



## Part 5 Domains

### Division 2 Domains

#### Chapter 1 Rural

##### 1.0 Intent

The purpose of this domain is to support the provision of a wide range of rural activities and legitimate rural economic activity within suitable hinterland areas, whilst protecting nature conservation, open space and landscape interest values of the land. This domain seeks to ensure that Good Quality Agricultural Land is protected as an important natural resource and is used in a sustainable manner. The domain seeks to ensure the retention and expansion of both existing and new rural economic activities within the City, consistent with the area's natural values. The domain supports a variety of community services and facilities to provide for the needs of rural residents and for visitors to the rural areas.

Key objectives include ensuring that the rural areas of the City are developed and maintained to support a wide range of rural activities while:

- preserving the landscape character and important topographical features of these parts of the City;
- maintaining nature conservation values within the domain by promoting the conservation of wildlife and wildlife habitats; and
- protecting rural areas from encroachment by urban activity.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Rural Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain, and therefore need only comply with the Place Code and any other identified relevant codes.

##### 3.0 Table of Development

**Note:** *This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.*

###### A: Material Change of Use

| Exempt   | Self Assessable  | Code Assessable   | Impact Assessable   |
|--|--|---|---|
| <b>Where occurring:</b>  |  |   |   |
| <b>on a site not identified on <i>Overlay Map OM2 – Good Quality Agricultural Land</i> and not within any part of the site that may be designated as a conservation area under a Statutory Covenant made in accordance with the <i>Land Titles Act 1994</i>.</b>   |  |   |   |
| <b>Agriculture Conservation</b> (natural area management)<br><b>Family Day Care Home Office</b><br><b>Home Office</b><br><b>Low-Impact Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Open Sports Ground Park</b><br><b>Private Recreation n.e.i.</b><br><b>Public Utility</b><br><b>Special Accommodation</b> | <b>Animal Husbandry</b><br><b>Detached Dwelling</b><br><b>Display Home</b><br><b>Estate Sales Office</b><br><b>Farm Stay</b><br><b>Home Occupation</b><br><b>Minor Aquaculture</b><br><b>Private Recreation</b> where lighting is proposed<br><b>Stall</b><br><b>Temporary Use</b> | <b>Bed and Breakfast</b><br><b>Bulk Garden Supplies</b><br><b>Caretaker's Residence</b><br><b>Community Purposes</b><br><b>Family Accommodation</b><br><b>Farm Forestry</b><br><b>Rural Industry</b><br><b>Telecommunications Facility n.e.i.</b> | <b>Aquaculture</b><br><b>Cafe</b><br><b>Commercial Ground</b><br><b>Water Extraction</b><br><b>Convenience Shop</b><br><b>Ecotourism Facility</b><br><b>Kennel</b><br><b>Market</b><br><b>Minor Tourist Facility</b><br><b>Outdoor Sport and Recreation</b><br><b>Place of Worship</b><br><b>Refuse Transfer Station</b><br><b>Retail Plant Nursery</b><br><b>Tourist Cabin</b><br><b>Veterinary Hospital</b> |



| Exempt | Self Assessable | Code Assessable | Impact Assessable |
|--------|-----------------|-----------------|-------------------|
|--------|-----------------|-----------------|-------------------|

**Where occurring on a site identified on *Overlap Map OM2 – Good Quality Agricultural Land*.**

|   |   |   |   |
|---|---|---|---|
| <b>Agriculture</b><br><b>Conservation</b> (natural area management)<br><b>Family Day Care Home</b><br><b>Home Office</b><br><b>Low-Impact</b><br><b>Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Open Sports Ground</b><br><b>Park</b><br><b>Private Recreation n.e.i.</b><br><b>Public Utility</b><br><b>Special Accommodation</b> | <b>Animal Husbandry</b><br><b>Detached Dwelling</b><br><b>Farm Stay</b><br><b>Home Occupation</b><br><b>Minor Aquaculture</b><br><b>Private Recreation</b> where lighting is proposed<br><b>Stall</b> | <b>Bed and Breakfast</b><br><b>Caretaker's Residence</b><br><b>Community Purposes</b><br><b>Display Home</b><br><b>Estate Sales Office</b><br><b>Family Accommodation</b><br><b>Farm Forestry</b><br><b>Rural Industry</b><br><b>Telecommunications Facility n.e.i.</b><br><b>Temporary Use</b> | <b>Aquaculture</b><br><b>Commercial Ground</b><br><b>Water Extraction</b><br><b>Convenience Shop</b><br><b>Refuse Transfer Station</b><br><b>Retail Plant Nursery</b> |
|---|---|---|---|

