



Part 7 Codes

Division 2 Specific Development Codes

Chapter 29 Rural Industry

1.0 Purpose

The purpose of this code is to ensure that Rural Industry opportunities are available, ancillary to rural production, to allow for diversity in employment opportunities in rural areas. This code also seeks to assist in the protection of productive agricultural land, natural resources, biological diversity and ecological values from negative impacts and to maintain the rural landscape character and reasonable amenity of adjoining and surrounding land.

2.0 Application

2.1 This code applies to development for the purposes of Rural Industry indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Rural Industry is proposed.

2.2 Performance Criteria PC1-PC11 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions						
Development that is Code Assessable or Impact Assessable							
Siting							
<p>PC1 Rural Industry and ancillary activities must be sited to effectively use the land for its intended purpose and not adversely affect:</p> <ul style="list-style-type: none"> a) the biological diversity and ecological values of the site; b) residential or visual amenity, by insufficient separation from lot boundary or the appearance of unsightly industrial buildings, structures, equipment, machinery, storage areas or waste materials. 	<p>AS1.1 A dedicated area, not visible from any road or nearby property, is provided for the easy collection, storage and disposal of all waste materials.</p> <p>AS1.2 The non-residential buildings, structures, storage areas for equipment, machinery, waste materials and activities associated with the rural industry use are located not less than 20 metres from any boundary of the property.</p>						
<p>PC2 Rural Industry and ancillary activities must be located to ensure good quality agricultural land is protected and utilised for agricultural production.</p>	<p>AS2 Rural Industry and ancillary activities are located on land of lesser agricultural quality where possible.</p>						
Traffic							
<p>PC3 The traffic and parking generated by the proposed Rural Industry on the surrounding road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AS3 A traffic impact analysis, undertaken by a competent person, identifies the expected traffic movements generated by the proposal, any associated impacts on the road network, and any works that will be required to address the identified impacts.</p>						
<p>PC4 The traffic and pedestrian access to the site must be safe and convenient.</p>	<p>AS4 The traffic impact analysis has demonstrated that the site has safe and convenient vehicular and pedestrian access and parking and service vehicle arrangements.</p>						
Operating Hours							
<p>PC5 The operating hours of the rural industry must not adversely impact the rural character of the surrounding area and adjoining uses.</p>	<p>AS5 The Rural Industry operates between the following hours:</p> <table border="0"> <tr> <td>Monday – Friday</td> <td>7am – 6pm</td> </tr> <tr> <td>Saturday/ Public Holidays</td> <td>8am – 12 noon</td> </tr> <tr> <td>Sunday</td> <td>nil</td> </tr> </table>	Monday – Friday	7am – 6pm	Saturday/ Public Holidays	8am – 12 noon	Sunday	nil
Monday – Friday	7am – 6pm						
Saturday/ Public Holidays	8am – 12 noon						
Sunday	nil						



Performance Criteria	Acceptable Solutions
Environment Protection	
<p>PC6 The Rural Industry must not adversely impact on the surrounding ecological systems, having regard to:</p> <ul style="list-style-type: none"> a) water quality; b) air quality; c) soil quality; d) significant native vegetation and habitat areas. 	<p>AS6.1 The Rural Industry has been located so that water bodies, adjacent to the Rural Industry, are not polluted.</p> <p>AS6.2 The Rural Industry does not discharge pollutants into surrounding or adjoining waterways.</p> <p>AS6.3 The Rural Industry does not result in leaching.</p> <p>AS6.4 Water spray devices are located and designed to minimise dust and other airborne material resulting from the Rural Industry.</p> <p>AS6.5 The Rural Industry is located to preserve, where possible, significant native vegetation and habitat areas on-site.</p>
Waste Management	
<p>PC7 Disposal of liquid waste generated by the Rural Industry must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS7 A Liquid Waste Disposal Report, undertaken by a competent person, has determined the most appropriate form of liquid waste disposal to be implemented on-site.</p>
<p>PC8 Disposal of solid waste generated by the Rural Industry must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS8 All solid waste is disposed of off-site.</p>
Visual Amenity	
<p>PC9 Rural Industry activities and associated buildings or structures, equipment, machinery or tools must be sited to maintain the visual amenity of the City's rural and hinterland areas, having regard to the existing landscape character.</p>	<p>AS9.1.1 A Class 10 building is used to house any equipment, materials, machinery or tools of trade used in the Rural Industry activities.</p> <p>OR</p> <p>AS9.1.2 A dedicated area (a Class 10 building, structure or an open area) for the storage of any equipment, materials, machinery or tools of trade used in the Rural Industry activities is effectively screened from view.</p>
Poultry Farms	
<p>PC10 All poultry farms and structures related to the poultry farms must be sufficiently separated from the residential dwelling, watercourse or allotment boundary to ensure health and amenity impacts are minimized, having regard to the:</p> <ul style="list-style-type: none"> a) prevailing winds; b) topographical features; c) number and type of animals kept; d) waste disposal methods; e) existing amenity of the area. 	<p>AS10 The Rural Industry is a poultry farm which is not less than:</p> <ul style="list-style-type: none"> a) 1,000 metres from any Park Living, Detached Dwelling or Residential Choice Domain; b) 50 metres from any allotment boundary or waterway or waterbody identified on Overlay Map OM11 – Natural Wetland Areas and Natural Waterways; c) 10 metres from any residential dwelling.
Intensity	
<p>PC11 The keeping of animals for commercial or purposes must be of an appropriate intensity to minimise land degradation and impacts on air and water quality and on the amenity of neighbouring properties.</p>	<p>AS11 The Rural Industry is a poultry farm which is on a site not less than 8 hectares in area.</p>