

State Planning Policy—state interest guideline

Agriculture

April 2016



Preface

Using this state interest guideline

The Queensland Government established the State Planning Policy (SPP) to define the specific matters of state interest in land use planning and development. To support the implementation of the SPP, each state interest in the SPP is supported by a state interest guideline such as this one.

This state interest guideline must be read in conjunction with the SPP.

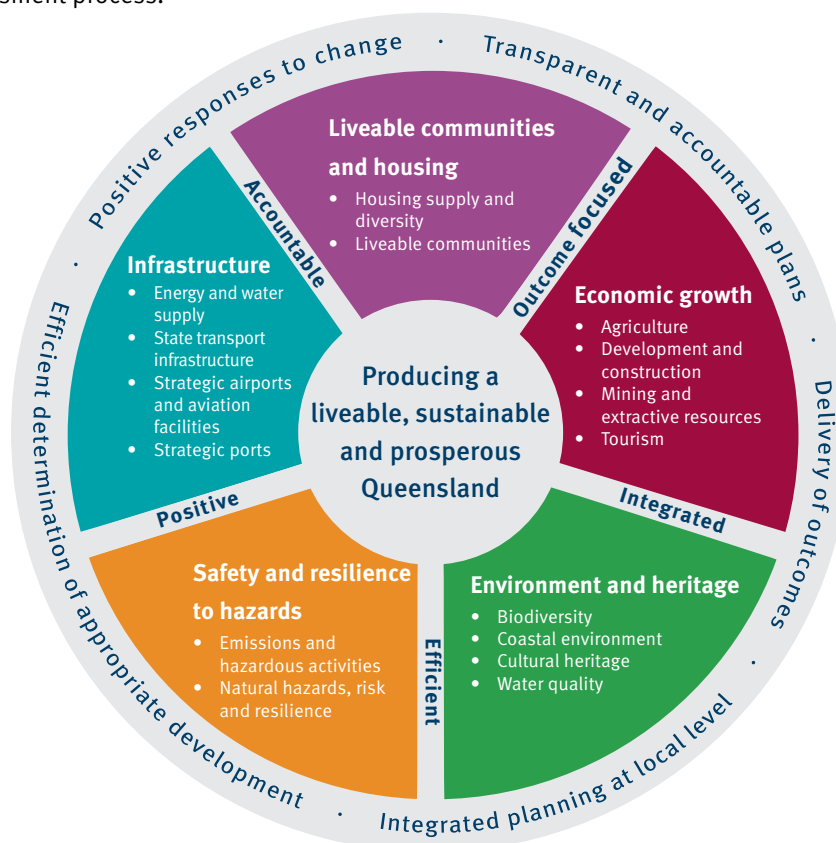
The SPP does not prioritise one state interest over another and thus provides flexibility for local governments to respond to specific regional and local contexts. This allows for the state interests to be considered as an entirety rather than as individual competing or conflicting priorities.

The SPP guiding principles carry equal weight with the state interests and must be considered by local government as part of the integration of state interests as an entirety rather than as individual policies. This supports decision making which integrates and balances the economic, environmental and social needs of current and future generations, promotes innovative approaches to design and development where consistent with the strategic intent of a planning scheme and enables flexible and performance-based decisions as part of the assessment process.

Where text in this guideline is in a coloured text box, it is an excerpt from the SPP and is the state's policy about a matter of state interest.

In relation to making or amending a planning scheme, the SPP quoted text defines what a local government **should** do in preparing or amending a planning scheme (ie. the state prefers this policy but will consider alternative approaches based on specific local context or issues).

Content within this state interest guideline that is not an excerpt from the SPP provides further context and explains **how** the SPP policies can be applied. It does not introduce or define any new policies which do not exist in the SPP itself. **The use of such guidance material is optional**—it does not form a statutory component of the SPP and hence is not a mandatory requirement of the state.



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PART A: Background and core concepts

State interest—agriculture

Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector.

Background

Agriculture is central to Queensland's economic productivity, employment and the supply of food, fibre, fish, timber and foliage for domestic and international markets.

The purpose of this guideline is to inform the drafting of local government planning schemes so that they appropriately integrate the SPP state interest—agriculture. The guideline's suggestions apply equally to the drafting of new planning schemes and the amendment of existing planning schemes. The guideline elaborates on the key role local government planning schemes can play in supporting the long-term viability of agriculture.

Agricultural land classification

Agricultural Land Classification (ALC) refers to the Agricultural Land Classes identified and mapped in the Audit. The classes are largely based on the Queensland Agricultural Land Classification¹ approach. Further information on the ALC approach, and land evaluation generally, can be found on the Queensland Government website at www.daf.qld.gov.au/environment/ag-land-audit

ALC Class A and ALC Class B land is the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production.

Core concepts

Important agricultural areas (IAAs)

Important agricultural areas (IAAs) have been identified by the Queensland Agricultural Land Audit 2013 (Audit) and are mapped in the SPP Interactive Mapping System.

A detailed description of the attributes of each IAA is included in the relevant regional chapter of the audit. Detailed information on the audit process for identifying IAAs is provided in the *Queensland Agricultural Land Audit Method: Technical Report* which is available on the Audit website www.daf.qld.gov.au/environment/ag-land-audit

1. Information on the Queensland Agricultural Land Classification/Class approach is detailed in the *Guidelines for Agricultural Land Evaluation in Queensland* (see chapter 5).

PART B: Integrating the state interest into planning schemes

Policy 1

Considering the strategic economic significance of important agricultural areas by promoting and optimising agricultural development opportunities and enabling increased agricultural production in these areas.

Agricultural development and future investment in IAAs is dependent on effective land use planning. Promoting appropriate agricultural development in IAAs will leverage the economies of scale and infrastructure benefits provided by IAAs, and enable increased agricultural production. Development within IAAs that is incompatible with agricultural land uses may adversely affect the long-term viability of agriculture in these areas.

How to appropriately integrate the policy

- 1.1 Ensure the strategic intent and relevant themes within the strategic framework of a planning scheme recognise, and are consistent with, the ongoing agricultural importance of identified IAAs.
- 1.2 Ensure IAAs identified by the state accurately reflect the role and importance of agriculture in the local government area. Where desired, a local government may elect to use the IAA identification methodology to identify locally important agricultural areas. This could result in either greater or lesser IAAs identified for the local area.
- 1.3 Promote and optimise agriculture and agricultural development as the preferred land use in an IAA. Likewise, avoid or otherwise minimise, the material impact from a proposed non-agricultural development on the long-term viability and strategic significance of current and potential agricultural land uses in an IAA. (Note: this does not mean that non-agricultural development is excluded from an IAA)
- 1.4 Where relevant, planning outcomes should be informed by an understanding of the infrastructure, transport and services necessary to support agriculture and associated supply chains in an IAA. Where possible, ensure that there are no planning scheme impediments which limit future rural produce accessing rail facilities. Road planning requirements and associated parking needs for heavy vehicles required to transport agricultural produce from the farm gate to relevant processing facilities should be considered.
- 1.5 Consider the cumulative or flow-on impacts of proposed development on the economies of scale and first level processing operations associated with agriculture. For example, in some cases removal of a single property from production may have a significant economic impact on the viability of an associated processing facility (e.g. sugar mill, cotton gin or poultry meat processor). Consultation with local agriculture stakeholders can assist in identifying areas that may be susceptible to these cumulative impacts and require protection in planning scheme.

REFER TO: PART D: Model code provisions

1. Strategic framework—model provisions for agriculture.

Policy 2

Protecting Agricultural Land Classification (ALC) Class A and Class B land for sustainable agricultural use by:

- (a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture;*
- (b) avoiding locating non-agricultural development on or adjacent to ALC Class A or Class B land; and*
- (c) maintaining or enhancing land condition and the biophysical resources underpinning ALC Class A or Class B land.*

Good soil is a finite resource that must be conserved and managed for long-term agricultural productivity. Productive soils that can sustain agricultural production in perpetuity should be protected from incompatible land uses.

Land is a fundamental input to agricultural production systems. Land with special characteristics, such as high fertility and arability, is scarce and often highly sought after for competing uses due to its location. Decisions about land, in the absence of accurate technical information, can result in land of high value and suitability for agriculture being allocated to alternative, alienating uses. Such inappropriate use of the land resource may result in land degradation and/or missed economic opportunities.

Urban development, particularly residential development on or adjacent to ALC Class A or Class B land can fragment rural land and lead to land use conflict, particularly when the occupants of new dwellings have no direct connection with the surrounding agricultural activities. The use of agricultural land for rural residential 'lifestyle' or 'hobby' farms has also altered the planning focus from protecting rural land valued for its potential agricultural productivity to valuing agricultural land for its amenity. This places increased pressure on farming operations to change or adapt farming methods.

Confidence in the soils data and ALC mapping ranges from high (where mapping is detailed and map units are described in terms of their suitability for a range of crops) to low (where mapping is coarse and map units are described in general terms only), and varies across the state. The SPP Interactive Mapping System does not show ALC Class A and Class B land in areas currently used for urban, defence or industrial purposes².

The focus for this policy is the protection of ALC Class A and Class B land within the rural zone for ongoing agricultural use. In contrast, it is recognised that the primary purpose of the rural residential zone is to provide for residential development on large lots although non-residential uses (such as agriculture) may be appropriate where providing for the day-to-day needs of the area or involving a direct relationship to the land.

How to appropriately integrate the policy

- 2.1 Prioritise agriculture as the preferred land use on ALC Class A or Class B land, where the land is not already allocated or protected for another defined use in planning schemes. In addition to the SPP Interactive Mapping System, detailed information on soils data (including local soil projects) and land evaluation can be found on the www.qld.gov.au/environment/land/soil and www.qld.gov.au/environment/land/soil/soil-data/land-evaluation websites.
- 2.2 Local governments must ensure the mapped areas of ALC Class A and Class B land accurately reflect the role and importance of agriculture in the local area. Where desired a local government may apply a locally appropriate methodology to verify the location of soils important for agriculture in their local area. This could result in either greater or lesser area of land identified in an 'agricultural land' overlay or similar.