**Where occurring on any part of the site that may be designated as a conservation area under a Statutory Covenant made in accordance with the *Land Titles Act 1994*.**

|   |  |   |  |
|---|--|---|--|
| <b>Conservation</b> (natural area management)<br><b>Low-Impact</b><br><b>Telecommunications Facility</b><br><b>Public Utility</b> |  | <b>Telecommunications Facility n.e.i.</b> |  |
|---|--|---|--|

**B: Material Change of Use Overlay Provisions**

| Exempt | Self Assessable | Code Assessable | Impact Assessable |
|--------|-----------------|-----------------|-------------------|
|--------|-----------------|-----------------|-------------------|

**Material Change of Use involving Building Work that:**

|  |  |  |   |
|--|--|--|---|
|  |  | exceeds two storeys due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below  | exceeds two storeys in height (except for a partial third storey with less than 50% of the GFA of the storey immediately below) |
|  |  |  | exceeds two dwellings per lot   |
|  |  | is on a site nominated as a Moderate, High or Very High Risk Area on <b>Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b>   |   |
|  | is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b> , and complies with the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b> | is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b> , and alternative solutions to the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b> are proposed |   |



| Exempt | Self Assessable   | Code Assessable  | Impact Assessable   |
|--------|---|--|---|
|        | <p>is on a site identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of <b>Constraint Code 3 – Canals And Waterways</b></p> | <p>is on a site identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of <b>Constraint Code 3 – Canals And Waterways</b> are proposed</p>  |   |
|        |   | <p>is on or adjoins a site listed on the <b>Queensland Heritage Register (Queensland Heritage Act 1992)</b> or the <b>Register of the National Estate (Australian Heritage Commission Act 1975)</b> or the <b>National Trust of Queensland</b> list</p>  |   |
|        |   | <p>is on or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b>;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p> |   |
|        |   |  | <p>would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on <b>Overlay Map OM23 – Extractive Resources</b></p> |



| Exempt | Self Assessable  | Code Assessable  | Impact Assessable |
|--------|--|--|-------------------|
|        | is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b> | is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b> are proposed |                   |

**C: Operational Work – Changes to Ground Level**

| Exempt   | Self Assessable | Code Assessable  | Impact Assessable |
|--|-----------------|--|-------------------|
| <b>Operational Work that involves extraction, excavation or fill that:</b> |                 |  |                   |
|  |                 | exceeds a volume of 500 cubic metres of fill or excavation, or is closer than 50 metres from the site boundary   |                   |
|  |                 | is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b> ;<br>OR<br>is located on land which is the subject of a native title claim;<br>OR<br>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value |                   |



### D: Operational Work – Advertising Device

| Exempt | Self Assessable   | Code Assessable                              | Impact Assessable |
|--------|---|--|-------------------|
|        | <p><b>Advertising Device</b> that is:</p> <p>a) Not illuminated, nor animated, does not exceed 2m<sup>2</sup>, painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 2m<sup>2</sup> and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m<sup>2</sup>;</p> <p>d) Not visible from any State-controlled road</p> | <p><b>Advertising Devices</b><br/>n.e.i.</p> |                   |

### E: Operational Work – Infrastructure and Landscape Work

| Exempt   | Self Assessable | Code Assessable                 | Impact Assessable |
|--|-----------------|---------------------------------|-------------------|
| <b>Minor Landscape Work</b>  |                 | <b>Landscape Work</b> n.e.i.    |                   |
| <b>Landscape Work</b> associated with a <b>Detached Dwelling</b> or a <b>Caretaker's Residence</b> |                 | <b>Works for Infrastructure</b> |                   |

### F: Operational Work – Vegetation Clearing

| Exempt                           | Self Assessable   | Code Assessable   | Impact Assessable  |
|----------------------------------|---|---|--|
| <b>Vegetation Clearing that:</b> |   |   |  |
|                                  | <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b>;</p> <p>OR</p> | <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b> are proposed;</p> | <p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p> |



| Exempt | Self Assessable   | Code Assessable   | Impact Assessable |
|--------|---|---|-------------------|
|        | results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b> | OR<br>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b> are proposed |                   |

### G: Reconfiguring a Lot

| Exempt                           | Self Assessable | Code Assessable   | Impact Assessable   |
|----------------------------------|-----------------|---|---|
| <b>Reconfiguring a Lot that:</b> |                 |   |   |
|                                  |                 | results in no lots with an area less than the minimum lot size indicated on <b>Overlay Map OM1 - Rural Subdivision</b><br>OR<br>results in no lots with an area less than 20 hectares | results in one or more lots with an area less than the minimum lot size indicated on <b>Overlay Map OM1 - Rural Subdivision</b><br>OR<br>results in one or more lots with an area less than 20 hectares would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on <b>Overlay Map OM23 – Extractive Resources</b> |

