Agricultural Land Overlay Code (s8.6.2.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 8.6.2.3.1 – Agricultural Land Overlay Code – for assessable development		
General		
PO1 Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	**PO1 Complies** The proposed solar farm will operate concurrently with rural activities onsite for the life of the use, at which point the solar farm infrastructure will be removed from the land to enable continuation of the agricultural use. This is possible due to the retention of pasture grasses over the entire site including underneath the rotational solar panels which allows sunlight and water to reach this vegetation. Use of animals for maintenance of grassland is a possibility being considered. In addition, the staging of the proposal over many years ensures that the balance areas continue to be used for agricultural activities. Furthermore an assessment of the soil was undertaken by a local agricultural scientist (Appendix L) and the advice derived from this person was accommodated in the proposal with regards to vegetation species used in landscaping and grasses to ensure that the fertility of the land will be maintained for cropping purposes in the

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
		future. Thus, the productivity of the land is retained. The proposed development does not recreate any significant dust, noise, shading or waste that would be detrimental to adjoining rural activities, as detailed in section 4 of this report. Other issues such as stormwater runoff from the site have been shown to be compliant (Refer to Appendix F). Another issue, being weed management has been identified and mitigation measures put into place as per the local agricultural scientists findings (Appendix L and landscape plans in Appendix A). Thus, the development is compliant with this criterion.
PO2 Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land.	No acceptable outcome is nominated.	**PO2 Complies** It is argued that the proposed use is compatible in a rural setting given the presence of renewable energy projects in rural Australia over the last few years. It is also argued that harvesting energy from the sun is not unlike agricultural activities that harvest crops and animals; all being naturally derived products. Based on the assessment of this development (Refer to section 4 and the stormwater assessment report in Appendix F), the impacts from harvesting renewable energy on the environment is even lower than the

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
		impacts created by normal agricultural activities ie. release of pollutants, changes to waterway paths, dust. It is also noted that one of the key services that drives regional growth in Toowoomba is the energy sector (reference to strategic outcomes of planning scheme). Indeed it is widely known that harnessing energy in the form of natural gas has been a driving factor in the last five years and that gas related infrastructure is located within rural settings. The position of these energy activities is an indication that these types of activities are acceptable in the rural environment. Thus, the emergence of renewable energy infrastructure within the rural setting is an occurrence that has naturally evolved from the precedent set. Of the 16 solar farms we could identify in Queensland. All are located within rural areas, with 10 of them being on land identified as being GQAL, including the two recent solar farms approved by Council. To argue that this infrastructure should be placed in any other location other than a rural area, regardless of if it has QGAL or not, is to go against the prevailing acceptance of this use within this locality. It is argued that the Strategic Intent of Council's planning scheme reflects this aspect, as does the Planning Policy of the Darling Downs Regional Plan which sets the tone for Council's planning parameters. Both have been assessed against this proposal, and found to be complaint (Refer to Section 5.4 and 5.1 of

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
		the town planning report). These overarching planning positions acknowledge that solar farms within agricultural land are an acceptable outcome given the low impact and long term benefits that the use provides. Thus, it is considered that the proposed renewable energy development is compatible with, and can be located in, a rural locality as proposed.

Environment Significant Overlay Code (s8.5.1.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 8.5.1.3.1 – Environment Significant Overlay Code – for assessable development		
Areas of Ecological Significance		
PO1 Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or decrease of values is minimised.	AO1.1 Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps. OR Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by: (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio.	**AO1.1 Complies** The environmental significant aspects of this development are the waterway and the vegetation as illustrated in Figure 20 of this report. The mapped waterway has been relocated to the boundaries as part of agricultural practices on the land, and the proposed solar farm is not entering into, nor disturbing this area as described in section 4. The vegetation is identified as being Category X vegetation under State requirements and will be cleared for the solar farm. Thus, (a) the impacts of the development have been considered and minimised where possible. The (b) vegetative area is already fragmentised and will be removed for agricultural purposes regardless of this solar farm application. The (c and d) waterway is to remain undisturbed with the natural waterway path to the west being excluded from the extent of the solar farm.
PO2 Optimise biodiversity outcomes by prioritising	AO2.1 Biodiversity offsets designed to counterbalance	**AO2.1 Complies**

the location of environmental offsets within identified biodiversity corridors.	development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.	Offsets for the identified Bensons Panic grass has been applied for under the EBPC and was found to be a "not controlled action". In other words it is exempt from offset requirements and may be cleared. Refer to Appendix I.
PO3 Landscaping complements biodiversity values through incorporating the following elements into the landscaping design: (a) native plants of local origin; or (b) known food and habitat trees and shrubs; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	No acceptable outcome is nominated.	**PO3 Complies** The proposed landscaping as illustrated in Appendix A, will incorporate native vegetation.
PO4 Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards.	No acceptable outcome is nominated.	**PO4 N/A** No biodiversity corridors are identified on the site. Fauna was identified on the site (Refer to Appendix H) however the design of the proposed development was sufficient to not warrant any further action in regards to this matter.
PO5 Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation or enhancement) are not compromised by development.	No acceptable outcome is nominated.	**PO5 N/A** No biodiversity corridors are identified on the site.

Waterways and Wetlands		
PO6 Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO6.1 Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.	**PO6 Complies** The waterway has already been relocated to the lot boundaries as part of agricultural practices on the land, and the proposed solar farm is not entering into, nor disturbing this area, as described in section 4.
PO7 Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO7.1 Development provides a buffer area which is vegetated with native plants endemic to the area. AO7.2 Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.	**AO7.1 Complies** A landscape buffer is proposed between the proposed solar farm and adjoining waterway as illustrated in Appendix A. **AO7.2 Complies** No building is proposed within the waterway area as illustrated in Appendix A.
PO8 Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO8.1 Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.	**AO8.1 Complies** As demonstrated in Appendix F the proposed solar farm does not impact on the surface and ground water flows in any significant capacity.

Environmental Standards Code (s9.4.2)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.2:1 – Environmental Standards Code – for self-assessable and assessable development		
Outdoor Lighting		
PO1 Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO1.1 No outdoor lighting is proposed as part of the development. OR AO1.2 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'. AO1.3 For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS4282-1997 – Control of the obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). AO1.4 Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO1.3 the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors. AO1.5 For private sporting courts the lighting system:	**AO1.1 N/A** **AO1.2 Complies** Lighting for the proposed development will comply with the Australian Standards. Refer to Lighting Report in Appendix T. **AO1.3 Complies** The proposal does not involve a sporting field or sporting courts. **AO1.4 N/A**

	(a) Is baffled or shielded to ensure that a light source is not directly visible from a Habitable Room window of an adjoining Dwelling; and (b) The luminaire does not exceed a height of 8m above the court surface. AO1.6 The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.	**AO1.5 N/A** **AO1.6 Complies** The proposal is not located near or adjoining residential dwellings
PO2 Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or wellbeing of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO2.1 Outdoor lighting is provided in accordance with Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements.	**AO2.1 Complies** Lighting for the proposed development will comply with the Australian Standards Refer to Lighting Report in Appendix T.
PO3 Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.	AO3.1 The vertical illumination emanating from the outdoor lighting does not exceed one (1) lux on land within the Environmental Significance Overlay.	**AO3.1 N/A**
PO4 Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance complaints.	AO4.1 The premises is designed in a manner that is sensitive to continued existence of the existing use by establishing: (a) shielding or louvers on windows facing the light source; (b) Orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) Utilising earth embankments, landscaping or other physical measures to shield existing light sources.	**AO4.1 Complies** The lighting will be consistent with the lighting expectations for an rural area. Refer to Lighting Report in Appendix T.
Odour		
PO5 Development does not unreasonably effect the amenity	AO5.1 The development does not involve activities that create odorous air emissions.	**AO5.1 N/A**

and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.	OR AO5.2 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008. AO5.3 The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. AO5.4 The development generates odour that is likely to extend beyond the development boundaries and the applicant has provided an Odour Assessment Report as part of the application which has demonstrated that the odour will not create nuisance issues for surrounding sensitive receptors.	**AO5.2 Complies** The air emissions for the proposed development will be compliant with the Environmental Protection (Air) Policy 2008. **AO5.3 N/A** The land is not located near to, or adjoining sensitive land uses such as residential premises. **AO5.4 Complies** No Odour Assessment Report is necessary, as no air emissions are expelled by the proposed development
PO6 Lot reconfigurations for residential or other Environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.	AO6.1 Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code. AO6.2 Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance.	**AO6.1 N/A** **AO6.2 N/A**

	<table><tr><th>Existing Use/Activity</th><th>Odour Level at Sensitive Receiving Environment.</th></tr><tr><td rowspan="2">All Activities</td><td>2OU/m³ 3 minute average, 99.5th percentile.</td></tr><tr><td>4OU/m³ 3 minute average, 99.9th percentile.</td></tr></table>	
PO7 Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.	AO7.1 The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.	**AO7.1 Complies** Office waste will be the only putrescible waste created onsite which is to be placed into two (2) wheelie bins and collected every week for disposal.
Noise		
PO8 The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses. (a) Development: (i) is located in an appropriate zone; (ii) Proposes best practice design and construction materials (in relation to noise attenuation); and (iii) Proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.	AO8.1 The development will achieve the following noise levels (when measured at the nearest sensitive receiver): (a) Background (L90) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L90) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (Measured within bedrooms assuming open windows); (c) Background (L90) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) Maximum limit LAmax 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2008. HOWEVER AO8.2 Where a development is unable to meet noise levels specified in AO8.1 an acoustic assessment has	**AO8.1 Complies** The proposed development is compliant with the noise levels listed. **AO8.2 N/A**

<table>
<tr><td></td><td>been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).</td><td></td></tr>
<tr><td>PO9
Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.</td><td>AO9.1 Existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion:
<table><tr><th></th><th colspan="8">Frequency - Hz - "A" Weighted</th></tr><tr><th></th><th>31</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th></tr><tr><td>Background Level SPL dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td><td>L_{90} + 5dB(A)</td></tr></table></td><td>AO9 Alternative Solution
The proposed development is not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.</td></tr>
<tr><td>PO10 Proposed sensitive land uses in close proximity to existing lawful land uses such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.</td><td>AO10.1 The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the Environmental Protection (Noise) Policy 2008.
AO10.2 Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.
AO10.3 Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).</td><td>PO10 Alternative Solution
The proposed development is not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.</td></tr>
<tr><td>PO11 Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated</td><td>AO11.1 The development is designed and constructed in a manner that achieves the internal noise Acoustic</td><td>PO11 Alternative Solution
The proposed development is not adjacent to any</td></tr>
</table>

