harm to human health and the environment from pollution or waste. <p>Helpful Resources</p> <p>NSW Government Planning Guidelines — Intensive Livestock Agriculture Development 2019 https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0008/194399/planning-guidelines-intensive-livestock-agricultural-development.pdf</p> <p>Planning and The Environment — NSW Government https://www.dpi.nsw.gov.au/dpi/animals/pigs/planning-and-the-environment</p>
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Victoria	<p>Planning</p> <p>Animal production</p> <p>Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products.</p> <p>Pig farm: Land used to keep or breed pigs. (Victoria Planning Provisions)</p> <p>Environment</p> <p>B01a Animal industries (waste solely to land) which includes: Operating a piggery, cattle feedlot, sheep feedlot, goat feedlot, goat dairy or dairy freestall that—</p> <p>(a) has more than 5000 animals (of any combination of pigs, cattle, sheep or goats) concentrated for the purposes of agricultural production; and</p> <p>(b) discharges or deposits waste solely to land</p> <p><u>Or (rarely)</u></p> <p>B01b Animal Industries (waste not solely to land).</p> <p>(<i>Environment Protection Regulations 2021, Schedule 1</i>)</p>	<p>Planning</p> <ul style="list-style-type: none"> Victoria Planning Provisions (all Victorian Planning Schemes) - define Pig farm and planning requirements. <p>Environment</p> <ul style="list-style-type: none"> <i>Environment Protection Act 2017</i> - prescribes General Environment Duty (GED) and approval requirements. <i>Environment Protection Regulations 2021</i> - outlines activities classified as prescribed premise and the associated thresholds for development and operating licences. 	<p>Planning - Local Government / Council</p> <ul style="list-style-type: none"> Under planning schemes established under the <i>Planning and Environment Act (1987)</i>, a planning permit is needed to operate a Pig farm. Exemption from notice and review available for low density mobile outdoor pig farms that meet specified requirements. <p>Environment – Environment Protection Authority Victoria (EPA Victoria)</p> <ul style="list-style-type: none"> Piggeries (new and expanding) are classified as a scheduled premise requiring an EPA development licence or exemption (replaces a works approval) and an operating licence if they meet the following thresholds i.e. >5000 animals. Under the <i>Environment Protection Regulations 2021</i>, the thresholds are triggered if: <ul style="list-style-type: none"> B01a (Animal industries — waste solely to land) Operating a piggery, cattle feedlot, sheep feedlot, goat feedlot, goat dairy or dairy freestall that — <ul style="list-style-type: none"> a) has more than 5,000 animals (of any combination of pigs, cattle, sheep or goats) concentrated for the purposes of agricultural production; and b) discharges or deposits waste solely to land. If waste is not deposited solely to land, category B01b – Animal industries (waste not solely to land) applies. <p>General Environmental Duty</p> <ul style="list-style-type: none"> <i>Environment Protection Act 2017</i> requires a person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste must minimise those risks, so far as reasonably practicable. <p>This applies to all Victorians and businesses located in Victoria.</p> <p>Helpful Resources</p> <p>Applying for a Planning Permit for a Pig Farm — Planning Practice Note 86, https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/applying-for-a-planning-permit-for-a-pig-farm</p> <p>Victorian Low Density Mobile Outdoor Pig Farm https://agriculture.vic.gov.au/_data/assets/pdf_file/0012/1000362/Victorian-Low-Density-Mobile-Outdoor-Pig-Farm-Planning-Permit-Guidelines.pdf</p> <p>Overview of development licence applications https://engage.vic.gov.au/epa-development-licence-applications</p>

