

## 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
<b>Setbacks and Buffers</b>	
<p><b>SO 1</b> All buildings, other <b>structures</b>, ponded areas, equipment and materials storage areas, feed storage areas, waste disposal areas and washdown areas associated with the use of land for <b>aquaculture</b> purposes are located on the <b>site</b> in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the existing or desired streetscape for the area;</li> <li>(2) is in keeping with the desired or established character of the area; and</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the development <b>site</b>, having regard to:-               <ol style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) natural light and ventilation; and</li> <li>(d) spread of vermin.</li> </ol> </li> </ol>	<p><b>PS 1</b> Unless a greater setback is required by another applicable code, the following clearances are maintained between the property boundaries to the <b>site</b> and any buildings, ponded areas, equipment and materials storage areas, waste disposal areas, washdown areas and <b>structures</b> (other than fences and retaining walls) associated with the use of land for <b>aquaculture</b> purposes:-</p> <ol style="list-style-type: none"> <li>(1) 20m between the road boundary and any part of the land being used for <b>aquaculture</b> purposes;</li> <li>(2) 20m between any side or rear boundary and any part of the land being used for <b>aquaculture</b> purposes;</li> <li>(3) no less than 500m between a <b>sensitive land use</b> and any part of the land being used for <b>aquaculture</b> purposes;</li> <li>(4) 100m between any part of the land being used for <b>aquaculture</b> purposes and:-               <ol style="list-style-type: none"> <li>(a) an existing building used for residential purposes; or</li> <li>(b) a building under construction for residential purposes; and</li> <li>(c) the closest part of a building pad approved by <b>Council</b> on a plan of subdivision.</li> </ol> </li> </ol> <p>For purposes of this provision the road boundary includes any identified <b>probable future land acquisition line</b>.</p>
<p><b>SO 2</b> <b>Aquaculture</b> activities do not have detrimental impacts on water quality in water supply catchments.</p>	<p><b>PS 2</b> <b>Aquaculture</b> 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
<b>Building Form and Appearance</b>	
<p><b>SO 3</b> All buildings and other <b>structures</b> associated with the use of land for <b>aquaculture</b> 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><b>PS 3.1</b> 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;"><b>AND</b></p> <p><b>PS 3.2</b> Unless specific appearance requirements for building work are required by another applicable code, all buildings and other <b>structures</b> 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>
<b>Artificial Lighting</b>	
<p><b>SO 4</b> Artificial lighting does not cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p><b>PS 4</b> Artificial lighting associated with the use of land for <b>aquaculture</b> 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>
<b>Road Access</b>	
<p><b>SO 5</b> The <b>site</b> has access to a dedicated road capable of adequately catering for the reasonable everyday demand of the <b>aquaculture</b> activity on a long term basis.</p>	<p><b>PS 5</b> The <b>site</b> has direct practical access to the standard prescribed in the parking code<sup>1</sup> to a dedicated road.</p>
<b>Solid and Liquid Waste Disposal</b>	
<p><b>SO 6</b> Solid and liquid waste, generated by the <b>aquaculture</b> 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><b>PS 6</b> No solution provided.</p>

<sup>1</sup> The Access and Parking Code.