Appendix D - Planning scheme assessment

Rural zone code

Biodiversity overlay code

Bushfire hazard overlay code

Flood hazard overlay code

Major infrastructure overlay code

Wetland and waterway corridor overlay code

Residential activities code

Rural activities code

Operational works code

Reconfiguring a lot code

Note: At the request of the Coordinator General, Performance Outcomes of the above referenced codes deemed not applicable to the proposed development have not be included within the following assessment tables.

Appendix Table 3 Rural Zone Code – Overall outcomes

Key overall outcome (requirement)	Compliance statement
(1) Development provides for a range of *rural activities*.	**Complies** Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
(2) Development conserves areas for primary production.	**Complies** Development provides for high value irrigated cropping, a primary industry being consistent with the strategic intent of the planning scheme.
(3) Development reflects and enhances the rural character of the area.	**Complies** Development provides for high value irrigated cropping, a rural activity enhancing the rural character of the area and being consistent with the strategic intent of the planning scheme.
(4) Development of irrigation based *rural activities* is encouraged	**Complies** Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
(5) Development preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of rural activities amongst these features.	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints. The master plan provides for an appropriately scaled rural activity in the context of these features on the site.
(6) Residential activities are supported where they are associated with and ancillary to rural activities.	**Complies** Proposed residential activities are ancillary to the primary use of the site as high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
(8) The viability of both existing and future rural activities is protected from the establishment of incompatible uses.	**Complies** No incompatible uses are proposed. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
(9) Activities that may require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised.	**Complies** The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development is not anticipated to result in land use conflicts.

Key overall outcome (requirement)	Compliance statement
(12) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation.	**Complies** Development will promote sustainable practices in particular water conservation. Given the primary source of cropping irrigation will be groundwater. Council will require that all development within the precinct implements best practice water management techniques (i.e. soil moisture testing, trickle irrigation, leak detection, etc.). Council will develop a Water Management/Efficiency Plan inclusive of water inventory for end users as they come online and monitor actual usage against forecasts. The Water Management/Efficiency Plan will outline the guiding principles to be adopted by all third party investors/growers within the precinct. This will include but not be limited to implementing best practice farming techniques, such as applying fertiliser at sustainable rates, and sustainable pumping schedules for production bores including sustainable pumping rates and recovery schedules.
(13) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and flooding constraints. Vegetation clearing includes provisions for firebreaks to infrastructure and cropping generally being 20 metres or 1.5 times the height of the tallest adjacent tree or as prescribed within the Planning Scheme bushfire overlay code (whichever is the greater). Council acknowledge the dangers associated with the agricultural industry and will promote a culture of safety within the precinct. However, ultimate responsibility will fall to third party investors/growers in accordance with legislative requirements.
(14) Development maintains and enhances rural amenity and does not result in adverse impacts on adjacent properties from, noise, dust, odour, lighting and other locally specific impacts.	**Complies** The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development is not anticipated to result in adverse impacts on adjacent properties from, noise, dust, odour, lighting and other locally specific impacts.
(15) Visual impacts of vegetation clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose.	**Complies** The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
(16) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints. The master plan provides for an appropriately scaled rural

Key overall outcome (requirement)	Compliance statement
	activity in the context of these features on the site which minimises the impacts of development as far as reasonable practicable.
(17) Development is provided with appropriate infrastructure and services.	**Complies** Development will be provided with appropriate infrastructure and services including water, power, sewerage and telecommunications in accordance with the requirements of the planning scheme including Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings and Water Services Association of Australia (WSAA) Sewerage Code of Australia. This will form part of the conditions of approval for the subsequent initial development Reconfiguration of a Lot application (refer section 6 of this IAR) that will be finalised following the Coordinator-Generals assessment of the project.

Appendix Table 4 Biodiversity overlay code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development that may result in impacts on Matters of State Environmental Significance (MSES) is avoided or where disturbance cannot be avoided the loss or decrease of values is minimised.	AO 1.1 Development ensures that the development footprint including roads, services, fire management buffers, stormwater management or waste water infrastructure and any associated filling or excavation, is located wholly outside areas identified in the Biodiversity Overlay. OR AO 1.2 The development footprint, design and layout are informed by an ecological assessment prepared by a professional ecologist that: (a) identifies and evaluates biodiversity values and ecological features and processes; and (b) identifies the likely impacts of the development to biodiversity; and (c) outlines how any potential impacts on biodiversity will be avoided or mitigated. OR	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints. The master plan provides for an appropriately scaled rural activity in the context of these features on the site which minimises the impacts of development as far as reasonable practicable.