'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	Quality Objectives listed within the Environmental Protection (Noise) Policy 2008. AO11.2 The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671-1989 Acoustics – Road traffic noise intrusion – Building siting and construction.	residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
PO12 Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	AO12.1 The development complies with the Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor' for all habitable rooms adjoining the corridor.	**PO12 Alternative Solution** The proposed development not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
PO13 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive land uses.	AO13.1 Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audibleat adjoining sensitive receivers. AO13.2 Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L90) at the nearest sensitive receiver.	**PO13 Alternative Solution** The proposed development is not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
PO14 The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.	AO14.1 Building work (including excavation and filling) is only conducted between the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding public holidays). AO14.2 Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a 'construction management plan' which adequately addresses noise mitigation measures.	**PO14 Alternative Solution** The proposed development is not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
PO15 Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers.	AO15.1 Private sporting courts are not used between 10:00 pm and 7:00 am.	**PO15 Alternative Solution** The proposed development is not adjacent to any

	AO15.2 Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.	residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
PO16 Vibration from the development does not affect the amenity of surrounding land uses.	AO16.1 The development does not result in vibration impacts outside of the development site. AO16.2 Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause environmental harm at any sensitive land use surrounding the development.	**PO16 Alternative Solution** The proposed development is not adjacent to any residential use, nor is likely to be in the future. Thus, the activities and noise generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
Dust		
PO17 The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause Environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations). Measures must include strategies such as progressive rehabilitation and complaints processes.	AO17.1 Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur. AO17.2 Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation. AO17.3 Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete. AO17.4 Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. Note: Where excavation and filling exceeds 1,000 cubic	**AO17.1 Complies** All regular vehicle manoeuvring areas of the site are to be bitumen hardstand areas in line with the appropriate staging of the development. The access tracks are to be used infrequently for servicing the infrastructure, and dust levels from these will be monitored as dust on the solar panels would reduce their efficiency. **AO17.2 Complies** Refer to above response in AO17.1 **AO17.3 N/A** Minimal works are to be carried out on site. **AO17.4 N/A** Minimal works are to be carried out on site

	metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures.	
PO18 Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO18.1 Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	**AO18.1 N/A** No haulage routes are necessary for the proposed development
PO19 Water used for dust suppression activities does not itself create environmental harm.	AO19.1 Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	**AO19.1 Complies** Works can be conditioned appropriately during construction phase of development
PO20 The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	AO20.1 Areas within the site that are frequently used for vehicular purposes are imperviously sealed. AO20.2 Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems. AO20.3 Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers. AO20.4 All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake	**AO20.1 Complies** All frequently used areas for vehicle manoeuvring are to be bitumen hardstand areas in line with the appropriate staging of the development. **AO20.2 N/A** **AO20.3 N/A** **O20.4 N/A**

	proactive dust reduction measures e.g. watering of access roads. AO20.5 Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.	**O20.5 N/A**
PO21 Proposed sensitive land uses are adequately separated from existing lawful land uses such as landfill sites, quarries, cropping land, motor sport facilities and other dust generating activities.	AO21.1 Sensitive land uses in relation to dust nuisance issues are not located within the separation distances specified in Table 9.4.2:2.	**AO21.1 Complies** The proposed development is not adjacent to any residential use. Thus, the activities and dust generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue
PO22 Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.	AO22.1 Dustfall averaged over an annual period of time does not exceed 133mg/m²/day when measured at the nearest sensitive receiver.	**AO22.1 Complies** The proposed development is not adjacent to any residential use. Thus, the activities and dust generated from the proposed use are consistent with the communities' expectations for a use in this locality and will not cause any issue.
General Emissions		
PO23 Air emissions resulting from development do not cause environmental harm (including environmental nuisance).	AO23.1 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008. AO23.2 Where a type of air emission is not listed within the Environmental Protection (Air) Policy 2008 the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification. AO23.3 Where a development is proposing to generate	**AO23.1 N/A** The proposed development will not create any air emissions. **AO23.2 N/A** The proposed development will not create any air emissions. **AO23.3 N/A**

	and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.	The proposed development will not create any air emissions.
PO24 Child Care Centres are well located to avoid any harmful impacts of air pollution.	AO24.1 Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.	**AO24.1 N/A** The proposed development will not create any air emissions.
PO25 Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO25.1 Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.	**AO25.1 N/A** The proposed development will not create any air emissions.
PO26 Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO26.1 Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.	**PO26 Alternative Solution** The proposed development does not generate any harmful electromagnetic radiation levels as described in Appendix G, and as determined by EMR assessment in Appendix O
PO27 Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO27.1 Car park exhaust stacks are located away from adjoining sensitive receivers. AO27.2 Emissions are discharged vertically and have an exit velocity of at least 10m/second. AO27.3 Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater. AO27.4 Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS1940-	**AO27.1 N/A** **AO27.2 N/A** **AO27.3 N/A** **AO27.4 N/A**

	2004 The Storage and handling of flammable and combustible liquids (for hydrocarbons) and AS1596:2008 The Storage and Handling of LP Gas.	
Waste Management		
PO28 The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's Waste Storage and Collection requirements (see appendix B) and the requirements of the Environmental Protection (Waste) Regulations 2000.	AO28.1 For commercial premises and industrial activities(other than those premises utilising Council's wheelie bin waste collection program): (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewered areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and	**AO28.1 N/A** No commercial or industrial activities are proposed. Wheelie bins are only required for waste disposal of a small amount of office waste generated by three (3) employees from this facility

	drained to a sewer system (requiring trade waste approval) within sewered areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewered areas; and (f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or noise issues resulting from collection programs. AO28.2 For multiple unit complexes of three (3) – six (6) units the development satisfies one of the following criteria: (a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development requiring eight (8) bins must have at least 8m of useable road reserve (in terms of bin collection, excluding a 1m clearance around power poles and any area below a street trees canopy where bins cannot be collected); OR (b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and (c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and (d) bin storage areas are screened behind buildings for	**AO28.2 N/A**

	amenity purposes; and (e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for collection purposes; and (f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and (g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s); OR (h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose cock and grading/drainage towards a grassed area or other porous surface. AO28.3 For multiple unit complexes above six (6) units the development satisfies one of the following criteria: (a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that accompanies the environmental standard); OR (b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable; OR (c) Where 'internal collection' is proposed the internal	**AO28.3 N/A**

	design complies with the waste management guideline that accompanies this environmental standard and a certification from a registered RPEQ has been provided to demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle. AO28.4 Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste: (a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre; (b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any adjoining sensitive land uses will not experience amenity issues i.e. odour; (c) store bins on an impervious surface; (d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.	**AO28.4 N/A**
PO29 Multi-unit residential developments utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.	AO29.1 For developments involving community residence, residential care facility and retirement facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.	**AO29.1 N/A**
PO30 High rise (in excess of three (3) stories) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.	AO30.1 The applicant has provided a waste management plan that as a minimum has addressed the following issues: (a) likely waste quantity and waste type to be generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis;	**AO30.1 N/A** The proposed development does not involve a commercial and/or residential development.

	(c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
PO31 Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and reuse.	AO31.1 The development will be carried out in accordance with the waste management hierarchy outlined in the Environmental Protection (Waste Management) Regulation 2000 and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.	**AO31.1 Complies** The proposed development will comply with the Environmental Protection (Waste Management) Regulation 2000, with all waste material to be collected for appropriate disposal.
PO32 Development that involves the generation of 'clinical and related waste' as per the definition of the Environmental Protection (Waste Management) Regulation 2000 is designed to adequately cater for	AO32.1 The storage of 'clinical and related waste' is in accordance with the Environmental Protection (Waste Management) Regulation 2000 with storage locations being demonstrated on submitted site/floor	**AO32.1 N/A** The proposed development does not generate any 'clinical and related waste'.

legislative storage and collection requirements.	plans. AO32.2 The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.	**AO32.2 N/A** The proposed development does not generate any 'clinical and related waste'.
PO33 Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.	AO33.1 The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's Waste Storage and Collection Policy and the Environmental Guideline, including: (a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.	**AO33.1 N/A** The proposed development does not proposed any residential development
PO34 Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.	AO34.1 The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and	**AO34.1 N/A** The proposed development will have its putrescibles waste removed every week. All waste collection areas are free draining, and will be wheelie bins provided by Council to mitigate against vermin access to its contents. Bins will be cleaned on a regular basis.

	(c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.	

Table 9.4.2:2 Separation Distances to Residential and Environmentally Sensitive Land Uses

Existing Use/Activity	Separation Distance
Cropping Land	Minimum 40m vegetated buffer requirement taken from cropping land property boundary.
Landfill	Minimum 1.5km taken from the property boundary of the landfill site.
Transfer Station	Minimum 300m taken from the property boundary of the transfer station site.
Sewerage Works	Minimum 1km taken from the property boundary of the sewerage works.
Poultry Farms	Minimum 1km taken from the closest outside boundary of the shed/conglomeration of sheds (at a 10 year planning horizon).
Extractive Industry	Minimum 1km taken from the outside extremity of the resource boundary (at a 20 year planning horizon).
Piggery	Minimum 1.5km taken from the closest outside boundary of the shed/conglomeration of sheds (at a 10 year planning horizon).
Feedlots	Minimum 1.5km taken from the outside extremity of the closest animal holding yard (at a 10 year planning horizon).
Cattle Dips and Yards	Minimum 200m from the outside extremity of the closest part of the yard or dip (at a 10 year planning horizon).
Kennels	Minimum 1.5km from the nearest outside boundary of the animal holding facility (at a 10 year planning horizon).
Abattoirs	Minimum 500m from the nearest part of the built facility or effluent disposal area.
Dairy Bails and Yards	Minimum 300m from nearest part of the facility (at a 10 year planning horizon).
Motor Sport Facilities	Minimum 1km taken from the nearest part of the facility where vehicles will be utilised for sporting purposes.
Stock Saleyards	Minimum 500m from the nearest part of the facility used for holding animals.
Forestry	Minimum 200m from the nearest part of the plantation designated for commercial harvesting purposes (at a 10 year planning horizon).

