

## Schedule 4. Standards for separating conflicting land use

### SC4.1. Minimum separation distances

- (1) The tables in this schedule contain standards that are considered to be generally acceptable to minimise conflict between sensitive land use and other development that has potential to result in adverse impacts on safety and amenity.
- (2) With regard to interpreting Table SC4.1.1:
  - (a) The separation distances identified in Column 2 and Column 3 are applicable for the uses from within the rural activities group (as identified in Column 1 – defined use) and sensitive land use circumstances (as identified in Column 2 and Column 3).
 

Editor's note: For example, if the proposed development is a use from within the accommodation activities group (as defined in the Schedule 1 definitions) and it is located on a rural zone lot, then an acceptable outcome is that this sensitive land use is separated from 'animal keeping' by 500 hundred metres. For the opposite situation, if the proposed development was 'animal keeping', then an acceptable outcome is that 'animal keeping' is separated from a use within the accommodation activities group that is located on a rural zone lot by 500 hundred metres. The aforementioned examples apply to the extent that Sensitive Land Use Circumstance 3 (as identified at the end of Table SC4.1.1) does not apply.
  - (b) The separation distances identified in Column 4 and Column 5 are applicable for the start of a new use of premises, or for the re-establishment on the premises of a use that has been abandoned, or for a material increase in the intensity or scale of the use of the premises, if involving the uses from within the rural activities group (as identified in Column 1 – defined use) and the lot boundary circumstances (as identified in Column 4 and Column 5).
- (3) If the separation distance is stated to be 'as determined by Council' this means that the required separation will be determined based on the specific nature of the development and circumstances of the proposal, with consideration given to recommendations contained within any impact assessment report if provided or required by Council.
- (4) Failure to comply with the specified separation distances means that Council may require that an impact assessment report be prepared and submitted to Council to demonstrate the suitability of development.

Editor's note: Despite point (2) and (3) above, it is recommended that development that is considered likely to create or be exposed to nuisance, hazardous conditions, harm or conflict with surrounding land use, should have an Impact Assessment Report prepared by a suitably qualified person to determine the suitability of the development.

**Table SC4.1.1 – Minimum separation distance between a use within the rural activities group, sensitive land use, and lot boundaries**

Minimum separation distance between a use from within the rural activities group, and sensitive land use, and lot boundaries				
Column 1	Column 2	Column 3	Column 4	Column 5
<b>Defined use</b>	<b>Sensitive land use circumstance 1:</b> <ul style="list-style-type: none"> <li>▪ A residential category zone</li> <li>▪ A township zone</li> <li>▪ A rural residential zone (park residential precinct)</li> </ul>	<b>Sensitive land use circumstance 2:</b> <ul style="list-style-type: none"> <li>▪ A use within the accommodation activities group that is located on a rural zoned lot</li> <li>▪ A use within the accommodation activities group</li> </ul>	<b>Lot boundary circumstance 1:</b> <ul style="list-style-type: none"> <li>▪ A side lot boundary if there is not a sensitive land use established on the adjoining lot</li> </ul>	<b>Lot boundary circumstance 2:</b> <ul style="list-style-type: none"> <li>▪ A road frontage lot boundary if there is not a sensitive land use established on the opposite</li> </ul>

**Minimum separation distance between a use from within the rural activities group, and sensitive land use, and lot boundaries**

Column 1	Column 2	Column 3	Column 4	Column 5
	<ul style="list-style-type: none"> <li>▪ A community facility zone</li> <li>▪ A child care centre</li> <li>▪ A community care centre</li> <li>▪ A community use</li> <li>▪ An education establishment (if is not associated with education and training for a rural activity)</li> <li>▪ A health care service</li> <li>▪ A hospital</li> </ul>	that is located on a rural residential zoned lot (not within the park residential precinct)	<ul style="list-style-type: none"> <li>▪ A rear lot boundary if there is not a sensitive land use established on the adjoining lot</li> </ul>	side of the road
Animal husbandry	300 metres for any buildings and structures associated with the storage, handling, packaging or processing of animal product or by-product	150 metres for any buildings and structures associated with the storage, handling, packaging or processing of animal product or by-product	50 metres for any buildings and structures associated with the storage, handling, packaging or processing of animal product or by-product	50 metres for any buildings and structures associated with the storage, handling, packaging or processing of animal product or by-product
Animal keeping	1000 metres	500 metres	150 metres	50 metres
Aquaculture	300 metres	150 metres	50 metres	50 metres
Cropping	300 metres for any buildings and structures associated with the storage, handling, packaging or processing of cropping produce	150 metres for any buildings and structures associated with the storage, handling, packaging or processing of cropping produce	50 metres for any buildings and structures associated with the storage, handling, packaging or processing of cropping produce	50 metres for any buildings and structures associated with the storage, handling, packaging or processing of cropping produce
Extractive industry	<ul style="list-style-type: none"> <li>▪ 500 metres (if the extractive resource does not involve blasting, crushing, grinding, milling or similar)</li> <li>▪ 1000 metres (if the extractive resource involves blasting,</li> </ul>	<ul style="list-style-type: none"> <li>▪ 200 metres (if the extractive resource does not involve blasting, crushing, grinding, milling or similar)</li> <li>▪ 500 metres (if the extractive resource involves blasting, crushing,</li> </ul>	<ul style="list-style-type: none"> <li>▪ 100 metres (if the extractive resource does not involve blasting, crushing, grinding, milling or similar)</li> <li>▪ 250 metres (if the extractive resource involves</li> </ul>	<ul style="list-style-type: none"> <li>▪ 100 metres</li> </ul>