Performance outcomes	Acceptable outcomes	Compliance statement
	AO 1.3 Where the Overlay does not correlate with features on the ground, demonstrate that the development footprint is not within an area of environmental significance, for example, by aerial photography and photos of the site.	
PO 2 Development ensures that ecological connectivity is maintained or enhanced.	No acceptable outcome is prescribed.	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints. The master plan provides for an appropriately scaled rural activity in the context of these features on the site which provides for ecological connectivity through the site.

Appendix Table 5 Bushfire hazard overlay code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development has adequate road access to the *site* for emergency vehicles and safe evacuation in a bushfire.	AO 1.1 Development has *road frontage* to a constructed, all weather public road capable of carrying emergency service vehicles.	**Complies** Development has adequate road access to the site for emergency vehicles and safe evacuation in a bushfire. The development involves construction of a service road between all development facilities and Old Richmond Road.
PO 2 Development promotes safe *site* access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for firefighting during bushfires.	AO 2.1 Development provides a lot layout which provides direct road access and egress for new lots to public roads, rather than the creation of easements.	**Complies** Development provides a lot layout which provides direct road access and egress for new lots to public roads, rather than the creation of easements.
PO 3 Development allows for buildings to be adequately separated from	AO 3.1 Development ensures that the bushfire attack level does not exceed:	**Complies** Vegetation clearing includes provisions for firebreaks to infrastructure and cropping generally being 20 metres or 1.5

Performance outcomes	Acceptable outcomes	Compliance statement
vegetation by firebreaks to remove potential fuel and allow emergency vehicle access.	(a) in a rural category, bushfire attack level 29 (calculated in accordance with AS 3959- 2009 Construction of buildings in bushfire prone areas); or (b) in a general urban category, bushfire attack level 12.5 (calculated in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas). AO3.2 Firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and that road: (c) has a minimum cleared width of 6 metres; and (d) has a minimum formed width of 4 metres; and (e) has a maximum gradient of 12.5%; and (f) allows for vehicle access at least every 200 metres and provides passing and turning areas at least every 400 metres.	times the height of the tallest adjacent tree or as prescribed within the Planning Scheme bushfire overlay code (whichever is the greater). Council acknowledge the dangers associated with the agricultural industry and will promote a culture of safety within the precinct. However, ultimate responsibility will fall to third party investors/growers in accordance with legislative requirements.
PO 4 Buildings are located away from areas of bushfire risk.	AO 4.1 Buildings are located on land with a slope gradient less than 15%. AO 4.2 Non-habitable buildings are sited between the hazardous vegetation and the habitable *dwelling*.	**Complies** Vegetation clearing includes provisions for firebreaks to infrastructure and cropping generally being 20 metres or 1.5 times the height of the tallest adjacent tree or as prescribed within the Planning Scheme bushfire overlay code (whichever is the greater).
PO 5 Development has sufficient, accessible supply of water for firefighting purposes.	AO 5.1 Premises: (a) are connected to a reticulated water supply having a minimum pressure and flow of 10 litres a second at 200 kPa; or (b) have a:	**Complies** Development has sufficient, accessible supply of water for firefighting purposes via bores and dams within the scope of the development.

Performance outcomes	Acceptable outcomes	Compliance statement
	– (i) dam or lake providing a reliable supply of at least 10,000L of water for firefighting purposes in times of bushfire emergency; or – (ii) on-site water tank or swimming pool with a minimum capacity of 10,000L that could be made available, and is accessible, for firefighting purposes. Note—for (i) and (ii) above the outlet pipe is to be 50mm in diameter and fitted with a 50mm male camlock standard rural fire brigade fitting.	

Appendix Table 6 Flood hazard overlay code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Building floors and essential infrastructure such as electricity supply, telecommunications and water supply are protected against the ingress of floodwater and maintain personal safety at all times.	AO 1.1 The minimum floor level for: • buildings and extensions to buildings; and • essential infrastructure such as electricity supply, telecommunications and water supply. is 300 millimetres above the 1 in 100 year annual recurrence interval (ARI).	**Complies** A site specific risk assessment will be required to ensure that buildings and essential infrastructure are located 300 mm above the 1 in 100 year ARI.
PO 2 Development maintains: (a) the flood characteristics and storage capacity of the subject site; and (b) is resilient to flood events by ensuring that design and construction account for the potential risks of flooding.	AO 2.1 Development does not occur on any part of a site within the 1 in 100 year annual recurrence interval (ARI). OR AO 2.2 Where development does occur within the 1 in 100 year annual recurrence interval (ARI), the development does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site.	**Complies** A site specific risk assessment will be required to ensure that development does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site.