## 4.0 Relevant Codes

Codes relevant for development assessment in the Rural Domain are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

### 4.1 Self Assessable Development

The following codes apply to development that is self assessable in the Rural Domain.

| Place Code              | Specific Development Codes   | Constraint Codes   |
|-------------------------|--|--|
| Rural Domain Place Code | 2 Advertising Devices<br>4 Animal Husbandry<br>13 Detached Dwellings<br>14 Display Homes and Estate Sales Offices<br>26 Private Recreation<br>34 Temporary Use<br>36 Vegetation Management<br>38 Working From Home | 2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>8 Flood Affected Areas<br>10 Nature Conservation<br>14 Sediment and Erosion Control<br>15 Steep Slopes or Unstable Soils |



## 4.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Rural Domain.

| Place Code              | Specific Development Codes   | Constraint Codes  |
|-------------------------|--|---|
| Rural Domain Place Code | 4 Animal Husbandry<br>5 Aquaculture<br>7 Bed and Breakfast Tourist Accommodation<br>10 Caretaker's Residence<br>11 Changes to Ground Level and Creation of New Waterbodies<br>13 Detached Dwellings<br>14 Display Homes and Estate Sales Offices<br>15 Ecotourism Facility<br>16 Family Accommodation<br>17 Farm Forestry<br>18 Farm Stay<br>20 Kennels<br>21 Landscape Work<br>25 Private Recreation<br>27 Retail and Related Establishments<br>29 Rural Industry<br>33 Telecommunications Facilities<br>34 Temporary Use<br>35 Tourist Cabins<br>36 Vegetation Management<br>38 Working From Home<br>39 Works for Infrastructure | 1 Gold Coast Airport and Aviation Facilities<br>2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>5 Cultural Heritage (Historic)<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>12 Rail Corridor Environs<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils<br>17 Unsewered Land |

## 4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code or impact assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Rural Domain.

| Place Code              | Specific Development Codes                                 | Constraint Codes  |
|-------------------------|--|---|
| Rural Domain Place Code | 11 Changes to Ground Level and Creation of New Waterbodies | 2 Bushfire Management Areas<br>4 Canals and Waterways<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>14 Sediment and Erosion Control<br>16 Steep Slopes or Unstable Soils |



#### 4.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code or impact assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Rural Domain.

| Place Code              | Specific Development Codes  | Constraint Codes  |
|-------------------------|---|---|
| Rural Domain Place Code | 2 Advertising Devices<br>21 Landscape Work<br>39 Works for Infrastructure | 3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>14 Sediment and Erosion Control<br>16 Steep Slopes or Unstable Soils |

#### 4.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code or impact assessable **Operational Work – Vegetation Clearing** in the Rural Domain.

| Place Code              | Specific Development Codes | Constraint Codes   |
|-------------------------|----------------------------|--|
| Rural Domain Place Code | 36 Vegetation Management   | 6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>14 Sediment and Erosion Control<br>16 Steep Slopes or Unstable Soils |

#### 4.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Rural Domain.

| Place Code              | Specific Development Codes   | Constraint Codes  |
|-------------------------|--|---|
| Rural Domain Place Code | 11 Changes to Ground Level and Creation of New Waterbodies<br>21 Landscape Work<br>28 Reconfiguring a Lot<br>36 Vegetation Management<br>39 Works for Infrastructure | 2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>5 Cultural Heritage (Historic)<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>12 Rail Corridor Environs<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils<br>17 Unsewered Land |



## 5.0 Rural Domain Place Code

### 5.1 Purpose

This Place Code seeks to maintain and enhance the open landscape character, natural features and the low population density settlement pattern of the rural parts of the City. The code seeks to:

- maintain and enhance the recognised rural landscape quality;
- conserve nature conservation values within the domain;
- ensure the retention and productive use of the identified areas of Good Quality Agricultural Land and other natural resources; and
- ensure rural residential activity takes place at very low densities.

### 5.2 Application

**5.2.1** The Place Code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at **Clause 3.0**.

**5.2.2** Performance Criteria PC1-PC13 apply to all code and impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the Acceptable Solutions to Performance Criteria PC1-PC5 apply.