Integrated Water Cycle Management Code (s9.4.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.3:1 – Integrated Water Cycle Management Code – for self-assessable and assessable development		
Stormwater Management		
PO1 Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO1.1 Stormwater quality treatment measures are implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure. AO1.2 Pollutant load reductions are achieved in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.[30]	**AO1.1 Complies** Stormwater quality treatment measures for the proposed development are in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure and the pollutant loads as outlined in SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure are achieved as detailed in the SWMP Report in Appendix F.
PO2 Adverse impacts of construction activities on stormwater quality are avoided where feasible. If not feasibly avoided, impacts are minimised using best practice environmental management for erosion and sediment control.	AO2.1 Sediment and erosion control measures are implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO2.1 Complies** Sediment and erosion control measures for the proposed development have been implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure, as detailed in the SWMP Report in Appendix F.
PO3 Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO3.1 Stormwater flow control measures are implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO3.1 Complies** Stormwater flow control measures for the proposed development have been implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure, as detailed in the SWMP Report in Appendix F.

Waste Water Management		
PO4 Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for: (a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	AO4.1 Waste water management measures are implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**PO4 Alternative Solution** Waste water from the site is proposed to treated and disposed of onsite as illustrated in Appendix A.
Artificial Waterways and Water Bodies		
PO5 The waterway or water body is designed to integrate multiple functions, including: (a) aesthetics, landscaping, and recreation; (b) flood management; (c) stormwater management; (d) water conservation and reuse; (e) community health; and (f) pest management.	AO5.1 Artificial waterways or water bodies are designed in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO5.1 N/A** No such infrastructure is proposed or required for the development to operate.
PO6 The waterway is located and designed to be responsive to natural drainage features.	AO6.1 Artificial waterways or water bodies are designed in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO6.1 N/A** No such infrastructure is proposed or required for the development to operate.
PO7 The waterway or body is designed to minimise whole of life cycle costs.	AO7.1 Artificial waterways or water bodies are designed in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO7.1 N/A** No such infrastructure is proposed or required for the development to operate.
Flooding and Drainage		

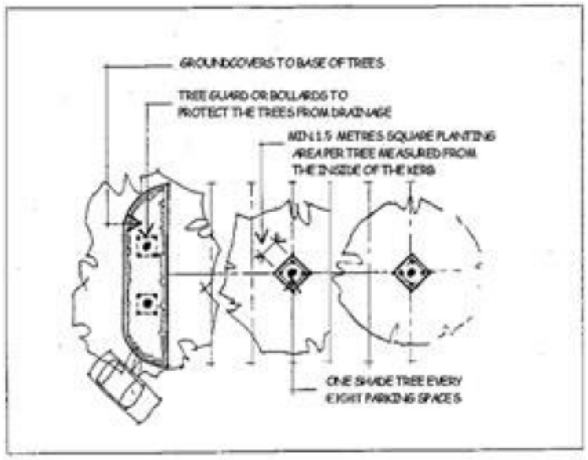
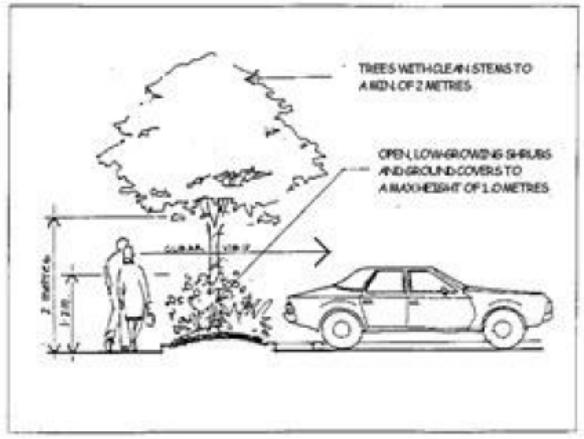
PO8 Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO8.1 Development is undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO8.1 Complies** All drainage is to be in accordance with the development plans in Appendix F, which do not worsen the stormwater impacts on downstream properties.
PO9 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO9.1 Development is undertaken in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO9.1 Complies** All drainage is to be in accordance with the development plans in Appendix F, which do not worsen the stormwater impacts on downstream properties.
PO10 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO10.1 Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO10.1 Complies** All drainage is to be in accordance with the development plans in Appendix F, which do not worsen the stormwater impacts on downstream properties.
Water Cycle Management		
PO11 The design and management of the development integrates water cycle elements so that: (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.	AO11.1 Integrated water management practices and infrastructure are implemented in accordance with SC6.3 PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.	**AO11.1 Complies** All rainwater onsite is to be reused where possible.

Landscaping Code (s9.4.4)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.4:1 – Landscaping Code – for self-assessable and assessable development		
PO1 Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO1.1 Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2.	**AO1.1 Complies** A landscaping plan for the proposed development has been provided as illustrated in Appendix A Landscaping species are in accordance with an agricultural scientists recommendations – Refer to Appendix L.
PO2 Landscape construction is undertaken by a suitably qualified landscape professional.	AO2.1 Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.	**AO2.1 Complies** This work can be conditioned.
PO3 Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO3.1 Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used. AO3.2 Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area. AO3.3 Existing site trees are integrated into the development. AO3.4 Species selection is reflective of cool temperate species.	**AO3.1 to AO3.4 Complies** The landscaping proposed is over and above the landscaping required for surrounding rural activities, and will utilises native species as illustrated in Appendix A
PO4 Where the development involves the creation of a	AO4.1 Street planting is carried out in accordance with	**AO4.1 to AO4.3 N/A**

new road street tree planting is undertaken having consideration of: (a) the hierarchy and function of the street; (b) selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve; (d) soil conditions; (e) existing street trees; (f) solar access; and (g) driveway access.	the requirements of PSP No. 2 Engineering Services Infrastructure Roads and Drainage. AO4.2 Species and materials are used that minimise the use of potable water. AO4.3 Street tree planting is in accordance with PSP No.8 – Street Trees.	No street planting is proposed considering the considerable landscaping proposed onsite which would negate any need.
PO5 Fencing design and acoustic barriers: (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street.	AO5.1 Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers. AO5.2 All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site. AO5.3 Where acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporates a minimum 3m vegetated buffer on either side of the fence with vegetation having a mature height equal to or above the height of the acoustic fencing.	**AO5 Alternative Solution** Fencing as illustrated in Appendix A is required for security purposes which is typical for this type of development and has been amended to allow reptiles to pass underneath. Landscaping along the fence lines adds visual interest.
PO6 Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.	AO6.1 Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planting bay per eight (8) carparking spaces. AO6.2 Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park.	**PO6 Alternative Proposal** Landscaping within the carparking areas is not required given the substantial amount of landscaping proposed and the small number of carparking spaces required.

	AO6.3 No raised kerbing is provided around planting bays. Wheelstops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall toward planting areas. AO6.4 Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.	

	 	
PO7 Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.	AO7.1 Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits. AO7.2 Tree planting must be a minimum of 2m from any	**AO7.1 Complies** Landscaping does not compromise the existing or proposed infrastructure as shown in Appendix A.

	mains water easements and offset 4m from any sewer main or inspection chamber.	**AO7.2 Complies** Landscaping does not compromise the existing or proposed infrastructure as shown in Appendix A.
PO8 Maintenance access points must be considered and accommodated for in the site planning and design process.	AO8.1 Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather. AO8.2 Functional maintenance vehicle circulation and access gates to be provided.	**AO8.1 & AO8.2 Complies** Gaining access for maintenance of landscaping is not prohibited as shown in Appendix A.
PO9 On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	AO9.1 Landscape design incorporates the flow of water along overland flow paths. AO9.2 Maximise opportunities for on-site infiltration by: (a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas; (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species. AO9.3 Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells. AO9.4 Sediment and erosion control measures are outlined. AO9.5 Planter boxes on podiums and building forecourts plumbed to stormwater.	**AO9.1 to 9.5 Complies** On-site stormwater may be partly reused to water the proposed landscaping.
PO10 Landscape design is integrated with any existing	No acceptable outcome is nominated.	**PO10 N/A**

urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.		The proposed development is not in an urban setting.
PO11 Design of pedestrian paths and places reinforces the desired character of the area and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.	AO11.1 Design complies with AS1428 parts 1, 2, 3, and 4 – Design for Access and Mobility	**AO11.1 Complies** Landscaping does not conflict with the Australian Standards with regards to non-discriminatory access. Landscaping species are in accordance with an agricultural scientists recommendations – Refer to Appendix L.
PO12 Risks to personal safety and the potential for crime, vandalism and fear are reduced through design that has been informed by Crime Prevention Through Environmental Design (CPTED) principles in relation to: (a) Surveillance. (b) Access control. (c) Territorial reinforcement. (d) Space management.	AO12.1 The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through clear sight lines from private to public space,reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate. AO12.2 Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk. AO12.3 Reinforcing definition of territory and ownership of private, semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage.	**AO12.1 to AO12.4 Complies** The landscaping proposed does not encourage criminal activities to occur on the site as illustrated in Appendix A

	AO12.4 Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti-resistant materials, easily accessed and maintained fixtures.	

