

Planning Guideline for

INTENSIVE HORTICULTURE AND PRODUCTION NURSERIES

2015



QFF

QUEENSLAND
FARMERS'
FEDERATION

BACKGROUND

This guideline is to assist local government to properly plan for intensive horticulture development. It provides information about the industry and suggests planning approaches to better accommodate and develop the industry.

What are intensive horticulture and production nurseries?

Intensive horticulture¹ is a premises that is used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site. Intensive horticulture generally occurs in, or close to, metropolitan centres which provide access to necessary resources, labour and markets.

For the purpose of this guideline, intensive horticulture includes production nurseries, lifestyle (amenity) horticulture (i.e. cut flowers, turf and nursery) and intensive fruit and vegetable production in controlled environments (e.g. greenhouses or hydroponics). It does not include, for example, wholesale nurseries.

The intensive horticulture industry is characterised by high capital costs to build infrastructure, high labour costs and high value of production relative to the land area. Intensive horticulture utilises temperature-controlled environments to increase productivity and reduce the risk of weather or other external factors. As such, it mainly focuses on producing high value products for target markets.

Production nursery is an important component of the intensive horticulture industry. It requires significant capital investment in infrastructure specific to the production system. For example, shade houses, green houses, irrigation systems, pesticide storage and handling facilities, twin skin propagation polyhouses, growing media and water storage, and capture of water runoff.

¹Queensland Planning Provisions Version 3.1. Queensland Department of State Development, Infrastructure and Planning, June 2014.

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Planning Guideline for Intensive Horticulture
and Production Nurseries. QFF, Brisbane.

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INDUSTRY OVERVIEW

Horticulture (both intensive and extensive types) is Queensland's largest primary industry by value of production, worth more than \$3.5 billion in 2012-13. It employs about 25,000 people. Intensive horticulture is a growing segment of the horticulture industry. For example, lifestyle, cut flowers, turf and nursery production horticulture generated an estimated \$1.158 billion Gross Value of Production (GVP) in 2013-14, and is projected to grow to approximately \$1.195 billion in 2014-15 (AgTrends 2014).

Intensive horticulture can bring significant local and regional economic benefits through employment and economic activity. For example, Pohlman's Nursery in the Lockyer Valley employs up to 180 people during the peak season and spends in excess of \$13 million per year in the local community. The company also operates a large Retail Garden Centre on-site which is a tourism attraction in its own right.

Compared to other agricultural industries, horticulture is a high value and efficient user of water and land resources. The industry occupies only three per cent of Queensland's total land under crops. It uses only 10 per cent of Queensland's irrigation water but produces almost 40 per cent of the value of all irrigated products.

The intensive horticulture industry operates in highly competitive markets. It continues to address increased production costs by, for example, reducing pesticide use, implementing risk management systems to improve product quality, adopting labour-saving technology and recycling water.

The intensive horticulture industry has responded to the community's demand for safe and environmentally sound practices by developing a range of certification programs specific to industry sectors. For example, EcoHort is the nursery industry's Environmental Management System. Certification is provided by the Nursery and Garden Industry Queensland (NGIQ). Other programs include Freshcare Environmental, Growcom's Farm Management System (FMS), Ausveg's EnviroVeg and the Farmcare Code of Practice. Through these programs, growers can demonstrate to industry, government and the community sound environment and natural resource stewardship.

In addition, many farming practices are regulated at State and Commonwealth levels with requirements about environmental impacts, chemical use, food safety, as well as quality assurance schemes for market access. As a result, many issues of concern to local governments in planning schemes are already addressed through existing regulations.

Model Strategic Framework for Intensive Horticulture

1. Intensive horticulture in appropriate locations is supported as an important contributor to economic development. The design, siting and location of intensive horticulture will ensure that impacts on other land uses will be minimised and acceptable.
2. Intensive horticulture is protected from incompatible land uses and is not reconfigured into lots or used for any purpose which would render otherwise viable horticultural activities unviable.
3. Intensive horticulture is not alienated by development that could be undertaken elsewhere (unless there is an overriding public need for the development). Sensitive land uses are excluded from intensive production precincts (zones).
4. Where urban or rural residential development is proposed adjacent to land used for intensive horticulture, rolling or sequential separation areas are used if the land is developed in stages to allow continuing productive activities on the balance of the site. The separation area must be located on the land where the urban or rural residential development is proposed.
5. Where intensive horticulture is proposed in existing rural-residential areas, conditions of design, location and operation to incorporate best practice management that seek to avoid dust, noise and odour beyond the boundary will be applied and separation areas or other measures used to protect the amenity of sensitive land uses.