### 5.3 Development Requirements

| Performance Criteria   | Acceptable Solutions  |
|--|---|
| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>   |   |
| <b>Building Height</b>   |   |
| <p>PC1<br/>All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>  | <p>AS1<br/>The building has a maximum of two storeys.</p>   |
| <b>Accommodation Density</b>   |   |
| <p>PC2<br/>Accommodation density must be low to maintain and enhance the quality of rural landscape, farmland, natural landscapes and the hinterland scenic backdrop.</p>  | <p>AS2<br/>The dwelling density does not exceed one detached dwelling per lot.</p>  |
| <b>Building Setback</b>  |   |
| <p>PC3<br/>All buildings must provide for setbacks from the street frontage and the side and rear boundaries of the site, which are appropriate for the:</p> <ol style="list-style-type: none"> <li>a) efficient use of the site;</li> <li>b) rural character of the area;</li> <li>c) separation from neighbouring properties and from frontages to roads.</li> </ol> | <p>AS3<br/>All buildings are set back not less than ten metres from the frontage and six metres from the side and rear boundaries of the site.</p>  |
| <p>PC4<br/>All buildings must provide for setbacks from water courses/waterways which are appropriate to ensure the protection of water quality in those watercourses and riparian vegetation associated with those watercourses.</p>  | <p>AS4<br/>All buildings are setback not less than 30 metres from the tip of the high bank of a waterway as identified on <b>Overlay Map OM11 – Natural Wetland and Waterway Areas</b>. (Where no definable bank is present the setback is to be measured from the normal water level).</p> |



| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>Vehicular Crossings</b>   |  |
| <p>PC5</p> <p>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> <li>a) a safe footpath environment;</li> <li>b) safe vehicular access to the property;</li> <li>c) appropriate hydraulic performance for the stormwater of the stormwater infrastructure;</li> <li>d) no damage to vehicle or road infrastructure;</li> <li>e) minimal loss of on-street parking spaces;</li> <li>f) continued amenity of the neighbourhood.</li> </ul> | <p>AS5</p> <p>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p> |
| <b>Development that is Code Assessable or Impact Assessable</b>  |  |
| <b>Building Height</b>   |  |
| <p>PC6</p> <p>All buildings must be of a height which is in keeping with the predominantly rural character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>   | <p>AS6</p> <p>The building has a maximum of three storeys, and is set back at a minimum of ten metres from all site boundaries.</p>                              |
| <b>Siting</b>  |  |
| <p>PC7</p> <p>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding rural area, having regard to:</p> <ul style="list-style-type: none"> <li>a) significant views and vistas;</li> <li>b) natural water systems;</li> <li>c) remnant vegetation;</li> <li>d) a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 – Site Analysis</b>.</li> </ul>   | <p>AS7</p> <p>No acceptable solution provided.</p>   |
| <b>Building Appearance</b>   |  |
| <p>PC8</p> <p>All buildings must be designed and constructed to a high aesthetic standard, and complement or enhance the character of the local area.</p>  | <p>AS8</p> <p>No acceptable solution provided.</p>   |
| <b>Landscape Work</b>  |  |
| <p>PC9</p> <p>All lots must be managed to maintain and enhance the rural landscape quality of the local area.</p>  | <p>AS9</p> <p>No acceptable solution provided.</p>   |
| <b>Amenity Protection</b>  |  |
| <p>PC10</p> <p>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>   | <p>AS10</p> <p>No acceptable solution provided.</p>  |



| Performance Criteria  | Acceptable Solutions  |
|---|---|
| <p>PC11</p> <p>The proposed development must take into account and seek to ameliorate any negative aspects of the existing residential amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul>  | <p>AS11</p> <p>No acceptable solution provided.</p>   |
| <p><b>Impacts from Agricultural Activity</b></p>  |   |
| <p>PC12</p> <p>Where a sensitive receptor, is proposed adjacent to agricultural activities undertaken on a site identified on <b>Overlay Map OM2 – Good Quality Agricultural Land</b>, impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash, must not adversely affect community public health, safety and amenity.</p> <p><b>Note:</b> <i>For the purposes of PC12, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a childcare centre, kindergarten, school, university or other educational institution, or a medical centre or hospital.</i></p> | <p>AS12.1</p> <p>The sensitive receptor is adjacent to agricultural activity that emits noise, and a separation distance between the sensitive receptor and the agricultural land is in accordance with solutions outlined on Page 16 of the <b>Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997 (DNR, DGLP)</b>.</p> <p>AS12.2</p> <p>The sensitive receptor is adjacent to agricultural activity that emits odour, dust, smoke, ash or chemical spray, and a separation distance between residential development and the agricultural land is not less than 500 metres.</p> |
| <p><b>Environmental Protection</b></p>  |   |
| <p>PC13</p> <p>The development must avoid detrimental impact on the natural environment by:</p> <ul style="list-style-type: none"> <li>a) conserving to the greatest extent possible the nature conservation environmental values of the site and its surrounds;</li> <li>b) minimising site disturbance, erosion and loss of soil;</li> <li>c) avoiding changes to ground level wherever possible;</li> <li>d) minimising impacts due to changes in the quantity and quality of stormwater.</li> </ul>   | <p>AS13</p> <p>No acceptable solution provided.</p>   |