

## Division 34 Rural Industry Code

### 34.1 Overall Outcomes

- (1) The overall outcomes are the purpose of this code.
- (2) The overall outcomes sought by the Rural Industry Code are the following:-
  - (a) The siting of work areas and materials storage facilities are appropriate to the desired character and environmental values of the areas in which they are situated;
  - (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.

### 34.2 Compliance with the Rural Industry Code

- (1) Self assessable development that complies with the acceptable solutions of the Development Requirements *Table 6.1.34A – Assessment Criteria for Self Assessable Development* contained in Section 34.4 complies with the Rural Industry Code.
- (2) Assessable development that is consistent with the specific outcomes of the Development Requirements *Table 6.1.34B – Assessment Criteria for Assessable Development* contained in Section 34.4 complies with the Rural Industry Code.

### 34.3 Development Requirements

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

- (1) Setbacks and Buffers to the Industrial Activity
- (2) Artificial Lighting
- (3) Road Access

### 34.4 Development Requirements Tables

**Table 6.1.34A: Assessment Criteria for Self Assessable Development**

Acceptable Solutions For Self Assessable Development
<b>Setbacks and Buffers to the Industrial Activity</b>
<p><b>AS 1.1</b> Unless more extensive buffering is required under the applicable acceptable solutions of another code within this <b>planning scheme</b> which is applicable<sup>1</sup> to the development <b>site</b>, all work areas and materials storage facilities associated with the operation of the <b>rural industry</b> are located no less than 20m from any boundary of the property.</p> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 1.2</b> All work activities and materials storage facilities associated with the operation of the <b>rural industry</b> are screened from adjacent land and roads in such a manner that those activities and storage facilities are not visible from:-</p> <ol style="list-style-type: none"> <li>(1) existing buildings used for residential purposes on land adjacent to the development <b>site</b>; or</li> <li>(2) any public roadway.</li> </ol> <p>For the purpose of this provision, an existing building is a building which is either in place or under construction at the time that application is made for construction of any building associated with the <b>rural industry</b> on the land.</p>
<b>Artificial Lighting</b>
<p><b>AS 2</b> Artificial lighting associated with the operation of the <b>rural industry</b> is directed and shielded in such a manner as not to exceed the “recommended maximum values 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>Road Access</b>
<p><b>AS 3</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>

**Table 6.1.34B: Assessment Criteria for Assessable Development**

Specific Outcomes for Assessable Development	Probable Solutions
<b>Setbacks and Buffers to the Industrial Activity</b>	
<p><b>SO 1</b> All work areas and materials storage facilities associated with the operation of the <b>rural industry</b> are located on the <b>site</b> in a manner which:-</p>	<p><b>PS 1.1</b> Unless more extensive buffering is required under another code within this <b>planning scheme</b> which is applicable<sup>1</sup> to the development <b>site</b>, all work areas and</p>

Specific Outcomes for Assessable Development	Probable Solutions
<p>(1) does not adversely impact on the existing or desired streetscape for the area;</p> <p>(2) is in keeping with the desired or established character of the area;</p> <p>(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:-</p> <p>(a) overshadowing;</p> <p>(b) privacy and overlooking;</p> <p>(c) natural light and ventilation; and</p> <p>(d) noise; and</p> <p>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</p>	<p>materials storage facilities associated with the operation of the <b>rural industry</b> are located no less than 20m from any boundary of the property.</p> <p>For purposes of this provision, the property boundary includes any identified <b>probable future land acquisition line</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 1.2</b> All work activities and materials storage facilities associated with the operation of the <b>rural industry</b> are screened from adjacent land and roads in such a manner that those activities and storage facilities are not visible from:-</p> <p>(1) existing buildings used for residential purposes on land adjacent to the development <b>site</b>; or</p> <p>(2) any public roadway.</p> <p>For the purpose of this provision, an existing building is a building which is either in place or under construction at the time that application is made for construction of any building associated with the <b>rural industry</b> on the land.</p>
<b>Artificial Lighting</b>	
<p><b>SO 2</b> Artificial lighting necessarily associated with the use of land as a <b>rural industry</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 2</b> Artificial lighting associated with the operation of the <b>rural industry</b> is directed and shielded in such a manner as not to exceed the “recommended maximum values 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>Road Access</b>	
<p><b>SO 3</b> The development <b>site</b> has access to a dedicated road capable of adequately catering for the reasonable everyday demand of the <b>rural industry</b> on a long term basis.</p>	<p><b>PS 3</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>

<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 are set out in detail in the Access and Parking Code.



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Historic Version  
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