Appendix Table 7 Flood hazard overlay code - Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	AO 1.1 Where development is located within the 1 in 100 year annual recurrence interval (ARI) a hydraulic and hydrology report, prepared by a RPEQ is required that demonstrates that the development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding and/or nuisance on Sites upstream, downstream or in the general vicinity of the subject site.	**Complies** A site specific risk assessment will be required to ensure that development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding and/or nuisance on Sites upstream, downstream or in the general vicinity of the subject site.
PO 2 Development must not obstruct the free passage of water through a property.	No acceptable outcome is prescribed.	**Complies** A site specific risk assessment will be required to ensure that development does not obstruct the free passage of water through a property while achieving objectives for site water storages.
PO 3 Essential services infrastructure such as onsite electricity, gas, water supply, sewerage and telecommunications maintain their functions during a 1 in 100 year annual recurrence interval (ARI).	AO 3.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood waters are: (a) located above the 1 in 100 year annual recurrence interval (ARI); or (b) designed and constructed to exclude floodwater intrusion and infiltration.	**Complies:** A site specific risk assessment will be required to ensure that essential services infrastructure such as onsite electricity, water supply, sewerage and telecommunications maintain their functions during a 1 in 100 year annual recurrence interval (ARI).
PO 4 Excavation and filling must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	AO 4.1 Excavation and filling maintains: (a) the ground level of reconfigured lots and development sites remains unchanged; or (b) net floodplain storage on the subject Site and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding sites.	**Complies** A site specific risk assessment will be required to ensure that excavation and filling will not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.
PO 5	AO 5	**Complies**

Performance outcomes	Acceptable outcomes	Compliance statement
Development siting and layout responds to flooding potential and maintains personal safety at all times.	New lots (excluding park or other relevant open space and recreation lots) are above the 1 in 100 year annual recurrence interval (ARI) and are provided with legal, clear and direct pedestrian and vehicle evacuation routes that are above the 1 in 100 year annual recurrence interval (ARI).	Council have processed an application for the proposed reconfiguration against relevant overall outcomes and performance outcomes (and associated acceptable outcomes) and it is considered to comply. Council will finalise the Reconfiguration of a Lot application following the Coordinator-Generals assessment of the project.

Appendix Table 8 Major Infrastructure overlay code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 9 Development on or adjacent to stock routes are compatible with their continued function.	AO 9.1 In the Rural zone, development on or adjacent to stock routes as indicated on **Major infrastructure overlay map SR-001- Stock routes** is limited to *rural activities*.	**Complies** The development is compatible with the adjacent stock routes continued function with development on/adjacent to the stock route limited to cropping (rural activities).

Appendix Table 9 Wetland and waterway corridor overlay code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development maintains and enhances the environmental values and functioning of waterway corridors and wetlands.	AO1.1 Development does not encroach within 25 metres from waterways or wetlands as identified in the Wetland and waterway corridor overlay.	**Complies** Development includes buffers to waterways and wetlands as far as reasonably practicable. The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints.
PO 2 Where development within waterway corridors and wetlands cannot be avoided, the works ensure their ecological and hydraulic integrity is retained.	AO 2.1 Development within 25 metres from waterways or wetlands as identified in the Wetland and waterway corridor overlay do not involve any the following activities: (a) building work; or	**Complies** Development includes buffers to waterways and wetlands as far as reasonably practicable. Where this cannot be avoided for minor infrastructure e.g. groundwater bores the works will not impact on ecological and hydraulic integrity.

Performance outcomes	Acceptable outcomes	Compliance statement
	(b) physical disturbance of stream bed and banks including diverting, channelling, filling and excavating; or (c) earthworks; or (d) construction; or	
PO 3 Natural vegetation within waterway corridors and wetlands is undisturbed and/or rehabilitated to minimise release of pollutants and to prevent erosion.	AO 3.1 (a) Clearing of native vegetation within 25 metres from waterways and wetlands as identified in the Wetland and waterway corridor overlay is avoided; or (b) Where clearing of vegetation cannot be avoided, restoration/rehabilitation of native vegetation of adjoining nearby degraded areas is undertaken.	**Complies** Development includes buffers to waterways and wetlands as far as reasonably practicable. The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints.
PO 4 Development does not result in the introduction of non-native pest plants or animals that pose a risk to the ecological values and processes of a waterway or wetland.	AO 4.1 No acceptable outcome is prescribed	**Complies** Council intend that any development within the precinct is undertaken in accordance with current best practice farming techniques. Examples of best practice that will be implemented are as follows: • Reduce current site weeds and potential for new weeds through integrated weed management (i.e. develop controls relevant to weed species, apply chemical and non-chemical controls, implement hygiene procedures to minimise spread). • Application of herbicides in a manner that minimise the likelihood of movement beyond the target area with consideration to application rates for weed species and timing. • Apply controls that minimise herbicide use to reduce the likelihood of losses off-farm. Each third party investor will need to develop implementation plans relevant to proposed cropping addressing these guiding principles to the satisfaction of Council. This will include provisions for Weed, Pest and Disease Management.
PO 5 During construction and operation of any development, waterways and	AO 5.1 Development does not result in any measurable change to the quantity or quality of stormwater	**Complies** Council intend that any development within the precinct is undertaken in accordance with current best practice farming