Table 9.4.4:2 – Landscape Design Professionals

Development Type	Category of Landscape Professional Required to Submit Landscape Documentation	
Reconfiguring a lot (RAL) (Subdivision code)	<5>	5 lots and >5 lots
	Landscape designer	Landscape architect
Material Change of Use (MCU) Landscape documentation must accompany any built form/architectural and/or civil engineering documentation.	<_24_500k construction="">	>$500K construction value
	Landscape designer	Landscape architect
Operational Works Applications	<_24_50k construction="">	>$50K construction value
	Landscape designer	Landscape architect

Reconfiguring a Lot Code Code (s9.4.5.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.5.3.1 – Reconfiguring a Lot Code – for self assessable and assessable development		
Rearrangement of Boundaries		
PO1 The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO1.1 No additional lots are created by the rearrangement of boundaries. AO1.2 The resulting lots are contained entirely within a single zone.	**AO1.1 N/A**
PO2 The lots resulting from the rearrangement of boundaries does not require any change to infrastructure or services.	AO2.1 All lots retains all existing connections to water, sewer, electricity and other infrastructure and does not require additional infrastructure connections or augmentation.	**AO2.1 N/A**
PO3 The lots resulting from the rearrangement of boundaries have the appropriate size, dimensions and road access to accommodate uses consistent with the zone in which the lots are located.	AO3.1 The size of the resulting lots complies with the minimum lot size and frontage prescribed in the planning scheme for the zone in which the lots are located.	**AO3.1 N/A**
Table 9.4.5.3.2 – Reconfiguring a Lot Code – for assessable development		
Master Planning		
PO1 Except where in the Rural Zone (other than	No acceptable outcome is nominated.	**PO1 N/A**

where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone and Community Facilities Zone, Open Space Zone, Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; and (f) is provided with all necessary infrastructure networks and is well serviced by community facilities.		
General		
PO2 The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.	AO2.1 Neighbourhood design and lot layout is consistent with the requirements of any local plan.	**AO2.1 N/A** No neighbourhood design of lot layout is proposed

PO3 The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); and (h) protecting and maintaining areas of indigenous cultural significance.	In partial fulfilment of the performance outcome: AO3.1 A lot with an area of less than 450m2 used for a dwelling house has a slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	**AO3.1 N/A** No lots are proposed
PO4 Street blocks and lot types are generally rectilinear and arranged to provide: (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety.	In partial fulfilment of the performance outcome AO4.1 Lots within the block are arranged so that: (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error);	**AO4.1 N/A** No lots are proposed

	AO4.2 Lots with access to a laneway intended to accommodate more than one dwelling have a: (a) minimum width of 7.5m; and (b) minimum depth of 30m. AO4.3 Street blocks fronting local streets do not exceed 100m in length.	**AO4.2 N/A** No lots are proposed **AO4.3 N/A** No lots are proposed
PO5 Reconfiguration avoids risk to human safety and the environment from natural hazards [41] and contaminated land.	For partial compliance AO5.1 Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	**AO5 Compliance** No land contamination exists on the site that risks human safety.
PO6 The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	**AO6 Compliance** (a) The lease areas are consistent with the proposed solar farm staging and existing lot arrangement. (b) N/A (c) N/A (d) N/A (e) N/A
PO7 In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;	No acceptable solution is nominated	**AO7 N/A** No new street is created.

(c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting.		
PO8 Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	**PO8 N/A** No neighbourhood design of lot layout is proposed
PO9 Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses. (b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings).	AO9.1 Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate at least two (2) lot types; and (b) reconfigurations creating more than 50 additional lots incorporate at least three (3) lot types.	**AO9.1 N/A** No lot is proposed

Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot. (e) Terrace: A terrace lot has an area between 187.5m² and 240m² and will typically accommodate attached dwellings houses or dwelling houses built to both side boundaries on lots with a frontage of typically 7.5m. Dwelling houses on a standard 7.5m terrace lot will generally be two (2) habitable rooms wide and two (2) storeys in height. A terrace lot is also capable of development with a narrow (4m wide) single-storey detached dwelling house where one wall is built up to, and along most of the length of one side boundary. Dwelling houses on narrow terrace lots will be built as an integrated development as far as practicable and typically require frontage to both a street and laneway to accommodate on-site car parking that does not interfere with the safe and efficient functioning of the street; (f) Row: A row lot has an area between 125m² and 160m² and provides for narrow attached dwelling house or a dwelling house built to both side boundaries on lots		

with a frontage of typically 5m. A row lot typically requires rear lane access for car parking so the street frontage is free of driveways.		
PO10 Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO10.1 Reconfigurations achieve a minimum residential density of 15 lots per hectare.	**AO10.1 N/A** The site is not located within a residential zone.
Lot Sizes and Design		
PO11 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose and are of a sufficient size to provide for: (a) adequate usable private open space and landscaping; (b) suitable vehicle access and on site parking where required; and (c) any required on-site services such as effluent disposal areas.	AO11.1 Lots are rectangular and have a width to depth ratio not greater than 1:5. AO11.2 Lots in the Residential Living and Residential Choice zones in greenfield areas have standard dimensions, being: (a) depths of 25m and 32m; and (b) widths in multiples of 2.5m. AO11.3 Lots in the Low Density Residential Zone have the following minimum size: (a) 1,200m² in the Clifford Park Stables Precinct; (b) 2,250m² in the Park Residential Precinct; and (c) 500m² otherwise. AO11.4 Lots in an industry zone have widths in multiples of 10m, and are not less than 20m in width. AO11.5 Lots in the Township Zone have the following minimum size: (a) 500m² where a connected to a reticulated wastewater system; and (b) 2000m² otherwise.	**AO11.1 N/A** No lot is proposed. **AO11.2 N/A** No lot is proposed. **AO11.3 N/A** No lot is proposed. **AO11.4 N/A** No lot is proposed. **AO11.5 N/A** No lot is proposed.

PO12 Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO12.1 Where facilitating urban residential development, lots are consistent with an approved master plan and comply with AO11.2. AO12.2 Otherwise lots in the Emerging Community Zone are no less than 10ha.	**AO12.1 N/A** No lot is proposed. **AO12.2 N/A** No lot is proposed.
PO13 In the Rural Residential Zone, lot size is consistent with the intended character of the precinct in which the land is located and is of sufficient size to accommodate on-site effluent disposal.	AO13.1 Lots have a minimum size of: (a) in the 4,000m² Precinct – 4,000m²; (b) in the 1 Hectare Precinct - 1ha; and (c) in the 2 Hectare Precinct – 2ha.	**AO13.1 N/A** No lot is proposed.
PO14 In the Rural Zone, the productive capacity of rural land resources is protected.	AO14.1 Lots have a minimum size of: (a) in the 100 Hectare Precinct – 100ha; (b) in the 200 Hectare Precinct – 200ha; and (c) in the Heinemann Road Transport Precinct – 2ha.	**AO14.1 N/A** No lot is proposed.
Movement network design		
PO15 The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity;	AO15.1 The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO15.1 N/A** No road is proposed.

(k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.		
PO16 The road network provides for convenient and safe movement between local streets and higher order roads.	AO16.1 The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO16.1 N/A** No road is proposed.
PO17 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	**PO16 N/A** No road is proposed.
PO18 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO18.1 Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO18.1 N/A** No road is proposed.
PO19 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO19.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO19.1 N/A** No road is proposed.
PO20 On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	AO20.1 On-street parking is provided in accordance with the Transport, Access and Parking Code.	**AO20.1 N/A** No road is proposed.
PO21 The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO21.1 Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO21.1 N/A** No road is proposed.
PO22 Rear lanes are designed to:	AO22.1 Rear lanes are designed in accordance with	**AO22.1 N/A**

(a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-desacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.	SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	No road is proposed.
PO23 Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.	AO23.1 Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	**AO23.1 N/A** No road is proposed.
Road design		
PO24 The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	AO24.1 Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO24.1 N/A** No road is proposed.

Pedestrian and cyclist facilities		
PO25 A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	AO25.1 In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. AO25.2 Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).	**AO25.1 N/A** No pedestrian or cycleway is proposed. **AO25.2 N/A** No pedestrian or cycleway is proposed.
PO26 The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	**PO26 N/A** No pedestrian or cycleway is proposed.
PO27 Safe street crossings are provided for pedestrians and cyclists across major roads.	AO27.1 Crossings and intersections are provided in accordance with SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.	**PO27 N/A** No pedestrian or cycleway is proposed.
Public transport		
PO28 The movement network caters for the	No acceptable outcome is nominated.	**PO28 N/A**

extension of existing or future public transport routes to provide services that are convenient and accessible to the community.		No access to public transport is required.
PO29 Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO29.1 Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	**AO29.1 N/A** No access to public transport is required.
PO30 Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	**PO30 N/A** No access to public transport is required.
Open Space Network		
PO31 Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to:	AO31.1 The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Priority Infrastructure Plan.	**AO31.1 N/A** No lot is proposed.

(i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.		
PO32 Where provision for a public park is required in Part 4 – Priority Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO32.1 The public park meets the requirements of section 4.5.5. AO32.2 The public park meets the standards identified in Table 9.4.5:3.	**AO32.1 N/A** No park is required. **AO32.2 N/A** No park is required.
PO33 Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment	No acceptable outcome is nominated.	**PO33 N/A** No park is required.

including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.		
Amenity		
PO34 Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses. [44]	No acceptable outcome is nominated.	**PO34 N/A** No buffering is required.
PO35 The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	**PO35 N/A** No lots are proposed.
PO36 Where the lot reconfiguration is of land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO36.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Projection (Noise) Policy 2008 are met; and (b) the air quality objectives in the Environmental Protection (Air) Policy 2008, are met through the use of measures such as: (i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area;	**PO36 N/A** No lots are proposed.

	(iv) barriers, mounds and fencing; and/or (v) screening.	
Safety and security		
PO37 The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: [45] (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO37.1 The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines.	**AO37.1 Complies** The lease areas do not induce criminal activities given the proposed security for the proposed solar farm.
Natural values		
PO38 The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	**PO38 N/A** No lots are proposed.
PO39 The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated.	**PO39 N/A** No infrastructure is required for the lease areas to exist.
Climatic response		
PO40 The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	In partial compliance with the performance outcome: AO40.1 Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed.	**PO40 N/A** No lots are proposed.

	AO40.2 Where they are proposed, built-to boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	
Services		
PO41 Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated.	**PO41 N/A** No services are required for the lease areas to exist.
Noise Impacts		
PO42 Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO42.1 Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB A10 (18hr). AO42.2 Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	**PO42.1 N/A** No lots are proposed. **PO42.2 N/A** No lots are proposed.
PO43 Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and	No acceptable outcome is nominated	**PO40 N/A** No noise attenuation measure are needed for the lease areas given that they are created in conjunction with the solar farm which would be conditioned to address such matters where applicable.