KEY CONCEPTS

A **separation distance** is the linear distance between a source (in this case, intensive horticulture) and a sensitive receptor.

A **sensitive receptor** (or land use) can include:

- a dwelling, mobile home or other residential place
- an educational or childcare institution
- a medical centre or hospital.

A **setback distance** (or setbacks) is the total linear distance between a source and areas of environmental interest or property boundaries.

Reverse amenity refers to protecting the amenity of new sensitive land uses that are encroaching on existing legally operating uses that have the potential to impact on the amenity of occupants of the new use.

PLANNING CONSIDERATIONS

Location and land use issues

There has been a rapid growth of intensive horticulture in coastal Queensland with many businesses situated close to major urban centres because of easier access to markets, distribution channels, infrastructure and labour. Intensive horticulture can be visually prominent with climate controlled structures to house intensive operations clad in reflective plastic or coloured shade cloth. In some instances this can be at odds with amenity goals of the local government or community expectations.

Locating intensive horticulture in the urban fringe means that these areas are often under increasing pressure from urban and rural-residential development. A common occurrence is for residential development to be approved in locations that encroach on legally-operating productive enterprises. People living in residential dwellings in rural areas may be sensitive to intensive horticultural practices and may object to their continued operation.

Intensive horticulture may be located in a variety of land use zones where the stated planning intent for future land uses is quite different:

- **rural zones** where the planning intent is for a diversity of productive and conservation land uses. Intensive horticulture may form part of diversified production enterprises on large lots.
- an **intensive production precinct²** where the planning intent is for intensive agricultural production. Intensive horticulture may be located on small lots and sensitive land uses may be excluded.
- **rural-residential zones** where the planning intent is for residential uses. Intensive horticulture may be an existing use or a temporary use on small lots adjacent to residential uses.

Table 1 outlines recommended levels of assessment for intensive horticulture in these zones or precinct.

² A local Government could establish an intensive production precinct in its planning scheme to support intensive horticulture in the rural zone. The State Planning Policy state interest guidelines for agriculture and the south east Queensland Regional Plan support the use of such precincts.





Greenhouse design

There are three main types of greenhouse structures used for intensive horticulture: shade houses, screen houses, and crop top structures.

Key factors for determining the design of structures for environmental control are ventilation, temperature control systems and covering material and cost.

- **Low technology** structures are the most common with little or no automation used. These greenhouses are generally less than 3 metres in total height and are often tunnel houses, 'igloos' or shadehouses with or without vertical walls. They may have poor ventilation and do not provide optimal production but are inexpensive and easy to erect.
- **Medium technology structures** often have vertical walls clad with either single or double skin plastic film, polycarbonate, glass or shadecloth. They may have roof or side wall ventilation or both. The total height of these structures is usually less than 5.5 metres and use varying degrees of automation.
- **High technology structures** have a wall height of at least 3 metres, with the roof peak being up to 8 metres above ground level. These structures offer superior crop and environmental performance. High technology structures will have roof ventilation and may also have side wall vents. Cladding may be plastic film, polycarbonate sheeting or glass. Environmental controls are almost always automated (e.g. light, temperature, humidity).

Height is one of the most important aspects of a greenhouse. The height of a structure directly impacts on natural ventilation, the stability of the internal environment and crop management. The more controlled the growing environment the more effective non-chemical management of pest and disease and the more efficient temperature control will be. Greenhouse structures with wall heights of at least four metres are preferable to designs of lower height and should be constructed wherever feasible. The natural 'chimney effect' of rising hot air and falling cooler air which is the basis for passive ventilation becomes truly effective above approximately 3.5 metres. Although some crops can be grown relatively well in lower profile greenhouses, taller structures are more versatile, suitable for a wider range of crops and are a better long-term investment due to lower operational costs.