Performance outcomes	Acceptable outcomes	Compliance statement
wetlands are protected from stormwater impacts.	entering the waterways or wetlands during construction or operation. AO 5.2 All work is protected during construction by erosion and sedimentation protection measures in accordance with **SC6.2 Engineering standards planning scheme policy.**	techniques. Examples of best practice that will be implemented are as follows: • Reduce risk of soil loss from cropping area by minimising soil disturbance to the minimum required area and by decreasing run-off quantity and velocity. • Implement practices that promote soil health considering physical, chemical and biological indicators. • Reduce run-off carrying fertiliser, herbicides and sediment, with a view to capturing and recycling and enhancing profitability. • Protect and enhance riparian vegetation to maintain ecological function and minimise erosion. • Maximise water use efficiency and promote natural recharge and drainage from both rain and irrigation to match plant and catchment water needs. • Implement guiding nutrient principles (Creighton et al, 2012) including: • Test soil and apply fertiliser at sustainable rates in in a way that promotes production and profitability and minimises the risk of loss to the environment (tailoring fertiliser application to crop and soil requirements). • Implement guiding weed and chemical principles (Creighton et al, 2012) including: • Reduce current site weeds and potential for new weeds through integrated weed management (i.e. develop controls relevant to weed species, apply chemical and non-chemical controls, implement hygiene procedures to minimise spread). • Application of herbicides in a manner that minimise the likelihood of movement beyond the target area with consideration to application rates for weed species and timing. • Apply controls that minimise herbicide use to reduce the likelihood of losses off-farm.

Performance outcomes	Acceptable outcomes	Compliance statement
		Each third party investor will need to develop implementation plans relevant to proposed cropping addressing these guiding principles to the satisfaction of Council. This is expected to include the following sup-plans: • Soil Health and Nutrient Management • Irrigation and Drainage Management • Weed, Pest and Disease Management. • Plans will be developed in the context of the findings of the land suitability statement (NRA, 2019). A construction phase Environmental Management Plan (Planning) will be developed for the project providing necessary guidance to third party investors/growers to ensure best practice construction phase management controls are implemented. All works will be managed in accordance with the International Erosion Control Association Best Practice Erosion & Sediment Control Guidelines and Catchment & Creeks Construction Site Managers Field Guide and Builders Field Guide, Environmental Protection (Water) Policy 2009 (EPP Water) and any other relevant approval and statutory requirement. These include requirements for: • Vegetation management • Soil management • Site rehabilitation • Drainage control (i.e. catch drains, diversion banks chutes, etc.) • Erosion control (i.e. mulching dust suppression, geo-fabrics and cellular confinement systems) • Sediment control (i.e. stockpiles, entry/exit, filter dams, weirs and basins).

Appendix Table 10 Residential activities code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development does not adversely impact on the amenity of surrounding land uses or existing residential character.	AO 1.1 Air-conditioning equipment and other plant and equipment is to be located behind the *front building line*, and screened to reduce visibility and noise.	**Complies** The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the amenity of surrounding land uses.
PO 2 Storage areas for equipment, goods, and materials and refuse containers are provided which are: (a) screened from the street and any *adjoining premises*; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times.	AO 2.1 Communal refuse container storage areas (if required) are: (a) provided within the *site*; and (b) not located within any required *setback*; and (c) screened from view by a minimum 1.8 metre high solid fence or wall; and (d) provided on an impervious sealed pad that drains to an approved waste disposal system; and (e) separated by at least 3m from the common boundary of any *adjoining premises* containing a *sensitive land use*, or located in the General residential zone, Rural residential zone or Township zone.	**Complies** All equipment, good, materials and refuse containers will be located within the designated farming infrastructure areas on the precinct master plan, located away from Old Richmond Road within the site.
PO 3 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.	AO 3.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of *AS4282-Control of the Obtrusive Effects of Outdoor Lighting.*	**Complies** Any outdoor lighting will be installed so as to maintain the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection. The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the amenity of surrounding land uses.
PO 4	AO 4.1	**Complies**