(c) are designed to discourage crime and anti-social behaviour, having regard to: (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and (v) easy and economic maintenance.		
Air Quality		
PO44 Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	**PO44 N/A** No lots are proposed.
Additional requirements for volumetric subdivision		
PO45 The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated	**PO45 N/A** No volumetric subdivision is proposed.

Rural Use Code (s9.3.8.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.3.8.1 – Rural Use Code – for assessable development		
General		
PO1 Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	**PO1 Complies** The ecological value of the existing waterway is protected by the placement of the solar farm and its infrastructure outside this area. Landscaping will incorporate native vegetation into the design. Stormwater drainage and grassed areas will reduce pollutants from existing agricultural practice from entering the waterway system.
PO2 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	**PO2 Complies** Security fencing is provided to the full surround of the solar farm to keep people out. EMF levels for this development are insignificant to the levels required to produce harm to humans. Refer to Appendix G and O for further details.
PO3 Effective separation distances are provided to minimise potential conflicts with or impacts on other uses having regard to vibration, odour, dust, spray drift and noise emissions. [34]	No acceptable outcome is nominated.	**PO3 Complies** None of the listed impacts are significant (or even exist) for the proposed development, and are comparable or less then rural activities a detailed throughout section 4 on this report.
PO4 Provision is made for effluent treatment and	No acceptable outcome is nominated.	**PO4 Complies**

disposal which ensures impacts on the natural environment are avoided and odour is minimised		Effluent treatment and disposal is to occur onsite to service three full-time employees. This is considered appropriate given the need generated.
PO5 An adequate water supply is available to the proposed use.	No acceptable outcome is nominated.	**PO5 Complies** Water is brought into the site and stored in the proposed rainwater tank near the control room building to service the needs of the three full-time employees, which is adequate.
Intensive Animal Industries and Aquaculture		
PO6 Natural topography and vegetation effectively screen the development from nearby residences, community uses and any road or other public view point.	No acceptable outcome is nominated.	**PO6 N/A** No intensive animal industries or aquaculture is proposed
PO7 Intensive animal industries or aquaculture are not located within a declared catchment area or a declared groundwater area.	No acceptable outcome is nominated.	**PO7 N/A** No intensive animal industries or aquaculture is proposed
PO8 Sites used for intensive animal industries or aquaculture are large enough to contain all odour emissions within the boundaries of the site.	AO8.1 Potential odour sources are located the distances specified in Table 9.4.2:2 from the boundary of the site.	**PO8 N/A** No intensive animal industries or aquaculture is proposed
Animal Keeping being Kennels and Catteries		
PO9 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: (a) animals are securely housed; and (b) the use does not cause a nuisance beyond the site boundaries.	AO9.1 The site is fenced to a minimum height of 1.8m designed to prevent escape of animals by climbing, jumping or digging. AO9.2 Buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO9.3 Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO9.4 Animals are kept in enclosures, inside buildings at all times between the hours of 6:00 pm and 7:00 am. AO9.5 A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.	**PO9 N/A** No kennels or catteries are proposed

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Rural Zone Code (s6.6.6.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 6.6.6.1 – Rural Zone Code – for self-assessable and assessable development		
General		
PO1 Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	AO1.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	**AO1.1 Complies** (a) All non-residential buildings are located at least 50m from existing dwellings (b) N/A
PO2 Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO2.1 Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	**AO2.1 Complies** Building Height for tallest structure being battery storage shed is 2 storeys height at 7.6m
Roadside Stalls and Shops		
PO3 The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO3.1 Any structure used for the sale of goods or produce is limited to 25m² gross floor area. AO3.2 Access to the structure is via the primary property access point. AO3.3 Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.	**AO3.1 N/A** No sale of good is proposed onsite **AO3.2 N/A** Primary access from Yarranlea Road **AO3.3 N/A** No sale of good is proposed onsite
Dwelling House		
PO4 Dwellings have safe, all weather road access.	AO4.1 Formed road access is provided to the dwelling.	**AO4.1 N/A**

PO5 An adequate, safe and reliable supply of potable and general use water is provided.	AO5.1 The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.	**AO5.1 N/A**
PO6 Wastewater generated on site is treated and disposed of in a sustainable manner.	AO6.1 Wastewater is treated and disposed of in accordance with the Queensland Plumbing and Wastewater Code (QPW).	**AO6.1 Complies** Waste water is treated and disposed of onsite as per Appendix A.
PO7 The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO7.1 The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO7.2 The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. AO7.3 The dwelling is setback from site boundaries by 50m.	**AO7.1 N/A** **AO7.2 N/A**
Caretaker's Accommodation		
PO8 Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO8.1 A caretaker's accommodation is: (a) separated from significant levels of emissions generated by the primary use of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a maximum area of 8m² with minimum dimensions of 2.4m. AO8.2 No more than one (1) caretaker's accommodation is established per non-residential use.	**AO8.1 N/A** **AO8.2 N/A**
Noise Amenity		

PO9 The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO9.1 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	**AO9.1 N/A**
Outdoor Lighting		
PO10 Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO10.1 Outdoor lighting is restricted to low level security lighting only. AO10.2 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	**AO10.1 and AO10.2 Complies** Outdoor lighting is for security purposed and will be in accordance with AS4282. Refer to Appendix T.
Building Work (not associated with a Material Change of Use)		
PO11 Provision is made for onsite vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO11.1 Car parking is provided in accordance with the Transport, Access and Parking Code.	**AO11.1 N/A**
PO12 Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	AO12.1 No reduction of previously approved landscaping areas is to occur.	**AO12.1 N/A**
PO13 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO13.1 Roof water is collected and discharged in accordance with SC6.3 PSP No. 3 – Engineering Standards - Water and Waste Water Infrastructure.	**AO13.1 N/A**
PO14 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO14.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR	**AO14.1 N/A**

	AO14.2 Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	**AO14.2 N/A**
Table 6.6.6.2 – Rural Zone Code – for assessable development		
Cropping being Forestry		
PO1 Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO1.1 Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO1.2 Forestry does not occur on land having slopes steeper than 15%.	**AO1.1 N/A** No cropping for forestry is proposed **AO1.2 N/A** No cropping for forestry is proposed
PO2 Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	**PO2 N/A** No cropping for forestry is proposed
PO3 Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO3.1 Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting. [51]	**AO3.1 N/A** No cropping for forestry is proposed
Uses		
PO4 The zone primarily accommodates rural activities.	AO4.1 Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation;	**AO4.1 Complies** The proposed development is for a 'major electricity infrastructure' and 'substation' being a solar farm to service the energy needs of the local and wider community

	(j) substation; and (k) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO4.2 Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	**AO4.2 N/A** Compliance with AO4.1 achieved.
PO5 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	**PO5 N/A**
PO6 Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	**PO6 N/A**
Rural Character		
PO7 Buildings are of a low rise, rural character.	AO7.1 Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	**AO7.1 Complies** Building Height for tallest structure being battery storage shed is 2 storeys height at 7.6m
PO8 Development does not unduly impact on the rural amenity and character of the locality, having regard	No acceptable outcome is nominated.	**PO8 Complies** (a) The proposed internal substation and ancillary

to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.		buildings are setback at least 6m from the front boundary and are of a build form that it considered with the rural area. For instance several farming properties in the immediate vicinity of the site have largescale sheds and heavy machinery and other infrastructure in plain sight. Furthermore the solar panel arrays are of a height that is less than a 1 storey building and bend to the contours of the land creating a undulating visual appearance in line with the current landscape topography. Visual impact has been further addresses as insignificance in Appendix J. (b) As demonstrated in section 4.1.10 of this report the visual impacts of the proposed development are such that they have been mitigated by the placement of landscaping as proposed in Appendix A. Visual impact has been further addresses as insignificance in Appendix J. (c) The solar panels are aligned in rows following the contours of the land to give a smooth visual appearance over the landscape, which is reminiscent of the row features found elsewhere in the rural locality such as cropping and wineries landscapes. The rows of solar panels are broken into distances of 5.7 meters from each other, and are further separated into block of arrays by tracks which added articulation to the waving formation of the solar panel rows. Visual impact has been further addresses as insignificance in Appendix J. (d) As detailed in Appendix G the proposed development does not have any air emissions and does not cause significant noise above that which is

		expected in the rural environment.
PO9 Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	**PO9 Complies** As demonstrated in the traffic assessment report (Refer to Appendix E), the impact on the road network is insignificant. Connection to other services such as telecommunications is standard for a rural use, with use of electricity from the network not need.
Rural Viability and Managing Conflicts		
PO10 Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	**PO10 Complies** The proposed solar farm does not create any known issue that would affect the ability of neighbouring agricultural lands to continue their regular practice. Weed management of pasture grasses is as outlined in Appendix A.
PO11 Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict. [52]	No acceptable outcome is nominated.	**PO11 Complies** The proposed solar farm does not create spray drift, odour, noise, smoke or ash. Any dust created by vehicles accessing the site will be managed appropriately as the efficiency of the solar farm relies on dust free solar panels.
Site Layout		
PO12 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised;	No acceptable outcome is nominated.	**PO12 N/A** (a) No hazards to property or people are created by the proposed development (b) All earthworks onsite are minimal due to the extensive use of the lands topography (c) The existing drainage lines are to be maintained and are outside the extent of the proposed solar farm.