2. Current land use is based on the categories of land use and mapping provided by the Queensland Land Use Mapping Program (QLUMP) www.qld.gov.au/environment/land/vegetation/mapping/qlump/. The QLUMP classes used for the urban purpose 'mask' include: manufacturing and industrial; services, transport and communication; utilities; waste treatment and disposal; and residential.

2.3 Manage development to protect ALC Class A or Class B land for agricultural use by:

- Avoiding the creation of residential or rural residential allotments on, or adjacent to, ALC Class A or Class B land.
- Ensuring the level of assessment for a dwelling on a new lot on or adjacent to ALC Class A or Class B land is sufficient to assess the impact of the dwelling on current and potential use of the land for agriculture, including assessment of the potential cumulative impact of dwellings and urban encroachment on the long-term viability of agricultural land uses. Local government may consider making a dwelling on new lots on or adjacent to ALC Class A or Class B land code or impact assessable development, with appropriate planning requirements to prevent the incursion of residential uses into a farming area.
- Minimising, to the greatest possible extent, material impacts from non-agricultural development³ including incorporating a separation area into the design of the non-agricultural development.
- Avoiding, or otherwise minimising, development impacts that adversely impact the soil characteristics and productive capacity of ALC Class A or Class B land.
- Considering the material impact of a development upon the value of current and potential agricultural land use production, the continuity of agribusiness operations and land/pasture condition.

2.4 Consider the cumulative economic impact of a development on ALC Class A or Class B land upon local, regional and statewide agricultural productivity (including water and infrastructure) in terms of both current and planned development activities. Include measures to manage potential adverse impacts on ALC Class A and B land from development on and adjacent to it. Matters to be considered include stormwater run-off and the movement of sediments, pollutants and other contaminants.

2.5 Determine minimum subdivision sizes on ALC Class A

3. If the non-agricultural development is residential development, the separation area should be achieved through appropriate subdivision design that is incorporated into the residential development. Development approval conditions should ensure the provision and maintenance of the separation area. This might be achieved through incorporating a specific land parcel for the separation area into the development, with agreed future management arrangements; or through the definition of building envelopes that determine the location of houses and ancillary structures outside the separation area, for each lot.
4. Guidelines for constructing and maintaining aquaculture containment structures
www.daf.qld.gov.au/_data/assets/pdf_file/0016/50803/Construction-Containment-Structures-Guidelines.pdf.

and ALC Class B land by considering:

- the diversity and needs of current and potential agricultural uses of land;
- the area of land required for a typical agricultural holding to conduct an efficient and successful business based on local agricultural land uses; and
- evidence-based assessments, such as economic analysis of a typical agricultural production system or an analysis of the median holding sizes of typical local successful agricultural enterprises.

Note: a typical holding may consist of an aggregation of individual lots and a typical agricultural system may consist of a mixed enterprise based on a mixture of crops or grazing production.

2.6 Permit agricultural uses not dependent on ALC Class A and B land, such as aquaculture and intensive animal industries, on ALC Class A and B land. However, impacts should be minimised and allow for land remediation, as close as practical, to pre-development conditions. For example, managing soil resources used to create an aquaculture pond in accordance with best practice or industry guidelines⁴.

REFER TO: PART D: Model code provisions
2. Model agricultural land overlay code provisions.

REFER TO: PART E: Supporting information
1. References, industry guidelines and technical resources.

REFER TO: PART E: Supporting information
3. Separation areas between agriculture and non-agricultural land use.

Policy 3

Protecting fisheries resources from development that compromises long-term fisheries productivity and accessibility.

Queensland's fishing and aquaculture industries rely on access to, and the ability to harvest, fisheries resources. Areas that support fisheries resources are critical to the long-term productivity of commercial and recreational fishing, and aquaculture industries. Fisheries resources include fish⁵ and marine plants. They occur in, or rely upon, areas of permanent or intermittent inundation with water that is static, flowing, fresh, brackish or salt, including areas of marine water.

Effective land use planning to protect fisheries resources involves the establishment of a buffer zone between areas hosting fisheries resources and areas of development or other land uses. The buffer will help to:

- protect the long-term integrity and productivity of fisheries resources, including providing for the landward progression of tidal lands associated with accretion process, or erosion and predicted sea level change;
- maintain public access to coasts, rivers and other areas host to fisheries resources; and
- maximise the economic benefits from fisheries production.

How to appropriately integrate the policy

3.1 Protect through appropriate zoning or other measures, areas that host fisheries resources including tidal land, wetlands, water-bodies and waterways.

3.2 Incorporate planning scheme measures that require developments impacting on or adjacent to areas that host fisheries resources to provide buffers that mitigate impacts on these resources areas. Further technical advice regarding buffers can be found in the Queensland Wetland Buffer Guideline (section 4) located on the Queensland Government website wetlandinfo.ehp.qld.gov.au/resources/static/pdf/resources/reports/buffer-guide/wetland-buffer-guideline-14-04-13.pdf.

3.3 Protect, or enhance where practical, access to, and ability to harvest fisheries resources through:

- retaining or establishing appropriately tenured land adjoining foreshore areas and waterways;
- ensuring infrastructure located within and over areas that host fisheries resources is designed to provide for access (e.g. a low bridge or culvert can restrict boat access and in some instances pedestrian access); and
- providing for community maritime infrastructure.

Community maritime infrastructure includes those facilities that have an overriding functional requirement⁶ to be located over tidal land or within waterways (e.g. public boat ramps, pontoons and fishing platforms).

3.4 Maintain access to fisheries resources (both for the public and commercial fishers), wherever practical, by avoiding, or otherwise minimising, the creation of exclusive private access or use of the foreshore.

5. The statutory definition of fish under the *Fisheries Act 1994* is broad and includes most vertebrate and invertebrate aquatic organisms in all stages of their life cycle.

6. Development components that do not have an overriding functional requirement to be located over fish habitats include, for example, car park areas (including for boat ramps), parklands or amenity facilities that do not depend on their location to be over tidal land.

Policy 4

Facilitate the growth in agricultural production and a strong agriculture industry.

Local government planning schemes can enable agricultural development by supporting agricultural activities in the strategic framework and recognising agricultural development as an appropriate land use in the rural zone. Planning schemes can also support existing, lawful agricultural land uses through appropriate separation of new, incompatible development and tailoring development assessment to make the criteria for agricultural development clear, achievable and realistic.

Policy element 4(a)

Considering the value and suitability of land for current or potential agricultural uses when making land use decisions.

How to appropriately integrate the policy

- 4(a)1 Refer to the relevant regional chapter of the Audit for information on the value and capability of land for current and potential agricultural uses.
- 4(a)2 Recognise agriculture as an appropriate land use in rural zones through the zone purpose statement.
- 4(a)3 Minimise fragmentation of rural land that is suitable for agricultural uses, by:
- considering the diversity of current and potential agricultural uses of land to determine viability and consistency of appropriate lot sizes;
 - setting minimum subdivision sizes for rural areas that are consistent with the current area of land required for a typical agricultural holding to conduct an efficient and successful business based on typical local agricultural land uses; and
 - using evidence-based assessments to inform the determination of appropriate lot sizes.

Policy element 4(b)

Considering the planning needs of hard to locate intensive agricultural land uses, such as intensive animal industries and intensive horticulture.

How to appropriately integrate the policy

- 4(b)1 Recognise the planning needs of intensive agricultural land uses as relevant to a local government area through appropriate recognition in the strategic framework and assessment requirements.

REFER TO: The Queensland Agricultural Land Audit for information on the value of particular intensive agricultural land uses in a region.

REFER TO: PART D: Model code provisions
3. Model land use code provisions for poultry farms.

REFER TO: PART E: Supporting information
1. References, industry guidelines and technical resources.

- 4(b)2 Recognise land with appropriate attributes (e.g. slope, distance to processing facilities, distance to sensitive receptors) for more intensive agricultural production and facilitate the development of these areas for intensive agricultural land uses through zones, local plans and appropriate level of assessment.

- 4(b)3 Consider best practice information and industry guidelines in planning for more intensive agricultural land uses.

REFER TO: PART E: Supporting information

1. References, industry guidelines and technical resources.

- 4(b)4 Where new development for sensitive land uses is proposed in the vicinity of an intensive agricultural industry, incorporate appropriate separation areas within the new development to avoid conflict between intensive agricultural uses and other land uses. Compatible agricultural uses can occur within the separation area.

REFER TO: Guidance provided in 4(c) and 4(d) for further information.

REFER TO: PART E: Supporting information
3. Separation areas between agriculture and non-agricultural land use.

- 4(b)5 Recognise the diversity of agricultural production systems and the differing planning requirements of each system.
- 4(b)6 Consider identifying an agricultural area, precinct or overlay, where larger or specialised intensive agricultural uses, or a cluster of compatible agricultural uses, may be encouraged to locate. These identified areas are required to enable, promote and facilitate agribusiness; not be used to prohibit or exclude particular agricultural land uses.

Policy 4(c)

Locating new development (such as sensitive land uses or land uses that have biosecurity risks for agriculture) in areas that minimise the potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures.

How to appropriately integrate the policy

- 4(c)1 In determining the size and nature of separation areas, consider site-specific factors including the:
- sensitivity and densities of the receiving land uses;
 - relative compatibility between the agricultural use and the proposed new development;
 - availability of land for separation areas;
 - type of agricultural activity being operated and the nature of likely emissions e.g. noise, dust, odour, light;
 - typical local conditions such as wind direction, climate conditions and topography; and
 - mitigating influence of vegetation or vegetated buffers.