Performance outcomes	Acceptable outcomes	Compliance statement
Development provides for privacy both within the *site* and between *adjoining premises*.	A window of a habitable room is at least 9 metres from: (a) a window of an opposite habitable room or bathroom of another *dwelling*; and (b) an opposite area of private open space for another *dwelling*. AO 4.2 Where a window of a habitable room, bathroom or an area of private open space is located opposite, and within 9 metres of, a window of a habitable room in an adjoining *residential activity* or an area of private open space for an adjoining *residential activity*: (a) window sill heights are at least 1.5 metres above floor level; or (b) opaque glazing is applied to any part of a window that is below 1.5 metres above floor level; or (c) permanent and fixed external screening is incorporated that is: • a solid translucent screen; or • perforated panels with openings not greater than 50 per cent; or • trellises with openings not greater than 50 per cent; or (d) if the proposed or adjoining *residential activity* has a window of a habitable room; or has an area of private open space, located on *ground level*: • a solid fence at least 1.8 metres in height, measured from *ground level*, is constructed on the boundary of these adjoining *residential activities*.	Development provides for privacy both within the *site* and between *adjoining premises*. The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the amenity of surrounding land uses.
PO 5 The *site* is of suitable size, shape and topography to accommodate:	AO 5.1 Where a *dual occupancy* is proposed the *site* has a minimum area of 800m2.	**Complies** Caretakers' residences, vehicle parking and manoeuvring and logistics centre and associated service vehicles will be located within the designated farming infrastructure areas on the precinct

Performance outcomes	Acceptable outcomes	Compliance statement
(a) the siting of the *residential activity*; and (b) the provision of adequate private open space and *landscaping*; and (c) appropriately located vehicle parking and maneuvering; and (d) all other servicing requirements.	AO 5.2 Where a *multiple dwelling* is proposed the *site* has a minimum area of 1000m2. AO 5.3 Where a *dual occupancy or multiple dwelling* is proposed the minimum *road frontage* is 20 metres. AO 5.4 For *multiple dwellings* vehicle parking for visitors is provided at the front of the main building. AO 5.5 Driveways are separated from the building by a 1 metre wide *landscaping* strip, except where use is a *caretaker's accommodation*, *dual occupancy*, *dwelling house*, or *dwelling unit*.	master plan which is of suitable size, shape and topography to accommodate the uses.
PO 6 Development is designed and located to: (a) integrate with other existing uses; and (b) provide for and maintain a sense of open space between buildings and other structures; and (c) not create adverse impacts on *adjoining premises*; and (d) be of a height, size, bulk and form consistent with the existing or preferred character of the General residential zone; and (e) avoid reducing privacy; and (f) avoid increasing overshadowing of *adjoining premises*.	AO 6.1 For *residential activities*: (a) residential density does not exceed one *dwelling* per 250 m2; and (b) *site cover* does not exceed 50%; and (c) *building height* does not exceed 8.5 metres; and (d) External walls: • do not exceed 15 metres in length; or • where walls exceed 15 metres in length, external treatments such as recesses are provided at least at 7.5 metre intervals. AO 6.2 For *residential activities* excluding *dwelling house* and *dual occupancy*: *building setbacks* are at least:	**Complies** Development provides for privacy both within the *site* and between *adjoining premises*. The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the surrounding land uses.

Performance outcomes	Acceptable outcomes	Compliance statement
	(a) 10 metres to the road in the Rural residential zone; or (b) 6 metres to the road in other zones; and (c) 6 metres to the rear setback; and (d) 2 metres to side setbacks. Note—the Queensland Development Code *setback*s apply for *dwelling houses* and *dual occupancies.* AO 6.3 There is no more than one *dwelling house*, *caretaker's accommodation*, *dual occupancy* or *dwelling unit* per lot. AO 6.4 *Site cover* is not greater than: (a) 10 percent or 600m2 (whichever is greater), in the Rural residential zone; or (b) 50 percent in other zones. AO 6.5 The number of site access driveways is limited to one, with vehicular access provided to the least trafficked road where the *site* has more than one *road frontage*.	
PO 7 Development provides for communal clothes drying facilities where individual drying facilities (exclusive of open space areas) are not provided.	AO 7.1 For a *residential activity* which involves more than two *dwellings,* a communal outdoor clothes drying area(s) is provided that has an area of at least 2m2 for each *dwelling* and is screened so as not to be visible from the street.	**Complies** Development will provide clothes drying facilities for caretakers' residences in accordance with planning scheme provisions.
PO 8 Development is provided with appropriate infrastructure and services.	AO 8.1 Development ensures that: (a) a connection to the reticulated water supply infrastructure network is provided where available; or (b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for	**Complies** Development will be provided with appropriate infrastructure and services including water, power, sewerage and telecommunications in accordance with the requirements of the planning scheme including Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings and Water Services Association of Australia (WSAA) Sewerage Code of Australia.