(d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.		(d) Vegetation within Lot 2 RP7475 is to be cleared, however the waterways are to remain untouched by this development (e) No connection formal water, sewer or stormwater in infrastructure exist near or on the site. (f) A 3m wide landscaping buffer of native vegetation is provided between the solar farm and other activities outside this area, which is adequate screening of the activities as detailed in section 4.1.10 of this report.
Precincts		
PO13 Development in the 100ha Precinct: (a) does not require the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	**PO13 N/A**
PO14 Development in the 200ha Precinct: (a) does not require the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	**PO14 N/A**

Transport, Access and Parking Code (s9.4.6)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.6:1 – Transport, Access and Parking Code – for self assessable and assessable development		
Driveway Crossovers		
PO1 Vehicular access arrangements: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road; (ii) the integrity of any infrastructure within the road reserve; and (iii) the safety of access to adjacent properties; and (c) protect the amenity of premises in the vicinity. Note: Access to State-controlled Roads requires the approval of the Department of Transport and Main Roads.	AO1.1 Other than for a House, Dual Occupancy, Bed and Breakfast Establishment or Home-based Business, vehicular access to a Council-controlled road is provided in accordance with Australian Standard AS 2890.1 – Off Street Car Parking (and Australian Standard AS 2890.2 where relevant). AO1.2 Where the vehicular access is for a House, Dual Occupancy, Bed and Breakfast Establishment or Homebased Business, the driveway crossover: (a) is not: (i) a second property access; (ii) located on a bend in the road of more than 45%; or (iii) to a State-controlled Road or a road with bluestone kerbing; (b) is not within: (i) 25m of a signalised road intersection; (ii) 20m of an unsignalised road intersection in an industrial or Centre's zone or 10m otherwise; (iii) 2m of any adjoining property access, including shared property accesses, at the property line; (iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset;	**AO1.1 Complies** Access to the solar farm from Yarranlea Road will be in accordance with AS2890.1. **AO1.2 N/A**

	or (v) the outer canopy of any street tree. (c) does not: (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (iii) require removal or modification of any existing bluestone kerbing; (iv) require any change to existing footpath/verge profiles; (v) have access restricted by an access restriction strip or link reserve; or (vi) access an unformed or unkerbed road; (d) is constructed of gravel (but only in a non-urban zone), reinforced concrete, bitumen or pavers; and (e) is provided in accordance with the relevant diagram in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	
Table 9.4.6:2 – Transport, Access and Parking Code– for self-assessable and assessable development		
Transport Network[42]		
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	No acceptable outcome is nominated.	**PO1 Complies** As demonstrated in the traffic assessment report (Appendix E) there is no further need to upgrade the existing network given the that the additional demand created by the development is insignificant.

PO2 Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated [43].	**PO2 Complies** The development does not induce road work that would be unreasonably anticipated for this land.
PO3 Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks.	No acceptable outcome is nominated.	**PO3 Complies** The attached traffic report in Appendix E provides details on compliance to this matter
PO4 Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of mid-block connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.	**PO4 N/A** It is not reasonable for the proposed development to provide such infrastructure given that it is in a rural areas outside the built up urban area, where linkage to these services are not within reach.
PO5 Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:[44] (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	AO5.1 Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines.	**AO5.1 Complies** Refer to Appendix E of this report for illustration of the proposed development details.
PO6 Directional signage is provided within a development site to assist legibility and way-finding, including for pedestrians and cyclists.	No acceptable outcome is nominated.	**PO6 Complies** No signage is required for vehicles or pedestrians accessing the site as the open plan layout of the structures and placement of doors and entrances ensure user legibility.

Access		
PO7 Vehicle access arrangements and queuing areas are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO7.1 Access driveways and queuing areas are located and designed in accordance with the provisions of Australian Standard AS 2890.1 Part 1: Off Street Carparking.	**AO7.1 Complies** All proposed access driveways and queuing areas will meet Australian Standards.
PO8 Access arrangements minimise any adverse impact on: (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; (c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve.	No acceptable outcome is nominated.	**AO8.1 Complies** All proposed access points ensure that the integrity of the road infrastructure is maintained, that the safety of existing point of access to adjoining properties is maintained, and that amenity is retained along the street frontage as illustrated in the attached development plans and traffic report in Appendix E.
PO9 Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick–up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians, cyclists and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines.	AO9.1 No acceptable outcome is nominated. Note: The applicant must demonstrate that the Performance Criterion is met. (1) Bus pick-up/set-down areas should: (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and maneouvere in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses; (c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the	**PO9 N/A** All proposed development does not require passenger set-down/pick up infrastructure.

	Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained. (2) Car and taxi pick-up/set-down areas should: (a) allow a car to maneouver in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.	
Pedestrian and Cycle Facilities		
PO10 Provision is made for the safe and convenient movement of pedestrians on site and external to the site, having regard to desire lines, legibility, weather protection and the needs of people with disabilities.	AO10.1 Pedestrian pathways and crossings are provided in accordance with SC6.2 PSP No.2 – Engineering Standards – Roads and Drainage Infrastructure. AO10.2 Access for cyclists and pedestrians is clearly distinguished from vehicle access. AO10.3 Pedestrian paths of a minimum width of 1.5m are provided through each car parking row and connect to the main entrance(s) to the building(s).	**AO10.1 N/A** No footpath is required given the rural locality of the subject site. **AO10.2 & A10.3 Complies** No pedestrian paths are required, given the rural locality of the subject site.
PO11 Provision is made for safe and convenient cycle movement to the site and within the site having regard to desire lines, users' needs and legibility.	AO11.1 Shared paths and on-road cycle lane facilities are provided in accordance with SC6.2 PSP No.2 – Engineering Standards Roads and Drainage Infrastructure.	**AO11.1 N/A** No shared on-road cycle lane is identified by any Council planning scheme map along any road frontage.

Parking and Circulation		
PO12 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO12.1 Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of: (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling. AO12.2 Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code. AO12.3 Where a rate for a use is unspecified in Table 9.4.6:3 the application is supported by a parking report justifying proposed provision of parking. Note: Parking requirements must be calculated to one decimal place and rounded up or down to the nearest whole number, i.e. where the total is equal to or greater than 0.5 the number is rounded up and where less than 0.5 the number is rounded down. E.g. Total = 12.5 (round up to 13) Total = 12.4 (round down to 12)	**AO12.1 N/A** **AO12.2 N/A** A renewable energy use has an unspecified car parking ratio **AO12.3 N/A** Ample car parking has been provided to service the proposed development being: 4 car parking spaces (including 1 disable space). As demonstrated in the traffic report (Refer to Appendix E) the provision of these spaces is sufficient for the intended operation of the site with 3 full time employees.
PO13 Car parking areas are designed to be: (a) clearly defined, marked and signed; (b) convenient, safe and accessible; and (c) safe for vehicles, pedestrians and cyclists and minimise vehicle/pedestrian conflicts by providing clear access lines for pedestrians movement within car park areas.	AO13.1 The entry to the car park is clearly signposted. AO13.2 Parking spaces are freely available for use by the development's occupants and visitors during the business hours of the use. AO13.3 Visitor or customer parking spaces are located in the most accessible position to the main entrance of the building and signed as such. AO13.4 Unless otherwise specified in another code relevant to the development, 60% of the parking spaces for non-residential development are clearly visible from the street. AO13.5 Public Safety: (a) The car park is located where it can be monitored by	**AO13.1 Complies** Car parking area is clearly visible on entry to the site **AO13.2 N/A** Requirement can be conditioned appropriately **AO13.3 N/A** No visitor carparking spaces are required for a development of this nature. **AO13.4 & AO13.5 Complies** All carparking spaces are visible from Yarranlea Road and are lit in accordance with the Australian Standards.

	passers-by or the occupiers of the development. (b) Where the car park is open to the public at night, lighting is provided throughout the car park and along pedestrian access paths in compliance with Australian Standard AS 1158.3.1 – Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements. (c) Except in the case of residential development: (i) where the car park is not required at night, entry to the car park is physically restricted; and (ii) where the car park is enclosed, the walls are finished in a light coloured material that reflects light. (d) Landscaping throughout the car park is provided in a manner, as indicated in the Landscaping Code that allows surveillance and minimises the risk of crime.	
PO14 Car parking areas are designed to provide spaces which meet the needs of people with disabilities.	AO14.1 Parking spaces for people with disabilities are provided at the rates specified in Appendix C of Australian Standard AS2890.1 Part 1: Off Street Carparking. AO14.2 Car parking spaces for people with disabilities are located as near as possible to the entrance or entrances of the facility or use they serve. AO14.3 Parking spaces for people with disabilities are designed in accordance with the provisions of Australian Standard AS2890.1 Part 1: Off Street Carparking. AO14.4 Pathways and ramps between parking areas and the entrances to buildings are designed in accordance with the provisions of Australian Standard AS1428.1: Design for Access and Mobility. AO14.5 Parking spaces for people with disabilities are identified by a sign incorporating the International Symbol specified in Australian Standard AS1428.1: Design for Access and Mobility.	**AO14.1 Complies** One disable carparking space has been provided in accordance with rates as specified in the Australian Standards. **AO14.2 Complies** The disable carparking space is located near the proposed main control building. **AO14.3 Complies** The disable carparking space is designed in accordance with the Australian Standards **AO14.4 Complies** All pathways from carparking areas to entry landing as in accordance with Australian Standards for access and mobility. **AO14.5 & AO14.6 Complies** The disable carparking space will have appropriate signage with the International Symbol, which will be clearly visible to motorists.

	AO14.6 The sign is readily visible from a vehicle at the entrance to the carpark, or guide signs are provided to indicate the direction of the disabled parking spaces.	
PO15 Car parking areas associated with the following: (a) a non-residential development in a residential zone, or (b) a non-residential development in a non-residential zone on a site that adjoins a residential zone, are designed to minimise any adverse impact on the amenity of premises in the vicinity.	For development associated with the following: (a) a non-residential development in a residential zone, or (b) a non-residential development in a non-residential zone on a site that adjoins a residential zone: AO15.1 Car parking and driveway areas are setback a minimum distance of 3m from a side boundary that is common with a residential use in a residential zone. AO15.2 Landscape planting is used between the car park and driveway areas and the side boundary to soften the visual impacts of car park areas and to provide shade. AO15.3 An acoustic fence of 1.8m height is provided along the property boundary that is common with a residential use in a residential zone.	**PO15 N/A**
PO16 Car parking and associated access arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO16.1 Car parking is provided either at the rear of the development or beneath buildings.	**PO16 Complies** Carparking is located at the front of the site in order to comply with a number of the above criteria, particularly AO13.4 & AO13.5.
PO17 Above ground or multi-level car parking areas are designed, articulated and finished to make a positive contribution to the local streetscape character.	AO17.1 Above ground or multi-level parking areas are designed, articulated and finished to a quality equal to or better than adjoining buildings.	**AO17.1 N/A**
PO18 Landscaping is provided to soften the visual impact of car parking areas and to provide shading and protection from glare.	AO18.1 Aesthetics, glare, heat absorption and reradiation. (a) Landscaping is provided throughout the car park in the manner and at the rate indicated in the Landscaping Code; and	**PO18 N/A** Landscaping is not proposed for carparking given the small amount of carparking spaces and the extensive landscaping around the solar farm.

