

## Division 14 Dairy Code

### 14.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Dairy Code are the following:-
  - (a) The siting and physical form of buildings, other **structures** and materials storage facilities:-
    - (i) are appropriate to the desired character and environmental values of the areas in which they are situated; and
    - (ii) allow for ready cleaning and disinfection of facilities;
  - (b) Acceptable levels of amenity for occupants of adjacent premises are provided and maintained; and
  - (c) Safe, convenient and adequate infrastructure is available to the premises.

### 14.2 Compliance with the Dairy Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.14A – Assessment Criteria for Self Assessable Development* contained in Section 14.4 complies with the Dairy Code;
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.14B – Assessment Criteria for Assessable Development* contained in Section 14.4 complies with the Dairy Code.

### 14.3 Development Requirements

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

- (1) Development Site Area and Proximity Limitations
- (2) Siting, Setbacks and Buffers to Dairy Activities
- (3) Construction Standards
- (4) Artificial Lighting
- (5) Infrastructure Provision

### 14.4 Development Requirements Tables

**Table 6.1.14A: Assessment Criteria for Self Assessable Development**

Acceptable Solutions For Self Assessable Development	
Development Site Area and Proximity Limitations	
<b>AS 1.1</b>	The overall development <b>site</b> has an area of no less than 8ha.
<b>AND</b>	
<b>AS 1.2</b>	The overall development <b>site</b> is separated from land:-
(1)	on which a <b>sensitive land use</b> is either in existence or under construction; or
(2)	over which a current development approval to establish a <b>sensitive land use</b> is in force; or
(3)	which is covered by any <b>zone</b> other than the following:-
(a)	service industry;
(b)	general industry;
(c)	extractive industry; and
(d)	rural; or
(4)	comprising an existing:-
(a)	<b>park</b> or garden that is open to the public; or
(b)	marine park under the <i>Marine Parks Act 1982</i> ; or
(c)	protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest under the <i>Nature Conservation Act 1992</i> ;
by no less than 500m.	
Siting, Setbacks and Buffers to Dairy Activities	
<b>AS 2</b>	Unless a greater setback is required under an applicable acceptable solution in another code within this <b>planning scheme</b> which is applicable <sup>7</sup> to the development <b>site</b> , clearances of no less than the following are maintained:-
(1)	15m between any stock holding area and any residential accommodation building on the same development <b>site</b> ; and

Acceptable Solutions For Self Assessable Development	
<p>(2) the separation distance prescribed in Section 4.4 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries, to all sedimentation systems, holding ponds, manure stockpiles, composting areas, feed pads, loafing pads, animal holding facilities, carcass disposal areas and dairy buildings.</p> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p>	
Construction Standards	
<p><b>AS 3.1</b> The floor of each section of each building and other roofed <b>structure</b> is:-</p> <p>(1) no less durable or impervious to water than concrete; and</p> <p>(2) so graded as to be completely self-draining.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 3.2</b> The roof, wall and suspended floor elements of all buildings and other roofed <b>structures</b> comprising the <b>dairy</b> are constructed of materials that will not degrade, due to normal weathering effects or the necessary disinfection and washing procedures for the facility, to the extent necessary to require replacement of non-sacrificial material within a 10 year period.</p>	
Artificial Lighting	
<p><b>AS 4</b> Artificial lighting associated with the operation of the <b>dairy</b> is directed and shielded in such a manner as not to exceed the "recommended maximum value of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>	
Infrastructure Provision	
<p><b>AS 5.1</b> The development <b>site</b> has direct vehicular access<sup>2</sup> to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 5.2</b> A liquid effluent collection and disposal system incorporating storage ponds which are:-</p> <p>(1) sized in accordance with Appendix D of the document entitled <i>Queensland Dairy Farming Environmental Code of Practice</i>, produced by the Queensland Department of Primary Industries; and</p> <p>(2) constructed in accordance with Section 8.2 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries;</p> <p>is provided and maintained on the development <b>site</b>.</p>	