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Siting and separation

The topography and other landscape features should be taken into consideration when determining where to site intensive horticulture. The scenic quality and character of existing view lines and vistas need to be considered. For example, structures should avoid being sited on ridgelines and steep slopes. Instead, structures should be located to follow the contours of the land.

On flat land, structures should be located out of direct sight of neighbouring dwellings where possible and with sufficient setback from the road to allow for landscape screening. The utilisation of existing vegetation will assist in the screening process; however, it is important that the vegetation does not interfere with the availability of natural light on the greenhouse (reducing productivity). Greenhouse covering materials near trees will also become quite dirty, which may further reduce light transmission.

The footprint of intensive horticulture structures should be minimised to the greatest possible extent by grouping structures together. This is also more likely to maximise efficiencies.

The size of setbacks and separation distances should be appropriate to ensure environmental harm and nuisance (as per *Environmental Protection Act 1994*) do not impact sensitive receptors or sensitive receiving environments.

Required setback and separation distances will vary with the scale and type of intensive horticulture. Other relevant factors should be taken into account when determining appropriate distances, including the type of structure used and the level of containment, topography, climatic variables, vegetation between land uses, and a range of management practices that can be employed to mitigate off-site impacts.

Arbitrary separation distances are not a useful management tool and can constrain the establishment of smaller intensive horticulture operations, whilst increasing the risk of a larger operation not meeting the requirements of the *Environment Protection Act 1994*.

Table A provides recommended separation distances based on research and modelling of chemical spray drift from boom and airblast sprayers as used in orchards and vineyards. These distances are published by the Australian Pesticides and Veterinary Medicines Authority (APVMA).

Reverse amenity

Reverse amenity refers to planning measures that seek to protect the amenity of new sensitive land uses that are encroaching on existing legally operating uses that have the potential to impact on the amenity of occupants of the new use. Measures include the adoption of separation distances that minimise the impact of the existing use practices on the sensitive uses and the requirement for design features such as double glazing in the new development.

Where non-rural uses are encroaching on intensive horticulture premises, separation areas established within the non-rural use lot and planted with appropriate trees and shrubs will help mitigate impacts from adjoining intensive horticulture.

A draft code for sensitive land uses located adjacent to intensive horticulture activities is attached to this guideline

Land and lot size

Intensive horticulture can achieve high levels of production on small areas of land through intense crop management methods and efficient use of electricity and water, including recycling.

The most profitable intensive horticulture businesses require significant capital investment to establish and low operating costs on smaller lots with low soil quality. The intensification of production has meant soil quality is of lesser importance because the crops are grown in structures on imported media. For example, the minimum size for a viable flower farm is 2-4 hectares with economies of scale increasing for a farm size of 5-10 hectares. Small land holdings of lesser quality land in close proximity to market and labour are generally found in the urban fringe.

In rural-zoned areas where large lot sizes predominate, intensive horticulture operations may occupy only a small proportion of a rural lot or it may form part of a diversified farm operation consisting of a mix of intensive and broad-acre uses.

Development and level of assessment

If smaller lot sizes are permitted in order to promote intensive horticulture, for example, in an intensive horticulture precinct, then restrictions on dwellings on the smaller lots will be necessary to prevent the area attracting rural-residential development. For the same reason, excision of a small lot in a rural zone to facilitate intensive horticulture should be avoided unless dwellings are restricted.

Prospective intensive horticultural development will be jeopardised, deterred, or forgone if there is competition with land uses and developments that have the potential to compromise the scale and location of such investment. In particular, investment in intensive horticulture is far less likely where land is fragmented in ownership and intensive horticulture must compete with residential uses.

While higher standards of development assessment requiring intensive horticulture to meet impact assessable requirements are justified in established rural residential areas, lower levels of self-assessment or code assessment are adequate in rural areas where sensitive uses are excluded.



Environmental management

The implementation of Best Management Practices and other environmental management programs can reduce the potential for intensive horticulture to cause environmental nuisance and harm, such as odour, dust, noise, soil erosion and water contamination. For example, the following activities can cause problems:

- stockpiling and composting of organic fertilisers (such as manure)
- application of fertilisers, particularly manure, poultry litter and other organic products
- application of agricultural chemicals.