	(b) Unless otherwise specified in a zone, precinct or use code, where the car park adjoins a street frontage, or a boundary with a Residential or other sensitive land use, a landscaped strip of minimum 3 m width is provided along the frontage/boundary. AO18.2 Dust: (a) As a partial Acceptable Measure, the car park is imperviously sealed. AO18.3 Noise: (a) As a partial Acceptable Measure, a solid, good quality brick, timber or masonry fence of minimum 1.8 m Height is constructed between the car park and any adjoining residential use or other noise sensitive land use.	
PO19 Any part of the parking area designated as a vehicle cleaning or repair area is designed and constructed to avoid adverse impact on water quality or Council's wastewater or stormwater infrastructure.	AO19.1 The development is capable of meeting the requirements of Council's Trade Waste Policy and the Trade Waste Environmental Management Plan	**AO19.1 N/A** No vehicle cleaning is proposed onsite
Servicing		
PO20 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO20.1 The service bays provided and access to them, can accommodate, at any one time, the types and numbers of service vehicles detailed in Table 9.4.6:3. AO20.2 Service bays provided wholly or partly within a building are physically separated from the rest of the buildings floor space in manner that makes it impractical to use them as storage or work areas. AO20.3 The design and provision of access driveways, manoeuvring areas and loading and unloading facilities for service vehicles complies with Australian Standard AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities. AO20.4 Vehicles being loaded or unloaded with goods stand completely on-site and do not impede access to	**AO20.1 to AO20.5 N/A** No service bay is provided given that these vehicles do not frequent the area and would 'park' in front of the infrastructure requiring its service in the internal substation area.

	more than 6 parking spaces or 50% of the on-site parking spaces (whichever is the lesser) while doing so. AO20.5 Service vehicles can enter and leave the site in a forward gear.	
PO21 Refuse collection vehicles are able to access onsite refuse collection facilities.	AO21.1 Where an on-site refuse area is provided, access and manoeuvring areas are designed and provided to enable access by refuse collection vehicle based on the Design Service Vehicle in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates.	**AO21.1 Complies** Refuse collection from Yarranlea Road as per standard practice in rural areas.
PO22 Servicing arrangements minimise any adverse impact the amenity of premises in the vicinity.	No acceptable outcome is nominated.	**PO22 N/A** No residential premises are immediately near the subject site.
PO23 Servicing arrangements are located and designed to avoid dominating the road frontage of the site or otherwise detracting from streetscape character.	AO23.1 Areas used for servicing are not located at the front of developments, or are otherwise screened to minimise visual intrusion in the streetscape.	**AO23.1 N/A** No servicing area is proposed or required.

Table 9.4.6:3 – Car Parking Provision Rates

For the purpose of interpreting Column3 – Service Vehicle Provision Rate the following definitions apply:

(1)
'No specific rate' – means the required number of parking spaces (or facilities for service vehicles) will be based on
The circumstances of the specific proposal and assessed against the Performance Criteria and information provided with the application.

(2)
SRV - means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard *AS 2890.2 –Off Street Parking – Commercial Vehicle Facilities*).

(3)
HRV - means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard *AS 2890.2 –Off Street Parking – Commercial Vehicle Facilities*).

(4)
AV - means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard *AS 2890.2 –Off Street Parking – Commercial Vehicle Facilities*).

Development	Parking Rates	Service Vehicle Provision Rate
Adult Store	One (1) space per 25m² GFA.	(1) Less than 500m² GFA – 1 HRV. (2) 500m² – 1,999m² GFA – 1 AV. (3) 2,000m² GFA plus – No specific rate.
Agricultural Supplies Store	One (1) space per 25m² GFA.	1 AV.
Air Services	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Animal Husbandry	No Parking Rate Nominated.	No specific rate.
Animal Keeping	One (1) space per employee 'Full Time Equivalent' (FTE) plus five (5) spaces.	Nil.
Aquaculture	One (1) space per employee (FTE).	No specific rate.
Bar	One (1) space per 25m² GFA.	No specific rate.
Bulk Landscape Supplies	One (1) space per 200m² of total use area with a minimum of four (4) spaces.	1 AV.
Car Wash	One (1) space per 25m² GFA.	Nil.
Caretaker's Accommodation	Two (2) parking spaces.	Nil.
Cemetery	30 spaces plus one (1) space per two (2) employees (FTE) on the premises at any one time.	Nil.
Child Care Centre	One (1) space per five (5) children.	Nil.
Club	0.3 space per patron.	1 SRV.
Community Care Centre	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Community Residence	Two (2) parking spaces.	Nil.
Community Use	0.4 space per patron.	No specific rate.
Crematorium	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Cropping	No Parking Rate Required.	Nil.
Detention Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Dual Occupancy	Two (2) parking spaces per dwelling.	Nil.
Dwelling House	Two (2) parking spaces.	Nil.
Dwelling Unit	One (1), per one (1) and two (2) bedroom unit plus two (2) for each unit of three (3) or more bedrooms.	Nil.
Educational Establishment	Primary – one (1) per employee (FTE). Secondary - 1.2 per employee (FTE). Tertiary - 0.5 per employee (FTE) PLUS one (1) space per 10 students (FTE).	1 SRV.
Emergency Services	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Extractive Industry	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Food & Drink Outlet	One (1) space per 25m² GFA.	1 SRV.
Function Facility	0.4 space per patron.	No specific rate.
Funeral Parlour	0.3 space per seat or to each square metre of GFA whichever is greater.	1 SRV.
Garden Centre	10% of site area.	1 HRV.
Hardware And Trade Supplies	One (1) space per 40m² GFA.	(1) Less than 1,000m² GFA – One (1) HRV. (2) 1,000m² – 1,999m² GFA – One (1) AV. (3) 2,000m² GFA plus – No specific rate.
Health Care Services	Five (5) spaces for each practitioner on the premises at any one time.	One (1) ambulance vehicle pick-up and set-down space if more than two (2) practitioners work from the site at any one time.
High Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
Home Based Business	One (1) space per non-resident employee (FTE).	Nil.
Hospital	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Hotel	0.4 space per patron.	1 AV.
Indoor Sport And Recreation	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Intensive Animal Industries	No Parking Rate Required.	No specific rate.
Intensive Horticulture	One (1) space per employee.	No specific rate.
Landing	No Parking Rate Required.	Nil.
Low Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2,000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
Major Electricity Infrastructure	No Parking Rate Required.	No specific rate.
Major Sport, Recreation And Entertainment Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Market	Eight (8) spaces per 100m² of stall area (excluding access paths).	No specific rate.
Medium Impact Industry	Two (2) spaces per tenancy plus one (1) space per 100m² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2,000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
Motor Sport Facility	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Multiple Dwelling	One (1) space per one (1) and two (2) bedroom dwelling, two (2) spaces for each dwelling with three (3) or more bedrooms and one (1) visitor space for every five (5) dwellings of developments of five (5) or more dwellings.	1 SRV where more than 10 units.
Nature-based Tourism	No Parking Rate Required.	No specific rate.
Nightclub Entertainment Facility	One (1) space per 5m² GFA; plus 0.5 space per staff member (FTE).	No specific rate.
Non-resident Workforce Accommodation	No Parking Rate Required.	Nil.

Development	Parking Rates	Service Vehicle Provision Rate
Office	3.5 spaces per 100m² GFA.	(1) Less than 200m² GFA – Nil. (2) 200m² – 999m² GFA – One (1) AV. (3) 1,000m² GFA plus – No specific rate.
Outdoor Sales	One (1) space per 150m² of total use area.	1 AV.
Outdoor Sport And Recreation	Applicant to provide parking report justifying proposed provision of parking.	Nil.
Outstation	No Parking Rate Required.	Not Applicable.
Park	No Parking Rate Required.	Nil.
Parking Station	No Parking Rate Required	Not Applicable.
Permanent Plantations	No Parking Rate Required.	Nil.
Place Of Worship	One (1) space per 10m² GFA.	1 SRV.
Relocatable Home Park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contain five (5) or more dwellings.	No specific rate.
Renewable Energy Facility	No Parking Rate Required.	No specific rate.
Residential Care Facility	0.3 space per lodging room.	No specific rate.
Resort Complex	One (1) space per unit plus 50% of the requirement for each ancillary use.	1 SRV.
Retirement Facility	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where development contains five (5) or more dwellings.	No specific rate.
Roadside Stalls	No Parking Rate Required.	Nil.
Rooming Accommodation	0.5 space per Rooming Unit, plus 0.25 visitor space per Rooming Unit, plus one (1) space for an on-site manager (if applicable).	Nil.
Rural Industry	One (1) space per 100m² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2,000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
Rural Worker's Accommodation	No Parking Rate Required.	Nil.
Sales Office	Two (2) spaces per dwelling.	Nil.
Service Industry	One (1) space per 100m² GFA.	(1) Less than 500m² GFA – One (1) HRV. (2) 500m² – 1,999m² GFA – One (1) AV. (3) 2,000m² GFA plus – No specific rate.
Service Station	One (1) space per 25m² GFA.	1 AV.
Shop	One (1) space per 25m² GFA.	(1) Less than 500m² GFA – One (1) HRV. (2) 500m² – 1,999m² GFA – One (1) AV. (3) 2,000m² GFA plus – No specific rate.
Shopping Centre	3.5 spaces per 100m² GFA.	No specific rate.
Short-term Accommodation	One (1) space per unit plus 50% of the requirement for each ancillary use.	1 SRV.
Showroom	One (1) spaces per 40m² GFA.	(1) Less than 1,000m² GFA – One (1) HRV. (2) 1,000m² – 1,999m² GFA – One (1) AV. (3) 2,000m² GFA plus – No specific rate.
Substation	No Parking Rate Required.	No specific rate.
Telecommunications Facility	No Parking Rate Required.	No specific rate.
Theatre	0.4 spaces per patron.	No specific rate.
Tourist Attraction	Applicant to provide parking report justifying proposed provision of parking.	No specific rate.
Tourist Park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contains five (5) or more dwellings.	1 SRV.
Transport Depot	One (1) car space for every truck space; plus one (1) space per every two (2) non-driver employees.	No specific rate.
Utility Installation	No Parking Rate Required.	No specific rate.
Veterinary Services	Five (5) spaces for each practitioner (FTE) on the premises at any one time.	1 SRV.
Warehouse	1.5 spaces per 100m² GFA.	(1) 0 – 999m² GFA: One (1) HRV. (2) 1,000m² – 2,000m² GFA: One (1) AV. (3) 2,000m² GFA: No specific rate.
Wholesale Nursery	One (1) space per 100m² of total use area.	I HRV.
Winery	One (1) space per 25m² of retail GFA plus three (3) spaces per 100m² of manufacturing GFA.	No specific rate.