REFER TO: PART E: Supporting information

3. Separation areas between agriculture and non-agricultural land use.

- 4(c)2 When new or larger separation areas are needed, these separation areas should be located within the new development. This principle protects the prior or existing rights of agricultural producers to continue to practice agriculture on agricultural land.
- 4(c)3 As far as practicable, locate residential and other major infrastructure in areas that do not create unacceptable biosecurity risks.

REFER TO: PART E: Supporting information

1. References, industry guidelines and technical resources.

Policy 4(d)

Considering model levels of assessment and including agriculture development codes (or similar development assessment requirements).

How to appropriately integrate the policy

1. Intensive animal industry—poultry farming

4(d)1 For development that is an intensive animal industry involving poultry farming (including meat or egg production from chickens, ducks, geese, guinea fowl or turkeys):

- consider applying the model levels of assessment for development indicated in Table 1; and
- refer to the relevant industry guidelines for more detailed information.

REFER TO: PART D: Model code provisions

3. Model land use code provisions for poultry farms.

REFER TO: PART E: Supporting information

1. References, industry guidelines and technical resources.

Table 1—Model levels of assessment for poultry farming

Use	Level of assessment	Assessment criteria
Intensive animal industry—poultry farming	Code assessment	
	If in the rural zone and involving up to 1000 birds.	Poultry farming code.
	Impact assessment	
	If in the rural zone and more than 1000 birds.	Poultry farming code and planning scheme.

2. Plantation forestry or cropping where involving forestry for wood production

4(d)2 For development that is cropping, where involving forestry for wood production, and a variation for this form of cropping development is established, apply the relevant level of assessment and mandatory statewide land use code (cropping where involving forestry for wood production) as prescribed in the Queensland Planning Provisions (QPP).

3. Aquaculture

4(d)3 For development that is aquaculture:

- recognise the diversity of aquaculture types, and the different land use planning risks associated with the different types of aquaculture; and
- apply the model development assessment levels in Table 2.

Table 2—Model levels of assessment for aquaculture

Use	Level of assessment	Assessment criteria
Small scale aquaculture (nil discharge)	Self assessment: <ul style="list-style-type: none"> in all zones where using above ground tanks (but not ponds) in rural zone where using above ground tanks or ponds. Otherwise impact.	Code for low impact aquaculture AQUo1 www.daf.qld.gov.au/fisheries/habitats/fisheries-development/self-assessable-codes
Tank aquaculture (nil discharge)	Code assessment: <ul style="list-style-type: none"> if in a rural residential zone or residential zone and within a roofed facility if in a waterfront and marine industry zone, low impact industry zone or rural zone. Otherwise impact.	Aquaculture code— Part A: tank aquaculture (nil discharge).
Pond aquaculture (nil discharge)	Code assessment in a rural zone. Otherwise impact.	Aquaculture code— Part B: pond aquaculture (nil discharge).
Aquaculture (discharging)	Code assessment: <ul style="list-style-type: none"> if in waterfront and marine industry zone and enclosed within a roofed facility if in low impact industry zone and within a roofed facility if in rural zone. Otherwise impact.	Aquaculture code— Part C: aquaculture (discharging).

4. Intensive horticulture

4(d)4 For development that is horticulture⁷:

- maintain lot sizes of sufficient area to allow for effective separation between the horticulture activities and adjacent sensitive land uses;

- consider incorporating advice on best practice location and siting, or an appropriate self-assessable code; and
- consider code assessment, based on relevant assessment criteria, where visual, spray and lighting impacts are anticipated.

7. In some cases, intensive horticultural uses seek to establish in rural residential areas. Local governments need to ensure planning for rural residential areas gives due consideration and includes appropriate measures to manage potential conflict between horticultural and residential uses in these areas. The Department of Agriculture and Fisheries (DAF) is working with the horticulture sector to develop guidelines to assist with planning for intensive horticulture operations.

Policy 4(e)

Facilitating opportunities for mutually beneficial co-existence with development that is complementary to agriculture and other non-agricultural uses that do not diminish productivity.

How to appropriately integrate the policy

- 4(e)1 Recognise the complexity and diversity of modern agricultural enterprises and provide for efficient development approval processes for compatible non-agriculture activities and on-farm handling, processing and sale of agricultural produce.
- 4(e)2 Provide for compatible land uses (such as rural industry or premises used for processing, packaging and storage of products from a rural use, winery, roadside stall or rural workers accommodation) to be exempt or self-assessable uses on agricultural land, where the development does not have a material impact on agriculture.
- 4(e)3 Provide for complementary land uses (such as short-term accommodation, tourist attraction, or tourist park) to be exempt or self-assessable uses on agricultural land, where the development does not have a material impact on agriculture or agricultural land.

Policy 4(f)

Considering the infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains.

How to appropriately integrate the policy

- 4(f)1 Where possible, ensure that the planning scheme supports the infrastructure, transport and services

8. The Audit contains an agricultural profile that includes details about constraints on and opportunities relating to, infrastructure for each region. There is also an infrastructure map for each region, showing key infrastructure components, major agricultural processing plants and natural features relevant to current and future agricultural development (for example, beef processors, saw mills, airports, ports, highways, arterial roads and railways).

necessary to support agriculture and associated supply or value chains, by:

- considering impacts of development approvals on road networks, major freight routes and points of departure for international and interstate markets;⁸
- considering impacts of development approvals on the continued operation or expansion of existing or approved irrigation networks, where appropriate; and
- ensuring infrastructure necessary for agricultural productivity and growth is not constrained by the location of new incompatible development (e.g. ensuring residential development is not located near mooring and offloading areas for commercial fishing fleets).

Policy 4(g)

Protecting the stock route network from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values (conservation, recreational).

How to appropriately integrate the policy

- 4(g)1 Avoid locating development where it is likely to compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use.
- 4(g)2 Where development or land use impacts on a stock route cannot be avoided:
- provide suitable alternate watered stock route access as a condition of any approval; or
 - ensure grade separation where railways, haul roads or other transport infrastructure, crosses the stock route.

Further information on the stock route network is available at www.qld.gov.au/environment/land/stock-routes/.

PART C: Application of interim development assessment requirements

There are no interim development assessment requirements for this state interest.

PART D: Model code provisions

Example model code provisions for the agriculture guidance material have been prepared below that may be adapted by a local government when making or amending a planning scheme. Where a local government seeks to adopt model code provisions, it should ensure the provisions are suitable to local circumstances prior to adoption.

1. Strategic framework— model provisions for agriculture

The following sections provide guidance on provisions that a local government may adapt for inclusion as relevant in its local planning scheme to reflect the state interest for agriculture. It is not intended that a local government would use all of these model provisions verbatim, as local context and tailoring is an essential part of adopting the SPP.

Strategic intent—example text

Agriculture strengthens the character and identity of the area and is recognised for its contribution to a diverse economy, food security and stewardship of the land for future generations.

The planning scheme recognises the importance of agricultural production to the local and regional economy and seeks to provide for appropriate/required urban development and other land uses in a way that not only supports existing agricultural uses, but fosters innovative future-focused agricultural enterprises.

The planning scheme aims to strengthen the relationship between the pattern of settlement and the provision of employment, infrastructure and services, so as to improve the quality of life and overall level of sustainability of the area.

Themes

Key themes of the strategic framework, which have a strong linkage to agriculture are:

- settlement pattern;
- economic development; and
- natural resources and landscape.

Settlement pattern theme

The settlement pattern maximises the continued productivity of agricultural land, particularly in important agricultural areas, and consolidates constructed development in existing urban and rural residential areas. It recognises local characteristics and supports agriculture as a key component of a diverse regional economy.

Urban, industrial and rural residential developments are contained within defined areas to avoid biophysical constraints and natural hazards. They are located to protect natural resources including ALC A and Class B land and to maintain separation areas between discrete communities and activities.

Agricultural growth is supported and opportunities are provided for complementary land uses, particularly in important agricultural areas. Industries that maximise co-existence with agriculture and do not alienate or diminish agricultural productivity are supported.

Strategic outcomes

- Agriculture and land uses which are complementary to, and support, the primary agricultural purpose are the preferred land use in rural areas.
- Agricultural land and areas host to fisheries resources are protected from incompatible development.
- Ad hoc and interspersed residential development that fragments agricultural land and fisheries resources is not supported.
- Settlement patterns provide appropriate areas for urban consolidation and infill to protect agricultural land and activities from urban encroachment and associated development.
- Separation areas are used to maximise, preserve, and protect agricultural production capacity and amenity values of the region.
- Consolidation of allotments containing agricultural land is encouraged.
- Diversification of rural economies is supported by allowing a range of development that supports agriculture including:
 - tourist facilities where compatible with agricultural production; and
 - complementary industry, business and community facilities.

- Recognise and maximise opportunities for co-existence with other industries that do not diminish agricultural productivity.

Specific outcomes

- The pattern of settlement protects existing and supports future agricultural development.
- The potential adverse impacts of urban development on agricultural production activities and water resources are minimised through the consideration of location, design and management.
- Development occurs in an efficient and orderly manner that provides for the logical extension of infrastructure to service development, including agricultural development.
- Townships grow and serve to meet the daily needs of the surrounding rural district, consistent with the scale and intensity of existing urban activities.
- Sufficient separation areas are included between rural industries—production areas, transporting and processing facilities, value adding enterprises—and other land uses.

Land use strategies

- Evolving trends in agricultural development and associated agribusiness are considered in relation to future settlement patterns.
- Amalgamation of lots on agricultural land is supported or land is only subdivided into lots that reflect its capability and suitability for agricultural uses according to uses relevant to the local area.
- Dwelling houses in rural areas are located so that adjacent existing and potential agricultural enterprises are not constrained.
- Potential aquaculture development is facilitated, where impacts to agricultural soil resources such as ALC Class A and Class B land, are minimised.
- The assessment of impacts and potential conflicts between agricultural activities and other land uses is location specific.