The *Environmental Protection Act 1994 (EPA)* applies an environmental duty of care to individuals whose agricultural activities may affect air quality, cause spray drift and/or create noise. In addition the APVMA regulates the use of chemicals in crops, their methods of application, timing and the range of conditions under which they can be applied. Intensive horticulture and production nursery premises must comply with these regulations.

It is important to balance the regulation of intensive horticulture with providing opportunities for industry development and coexistence. Excessive or duplicated regulation may not necessarily lead to better planning outcomes for residents or the intensive agriculture industry.

The State Planning Policy Agriculture Guidelines address issues of land use conflict (see Schedule 5: Mitigating land use conflicts between agriculture and non-agricultural land use).

Draft assessment codes recommended for adoption by Local Government are attached to this guideline.

TABLE 1:
Levels of assessment for Intensive Horticulture or Sensitive Land Uses

Use	Level of Assessment	Separation Area	Lot Size	Assessment Criteria
Intensive Horticulture	Self-Assessment			
	If in the rural zone or within an "intensive horticulture precinct" as established by local government and on a lot greater than 5ha	Not required	Sufficient for broadscale agriculture in the rural zone e.g. 60-100 ha; and sufficient for intensive horticulture in the intensive horticulture precinct e.g. 2-10ha	Intensive Horticulture Activities code Reconfiguring A Lot code
	Code Assessment			
	If in the intensive horticulture precinct and on a lot smaller than 5 ha	Not required	Sufficient for intensive horticulture in the intensive horticulture precinct e.g. 2-10ha	Intensive Horticulture Activities code Reconfiguring A Lot code
Sensitive Land Uses	Impact Assessment			
	If not in the rural zone or within an "intensive horticulture precinct" as established by local government.	Required		Planning Scheme
	Impact Assessment			
	If adjacent to existing or potential intensive horticulture activity	Required		Planning Scheme; Sensitive Land Use Adjacent To Intensive Horticulture code

DRAFT ASSESSMENT CODES

1. INTENSIVE HORTICULTURE ACTIVITIES CODE

Application

This code applies to assessing development for intensive horticulture activities.

Purpose

- (1) The purpose of the Intensive Horticulture Activities code is to ensure that intensive horticulture activities are compatible with the amenity of the area, minimise impacts on sensitive land uses, protect the agricultural viability of intensive horticulture and minimise impacts on environmental values.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) intensive horticulture activities are separated from sensitive land uses to prevent land use conflicts;
 - (b) intensive horticulture activities are undertaken in a way that minimises impacts on environmental values;
 - (c) intensive horticulture activities are designed and located so that they are consistent with the scenic values and rural amenity of the locality;
 - (d) intensive horticulture activities are established on premises that are suitable to accommodate the impacts and scale of the use;
 - (f) rural industry is designed and located so as not to adversely impact on rural landscape character, the rural and scenic amenity or the environment;
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