Performance outcomes	Acceptable outcomes	Compliance statement
	domestic purposes with a continuous flow rate of 0.25 litres per second. AO 8.2 Development ensures that: (a) a connection to the reticulated sewerage infrastructure network is provided; or (b) development not having reasonable access to the reticulated sewerage network are serviced by an on site waste water treatment in accordance with *WSAA Sewerage Code of Australia.* AO 8.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided. AO 8.4 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.	This will form part of the conditions of approval for the subsequent initial development Reconfiguration of a Lot application (refer section 6 of this IAR) that will be finalised following the Coordinator-Generals assessment of the project.
PO 9 *Landscaping*: (a) provides an attractive *streetscape* and enhances the amenity of the zone; and (b) reduces the visual and environmental impact of hard surface areas; and (c) achieves maximum on-site storm/rainwater infiltration.	AO 9.1 For development other than a *dwelling house*, a densely planted landscape strip is provided that: (a) extends along all boundaries, including the entire length of any *road frontage*, except for the areas required for vehicle and pedestrian access; and (b) is at least 2 metres in width; and (c) includes trees planted at a maximum spacing of 0.75 metres measured from the centres of the trees; and (d) Comprises of species as outlined in **SC 6.3 Preferred plant species planning scheme policy.**	**Complies** There will be no landscaping provided. Existing environmental features will be retained. The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints.
PO 12 The development incorporates private open space that:	AO 12.1 Where the main living area is at *ground level*, private open space is provided that:	**Complies** Development will provide private open space for caretakers' residences in accordance with planning scheme provisions.

Performance outcomes	Acceptable outcomes	Compliance statement
(a) meets the needs of the occupants with respect to leisure and privacy; and (b) is convenient and attractive to use; and (c) enhances the amenity of the development; and (d) provides sun and weather protection. Note— this does not apply to *dwelling houses and dual occupancies.*	(a) is directly accessible from the main living area; and (b) has a single area of at least 25m2 per *dwelling*; and (c) has with a minimum width of 4 metres; and; (d) has an area with dimensions of at least 3 metres by 4 metres that is completely covered for sun and weather protection; and (e) has a maximum gradient of 1 in 10; and (f) is fenced or screened to protect privacy between adjacent *dwellings*; and (g) does not have air-conditioning units or other services located in this space; and AO 12.2 Where the main living area is above *ground level*, private open space is provided that: (a) has a single area of at least 10m2 per *dwelling*; and (b) has a minimum width of 3 metres; and; (c) is directly accessible from the main living area; and (d) is completely covered for sun and weather protection; and (e) is screened to protect privacy between adjacent *dwellings*; and (f) does not have air-conditioning units or other services located in this space.	
PO 14 Stormwater drainage systems or networks have the capacity to control stormwater flows so that: (c) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (d) runoff is directed to a lawful point of discharge through controlled outlet structures.	AO 14.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge. AO 14.2 Stormwater drainage is designed and constructed in accordance with **SC6.2 Engineering standards planning scheme policy**.	**Complies** Designated farming infrastructure areas (i.e. logistics centre and caretakers' residences) will incorporate stormwater management.
PO 15 Parking and access layout must:	AO 15.1	**Complies**

Performance outcomes	Acceptable outcomes	Compliance statement
(a) promote safe and efficient vehicular movement; and (b) be designed to be visually unobtrusive from the street; and provide all weather parking; and (c) not adversely impact upon the amenity of the neighbourhood; and (d) ensure minimal loss of on-street parking spaces.	Development (other than in the Rural zone) is accessed via a constructed and sealed road. AO 15.2 A maximum of one vehicle crossing is constructed per *site*. AO 15.3 For a *dwelling house*, *dual occupancy*, *dwelling unit* or *caretaker's accommodation*, at least one covered off street car park is provided for each *dwelling*. AO 15.4 Car parking spaces are at least 2.7 metres in width and 5.4 metres in length. AO 15.5 Car parking is to be in accordance with *AS2890.1 – Parking Facilities: Off Street Car parking.* AO 15.6 For other development, parking is to be provided at a minimum rate of 1 car park per *dwelling* plus one car park per 3 *dwellings* for visitor car parking.	Designated farming infrastructure area provides car parking facilities for caretakers' residence.

Appendix Table 11 Residential activities code - Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.	**Complies** Development will be provided with appropriate infrastructure and services including water, power, sewerage and telecommunications in accordance with the requirements of the planning scheme including Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings.