Economic development theme

Agriculture and its affiliated industries are a significant employer and contributor to the local and regional economies. Agricultural productivity is facilitated by supporting diverse agricultural developments and ensuring continued access to the natural resources, infrastructure and socioeconomic conditions necessary for the agricultural sector to grow.

Agricultural areas are not only important for food and fibre production, but also for amenity, ecosystem services and community wellbeing. The tourism industry is intrinsically linked to both amenity and the natural environment. Consequently the economic contribution of agriculture is broader than just the direct benefits. Agriculture will provide direct and indirect benefits to the local and regional economies in perpetuity.

Strategic outcomes

- Agricultural land uses that contribute to the local community and wider regional economy are supported by locating incompatible land uses to avoid conflict with agricultural land.
- Opportunities for agricultural and complementary industry development on agricultural land are encouraged.
- Non-agricultural uses in rural zones that complement the local economy and are consistent with the intent of the rural zone are supported where such uses:
 - value-add to agricultural produce and resources and contribute to the diversification of the local rural economy;
 - are compatible with landscape character, scenic amenity, biodiversity and cultural heritage values; and
 - do not alienate ALC Class A or Class B land and minimise impacts on the productive capacity of other agricultural land.

Specific outcomes

- The contribution agriculture makes to the local and regional economy and the diversity of agricultural and fisheries activities are expressed within the local context.
- The economic and employment benefits of the agricultural sector are recognised and encouraged to grow, adapt to changing market and community needs and strengthen the local economy.
- Regionally and locally significant agricultural infrastructure is protected, to ensure its continued function in supporting local economic development.
- Agricultural land is protected and planning measures support a range of innovative, sustainable and compatible agricultural enterprises which contribute to the local economy (e.g. on-farm, value-adding facilities).
- Proximity to markets, processing plants and other industries associated with agriculture and fisheries is considered.
- The industrial and manufacturing capacity of the region supports opportunities for growth in agricultural production.
- Separation areas are incorporated in new development and existing separation areas and buffers around agricultural activities and areas host to fisheries resources are not compromised by further development.

Land use strategies

- Provision is made for multi-function farms involving combinations of production, tourism, processing, transport and retail to contribute to the local and regional economy and underpin viability of agricultural practice where the primary agricultural activity is not compromised.
- Strategic infrastructure planning considers agricultural requirements, such as telecommunications networks, electricity and water provision as well as road and rail transport.
- Access to processing or supply chain services and facilities ancillary to agribusiness is supported.

Natural resources and landscape theme

The planning scheme identifies healthy natural resources as the keystone of a sustainable agriculture sector. Incompatible development that threatens natural resource health is discouraged, so that natural endowments such as productive soils and water supplies can continue to provide direct and indirect social and economic benefits to the local and wider Queensland community.

Important fisheries resources, including tidal land, wetlands, water-bodies and waterways, are valued and managed to sustain a productive commercial, recreational and traditional fishing industry.

Strategic outcomes

- Access to agricultural land and designated water supplies is protected for agricultural uses.
- The planning scheme recognises biosecurity concerns, which may include the introduction and spread of pest and weed species. Measures are adopted to ensure development does not contribute to biological and chemical contamination of food-producing plants and animals, or the environment.
- The suitability of land for agriculture, including its physical attributes, location, infrastructure and socioeconomic factors, informs planning and development decisions.

Specific outcomes

- Agricultural activities and sensitive land use activities are separated and separation areas between agricultural and non-agricultural uses are maintained.
- Rural industries and agricultural production are located and operated to protect and maintain water quality values of surface and groundwater.
- Development is managed to protect agricultural land and fisheries resources from impacts that may lead to resource alienation or fragmentation and diminished productivity. For example, connectivity of waterways and associated terrestrial habitat is protected from inappropriate development.
- Innovative and sustainable agricultural enterprises are promoted and encouraged to establish in rural areas.

Land use strategies

- The unique landscapes, soils and water resources of the local government area are identified.

2. Model agricultural land overlay code provisions

This section provides a suggested model overlay code to be applied to development assessment on ALC Class A and B land in the rural zone.

Application

This overlay code applies to assessing development for material change of use or reconfiguring a lot on ALC Class A or Class B land in the rural zone.

ALC Class A and Class B land is identified in the SPP Interactive Mapping System.

The development assessment provisions apply to non-agricultural development applications where the proposed development is located wholly or partly on, or is adjacent to, ALC Class A or Class B as follows:

- (1) making a material change of use on a lot five hectares or greater, where the development footprint for the change of use will be more than 750 m²; or
- (2) reconfiguring a lot, if under the reconfiguration any lot is less than 40 hectares.

Purpose

The purpose of the agricultural land overlay code is to:

- protect ALC Class A and Class B land in the rural zone for agricultural uses;
- protect ALC Class A and Class B land in the rural zone from fragmentation, alienation or diminished agricultural productivity;
- minimise the potential for conflict between agricultural and other uses on ALC Class A and Class B land; and
- promote agricultural development on ALC Class A and Class B land in the rural zone.

9. The footprint must be, as far as can reasonably be achieved, co-located with or adjacent to existing infrastructure; and in close proximity to the road frontage, or otherwise located, to minimise loss or fragmentation of ALC Class A or Class B land.

Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is not located on ALC Class A or Class B land; or
- (2) where the development will result in permanent impacts on ALC Class A or Class B and there is an overriding need for the development, the permanent impacts on ALC Class A or Class B land are:
 - a. avoided to the greatest extent possible; and
 - b. minimised where the impacts cannot be avoided⁹; or
 - c. mitigated where the impacts cannot be avoided; or
- (3) where the development and any subsequent use is temporary and results in temporary impacts on ALC Class A or Class B land:
 - a. the development and any subsequent use is undertaken within a time limit appropriate to allow restoration of impacted land to its pre-development condition at the conclusion of the development and any associated use;
 - b. any impacted ALC Class A or Class B land is restored to its pre-development condition within that timeframe; or
- (4) the development does not result in fragmentation of ALC Class A or Class B land. This applies to reconfiguring a lot, except where it has been assessed that there is an overriding need in the public interest for a related material change of use and the reconfiguring of a lot is consistent with the material change of use; or
- (5) where the development is located adjacent to ALC Class A or B land, there is an adequate separation area included in the design and layout of the development to prevent any impact from agricultural activities on the amenity or use of the occupants of the development.

Agricultural land overlay code

Reconfiguration of a lot or material change of use on ALC Class A or Class B land in the rural zone	
Performance outcomes	Acceptable outcomes
<p>PO1</p> <p>Lot reconfigurations maintain the opportunity for agricultural production on ALC Class A or Class B land.</p>	<p>AO1.1</p> <p>Reconfiguring a lot on ALC Class A or Class B land does not result in allotment sizes that fragment, alienate or result in loss or diminished productive capacity of ALC Class A or Class B land.</p> <p><i>Editor's note: Minimum lot sizes for each lot must enable continued agricultural viability. Minimum lot sizes should ensure that resulting farm sizes are sufficiently large to allow for a range of crop options over the long-term.</i></p>
<p>PO2</p> <p>Where realigning the boundaries of a lot on, or adjacent to, ALC Class A or Class B land, the realignment:</p> <ul style="list-style-type: none"> • results in a more productive use and management of ALC Class A or Class B land and water for agricultural uses; and • does not lead to increased fragmentation of ALC Class A or Class B land, and does not increase the potential conflict between agricultural and non-agricultural land uses. 	<p>AO2.1</p> <p>The number of new lots, including the balance of the area, is equal to or less than the total number of original lots.</p> <p>AO2.2</p> <p>Provision of adequate separation area between any small lots and nearby agriculture is provided by the new development to ensure nearby ALC Class A or Class B land is protected.</p>
<p>PO3</p> <p>Development for residential purposes or development for other uses potentially incompatible with agriculture does not constrain the productive agricultural use of ALC Class A or Class B land.</p>	<p>AO3.1</p> <p>Residential development is located and separated from ALC Class A or Class B land.</p> <p><i>Editor's note: Part E: Supporting information 3. Separation areas between agriculture and non-agricultural land use provides further advice on determining separation areas.</i></p>

3. Model land use code provisions for poultry farms

This section provides a suggested model land use code to be applied to the development assessment of intensive animal industry land uses that involve poultry farming (including meat and egg production from chickens, ducks, geese, guinea fowl or turkeys).

A local government can apply additional provisions/ codes for poultry farming where they are applicable to all agricultural activities in the rural and agricultural use zones.

The local government may consider this code in conjunction with the model levels of assessment for poultry farming (see Table A, page. 24) of this guideline. When located in the rural zone, it is recommended that code assessment be applied for poultry farms of up to 1000 birds, with impact assessment required for poultry farms of greater than 1000 birds.

All proposed poultry farms that meet the criteria for an Environmentally Relevant Activity (ERA) require an environmental authority under the *Environmental Protection Act 1994*. Assessment of an ERA involves impact assessment of potential air, noise and water impacts by the state government and setting of appropriate conditions. Local governments are encouraged to avoid duplication of this assessment under their planning schemes.

The Poultry farming code refers to setback distances (or setbacks) and to separation distances. Setback distances (or setbacks) are provided between the poultry farm building complex and areas of environmental interest and property boundaries (e.g. see Table A).

Separation distances are provided between the poultry farm building complex and a sensitive land use. Separation distances are determined on a site-by-site basis using either an established formula based approach or odour dispersion modelling (e.g. see AO2.1).

Poultry farming code

Application

This code applies to assessing a material change of use for an intensive animal industry (poultry farming).

Purpose

The purpose of the code is to facilitate the effective and consistent assessment of poultry farming applications in Queensland. The purpose of the code will be achieved where poultry farming is:

- (1) Facilitated in appropriate locations, with the poultry farm building complex¹⁰ separated from sensitive land uses not on the site of the poultry farm and setback from areas of environmental interest and property boundaries; and
- (2) Designed to minimise the impact on adjacent and surrounding sensitive land uses, not on the site of the poultry farm.