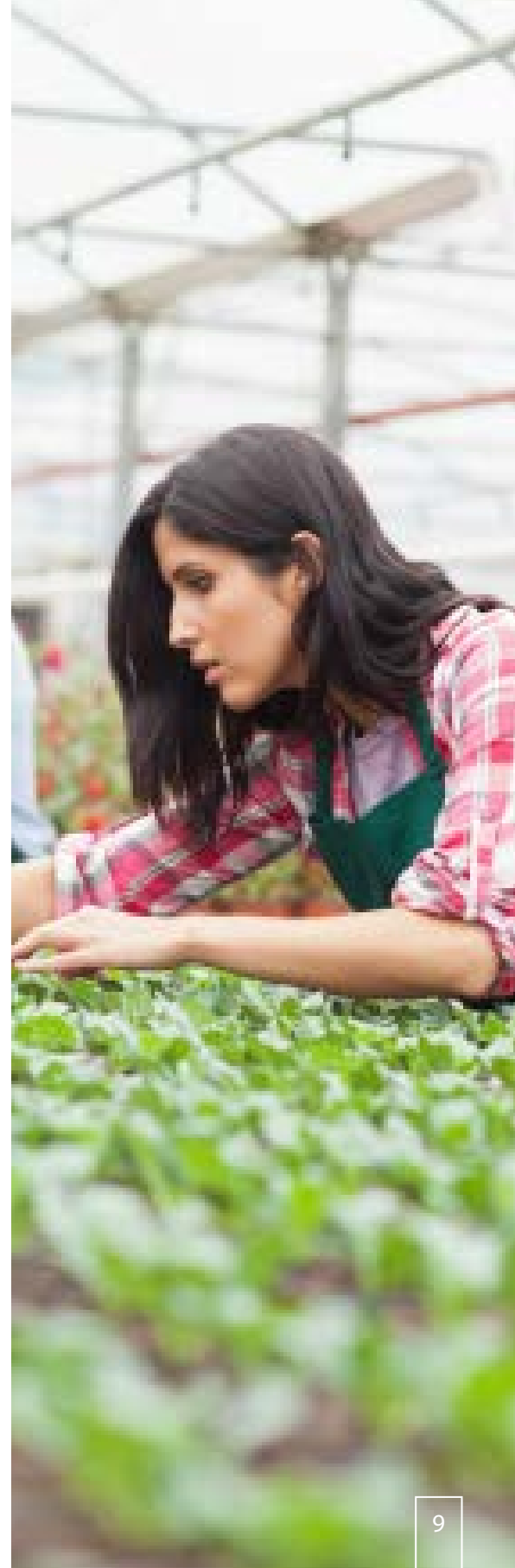
Criteria for assessment

Part A — Criteria for assessable development

Table — Self-assessable and assessable development

Performance outcomes	Acceptable outcomes
General	
	A01.1 No solution specified
P01 The amenity of sensitive land uses is protected from intensive horticulture activities.	A01.2 Chemical spraying does not occur within 100 metres of a child care centre or educational establishment.
	A01.3 A separation distance trafficable by a four wheel drive vehicle is provided along the full length of the common boundary between an agricultural activity and a sensitive land use.
P02 Intensive horticulture activities are located and designed to ensure an acceptable level of amenity is achieved for land in the urban zone and the rural residential zone.	A02.1 Intensive horticulture activities are set back a minimum distance as set out in Table A from land in the urban zone and the rural residential zone.
P03 Sufficient area is available to accommodate the development, taking into account: <ol style="list-style-type: none"> (a) the carrying capacity of the water, soils and topography of the land; (b) minimising land degradation; (c) efficient use of the site; (d) handling land disposal of treated liquid and solid waste; (e) flooding potential of the site; (f) the inclusion of setbacks and separation areas consisting of landscaping and/or mounding that effectively separates and reduces the impacts of the activity. 	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Separation	
<p>P04 Existing sensitive land uses are protected from adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	<p>A04.1 ▼ Where an intensive horticulture activity is proposed on land that adjoins a sensitive land use, the intensive horticulture activity must be located a minimum distance as set out in Table A (for chemical spray drift) from any sensitive land use.</p>
Traffic and access	
<p>P05 Traffic generated by the development does not result in unacceptable impacts on adjacent land and local road users.</p>	No acceptable outcome prescribed.
<p>P06 Development must not have a detrimental impact on the amenity of the area when considering impacts including noise, odour, visual blight and traffic generation.</p>	No acceptable outcome prescribed.
<p>P07 Development is located and designed to prevent adverse impacts on sensitive land uses.</p>	No acceptable outcome prescribed.
<p>P08 Development for intensive horticulture minimises impacts to Agricultural Land Classification (ALC) Class A/B land and allows for land remediation, as close as practical, to pre-development conditions.</p>	No acceptable outcome prescribed.





Performance outcomes

Landscaping and waste management

P09

The visual amenity of adjacent uses is not impacted by the intensive horticulture activity

P010

Sediment and waste water, including animal effluent and irrigation water run-off associated with an intensive horticulture activity does not pollute the site.

Acceptable outcomes

A09.1

A minimum two-metre high vegetation screen is provided within the site boundary/along the frontage of the site/ adjacent to the proposed development to limit views of the proposed building from the roadside and from neighbouring properties where appropriate.

A09.2

Appropriate plants/species compatible with existing vegetation in the vicinity of the site are used and maintained in good condition in accordance with an approved landscape plan

A09.3

Plastic cladding of the horticultural structures on the site is maintained in good condition at all times. Cladding is replaced when damaged or when it no longer provides a high standard of presentation.