Water Resource Catchments Overlay Code (s8.6.3.3)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 8.6.3.3.1 – Water Resource Catchments Overlay Code – for assessable development		
Water quality		
PO1 Development within catchment areas is planned, designed, constructed and operated to manage stormwater and waste water in ways that minimise any potential adverse impacts on water quality and water resource catchments identified on the Water Resource Catchments Overlay maps.	No acceptable outcome is nominated.	**PO1 Complies** Human waste is to be treated and disposed of onsite as illustrated in Appendix A, which given the sizable land area will not affect any waterway. Stormwater is as per Appendix F and will reduce pollutants from previous agricultural activities entering the waterways with the proposed grassland buffering.
PO2 Intensive animal industries and intensive horticulture do not result in changes to stream or stored dam water quality which adversely affects its suitability for treatment for municipal water supply or adversely impact on environmental values.	AO2.1 Intensive animal industries and intensive horticulture provide waste management and treatment systems that prevent offsite export of solids, nutrients and pesticides, including through overland flow.	**AO2.1 N/A** No intensive animal and/or horticulture uses are proposed.
PO3 The location and management of onsite wastewater treatment facilities minimises the risk to land and water resources within the catchment and in storages.	AO3.1 No on-site wastewater treatment facility is located within: (a) 487m of the full storage level of Cooby Dam or 400m of the full storage level of all other water supply dams; or (b) within 100m of a watercourse.	**AO3.1 N/A** No onsite wastewater treatment facility is proposed.

Works and Services Code (s9.4.7)

Column 1 Performance Outcomes	Column 2 Acceptable solutions	Compliance
Table 9.4.7:1 – Works and Services Code – for self assessable and assessable development		
Utilities		
PO1 A water supply is provided that is adequate for the current and future needs of the intended use.	AO1.1 Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR AO1.2 Where not in a water supply area, the development is provided with an on site water supply in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. AO1.3 Water supply systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	**AO1.1 & AO1.3 N/A** No reticulated water supply exists near the subject site **AO1.2 Complies** The proposed development will provided with water brought from off site to and in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.
PO2 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO2.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR AO2.2 Where not within a wastewater area, on-site wastewater treatment and disposal is provided which	**AO2.1 & AO2.3 N/A** No reticulated sewer system exists near the subject site **AO2.2 Complies** The proposed development will have a wastewater

	complies with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. AO2.3 Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	treatment and disposal system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.
PO3 The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO3.1 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	**AO3.1 Complies** The proposed development will be connected to the electricity supply from Yarranlea Road.
PO4 Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO4.1 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	**AO4.1 Complies** The proposed development will be connected to the telecommunications infrastructure from Yarranlea Road.
PO5 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO5.1 Conduits are provided in accordance with SC6.4 PSP No. 4 Development Near Utility Services.	**AO5.1 N/A** Fibre Optic Cabling available south of the site, but as yet no need has been derived to extent such infrastructure.
PO6 Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure form physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO6.1 Setbacks and loadings comply with SC6.4 PSP No. 4 Development Near Utility Services.	**AO6.1 Complies** None of the infrastructure for the proposed development interferes with the function of the utility services, by way of compliance with SC6.4 PSP No. 4 Development Near Utility Services.
PO7 Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.	**PO7 Complies** The required infrastructure for the proposed development integrates with the existing infrastructure as illustrated in the Appendix A
PO8 Water meter/s are installed and located for easy access by the relevant authority.	AO8.1 Water meter/s are installed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.[46]	**AO8.1 N/A** No water meter is required.

Movement Networks		
PO9 Premises are provided with the following works along the full extent of the road frontage and to a standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.	AO9.1 Design and construction of external road works are undertaken in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. AO9.2 Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).	**AO9.1 Complies** No external roadworks are proposed or required. **AO9.2 Complies** No footpath is proposed or required.
PO10 Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO10.1 Street scaping works, footpaths and cycle paths are provided in accordance with PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure. AO10.2 Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m).	**AO10.1 & AO10.2 Complies** No streetscaping works and footpaths are proposed or required.
PO11 Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO11.1 Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.	**AO11.1 Complies** All parking areas are in accordance with Transport, Access and Parking Code, also attached in this section of the report.
PO12 Movement networks can be easily and efficiently maintained	AO12.1 Infrastructure is provided in accordance with SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	**AO12.1 Complies** All movements from the existing networks can be easily and efficiently maintained as demonstrated by compliance with the Transport, Access and Parking Code, also attached in this section of the report.

Vehicular Access		
PO13 Vehicular access arrangements: (1) are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle useage; and (c) the function and configuration of the access road; (2) minimise any potentially adverse impact on: (a) the safety and efficiency of the road; (b) the integrity of any infrastructure within the road reserve; and (c) the safety of access to adjacent properties; and (3) protect the amenity of premises in the vicinity.	AO13.1 Other than for a House, Dual Occupancy, Bed and Breakfast Establishment or Home-based Business, vehicular access to a Council-controlled road is provided in accordance with Australian Standard AS 2890.1 – Off Street Car Parking (and Australian Standard AS 2890.2 where relevant). AO13.2 Where the vehicular access is for a House, Dual Occupancy, Bed and Breakfast Establishment or Homebased Business, the driveway crossover: (a) is not: (i) a second property access; (ii) located on a bend in the road of more than 45%; or (iii) to a State-controlled Road or a road with bluestone kerbing; (b) is not within: (i) 25 m of a signalised road intersection; (ii) 20 m of an unsignalised road intersection in an industrial or Centre's zone or 10m otherwise; (iii) 2m of any adjoining property access, including shared property accesses, at the property line; (iv) 1m of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset; or (v) the outer canopy of any street tree; (c) does not: (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;	**AO13.1 N/A** Access to Yarranlea Road is as Appendix A. **AO13.2 N/A**

	(iii) require removal or modification of any existing bluestone kerbing; (iv) require any change to existing footpath/verge profiles; (v) have access restricted by an access restriction strip or link reserve; or (vi) access an unformed or unkerbed road; (d) is constructed of gravel (but only in a non-urban zone), reinforced concrete, bitumen or pavers; and (e) is provided in accordance with the relevant diagram in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	
Earthworks and Retaining Walls[47]		
PO14 Earthworks result in stable landforms and structures.	AO14.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO14.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
PO15 Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO15.1 Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. Toowoomba Regional Planning Scheme 2014 - Version 6 - Commenced 3 Nov 2014 (and included TLPI 01/2014) Printed at: 17/11/2014 6:23 am page 4 of 6 Performance outcomes Acceptable outcomes	**AO15.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
PO16 Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO16.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO16.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure

PO17 Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO17.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO17.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
PO18 Earthworks do not prevent access or create difficult access to the property.	AO18.1 Earthworks and the construction of retaining walls and batters ensure driveways can provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO18.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
PO19 Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO19.1 Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO19.1 Complies** All earthworks will be completed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
PO20 The transportation of material minimises adverse impact on the road system.	AO20.1 Material is transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	**AO20.1 Complies** All earthworks material is to be transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure
Waste Management		
PO21 Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste[48] such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.	**PO21 Complies** All waste is to be removed from site in a way that ensures contamination of the people the environment does not occur, as described in section 4.1.13 of this report.
PO22 Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use;	AO22.1 Container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on	**AO22.1 N/A** No industrial waste storage containers are proposed or required.

(c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) are situated not closer than 6m to a road or 2m to any site boundary. AO22.2 On sites greater than 2,000m2 in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn.[49] AO22.3 For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	**AO22.2 N/A** No industrial waste storage containers are proposed or required. **AO22.3 N/A**
PO23 Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the container storage area.	No acceptable outcome is nominated.	**PO23 N/A** No recycling waste bin is proposed or required.
Construction Management		
PO24 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO24.1 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	**AO24.1 N/A** No vegetation exists on the land that requires protection.

PO25 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO25.1 Construction is undertaken in accordance with the Environmental Standards Code.	**AO25.1 Complies** Construction will be undertaken in accordance with the Environmental Standards Code
PO26 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO26.1 Construction is undertaken in accordance with the Environmental Standards Code.	**AO26.1 Complies** Construction will be undertaken in accordance with the Environmental Standards Code
PO27 Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO27.1 Construction is undertaken in accordance with the Environmental Standards Code.	**AO27.1 Complies** Construction will be undertaken in accordance with the Environmental Standards Code
PO28 Council and state infrastructure is not damaged by construction activities.	AO28.1 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the SC6.4 PSP No. 4 – Development Near Utility Services. AO28.2 Construction, alterations and any repairs to State Controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	**AO28.1 Complies** Construction and any infrastructure repairs will be undertaken in accordance with SC6.4 PSP No. 4 – Development Near Utility Services **AO28.2 N/A**
[46] Applicants should also have regard to the metering requirements of other relevant authorities. [47] Applicants should note that Council may request the submission of an engineering report undertaken by suitably qualified professionals to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed. [48] For the purposes of this code trade waste is defined as water-borne waste from business, trade or manufacturing premises, other than human waste or stormwater. [49] Refer to the Parking, Transport and Servicing Code for refuse vehicle turning requirements.		