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South Australia	<p>Planning</p> <p>Intensive animal husbandry means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main food source is introduced from outside the enclosures or area of confinement in which they are kept.</p> <p>(Planning and Design Code - Version 2025.5)</p> <p>Environment</p> <p>Piggeries: the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of —</p> <p>a) in the case of a piggery located wholly outside of a water protection area — 6,500 or more standard pig units; or</p> <p>b) in the case of a piggery located wholly or partly within a water protection area — 650 or more standard pig units.</p> <p>(<i>Environment Protection Act 1993</i>)</p>	<p>Planning</p> <ul style="list-style-type: none"> Planning and Design Code - Version 2025.5. <p>Environment</p> <ul style="list-style-type: none"> <i>Environment Protection Act 1993</i> – describes the General Environmental Duty (GED) and prescribed activities. 	<p>Planning – Local Government / Council</p> <ul style="list-style-type: none"> Council Development Approval is required. Intensive animal husbandry is likely to be a performance assessed development unless classified as a restricted development. Intensive animal husbandry is deemed to satisfy development in the remote area zone, rural zone, rural intensive enterprise zone. This means it will be performance assessed against the provisions of the planning and design code. <p>Environment – South Australian Environment Protection Authority (SA EPA)</p> <ul style="list-style-type: none"> <i>Environment Protection Act 1993</i> defines prescribed activities that need to be licenced. A piggery needs to be licenced if it meets the following definition. Piggeries: the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of — <ul style="list-style-type: none"> a) in the case of a piggery located wholly outside of a water protection area — 6,500 or more standard pig units; or b) in the case of a piggery located wholly or partly within a water protection area — 650 or more standard pig units. <p>General Environmental Duty</p> <ul style="list-style-type: none"> Environment Protection Act 1993 states - A person must not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm. <p>This applies to all industry, community, government (both local and state) and individuals in South Australia.</p>

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Western Australia	<p>Planning</p> <p>Animal Husbandry - Intensive</p> <p>means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.</p> <p><i>(Planning and Development (Local Planning Schemes) Regulations 2015)</i></p> <p>Environment</p> <p>Intensive Piggery - premises on which pigs are fed, watered and housed in pens.</p> <p><i>(Environmental Protection Act 1986)</i></p>	<p>Planning</p> <ul style="list-style-type: none"> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> – define animal husbandry. <p>Environment</p> <ul style="list-style-type: none"> <i>Environmental Protection Act 1986</i> - general provisions. <i>Environmental Protection Regulations 1987</i> - prescribed premise triggers. 	<p>Planning – Local Government / Council</p> <ul style="list-style-type: none"> Planning approval is required for piggeries of any size. <p>Environment - Department of Water and Environmental Regulation (DWER)</p> <ul style="list-style-type: none"> The <i>Environmental Protection Act 1986</i> requires operators to obtain a works approval (for construction), and a licence or registration (for operation) of facilities that are prescribed in Schedule 1 of the Environmental Protection Regulations 1987 (EP Regulations). Two categories of piggery are prescribed premises under Schedule 1 of the <i>Environmental Protection Regulations 1987</i>: <ul style="list-style-type: none"> a) >500 but < 1,000 animals (these require a works approval and registration); and b) ≥ 1,000 animals (these require a works approval and a licence). <p>General Provisions</p> <ul style="list-style-type: none"> Under the <i>Environmental Protection Act 1986</i>, all persons have a responsibility to reduce risk to human health and the environment i.e. you must manage your activities to reduce the risk of harm to human health and the environment from pollution or waste. <p>Helpful References</p> <p>Establishing and Expanding a Piggery- DPIRD</p> <p>https://www.agric.wa.gov.au/agribusiness-food-trade/establishing-or-expanding-piggery-wa</p> <p>Department of Planning WA- Factsheet</p> <p>https://www.wa.gov.au/system/files/2021-06/FS_Piggeries.pdf</p>