A09.4

Any equipment, tools or other associated horticultural products (such as plant pots or bins) are stored in an area that is screened from the adjacent roadside.

A010.1

Soil stockpiles generated by the permitted development and proposed to be retained on the site are battered to a stable slope and planted with ground cover to prevent erosion of the surface.

A010.2

Stormwater must be stored or absorbed on site in accordance with an approved management plan or discharged from the subject land by means of stable surface or underground drains to a legal point of discharge

A010.3

Waste water, including animal effluent and irrigation water run-off, must be:

- (a) treated to ensure the amount of pollutants entering the receiving ground or surface waters is limited to a level agreed in an approved management plan; or
- (b) disposed of to the reticulated sewerage network or onsite waste water holding tanks.

Performance outcomes **Acceptable outcomes**

P011
Liquid or solid waste does not pollute the site

A011.1
No polluted waters or any other liquid wastes may be discharged into the stormwater system or any nearby watercourse.

A11.2
Any waste plastics or materials used in the cladding of structures are disposed of when no longer required and must not be burned or buried on the land

Additional requirements for roadside stalls

P012
A roadside stall does not adversely affect the amenity of the area or interfere with the agricultural viability of the land upon which it is located.

A012.1
Development for a roadside stall:
(a) is not located in the urban zone;
(b) is located within the lot boundary;

A012.2
The development site for the roadside stall does not exceed 100m², with no more than 30% of this area comprising the stall itself.

A012.3
No more than two signs are located on the development site and each sign does not exceed 3m² in area.

A012.4
The development site contains all parking and vehicle manoeuvring areas and allows for vehicles to enter and exit the development site in forward gear.

A012.5
Separate points of ingress and egress are provided to the development site.



2. SENSITIVE LAND USES ADJACENT TO INTENSIVE HORTICULTURE CODE

Application

This code applies to development for sensitive land uses where adjacent to existing or potential intensive horticulture activities.

Purpose

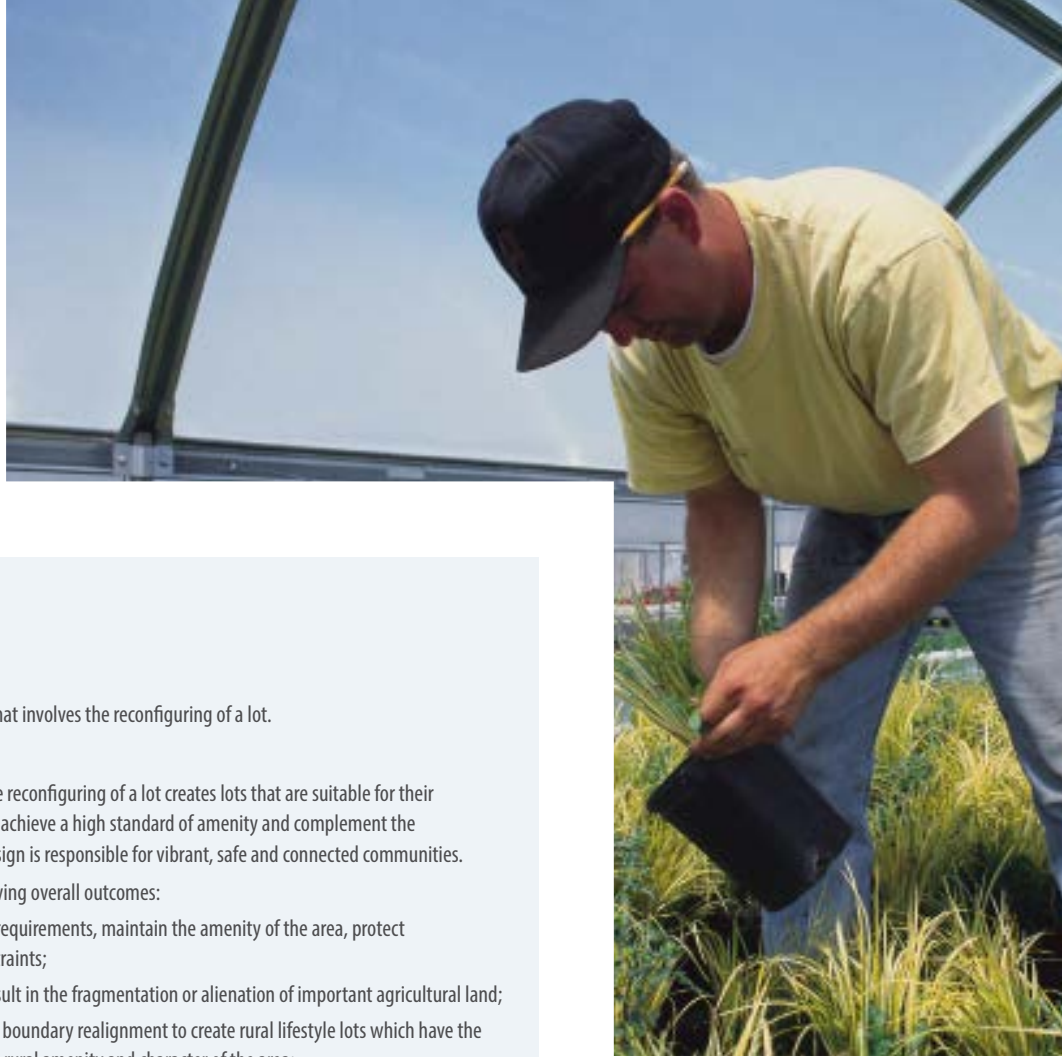
- (1) The purpose of the code is to ensure that:
 - (a) sensitive land uses are compatible with intensive horticulture activities,
 - (b) impacts on sensitive land uses are minimised and
 - (c) the agricultural viability of intensive horticulture is protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sensitive land uses are separated from intensive horticulture activities to prevent land use conflicts;
 - (b) new sensitive uses are located and separated so as to avoid any disruption or interference to existing or potential intensive horticulture activities on neighbouring premises.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.