Minimum separation distance between a use from within the rural activities group, and sensitive land use, and lot boundaries				
Column 1	Column 2	Column 3	Column 4	Column 5
	crushing, grinding, milling or similar)	grinding, milling or similar)	blasting, crushing, grinding, milling or similar)	
Intensive animal industry	2000 metres	1000 metres	500 metres	<ul style="list-style-type: none"> <li>▪ 100 metres for a collector road or lower order road in the road hierarchy</li> <li>▪ 200 metres for a sub-arterial road or higher order road in the road hierarchy</li> </ul>
Intensive horticulture	500 metres	250 metres	100 metres	50 metres
Permanent plantation	-	-	-	-
Roadside stall	-	-	20 metres	10 metres
Rural industry	300 metres	150 metres	50 metres	50 metres
Wholesale nursery	-	-	20 metres for buildings and structures (not including fences)	20 metres for buildings and structures (not including fences)
Winery	300 metres	150 metres	50 metres	50 metres
	<b>Sensitive land use circumstance 3</b> – An extension to an existing lawfully established sensitive land use for a dwelling house or secondary dwelling (where non-compliant with the separation distances identified in this table above)			
All uses from within the rural activities group (as identified in Column 1 of this table above)	Despite the separation distances identified in Column 2 or Column 3 of this table above, if the development is for an extension of an existing lawfully established land use for a dwelling house or secondary dwelling, the extension to the existing habitable building is no closer than the current separation distance to the lawfully established use from within the rural activities group.		-	-

**Table SC4.1.2 – Minimum separation distance between rural sources of conflict and sensitive land use**

<b>Minimum separation distance between rural sources of conflict and sensitive land use</b>	
<b>Rural source of conflict</b>	<b>Sensitive land use</b> <ul style="list-style-type: none"> <li>▪ A residential category zone</li> <li>▪ A township zone</li> <li>▪ A rural residential zone (park residential precinct)</li> <li>▪ A community facility zone</li> <li>▪ A use within the accommodation activities category that is located on an adjoining lot</li> <li>▪ A child care centre</li> <li>▪ A community care centre</li> <li>▪ A community use</li> <li>▪ An education establishment (if is not associated with education and training for a rural activity)</li> <li>▪ A health care service</li> <li>▪ A hospital</li> </ul>
Any use within the rural activities group using chemicals that are likely to result in sensitive receptor exposure to chemical spray drift	300 metres
Any use within the rural activities group that is likely to create odour nuisance such as but not limited to the following: <ul style="list-style-type: none"> <li>▪ large scale composting facilities,</li> <li>▪ large scale and frequent fertiliser use;</li> <li>▪ large scale and frequent chemical spraying;</li> <li>▪ large scale on-site effluent and waste storage, treatment and disposal</li> </ul>	500 metres if the potential odour nuisance time of impact is greater than 88 hours per year
Any use within the rural activities group that is likely to generate unreasonable amounts of dust, smoke or ash	150 metres
<p>Editor's note: If the development is likely to create or be exposed to nuisance, hazards, harm or conflict with surrounding land use, an Impact Assessment Report should be prepared by a suitably qualified person to determine the suitability of the development. The impact assessment report must address emissions likely to be generated by the development or exposed to by the development (including but not limited to noise, odour, vibration, dust, ash, smoke, and other particulates) and the potential that they will cause nuisance, hazardous conditions, harm to sensitive land use.</p>	

**Table SC4.1.3 – Minimum separation distance between major sources of emissions and sensitive land use**

**Minimum separation distance between major sources of emissions and sensitive land use**

<b>Potential major sources of emissions</b>	<b>Sensitive land use</b> <ul style="list-style-type: none"> <li>▪ A residential category zone</li> <li>▪ A township zone</li> <li>▪ A rural residential zone (park residential precinct)</li> <li>▪ A community facility zone</li> <li>▪ A use within the accommodation activities category that is located on an adjoining lot</li> <li>▪ A child care centre</li> <li>▪ A community care centre</li> <li>▪ A community use</li> <li>▪ An education establishment (if is not associated with education and training for a rural activity)</li> <li>▪ A health care service</li> <li>▪ A hospital</li> </ul>
Crematorium	250 metres
High impact industry	As determined by Council
Medium impact industry	250 metres
Medium Impact Industry zone	250 metres
Motor sport facility	As determined by Council
Research and technology industry	250 metres
Special industry	As determined by Council
Utility installation (landfill)	As determined by Council
Utility installation (sewage treatment plant)	As determined by Council
Utility installation (waste transfer station for refuse other than recycling)	As determined by Council
<b>General requirements</b>	
<p>If the separation distance is stated to be 'as determined by Council' this means that the required separation will be determined based on the specific nature of the development and circumstances of the proposal, with consideration given to recommendations contained within any impact assessment report if provided or required by Council. The impact assessment report must address emissions likely to be generated by the development (including but not limited to noise, odour, vibration, dust, ash, smoke, and other particulates) and the potential that they will cause nuisance, hazardous conditions, or harm to sensitive land use.</p>	

**Table SC4.1.4 – Minimum separation distance to electricity transmission line easement**

<b>Nominal operating voltage of the transmission line</b>	<b>Minimum separation distance — measured from the edge of the easement</b>
Up to 132 kV	20 metres
275 kV and 330 kV	30 metres
500kV	40 metres