10. **Poultry farm building complex**—reflects the definition used for meat chicken farm building complex in the *Queensland Guidelines for Meat Chicken Farms 2012* and includes the sheds used to produce chickens or eggs, associated infrastructure (e.g. silos) and any nearby spent litter/compost stockpiles. It excludes any spent litter utilisation areas. For tunnel-ventilated sheds it includes a distance of 25 metres out from the exhaust end of the sheds.

Assessment criteria

Performance outcomes	Acceptable outcomes
Setbacks	
<p>PO1 The poultry farm building complex must be set back from existing infrastructure and areas of environmental interest, with the setback distance measured from the poultry farm building complex to the relevant feature.</p>	<p>A01.1 The poultry farm building complex is set back from:</p> <ul style="list-style-type: none"> • non-rural zones; • property boundaries; • surface water, wells and bores; • declared fish habitat areas; and • high ecological value waters. <p>Minimum setbacks are provided in accordance with Table A—Poultry farming (over 1000 birds) setback distances. Where involving less than 1000 birds, lesser setbacks may be acceptable.</p> <p>A01.2 The land the poultry farm is developed on has an appropriate area and shape to provide for setbacks of buildings, sheds, dams, internal roads and waste disposal areas from:</p> <ul style="list-style-type: none"> • non-rural land zones; • property boundaries; • surface water, wells and bores; • declared fish habitat areas; and • high ecological value waters. <p>Minimum setbacks are provided in accordance with Table A—Poultry farming (over 1000 birds) setback distances. Where involving less than 1000 birds lesser setbacks may be acceptable.</p>
Separation	
<p>PO2 The poultry farm building complex must be separated from other sensitive land uses (not on the site of the poultry farm) to minimise environmental harm.</p>	<p>A02.1 Separation distances between the poultry farm building complex and a sensitive land use (not on the site of the poultry farm) are determined on a site-by-site basis using either an established formula based approach or odour dispersion modelling.</p> <p>Where involving over 1000 birds, modelled odour levels must be assessed against the following criteria:</p> <ul style="list-style-type: none"> • 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a rural zone; and • 1.0 OU, 99.5%, 1 hour average for the boundary of a non-rural zone. <p>A02.2 Noise from the operation of the poultry farm does not cause unlawful environmental nuisance through:</p> <ul style="list-style-type: none"> • access points and roads which are located to minimise noise impacts on neighbouring sensitive land uses; and • the design and siting of all mechanical equipment, including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the likelihood of off-site vibration.

Performance outcomes	Acceptable outcomes
	<p>The poultry farm building complex must:</p> <ul style="list-style-type: none"> • be separated to minimise the risk of animal to animal disease transfer between farms; and • not interfere with sites or places of significant cultural heritage or nature conservation. <p>Editor’s note: For additional guidance refer to the <i>Queensland Guidelines for Meat Chicken Farms 2012</i>.</p>
Natural environment	
<p>PO3 The design and operation of the poultry farm incorporates integrated water management elements so that:</p> <ul style="list-style-type: none"> • stormwater is prevented from entering sheds and waste storage areas; • stormwater peak discharges and run-off volumes are not increased; and • natural drainage lines and hydrological regimes are maintained as far as practicable. 	<p>A03.1 Locating the poultry farm building complex (including sheds and waste storage areas) on land that is not subject to flooding by the 100 year ARI event.</p> <hr/> <p>A03.2 The base of all sheds is elevated above natural ground level to ensure that stormwater run-off does not enter the sheds.</p>
Landscape	
<p>PO4 The built form of the development is integrated into the landscape, and utilises site topography, existing vegetation supplemented by augmented planting to minimise the visual impact of the development.</p>	<p>A04.1 Retention of existing trees and other vegetation where practicable with provision of supplementary planting to ensure vegetated buffers are established and maintained between the poultry farm and sensitive land uses.</p>
Lighting	
<p>PO5 Any external lighting must be designed to not have an adverse impact on surrounding sensitive land uses.</p>	<p>A05.1 All external lighting is designed and operated in accordance with the <i>Australian Standard AS4282: The control of obtrusive effects of outdoor lighting</i>.</p>

Table A—Poultry farming (over 1000 birds) setback distances

Aspect	Distance in metres (measured from poultry farm building complex to relevant aspect)
Areas of environmental interest	
Surveyed bank of a permanent water course	100
Water supply dam	250
Upper flood margin level of an urban water supply storage	800
Wetlands and tidal waters	250
Other surface waters (not covered by other categories)	100
Property boundaries	
Own property boundary	100
Own property boundary (when also a non-rural zone boundary)	300

4. Model land use code provisions for aquaculture

This section provides a suggested model land use code for aquaculture land uses that makes provision for the different types of aquaculture including self-assessable, recirculating tanks, recirculating ponds and discharging aquaculture. This code will improve consistency of aquaculture development assessment processes in Queensland and ensure that the different scales and forms of aquaculture occur in parts of the local area where they can be most appropriately accommodated.

Small scale aquaculture (nil discharge) is aquaculture that complies with the Code for self-assessable development Code AQUAo1¹¹ under the *Sustainable Planning Act 2009*. The code applies to small scale aquaculture operations that recirculate all water used, so there is no discharge to Queensland waters. No assessment under the planning scheme is required if the activity complies with self assessable code AQUAo1.

Part A: tank aquaculture (nil discharge)

Application

This code applies to assessing applications for aquaculture development made assessable by a planning scheme for tank-based farms that will not discharge to Queensland waters, such as tanks enclosed within a shed. Tanks could contain marine or freshwater.

Purpose

- (1) The purpose of the tank aquaculture (nil discharge) code is to facilitate tank-based aquaculture in suitable locations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. ensuring that tank-based nil discharge aquaculture is appropriately located and avoids impacts to matters of state environmental significance (MSES) and existing infrastructure; and
 - b. minimises impacts to surrounding land uses and natural resources and values in the locality.

11. Self assessable code for low impact aquaculture AQUo1 can be found at <https://www.daf.qld.gov.au/fisheries/habitats/fisheries-development/self-assessable-codes>

Assessment criteria

Criteria for assessable development—Part A: tank aquaculture (nil discharge)	
Performance outcomes	Acceptable outcomes
<p>PO1 Development has no discharge to Queensland waters.</p>	<p>A01.1 Water is fully recirculated within the facility. OR A01.2 Water is managed on site such that it will not reach Queensland waters via overland or stormwater flows.</p>
<p>PO2 Development is located in an appropriate zone.</p>	<p>A02.1 If the development is entirely enclosed within a roofed facility it is a compatible use for the waterfront and marine industry zone, low impact industry zone, residential zone, rural residential zone or rural zone. OR A02.2 If the development is not enclosed within a roofed facility it is a compatible use for the waterfront and marine industry zone, low impact industry zone or rural zone.</p>
<p>PO3 Development is located and designed to minimise impacts to ALC Class A or Class B land.</p>	<p>A03.1 Development is not located on ALC Class A or Class B land. OR A03.2 Aquaculture is located on ALC Class A or Class B land. AND A03.3 It is demonstrated that the development avoids ALC Class A land, where possible. AND A03.4 Where soil is excavated from ALC Class A or B land for the purpose of constructing aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration. AND A03.5 Upon cessation of aquaculture production the soil profile within the aquaculture development area is rehabilitated, as close as practical, to pre-development conditions.</p>

Criteria for assessable development—Part A: tank aquaculture (nil discharge)	
Performance outcomes	Acceptable outcomes
<p>PO4 Development is located and designed to avoid, or otherwise minimise, impacts to areas host to fisheries resources.</p>	<p>AO4.1 A buffer is provided of suitable width to support and protect fish habitat:</p> <p>(1) for tidal fish habitats:</p> <p>(a) 100 metres from highest astronomical tide outside an urban area; or</p> <p>(b) 50 metres from highest astronomical tide within an urban area.</p> <p>(2) for non-tidal fish habitats:</p> <p>(a) 50 metres from bankfull width outside an urban area; and</p> <p>(b) 25 metres from bankfull width within an urban area.</p> <p>AND</p> <p>AO4.2 There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources. For example, water intake infrastructure.</p> <p>Editor's note: <i>When planning and designing buffers refer to the Department of Environment and Heritage Protection's (DEHP) (formerly Department of Environment and Natural Resources) Queensland wetland buffer planning guideline 2011.</i></p>
<p>PO5 Aquaculture development is located and designed to avoid or minimise impacts on the natural environment.</p>	<p>AO5.1 Development is consistent with applicable planning scheme codes relating to impacts on the natural environment.</p> <p>Editor's note: <i>Refer to relevant local government development codes. For example: managing construction impacts, vegetation clearing, waste removal, erosion and sediment control, stormwater management or nuisance.</i></p>
<p>PO6 Development is located outside of, and does not impact on, matters of state environmental significance (MSES), unless a development component has an overriding functional requirement to be located in that area.</p> <p>Editor's note:</p> <ul style="list-style-type: none"> • <i>Aquaculture of marine species is recognised as 'coastal dependent development'.</i> • <i>All necessary approvals that regulate impacts to MSES must be obtained prior to the commencement of any construction activities or operation of the aquaculture development.</i> 	<p>AO6.1 Development component is tidal water intake infrastructure located on tidal land and the tidal land is not a Declared Fish Habitat Area.</p> <p>AND</p> <p>AO6.2 The location, design and work methods will result in the smallest impact and permanent development footprint possible.</p> <p>AND</p> <p>AO6.3 Development avoids designated precincts in strategic environmental areas under the Regional Planning Interests Regulation 2014, Schedule 2, s15(3).</p>

Criteria for assessable development—Part A: tank aquaculture (nil discharge)	
Performance outcomes	Acceptable outcomes
<p>PO7 Tanks used for cultivation of aquaculture fisheries resources or used for water settlement and/or treatment are immune from flooding.</p> <p>Editor's note: <i>For further information refer to Management arrangements for potentially high-risk activities in the context of ecologically sustainable development for aquaculture facilities, Department of Agriculture and Fisheries (DAF).</i></p>	<p>A07.1 Tanks used to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the Q100 flood level.</p> <p>AND</p> <p>A07.2 Tanks used for treatment or settlement of water is constructed so the lowest point on the top of the wall is at least the heights of the Q50 flood level.</p>
<p>PO8 Ponds are designed to avoid leakage.</p> <p>Editor's note: <i>For best practice guidelines for the construction of ponds refer to DAF's Guidelines for constructing and maintaining aquaculture containment structures, 2007.</i></p>	<p>A08.1 Ponds are designed and constructed in accordance with DAF's policy Guidelines for constructing and maintaining aquaculture containment structures, 2007.</p>

Part B: pond aquaculture (nil discharge)

Application

This code applies to assessing applications for aquaculture development made assessable by a planning scheme for excavated pond farms that will not discharge waste to Queensland waters. This may include inland pond farms (e.g. freshwater native fish farms).