Criteria for assessment

Part A — Criteria for assessable development

Table — Self-assessable and assessable development

General	
P01 The amenity of sensitive land uses is protected from intensive horticulture activities.	A01.1 No acceptable outcome specified
	A01.2 A separation distance that is trafficable by a four wheel drive vehicle is provided along the full length of the common boundary between the sensitive land use and intensive horticulture activity.
P02 Sensitive land uses are located and designed to ensure that an acceptable level of amenity is achieved for land in the urban zone and the rural residential zone.	A02.1 Sensitive land uses are set back a minimum distance as set out in Table A from land in the rural zone or the intensive horticulture precinct.
Separation	
P03 Proposed sensitive land uses are protected from adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.	A03.1 (a) Where sensitive land use is proposed on land that adjoins an intensive horticulture activity, the sensitive land use must be located a minimum distance as set out in Table A (for chemical spray drift) from any intensive horticulture activity.
P04 Existing intensive horticulture activities are protected from encroachment of new sensitive land uses that may compromise the activities of the existing lawful use.	A04.1 Where a sensitive land use is proposed on land that adjoins an existing intensive horticulture activity: (a) the sensitive land use must be located at a minimum distance as set out in Table A (for chemical spray drift) from the lot boundary of the intensive horticulture.
P05 Development for sensitive land uses avoids important agricultural land where practicable.	A05.1 No acceptable outcome prescribed.



3. RECONFIGURING A LOT CODE

Application

This code applies to assessing an application for development that involves the reconfiguring of a lot.