Appendix Table 12 Rural activities code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 3 Storage areas for equipment, goods and materials do not result is a visual blight from the road or neighbouring properties.	AO 3.1 Outdoor storage areas are: (a) not located within any required *setback*; and (b) not visible from: • the street; and • other public areas; and • *adjoining premises*.	**Complies** All equipment, good, materials and refuse containers will be located within the designated farming infrastructure areas on the precinct master plan, located away from Old Richmond Road within the site.
PO 4 Development is designed and located to be of a height, size consistent with the existing or preferred character of the zone.	AO 4.1 *Building height* is not greater than: (a) 8.5 metres for residential activities; or (b) 10 metres for other structures.	**Complies** Development provides for privacy both within the *site* and between *adjoining premises*. The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the surrounding land uses.
PO 5 Development must be responsive to the constraints of steeply sloping land.	AO 5.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent; **OR** AO 5.2 a geotechnical report is prepared by a registered professional engineer (RPEQ) that demonstrates the risk from land slippage or erosion can be appropriately avoided or mitigated.	**Complies** The development incorporates environmental features including Matters of State Environmental Significance in the precinct master plan while providing for high value irrigated cropping. The master plan has also been informed through a land suitability assessment which includes an assessment of topographic and environmental constraints. Designated infrastructure areas including dams and farming infrastructure have been located so as to be responsive to site topographical opportunities (for dams) and constraints.
PO 6 Development is provided with appropriate infrastructure and services.	AO 6.1 Development ensures that: (a) a connection to the reticulated water supply infrastructure network is provided where available; or	**Complies** Development will be provided with appropriate infrastructure and services including water, power, sewerage and telecommunications in accordance with the requirements of the planning scheme including Institute of Public Works Engineers of

Performance outcomes	Acceptable outcomes	Compliance statement
	(b) development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second. AO 6.2 Development ensures that: (a) a connection to the reticulated sewerage infrastructure network is provided; or (b) development not having reasonable access to the reticulated sewerage network are serviced by an on site waste water treatment in accordance with *WSAA Sewerage Code of Australia.* AO 6.3 A connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided.	Australia (IPWEA) Standard Drawings and Water Services Association of Australia (WSAA) Sewerage Code of Australia. This will form part of the conditions of approval for the subsequent initial development Reconfiguration of a Lot application (refer section 6 of this IAR) that will be finalised following the Coordinator-Generals assessment of the project.

Appendix Table 13 Rural activities code - Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 The siting of waste disposal areas for *rural activities* does not adversely affect the environment.	No acceptable outcome is prescribed	**Complies** All equipment, good, materials and refuse containers will be located within the designated farming infrastructure areas on the precinct master plan, located away from key environmental features.
PO 3 Development does not prejudice the viability of existing and future *rural activities*.	No acceptable outcome is prescribed.	**Complies** Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.
PO 4 Non *rural activities* are ancillary to and support *rural activities* on the subject *site* or the local area.	No acceptable outcome is prescribed.	**Complies** Proposed residential activities are ancillary to the primary use of the site as high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme.

Performance outcomes	Acceptable outcomes	Compliance statement
PO 5 Development preserves the rural character and amenity of the area, taking into account (a) The manner in which the proposed development will affect the area; and (b) The scale of impact on the area.	No acceptable outcome is prescribed.	**Complies** Development provides for high value irrigated cropping, a rural activity enhancing the rural character of the area and being consistent with the strategic intent of the planning scheme.
PO 6 Development is located on roads that are appropriate for the nature of traffic generated and does not impact on the safety and efficiency of the transport network as well as the function and characteristics identified in the road hierarchy.	No acceptable outcome is prescribed Note—compliance Refer: AUSTROADS: Guide to Traffic Management Part 4: Network Management for guidance.	**Complies** Development will be provided with appropriate infrastructure and services including water, power, sewerage and telecommunications in accordance with the requirements of the planning scheme including Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings.

Appendix Table 14 Operational works code - Assessment benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Compliance statement
PO 1 Excavation and filling does not result in adverse impacts on the amenity of the surrounding environment.	AO 1.1 Excavation and filling: (a) only occurs during the hours of 8am to 6pm; and (b) result in dust emissions beyond the boundary of the *site*.	**Complies** All excavation and filling is associated with rural activities in the rural zone. The site and all surrounding land is zoned rural. There is limited urban development in proximity to the site. Development provides for high value irrigated cropping, a rural activity being consistent with the strategic intent of the planning scheme. Development will not adversely impact on the surrounding land uses.
PO 2 Excavation and filling does not result in contamination of land or waters.	**AO 2.1** Development that requires filling ensures that no contaminated material is used. **AO 2.2** Development that requires excavation ensures that no contaminated material is disturbed or excavated.	**Complies** Site is a greenfield site with no expectation of land contamination. The above site is not included on the Environmental Management Register. The above site is not included on the Contaminated Land Register.