Purpose

- (1) The purpose of the pond aquaculture (nil discharge) code is to facilitate the construction of pond-based aquaculture that minimises impacts on surrounding land uses and on existing environmental values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. ensuring that pond aquaculture (nil discharge) is appropriately located and avoids impacts to matters of state environmental significance and existing infrastructure; and
 - b. minimises impacts to surrounding land uses and natural resources and values in the locality.

Assessment criteria

Criteria for assessable development—Part B: pond aquaculture (nil discharge)	
Performance outcomes	Acceptable outcomes
<p>PO1 There is no discharge to Queensland waters.</p>	<p>AO1.1 Water used in ponds is fully recirculated within the facility.</p> <p>OR</p> <p>AO1.2 Water is managed on site such that it will not discharge to Queensland waters via overland or stormwater flows.</p>
<p>PO2 Development is located in an appropriate zone.</p>	<p>AO2.1 If the development involves excavated ponds, it is a compatible use for the rural zone only.</p>

Criteria for assessable development—Part B: pond aquaculture (nil discharge)

Performance outcomes

Acceptable outcomes

PO3

Development is located and designed to minimise impacts to ALC class A or B land.

AO3.1

Development is not located on ALC Class A or Class B land.

OR

AO3.2

Aquaculture is located on ALC Class A or Class B land.

AND

AO3.3

It is demonstrated that the development avoids ALC Class A land, where possible.

AND

AO3.4

Where soil is excavated from ALC Class A or B land for the purpose of constructing aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration.

AND

AO3.5

Upon cessation of aquaculture production the soil profile within the aquaculture development area is rehabilitated, as close as practical, to pre-aquaculture development conditions.

Editor's note: For best practice guidelines for the construction of ponds refer to DAF's Guidelines for constructing and maintaining aquaculture containment structures, 2007.

PO4

Development is located and designed to avoid, or otherwise minimise, impacts to areas host to fisheries resources.

AO4.1

A buffer is provided of suitable width to support and protect fish habitat:

- (1) for tidal fish habitats:
 - (a) 100 metres from highest astronomical tide outside an urban area; or
 - (b) 50 metres from highest astronomical tide within an urban area.
- (2) for non-tidal fish habitats:
 - (a) 50 metres from bankfull width outside an urban area; and
 - (b) 25 metres from bankfull width within an urban area.

AND

AO4.2

There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources. For example, water intake infrastructure.

Editor's note: Refer to DEHP's Queensland wetland buffer planning guideline, (formerly Department of Environment and Resource Management) 2011.

Criteria for assessable development—Part B: pond aquaculture (nil discharge)	
Performance outcomes	Acceptable outcomes
<p>PO5 Development is located to avoid or minimise impacts on the natural environment.</p> <p>Editor's note:</p> <ul style="list-style-type: none"> All necessary approvals that regulate impacts to the natural environment must be obtained prior to the commencement of any construction activities or operation of the aquaculture development. Separate approvals may be required under other state or federal legislation. Bilateral agreements may apply. 	<p>No acceptable outcome prescribed.</p> <p>Editor's note: Refer to relevant local government development codes. For example: managing construction impacts, vegetation clearing, waste removal, erosion and sediment control, stormwater management or nuisance.</p>
<p>PO6 Development is located outside of, and does not impact on, matters of state environmental significance (MSES), unless a development component has an overriding functional requirement to be located in that area.</p> <p>Editor's note:</p> <ul style="list-style-type: none"> Aquaculture of marine species is recognised as 'coastal dependent development'. All necessary approvals that regulate impacts to MSES must be obtained prior to the commencement of any construction activities or operation of the aquaculture development. 	<p>A06.1 Development component is tidal water intake infrastructure located on tidal land required for land based aquaculture.</p> <p>AND</p> <p>A06.2 The location, design and work methods will result in the smallest impact and permanent development footprint possible.</p> <p>AND</p> <p>A06.3 Development avoids designated precincts in strategic environmental areas under the Regional Planning Interests Regulation 2014, Schedule 2, s15(3).</p>
<p>PO7 Ponds used for cultivation of aquaculture fisheries resources or used for water settlement and/or treatment are immune to flooding.</p> <p>Editor's note: For further information refer to DAF's Management arrangements for potentially high-risk activities in the context of ecologically sustainable development for aquaculture facilities.</p>	<p>A07.1 Ponds used to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the Q100 flood level.</p> <p>AND</p> <p>A07.2 Ponds used for treatment and settlement are constructed so that the lowest point on the top of the wall is at least the height of Q50 flood level.</p>
<p>PO8 Ponds are designed to avoid leakage.</p> <p>Editor's note: For best practice guidelines for the construction of ponds refer to DAF's Guidelines for constructing and maintaining aquaculture containment structures, 2007.</p>	<p>A08.1 Ponds are designed and constructed in accordance with DAF's policy Guidelines for constructing and maintaining aquaculture containment structures, 2007.</p>

Part C: aquaculture (discharging)

Application

This code applies to assessing applications for aquaculture development made assessable by a planning scheme for aquaculture that discharges to Queensland waters. This may include:

- (a) large-scale pond farms (e.g. prawn farms); or
- (b) smaller-scale marine hatcheries that use either ponds or enclosed containers (eg. barramundi hatcheries).

Purpose

- (1) The purpose of the aquaculture (discharging) code is to facilitate the construction of aquaculture that requires discharge to Queensland waters, to minimise impact on surrounding land uses and existing environmental values.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. ensuring that aquaculture farms that discharge are appropriately located and avoid impacts to matters of state environmental significance and existing infrastructure; and
 - b. minimises impacts to surrounding land uses and natural resources and values in the locality.

Assessment criteria

Criteria for assessable development—Part C: aquaculture (discharging)	
Performance outcomes	Acceptable outcomes
<p>PO1 The development is located in an appropriate zone.</p>	<p>AO1.1 If the development involves excavated ponds, it is a compatible use for the rural zone only.</p> <p>OR</p> <p>AO1.2 If the development is entirely enclosed within a roofed facility (eg. a marine hatchery) it is a compatible use for the waterfront and marine industry zone or low impact industry zone.</p>

Criteria for assessable development—Part C: aquaculture (discharging)	
Performance outcomes	Acceptable outcomes
<p>PO2 Development is located and designed to minimise impacts to ALC Class A or Class B land.</p>	<p>AO2.1 Tank-based aquaculture may be located on ALC Class A or Class B land. OR</p> <p>AO2.2 Pond-based aquaculture is not located on ALC Class A or Class B land. OR</p> <p>AO2.3 Pond-based aquaculture is located on ALC Class A or Class B land. AND</p> <p>AO2.4 The development avoids ALC Class A, wherever possible. AND</p> <p>AO2.5 Where soil is excavated from ALC class A and B land for the purpose of constructing aquaculture infrastructure, the soil is to be retained, protected and treated on site to allow for future land restoration. AND</p> <p>AO2.6 Upon cessation of aquaculture production the soil profile within the aquaculture development area is rehabilitated, as close as practical, to pre-aquaculture development conditions.</p> <p><i>Editor's note: Further information can be found in DAF's Guidelines for constructing and maintaining aquaculture containment structures, 2007.</i></p>
<p>PO3 Development is located and designed to avoid, or otherwise minimise, impacts to areas host to fisheries resources.</p>	<p>AO3.1 A buffer is provided of suitable width to support and protect fish habitats:</p> <ol style="list-style-type: none"> (1) for tidal fish habitats: <ol style="list-style-type: none"> (a) 100 metres from highest astronomical tide outside an urban area; or (b) 50 metres from highest astronomical tide within an urban area. (2) for non-tidal fish habitats: <ol style="list-style-type: none"> (a) 50 metres from bankfull width outside an urban area; and (b) 25 metres from bankfull width within an urban area. <p>AND</p> <p>AO3.2 There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources. For example, water intake infrastructure.</p> <p><i>Editor's note: Refer to DEHP's Queensland wetland buffer planning guideline, (formerly Department of Environment and Resource Management) 2011.</i></p>