Table 6.1.14B: Assessment Criteria for Assessable Development

Specific Outcomes for Assessable Development	Probable Solutions
Development Site Area and Proximity Limitations	
<p><b>SO 1</b> The overall development <b>site</b> is adequately separated from any <b>sensitive land use</b> and is of a size which adequately accommodates the siting of all buildings, other <b>structures</b>, waste storage, feed storage, washdown areas and other associated facilities comprising the <b>dairy</b> while maintaining:-</p> <p>(1) the established or desired character of the area; and</p> <p>(2) an environment on adjacent land, or land within the general vicinity of the development <b>site</b>, which is free from any unreasonable impact of noise, offensive odour and vermin emanating from the operations of the <b>dairy</b>.</p>	<p><b>PS 1.1</b> The overall development <b>site</b> has an area of no less than 8ha.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 1.2</b> The overall development <b>site</b> is separated from land:-</p> <p>(1) on which a <b>sensitive land use</b> is either in existence or under construction; or</p> <p>(2) over which a current development approval to establish a <b>sensitive land use</b> is in force; or</p> <p>(3) which is covered by any <b>zone</b> other than the following:-</p> <p>(a) service industry;</p> <p>(b) general industry;</p> <p>(c) extractive industry; and</p> <p>(d) rural; or</p> <p>(2) comprising an existing:-</p> <p>(a) <b>park</b> or garden that is open to the public; or</p> <p>(b) marine park under the <i>Marine Parks Act 1982</i>; or</p> <p>(c) protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest under the <i>Nature Conservation Act 1992</i>;</p> <p>by no less than 500m.</p>

Specific Outcomes for Assessable Development	Probable Solutions
<b>Siting, Setbacks and Buffers to Dairy Activities</b>	
<p><b>SO 2</b> All buildings, other <b>structures</b>, animal enclosures, equipment and materials storage areas associated with the operation of the <b>dairy</b> 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;</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>; and</li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</li> </ol>	<p><b>PS 2</b> Unless a greater setback is required under another code within this <b>planning scheme</b> which is applicable<sup>1</sup> to the development <b>site</b>, clearances of no less than the following are maintained:-</p> <ol style="list-style-type: none"> <li>(1) 15m between any stock holding area and any residential accommodation building on the same development <b>site</b>; and</li> <li>(2) the separation distance prescribed in Section 4.4 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries, to all sedimentation systems, holding ponds, manure stockpiles, composting areas, feed pads, loafing pads, animal holding facilities, carcass disposal areas and dairy buildings.</li> </ol> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p>
<b>Construction Standards</b>	
<p><b>SO 3</b> All buildings and other <b>structures</b> comprising the <b>dairy</b> are constructed in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) allows the facility to be readily cleaned and disinfected on a regular basis; and</li> <li>(2) is self-draining.</li> </ol>	<p><b>PS 3.1</b> The floor of each section of each building and other roofed <b>structure</b> is:-</p> <ol style="list-style-type: none"> <li>(1) no less durable or impervious to water than concrete; and</li> <li>(2) so graded as to be completely self-draining.</li> </ol> <p><b>AND</b></p> <p><b>PS 3.2</b> The roof, wall and suspended floor elements of all buildings and other roofed <b>structures</b> comprising the <b>dairy</b> are constructed of materials that will not degrade, due to normal weathering effects or the necessary disinfection and washing procedures for the facility, to the extent necessary to require replacement of non-sacrificial material within a 10 year period.</p>
<b>Artificial Lighting</b>	
<p><b>SO 4</b> Artificial lighting necessarily associated with the use of the <b>dairy</b> is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land.</p>	<p><b>PS 4</b> Artificial lighting associated with the operation of the <b>dairy</b> is directed and shielded in such a manner as not to exceed the "recommended maximum value of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
<b>Infrastructure Provision</b>	
<p><b>SO 5</b> The development has access to infrastructure capable of adequately catering for the reasonable everyday demand of the <b>dairy</b> on a long term basis in regard to:-</p> <ol style="list-style-type: none"> <li>(1) road access; and</li> <li>(2) effluent disposal.</li> </ol>	<p><b>PS 5.1</b> The development <b>site</b> has direct vehicular access<sup>2</sup> to a dedicated road constructed to a standard which satisfies the requirements of <i>Planning Scheme Policy PSP28 Civil Infrastructure Design</i>.</p> <p><b>AND</b></p> <p><b>PS 5.2</b> A liquid effluent collection and disposal system incorporating storage ponds which are:-</p> <ol style="list-style-type: none"> <li>(1) sized in accordance with Appendix D of the document entitled <i>Queensland Dairy Farming Environmental Code of Practice</i>, produced by the Queensland Department of Primary Industries; and</li> <li>(2) constructed in accordance with Section 8.2 of the document entitled <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>, produced by the Queensland Department of Primary Industries;</li> </ol> <p>is provided and maintained on the development <b>site</b>.</p>



<sup>1</sup> Those codes identified in the assessment table and any overlay code relevant to the land.

<sup>2</sup> Physical attributes of vehicle access crossings to development **sites** are set out in detail in the Access and Parking Code.