Performance outcomes	Acceptable outcomes	Compliance statement
PO 3 Excavation or filling does not prevent or create difficult access to the property.	AO 3.1 Driveways are not constructed with a slope of greater than 20 per cent or 1 in 5; and AO 3.2 Driveways are constructed and maintained in accordance with the requirements of **SC6.2 Engineering standards planning scheme policy.**	**Complies** Development will not include excavation and filling that prevents or creates difficult access to the site. Driveways will be constructed and maintained in accordance with the requirements of **SC6.2 Engineering standards planning scheme policy** as applicable for the rural zone.
PO 4 Excavation and filling does not result in increased erosion and sedimentation.	AO 4.1 Erosion and sedimentation controls are implemented in accordance with **SC6.2 Engineering standards planning scheme policy.**	**Complies** A construction phase Environmental Management Plan (Planning) will be developed for the project providing necessary guidance to third party investors/growers to ensure best practice construction phase management controls are implemented. All works will be managed in accordance with the International Erosion Control Association Best Practice Erosion & Sediment Control Guidelines and Catchment & Creeks Construction Site Managers Field Guide and Builders Field Guide, Environmental Protection (Water) Policy 2009 (EPP Water) and any other relevant approval and statutory requirement. These include requirements for: • Vegetation management • Soil management • Site rehabilitation • Drainage control (i.e. catch drains, diversion banks chutes, etc.) • Erosion control (i.e. mulching dust suppression, geo-fabrics and cellular confinement systems) • Sediment control (i.e. stockpiles, entry/exit, filter dams, weirs and basins).
PO 5 Excavation and filling does not result in any increase in flooding or drainage problems.	AO 5.1 Development ensures that: (a) water does not pond on any land; and	**Complies** Excavation and filling will not result in an increase in flooding and drainage problems. All ring tanks, overland flow dams and

Performance outcomes	Acceptable outcomes	Compliance statement
	(b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100 year *annual recurrence interval (ARI)* flood event as identified in the Flood hazard overlay; and (c) there is no loss of floodplain storage below the 100 year *annual recurrence interval (ARI)* flood level as identified in the Flood hazard overlay; and (d) any runoff diverted by the works must discharged directly to a point of lawful discharge in such a way that the pre-existing runoff patterns for surface water are not altered; and (e) ponding on *adjoining premises* does not occur as a result of excavating or filling.	hillside dams will be designed and constructed in accordance with engineering guidelines and standards including: • DNRME Guidelines for the construction or modification of category 1 levee • DNRME Self-assessable code for construction or modification of levees • DNRME Code for assessment of development for construction or modification of particular levees - contained in Schedule 10 of the Water Regulation 2016 • DNRME Guidelines for the construction and modification of category 2 and 3 levees.
PO 6 All earth structures formed both during and at the completion of the works are structurally stable.	AO 6.1 Retaining structures which are equal to or more than 1 metre high are to be constructed in accordance with a design certified by a RPEQ.	**Complies** All ring tanks, overland flow dams and hillside dams will be designed and constructed in accordance with engineering guidelines and standards including: • DNRME Guidelines for the construction or modification of category 1 levee • DNRME Self-assessable code for construction or modification of levees • DNRME Code for assessment of development for construction or modification of particular levees - contained in Schedule 10 of the Water Regulation 2016 • DNRME Guidelines for the construction and modification of category 2 and 3 levees.
PO 7 Excavation and filling does not result in adverse impacts on the amenity of the surrounding environment.	AO 7.1 Where total area of excavation and filling exceeds 2500m2: An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed	A construction phase Environmental Management Plan (Planning) will be developed for the project providing necessary guidance to third party investors/growers to ensure best practice construction phase management controls are implemented. All works will be managed in accordance with the International Erosion Control Association Best Practice Erosion & Sediment Control Guidelines and Catchment & Creeks Construction Site Managers Field Guide and Builders Field Guide, Environmental Protection (Water) Policy 2009 (EPP Water) and any other

Performance outcomes	Acceptable outcomes	Compliance statement
	below in **Table 9.4.1.3** - **Stormwater management design objectives**.	relevant approval and statutory requirement. These include requirements for: • Vegetation management • Soil management • Site rehabilitation • Drainage control (i.e. catch drains, diversion banks chutes, etc.) • Erosion control (i.e. mulching dust suppression, geo-fabrics and cellular confinement systems) • Sediment control (i.e. stockpiles, entry/exit, filter dams, weirs and basins).