Criteria for assessable development—Part C: aquaculture (discharging)	
Performance outcomes	Acceptable outcomes
<p>PO4 Aquaculture development is located to avoid or minimise impacts on the natural environment.</p> <p>Editor's note:</p> <ul style="list-style-type: none"> All necessary approvals that regulate impacts to the natural environment must be obtained prior to the commencement of any construction activities or operation of the aquaculture development. Separate approvals may be required under other state or federal legislation. Bilateral agreements may apply. 	<p>AO4.1 Development is consistent with applicable planning scheme codes relating to impacts on the natural environment.</p> <p>Editor's note: Refer to relevant local government development codes. For example: managing construction impacts, vegetation clearing, waste removal, erosion and sediment control, stormwater management or nuisance.</p>
<p>PO5 Development is to be located outside of, and not impact on, matters of state environmental significance (MSES), unless a development component has an overriding functional requirement to be located in that area.</p> <p>Editor's note:</p> <ol style="list-style-type: none"> Aquaculture of marine species is recognised as 'coastal dependent development'. All necessary approvals that regulate impacts to MSES must be obtained prior to the commencement of any construction activities or operation of the aquaculture development. 	<p>AO5.1 Development component is tidal water intake or outlet infrastructure located on tidal land required for land based aquaculture.</p> <p>AND</p> <p>AO5.2 The location, design and work methods result in the smallest impact and permanent development footprint possible.</p> <p>AND</p> <p>AO5.3 Development avoids designated precincts in strategic environmental areas under the Regional Planning Interests Regulation 2014, Schedule 2, s15(3).</p>
<p>PO6 Ponds used for cultivation of aquaculture fisheries resources or used for water settlement and/or treatment are immune to flooding.</p> <p>Editor's note: For further information refer to DAF's Management arrangements for potentially high-risk activities in the context of ecologically sustainable development for aquaculture facilities.</p>	<p>AO6.1 Ponds used to cultivate aquaculture fisheries resources are constructed with the lowest point of the top of wall at least the height of the Q100 flood level</p> <p>AND</p> <p>AO6.2 Ponds used for treatment and settlement are constructed so that the lowest point on the top of the wall is at least the height of Q50 flood level.</p>
<p>PO7 Ponds are designed to avoid leakage.</p> <p>Editor's note: For best practice guidelines for the construction of ponds refer to DAF's Guidelines for constructing and maintaining aquaculture containment structures, 2007.</p>	<p>AO7.1 Ponds are designed and constructed in accordance with DAF's policy Guidelines for constructing and maintaining aquaculture containment structures.</p>

PART E: Supporting information

1. References, industry guidelines and technical resources

Queensland Agricultural Land Audit

- www.daf.qld.gov.au/environment/ag-land-audit

Agricultural land evaluation

- Information on agricultural land evaluation www.qld.gov.au/environment/land/soil/soil-data/land-evaluation

Agricultural planning

- Queensland Farmers Federation, Planning for Healthy Agriculture – A toolkit for good practice planning for prosperous agriculture in Queensland (2015) www.qff.org.au/wp-content/uploads/2012/02/QFF-Guide-to-planning.pdf

Aquaculture

- Guidelines for constructing and maintaining aquaculture containment structures www.daf.qld.gov.au/__data/assets/pdf_file/0016/50803/Construction-Containment-Structures-Guidelines.pdf
- Assessment of chemical contamination in site selection for aquaculture https://www.daf.qld.gov.au/__data/assets/pdf_file/0020/62183/Site-ID-Chemical-Contamination.pdf

Biosecurity

- Information about moving plants, plant products or related risk items, such as soil and machinery, from one area to another <https://www.daf.qld.gov.au/plants/moving-plants-and-plant-products>
- Pest distribution maps and movement control area maps www.daf.qld.gov.au/plants/weeds-pest-animals-ants/pest-mapping/annual-pest-distribution-maps
- Pest animal barrier fences www.daf.qld.gov.au/biosecurity/about-biosecurity/Biosecurity-Act-2014/Local-government-weed-and-pest-management/pest-animal-barrier-fences
- Weed and pest animal species specific guidelines www.daf.qld.gov.au/plants/weeds-pest-animals-ants/legislation-policies-permits/guidelines

Economic data

- Economic data for agriculture is available for a number of local government areas home.id.com.au/id-community/local-govt-products/economyid

Intensive animal industries

- Queensland Guidelines for Meat Chicken Farms 2012 www.daf.qld.gov.au/__data/assets/pdf_file/0006/60567/chicken-meat-guidelines.pdf
- National Environmental Guidelines for Piggeries, Second Edition 2010. australianpork.com.au/wp-content/uploads/2013/10/National-Environmental-Guidelines-for-Piggeries.pdf
- Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland www.business.qld.gov.au/industry/agriculture/animal-management/cattle/feedlots/techniques

Minimum lot sizes for farms

- Strahan, Roderick. (1998) *Farm size guidelines for horticultural cropping in north Queensland.*
- Strahan, Roderick. (1999) *Farm size guidelines for horticultural cropping in the Granite Belt district.*
- Strahan, Roderick and Hardman, J.R. Peter. (1998) *Farm size guidelines for horticultural cropping in the Sunshine Coast region.*
- Strahan, Roderick and Hardman, J.R. Peter. (2000) *Farm size guidelines for horticultural cropping in the Lockyer and Fassifern.*

Soils

- Information on soils www.qld.gov.au/environment/land/soil

2. Mapping information

Spatial data

- Queensland Spatial Catalogue — QSpatial provides data in a variety of formats available for download and/or purchase.
<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

Online mapping

- SPP Interactive Mapping System provides mapping to assist in spatially representing some plan making requirements—Department of Infrastructure, Local Government and Planning.
<http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html>

3. Separation areas between agriculture and non-agricultural land use

This section provides planning measures and technical guidance to help minimise conflict between agriculture and non-agricultural land uses.

3.1 Key considerations for separation areas

Agricultural land uses should be located so as not to cause undue impact on residential or other land uses. Similarly non-agricultural land uses adjacent to current or potential agricultural land uses should be sited and separated to minimise adverse impacts on agricultural production.

The local planning instrument should minimise conflicts through clear and appropriate regulatory requirements which address:

- (i) amenity measures;
- (ii) minimum separation areas; and
- (iii) responsibility for ownership and maintenance of separation areas.

The following section provides information for determining appropriate separation areas and amenity measures.

3.1.1 Separating agricultural land from incompatible uses

Vegetated corridors or open spaces may be used for the purposes of a separation area, as well as to contain urban development and preserve land for recreation, agriculture and forestry. In some instances, areas used for low intensity agricultural production, with limited potential to cause land use conflicts, may also be suitable to separate more intensively farmed agricultural land from encroaching incompatible uses. Examples of land uses that may be compatible include forestry, plant nurseries, horse trails, walking/cycling tracks, sport fields or other recreational activities.

3.1.2 Designing urban areas to incorporate separation areas

Incorporating a separation area into the design of a new residential development is another method to facilitate coexistence. For example, for large residential developments adjoining agricultural land, adequate separation can be achieved through appropriate subdivision design. The required separation area can be either incorporated into:

- adjoining residential allotments with development approval conditions stipulating how development on each lot will maintain the separation area (e.g. by defining a building envelope for the location of houses and ancillary structures);
- one lot for the entire separation area with an agreed future management regime that clearly identifies management responsibilities.

Local planning instruments can achieve this by specifying lot sizes large enough to incorporate the desired separation area into the allotment design. Certain facilities and uses, such as public open spaces, road reserves and golf courses, can also be located and designed to act as a separation area.

3.1.3 Temporary separation areas

In areas experiencing high levels of urban growth, relatively large areas of land may be required for urban development. Where agricultural land is designated for future urban development, temporary separation areas may be required at particular development stages to protect continuing agricultural operations until that agricultural land is developed for residential use.

Where a change in land use from agriculture to another use is being considered, the impact of the change on existing agricultural land uses should be considered. Local planning instruments could identify potential agricultural areas and incorporate a separation area into the requirements of future subdivision design.

3.1.4 Minimising amenity impacts

Residential housing activities in rural areas may be sensitive and therefore incompatible with adjoining agricultural land uses. Separation areas established within the non-rural use lot and planted with trees, shrubs and grasses may address amenity issues and minimise the potential for impacts from adjoining agricultural uses. Other mitigation methods include house orientation and attenuating construction techniques.

3.2 Maintaining separation areas

Separation areas should be properly designed to avoid time consuming and costly maintenance requirements while achieving their maximum desired effect of separating conflicting land uses or unacceptable biosecurity risks. However, it will be necessary to ensure ongoing maintenance of buffer areas, including replanting, thinning, management for fire protection, herbicide damage, weeds, feral animals, litter build-up etc. Where natural vegetation is used as a separation area, management should meet objectives of both nature conservation and separation performance.

To achieve effective management, clear responsibilities should be determined before the separation area is implemented. Responsibility for maintenance will largely be determined by ownership. Ownership and tenure may vary depending on the circumstances, and can vary over the area. An area designated as a 'separation area' does not need to change tenure.

The recommended mechanism for maintenance requirements is through planning conditions imposed on a development approval.

3.3 Buffers to fisheries habitat

Buffers or buffer zones are recognised as a valuable and legitimate planning tool for separating incompatible uses from fish habitats. Rivers and other waterways are dynamic systems that change course over time through the natural processes of erosion and accretion. Appropriate buffer zones will protect adjacent land-uses and infrastructure from the impacts of this natural movement.

The following buffer widths are provided as a recommended starting point from which site specific requirements can be determined:

- (a) for tidal areas outside of an urban area, the recommended buffer width is 100 metres, set back from the level of Highest Astronomical Tide (HAT);
- (b) for tidal areas within an urban area the recommended buffer width is 50 metres, set back from the level of HAT;
- (c) for non-tidal areas, outside of an urban area, the recommended buffer width is 50 metres setback from freshwater fish habitats; and
- (d) for non-tidal areas within an urban area, the recommended buffer width is 25 metres setback from freshwater fish habitats.

The recommended buffer widths can incorporate natural vegetation and other buffer elements. Refer to the *Queensland Wetland Buffer Planning Guideline, 2011 for technical information in determining appropriate buffer widths* available at wetlandinfo.ehp.qld.gov.au/resources/static/pdf/resources/reports/buffer-guide/wetland-buffer-guideline-14-04-13.pdf.

Responsibility for the establishment and maintenance of fish habitat buffers rests with the landowner, body corporate or management authority on whose land the buffer is located.