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Tasmania	<p>Planning</p> <p>Intensive Animal Husbandry means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a feedlot, poultry farm or piggery. (<i>Tasmanian Planning Scheme</i>)</p> <p>Environment</p> <p>Intensive animal husbandry relates to the confinement of large numbers of animals - pigs, poultry or cattle – within relatively small areas as part of the production process.</p> <p>Pig industry – Extensive system: pigs are kept in paddocks with natural shelter or temporary or movable shedding. Generally there is rotation of paddocks and no requirement for handling of effluent or solid waste.</p> <p>Semi-intensive: all stock are housed for part of the time, or some stock such as dry sows are run outside in paddocks.</p> <p>Intensive: all stock are housed and all services are brought to the animals.</p>	<p>Planning</p> <ul style="list-style-type: none"> • <i>Land Use Planning and Approvals Act 1993</i> • Tasmanian Planning Scheme- State Planning Provisions- define intensive animal husbandry. <p>Environment</p> <ul style="list-style-type: none"> • <i>Environmental Management and Pollution Control Act 1994</i> - General Environmental Duty and specifies the responsibilities of State and Local Government with respect to environmental regulation and management in Tasmania. 	<p>Planning – Local Government / Council</p> <ul style="list-style-type: none"> • Approval is required from local government. • Local government are responsible for level 1 non prescribed activities of which intensive animal husbandry are classified. • In the planning provisions: <ul style="list-style-type: none"> • Piggeries are classed as a resource development. • No permit is required in a rural zone. • No permit is required in the agriculture zone if the farm meets specified criteria, otherwise a permit is needed. • In the environmental management zone piggeries are a discretionary use. • In the future urban zone a permit is needed. • The planning provisions also have the C9.0 Attenuation Code which sets attenuation distances for different activities. <p>For a Level 1 Activity</p> <ol style="list-style-type: none"> 1. Less than 50 pigs – emissions such as odour and noise. A 500 m separation distance is required 2. 50 or more pigs – emissions such as odour and noise. A 2,000 m separation distance is required <p>Environment – Environment Protection Authority Tasmania (EPA Tasmania)</p> <ul style="list-style-type: none"> • Intensive animal husbandry is a form of non prescribed level 1 activity. • Unlikely to require EPA approval as local government is the responsible decision maker for non prescribed level 1 activities. <p>General Environmental Duty</p> <ul style="list-style-type: none"> • Under the <i>Environmental Management and Pollution Control Act 1994</i> a person must take such steps as are practicable or reasonable to prevent or minimise environmental harm or environmental nuisance caused, or likely to be caused, by an activity conducted by that person. <p>This Duty applies to all Tasmanians.</p>

State	Definition of Pig Keeping	Main Acts, Regulations & Policies	Requirements & References
Northern Territory	<p>Planning</p> <p>Intensive Animal Husbandry</p> <p>a) the breeding, keeping and feeding of animals, including poultry and pigs, in sheds, stalls, ponds, compounds or stockyards; or</p> <p>b) aquaculture; as a commercial enterprise;</p> <p>Environment</p> <p>No specific definition.</p>	<p>Planning</p> <ul style="list-style-type: none"> Northern Territory Planning Scheme 2020 - definitions and planning requirements <p>Environment</p> <p><i>Environment Protection Act 2019</i></p>	<p>Planning – Local Government / Council</p> <ul style="list-style-type: none"> Piggeries require a planning approval and are impact assessable. Approval may be granted within the rural, rural living, horticulture, agriculture, development and future development zones. <p>Environment – Northern Territory Environment Protection Authority (NT EPA)</p> <p>Environmental approval unlikely to be required.</p> <p>General Environmental Duty</p> <ul style="list-style-type: none"> Under the <i>Environment Protection Act 2019</i> the general environmental duty – which means a person must not carry out any activity that causes or is likely to cause environmental harm, unless measures to prevent or minimise the harm have been taken. <p>This Duty applies to everyone in the Northern Territory.</p>

Other useful links include:

Australian Pork Limited [National Environmental Guidelines and Practices for Piggeries](#):

On this page you'll find:

- Guidelines for indoor and outdoor piggeries
- Risk assessment
- Management plan templates
- Piggery manure and effluent management
- Best management practice booklets

(Updated April 2025)