Purpose

- (1) The purpose of the Reconfiguring A Lot code is to ensure the reconfiguring of a lot creates lots that are suitable for their intended use, are in keeping with the character of the area, achieve a high standard of amenity and complement the surrounding natural and built environment. Subdivision design is responsible for vibrant, safe and connected communities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) lots have a sufficient area and dimensions to meet user requirements, maintain the amenity of the area, protect environmental features and take into account site constraints;
 - (b) the reconfiguration of a lot in the rural zone does not result in the fragmentation or alienation of important agricultural land;
 - (c) land outside the urban footprint is not reconfigured by a boundary realignment to create rural lifestyle lots which have the potential to negatively impact on rural viability and the rural amenity and character of the area;
 - (d) the reconfiguration of a lot in the environmental management and conservation zone does not result in the loss or fragmentation of areas of ecological significance;
 - (e) the environmental and scenic values of the region are protected;
 - (f) residential subdivisions result in safe, convenient, functional and attractive communities;
 - (g) a range and mix of lot sizes is provided to facilitate housing choices, a variety of dwellings and household types;
 - (h) lots are arranged to front all roads and parkland so that development enhances personal safety, traffic safety, property safety and security, while contributing to streetscape and open space quality;
 - (i) development provides for the efficient use of land, the provision of infrastructure and a logical and well designed road network;
 - (j) subdivision design provides opportunities for walking and cycling for recreation and as an alternative method of travel;
 - (k) lots are provided with safe and appropriate access;
 - (l) a range of functional parkland, including local and district parks and open space links are available for the use and enjoyment of residents and visitors;
 - (m) road networks provide excellent connectivity and circulation for vehicles and are suitably detailed to provide safe and efficient access for pedestrians, cyclists and public transport.
- (3) To comply with the purpose and overall outcomes of this code, development must comply with the applicable performance and/or acceptable outcomes as specified by the relevant table/s of assessment.



Criteria for assessment

Part A—Criteria for assessable development

Separation

P01

Additional lots are created in locations that:

- (a) are adequately set back and separated from incompatible land uses to mitigate potential adverse impacts on the future users of the lots;
- (b) incorporate adequate setback and separation distances to ameliorate the risk of adverse impacts on sensitive land uses;
- (c) do not require “reverse amenity” conditions to protect the continued operation of existing uses.

A01.1

Where lots for a residential activity are created within 100 metres of rural zoned land:

- (a) the residential activity to be contained within the new lot/s must be located at a minimum distance as set out in Table A (for chemical spray drift) from any agricultural activity
- (b) where the separation distance specified in (a) is located within the lot containing the residential activity, a building footprint must be nominated that is not located within that separation.

Additional requirements for the rural zone

P02

Lots are of sufficient area and dimensions to ensure that long term agricultural viability is maintained or achieved.

No acceptable outcome prescribed.

P03

Lots are not used for rural lifestyle purposes.

No acceptable outcome prescribed.

Boundary realignments

P04

Outside the urban footprint, the realignment of a boundary or boundaries must:

- (a) result in improved agricultural efficiency; or
- (b) facilitate agricultural activities or conservation outcomes; or
- (c) resolve boundary issues where:
 - a building or structure is built over the boundary line of two lots; or
 - a lot has been intersected by the compulsory installation of infrastructure such as a road or electricity line.

No acceptable outcome prescribed.

P05

A boundary realignment outside the urban footprint must:

- (a) allow for enough space within the new lots to accommodate separation from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash;
- (b) not prevent existing industries from expanding or new agricultural enterprises from being established;
- (c) not create new small lots for rural residential or rural lifestyle purposes;
- (d) not be for the purpose of creating a separate house lot, unless the lot contains a house that was built prior to (insert relevant date) and is of a sufficient size to contain an adequate separation distance from agricultural uses.

No acceptable outcome prescribed.

TABLE A:

Recommended Separation distances between Intensive Horticulture establishments and Sensitive Land Uses for Chemical Spray Drift.

Spray type	Conditions	Minimum Separation Distance (m)	
		Open field ³	With Buffer Elements ⁴
Low ⁵ Boom Spray	Fine droplet	40	15
	Medium droplet	15	10
	Coarse droplet	10	5
High ⁶ Boom Spray	Fine droplet	80	40
	Medium droplet	25	15
	Coarse droplet	15	10
Airblast	Orchard	60	40
	Vineyard	15	10

Source: Open field distances are from *Standard Spray Drift Risk Assessment Scenarios – Australian Pesticides And Veterinary Medicines Authority Operating Principles In Relation To Spray Drift Management Commonwealth Of Australia 15 July 2008* <http://apvma.gov.au/node/10796>

³Distance at which the fraction of the field application rate of chemical is less than .009%

⁴A buffer element, consisting of a vegetation or a porous artificial barrier within a setback or separation distance that mitigates an adverse impact, must reduce spray drift by 50%

⁵Low boomspray is set 0.50m above crop level

⁶High boomspray is set 1.27m above crop level



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