Additional information

The fisheries guidelines for Fish Habitat Buffer Zones (FHG 003) provides the technical background for recommended buffer zone widths.

3.4 Chemical spray drift

The off-target movement of agricultural chemicals can cause concern to residents in proximity to agricultural land uses. The causes of spray drift are one or a combination of the following:

- i. spraying in unsuitable weather conditions
- ii. inappropriate use of spray equipment (i.e. when the use is inconsistent with the manufacturer's instructions or training guidelines)
- iii. using an unsuitable (e.g. unregistered or unapproved) agricultural chemical formulation for a particular use or in a particular area
- iv. using a droplet size that is too small.

Regulation of chemical use is tightly controlled by existing state and federal legislation.

To minimise downstream effects of spray drift property management systems should be implemented before the crop is sown. These systems should:

- i. determine and provide for mitigation measures to avoid potential conflict with other land users
- ii. include adequate and appropriate separation between cropped area, requiring agricultural chemical spray and other land
- iii. establish a spray drift awareness zone around field to be sprayed.

Property management systems are voluntary and designed on-farm to manage coexistence with other existing or potential adjoining land uses. New development locating near existing agricultural operations will require mitigation measures to be incorporated into the design of the proposed development so as not to impact lawful agricultural activity.

3.4.1 Separation areas for chemical spray drift reduction

Separation areas can minimise downwind impacts of spray drift and should be determined on a case-by-case basis accounting for variability of terrain and atmospheric conditions. Local governments should ensure minimum separation areas address federal and state regulation requirements and meet best practice standards. There may not be a suitable single distance for a buffer zone and separation areas may vary depending on the chemical being used.

Vegetated separation areas (including multiple rows of trees) will not capture 100 per cent of the chemical spray drift, but may reduce spray drift to less than 1 per cent at a sensitive receptor when managed in terms of porosity, litter build up and noxious weed and pest control to ensure effectiveness.

3.4.2 Vegetative buffer criteria

Research into the behaviour of pesticide spray drift has shown that vegetation screens can provide effective barriers to spray drift where they meet the following criteria:

- i. contain random plantings of a variety of tree and shrub species of differing growth habits
- ii. include species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets
- iii. provide a permeable barrier which allows air to pass through the buffer
- iv. foliage is from the base to the crown
- v. include species which are fast growing and hardy
- vi. have a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher
- vii. have mature height and width dimensions which do not detrimentally impact upon adjacent cropped land
- viii. include an area clear of vegetation or other flammable material to either side of the vegetated area
- ix. are well maintained and free from weeds and other pests.

Additional information

- *Agricultural chemicals users' manual—Guidelines and principles for responsible chemical use*
www.daf.qld.gov.au/plants/agvet-chemicals-and-residues/chemical-use/agricultural-chemical-users-manual
- *Australian Pesticides and Veterinarian Medicines Authority (APVMA) operating principles* in relation to spray drift risk
archive.apvma.gov.au/archive/spray_drift/op_principles.php

3.5 Odour

Odour in rural areas can arise from the use of agricultural chemical sprays, fertilisers (inorganic and organic), effluent disposal, intensive livestock (e.g. feedlots, piggeries and poultry farms), composting plants and other seasonal agricultural practices such as burning.

Odour is often a major factor in many complaints to local government about off-site chemical spray drift. Some agricultural chemicals contain ‘markers’ (strong odours) to allow easy identification and these markers or mixing agents are sometimes detected at a distance from the target area.

Factors influencing the separation area required between agricultural land and residential areas include the nature of the agricultural activity, site factors and levels of management. The location of such activity and other development should be carefully considered in areas with poor dispersion conditions e.g. valleys. The separation area between a proposed residential development and existing or approved intensive livestock facilities or composting facilities should conform to standards specified in the relevant industry specific guidelines.

3.5.1 Separation area criteria

Odour mitigation measures vary depending on agricultural use and must comply with air quality objectives outlined in Environmental Protection (Air) Policy 2008 (Schedule 1).

Example odour reduction measures include:

- i. separation areas—determined on a site-by-site basis;
- ii. buffer area—designed by a qualified consultant; or
- iii. some other measure that meets the performance outcome.

Applicants who wish to propose alternative odour reduction measures should consider the following factors that influence odour dispersion:

- i. atmospheric stability wind speed and direction
- ii. terrain/topography and drainage flows
- iii. vegetation density
- iv. impact location
- v. odour source e.g. composting, chemical formulation, effluent disposal etc.

Additional information

- *Environmental Protection Act 1994*
- *Environmental Protection (Air) Policy 2008—Schedule 1, air quality objectives*
- Industry guidelines for animal industries, as identified in the following table

Land use	Guideline	Website
Meat chicken farms	Queensland guidelines for meat chicken farms 2012	www.daf.qld.gov.au/__data/assets/pdf_file/0006/60567/chicken-meat-guidelines.pdf
Piggeries	National environmental guidelines for piggeries 2nd edition	australianpork.com.au/wp-content/uploads/2013/10/National-Environmental-Guidelines-for-Piggeries.pdf
Feedlots	Reference manual for the establishment and operation of beef cattle feedlots in Queensland	www.business.qld.gov.au/industry/agriculture/animal-management/cattle/feedlots/techniques

3.6 Noise

Many noisy activities associated with agriculture are intermittent and may only affect a particular adjacent residence for a few hours several times a year. Rural activities associated with agricultural production and processing should meet the general environmental duty requirements as per the *Environmental Protection Act 1994*.

Where it can be shown that noise generated from an activity is reasonable or there are no practicable alternatives, it is not a breach of the general environmental duty of care. Noise generated by agricultural activities should be managed and comply with the acoustic quality objectives in the Environmental Protection (Noise) Policy 2008 (EPP Noise). Noise should be measured in accordance with the latest version of the noise measurement manual.

3.6.1 Noise level

In some instances there may be legitimate and lawful changes in agricultural activities: for example, a farmer changes from intensive cropping to intensive irrigated cropping practices. The use of pumps and irrigation equipment may be noisier than previous agricultural activities and thus change the noise design goals required on the developer.

In circumstances where existing long-term agricultural noise sources are close to a proposed residential development, the proponent of the new development may consider subsidising measures to reduce noise. These may include funding machinery enclosures, mufflers, noise barriers on-farm and/or house design elements such as double glazing or air-conditioning to complement subdivision layout and design measures to meet the performance criteria EPP Noise.

Developers who wish to propose alternative noise reduction measures should determine noise levels at specific representative sites and demonstrate that the acoustic quality objectives for residential areas as set out in the EPP Noise are not exceeded.

3.6.2 Example performance criteria and acceptable outcomes

The example performance criteria and acceptable outcomes below provide information on how new residential development can be planned to avoid noise conflicts between existing agricultural land uses and proposed residential areas.

Noise from agricultural activities

Objective: To locate new residential areas so that noise from agricultural activities is attenuated to safeguard amenity in noise sensitive places.

Performance Criteria	Acceptable Solutions
<p>PO1 Residential development to be located or incorporate designs to minimise the impact of noise in excess of the duration threshold from day-time agricultural activities at dwelling within the development.</p>	<p>A01.1 The separation area between the residential development and agricultural land use is sufficient to meet the acoustic quality objectives set out in the EPP Noise. OR A01.2 A buffer width and design based on a report from a qualified acoustic consultant acceptable to council detailing relevant factors and verifying that the acoustic quality objectives consistent with the EPP Noise will be met at sensitive receptors within the development. OR A01.3 Other measures which meet the performance criteria and which are acceptable to council.</p>
<p>PO2 Residential development to be located or incorporate designs to minimise the impact of noise in excess of the duration threshold from night-time agricultural activities at dwellings within the development.</p>	<p>A02.1 The separation distance between the residential development and agricultural land use is sufficient to mitigate impact of noise in compliance with EPP Noise. OR A02.2 A buffer width and design based on a report from a qualified acoustic consultant acceptable to council detailing relevant factors and verifying that noise design goals will be consistent with the acoustic quality objectives in the EPP Noise at sensitive receptors within the development. OR A02.3 Other measures which meet the performance criteria and which are acceptable to council.</p>
<p>PO3 In areas of aerial agricultural activity, development should be located to minimise noise from aircraft.</p>	<p>A03.1 The separation distance between the dwelling and agricultural land use must comply with Civil Aviation Order 20.21 which prohibits aircraft flying closer than 100 metres to a private dwelling.</p>

Additional information

- *Environmental Protection (Noise) Policy 2008*

3.7 Dust, smoke and ash from agricultural activities

Certain agricultural land uses, such as the burning of crop stubble, cane firing prior to harvest, tractor/harvester movement, and the transport of agricultural product, can generate dust, smoke and ash. While these activities are intermittent and generally seasonal, they can be unpleasant for adjacent residential developments. Incorporating appropriate separation areas and vegetative buffers into the design of new residential developments adjoining or near to agricultural lands will minimise the impact of dust, smoke and ash. Mitigation measures must meet environmental values and air quality objectives Schedule 1 of the *Environmental Protection (Air) Policy 2008*.

3.7.1 Example performance criteria and acceptable outcomes

The example performance criteria and acceptable outcomes below provide information on how new residential development can be planned to avoid conflicts between existing agricultural land uses and residential areas concerning dust, smoke and ash arising from agricultural activities.

Objective: To locate new residential areas so that the impact of dust, smoke and ash generated by agricultural activities on residential areas is minimised.

Performance Criteria	Acceptable Solutions
<p>PO1 Residential development to be located or incorporate measures to minimise the impact of dust, smoke and ash generated by agricultural activities.</p>	<p>A01.1 A separation distance between the residential development and agricultural land. OR A01.2 A well-maintained vegetative buffer designed or approved by a consultant to council, between the residential development and adjacent agricultural land. OR A01.3 Other measures which meet the performance criteria acceptable to council.</p>

Additional information

- *Environmental Protection (Air) Policy 2008*

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