

Division 5 Aquaculture Code

5.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Aquaculture Code are the following:-
 - (a) The amenity and character of adjoining land and the surrounding area is maintained;
 - (b) The environmental values and scenic amenity qualities of the **site**, adjacent lands and surrounding areas is maintained; and
 - (c) The siting and physical form of the development are appropriate for the **site**.

5.2 Compliance with the Aquaculture Code

Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.5 – Assessment Criteria for Assessable Development* contained in Section 5.4 complies with the Aquaculture Code.

5.3 Development Requirements

The development requirements of this code relate to the following elements:-

- (1) Setbacks and Buffers
- (2) Building Form and Appearance
- (3) Artificial Lighting
- (4) Road Access
- (5) Solid and Liquid Waste Disposal

5.4 Development Requirements Table

Table 6.1.5: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Setbacks and Buffers	
<p>SO 1 All buildings, other structures, ponded areas, equipment and materials storage areas, feed storage areas, waste disposal areas and washdown areas associated with the use of land for aquaculture purposes are located on the site in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; (2) is in keeping with the desired or established character of the area; and (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the development site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (d) spread of vermin. 	<p>PS 1 Unless a greater setback is required by another applicable code, the following clearances are maintained between the property boundaries to the site and any buildings, ponded areas, equipment and materials storage areas, waste disposal areas, washdown areas and structures (other than fences and retaining walls) associated with the use of land for aquaculture purposes:-</p> <ol style="list-style-type: none"> (1) 20m between the road boundary and any part of the land being used for aquaculture purposes; (2) 20m between any side or rear boundary and any part of the land being used for aquaculture purposes; (3) no less than 500m between a sensitive land use and any part of the land being used for aquaculture purposes; (4) 100m between any part of the land being used for aquaculture purposes and:- <ol style="list-style-type: none"> (a) an existing building used for residential purposes; or (b) a building under construction for residential purposes; and (c) the closest part of a building pad approved by Council on a plan of subdivision. <p>For purposes of this provision the road boundary includes any identified probable future land acquisition line.</p>
<p>SO 2 Aquaculture activities do not have detrimental impacts on water quality in water supply catchments.</p>	<p>PS 2 Aquaculture activities are at least 800m from the full supply level of Lake Kurwongbah (RL 21 AHD) or Lake Samsonvale (RL 39.63 AHD).</p>

Specific Outcomes for Assessable Development	Probable Solutions
Building Form and Appearance	
<p>SO 3 All buildings and other structures associated with the use of land for aquaculture purposes have an appearance which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(2) is in keeping with the desired or established character of the area.</p>	<p>PS 3.1 A landscaped buffer having a minimum width of 5m that screens the use from roads and adjoining properties is provided and maintained in accordance with the provisions of <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 Unless specific appearance requirements for building work are required by another applicable code, all buildings and other structures associated with the use have an external colour scheme that incorporates the use of up to three of the colours listed in <i>Schedule A</i> of this code.</p>
Artificial Lighting	
<p>SO 4 Artificial lighting does not cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p>PS 4 Artificial lighting associated with the use of land for aquaculture purposes is directed and shielded in such a manner to comply with the requirements of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of these requirements, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Road Access	
<p>SO 5 The site has access to a dedicated road capable of adequately catering for the reasonable everyday demand of the aquaculture activity on a long term basis.</p>	<p>PS 5 The site has direct practical access to the standard prescribed in the parking code¹ to a dedicated road.</p>
Solid and Liquid Waste Disposal	
<p>SO 6 Solid and liquid waste, generated by the aquaculture activity, is dealt with in a manner that does not result in any on-site or offsite contamination of soil and ground or surface waters or any nuisance or annoyance to the users of adjacent land.</p>	<p>PS 6 No solution provided.</p>

¹ The Access and Parking Code.