APPENDIX C.3 LOT 19 COMPOSTING FACILITY

APPENDIX C.3.1 LOT 19 PLANNING ASSESSMENT













SCENIC RIM
AGRICULTURAL
INDUSTRIAL
PRECINCT

A project by Kalfresh

Development Assessment Report – Lot 19

Material Change of Use for High Impact Industry (SRAIP Composting) and Environmentally Relevant Activity 53b - organic material processing by composting organic material

Scenic Rim Agricultural Industrial Precinct Kalbar, Queensland
BA220050.01
4 December 2023

epic ENVIRONMENTAL

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1 PROPOSAL SUMMARY

This development application seeks development approval pursuant to section 51 of the *Planning Act 2016* for the following aspects of the Scenic Rim Agricultural Industrial Precinct (SRAIP):

- Development Permit, MCU for a Material Change of Use for High Impact Industry (SRAIP Composting)
- Development Permit, MCU for ERA 53a - Organic material processing (by composting the organic material)

The SRAIP Development Plan varies the effect of the Scenic Rim Planning Scheme 2020, that is in effect at the time a Development Application is made (effective 30 June 2023), to accommodate a range of industrial activities located in a specialised industrial hub with an agricultural connection (agri-focus).

The planned SRAIP incorporates a composting facility with an annual capacity of 50,000 tonnes, aiming to decrease the project's waste output. This initiative seeks to transform organic waste into a high-quality soil conditioner, benefiting crop production for both Kalfresh and local independent producers. The proposed composting facility on Lot 19 is shown in **Figure 1**. The composting facility is situated within the Rural Precinct of the SRAIP Development Plan.

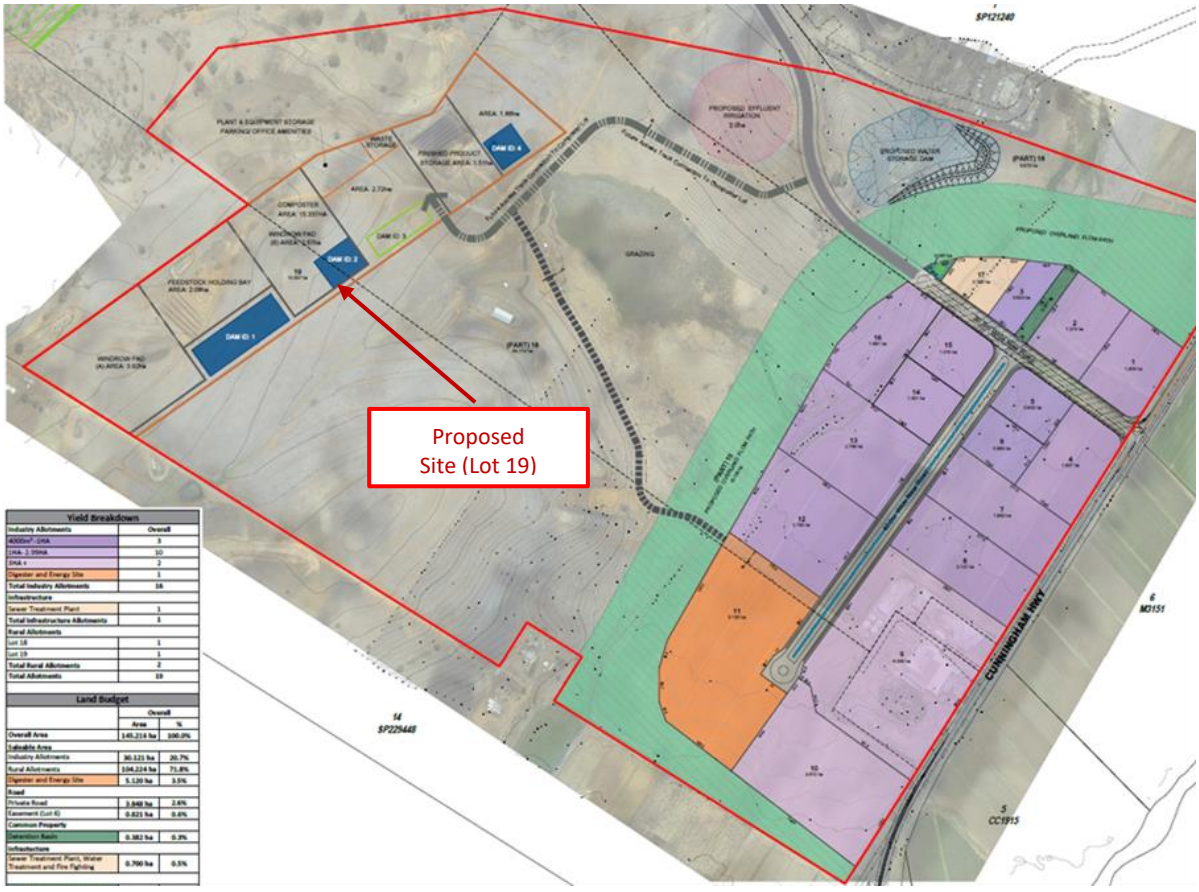


Figure 1. Proposed composting activity (Lot 19) and overall SRAIP concept plan

This assessment is supported by the following documentation:

- **Appendix A** SRAIP Development Plan Code Responses
- **Appendix B** Scenic Rim Planning Scheme Code Responses

In considering this application, the assessment manager should have regard to the Revised Draft Impact Assessment Report (RDIAR) for the Scenic Rim Agricultural Industrial Precinct project, dated 27 September 2023. Relevant RDIAR appendices specific to this application (predominantly, consideration of ERA 53a) are contained within:

- C.3.2 Proposal Plan and Lot Layout
- C.3.3 ERA 53(a) Composting Environmental Assessment Report
- C.3.4 Site Based Management Plan – Compost
- C.3.5 Odour Potential of Solid Digestate – Risk Rating assessment

In deciding this development application, the assessment managers must also consider the findings of any Coordinator-General's Evaluation Report released for the project. Under Part 4 of the S*tate Development and Public Works Organisation Act 1971* (SDPWO Act), the Coordinated Project evaluation process replaces any referral and public notification stages otherwise applicable to development applications under the *Planning Act 2016*. Additionally, any 'Stated Conditions' contained in the Coordinator-General's evaluation must be incorporated in the assessment managers' decision notice to approve this development application. The Coordinator-General's involvement in this process does not preclude Council requesting further information or advice from the Proponent prior to issuing a decision notice or adding additional conditions that are not inconsistent with the Coordinator-General's stated conditions.

2 SITE DETAILS

The SRAIP is located at 6200-6206 Cunningham Highway, Kalbar QLD 4309, which is the current location and surrounds of Kalfresh's existing operation. Prior to reconfiguration, the site is properly described as Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974, and Lot 2 on RP44024. The SRAIP subject site is a large and consolidated landholding of approximately 250 hectares (**Figure 2**).

The composting facility is proposed to be constructed within the SRAIP over proposed Lot 19, created as part of the Phase 2 Stage 1 subdivision. It will be accessed via the internal private access roads within the SRAIP community title subdivision. The proposal is situated within the Rural Precinct of the SRAIP Development Plan area as show in **Figure 3.**

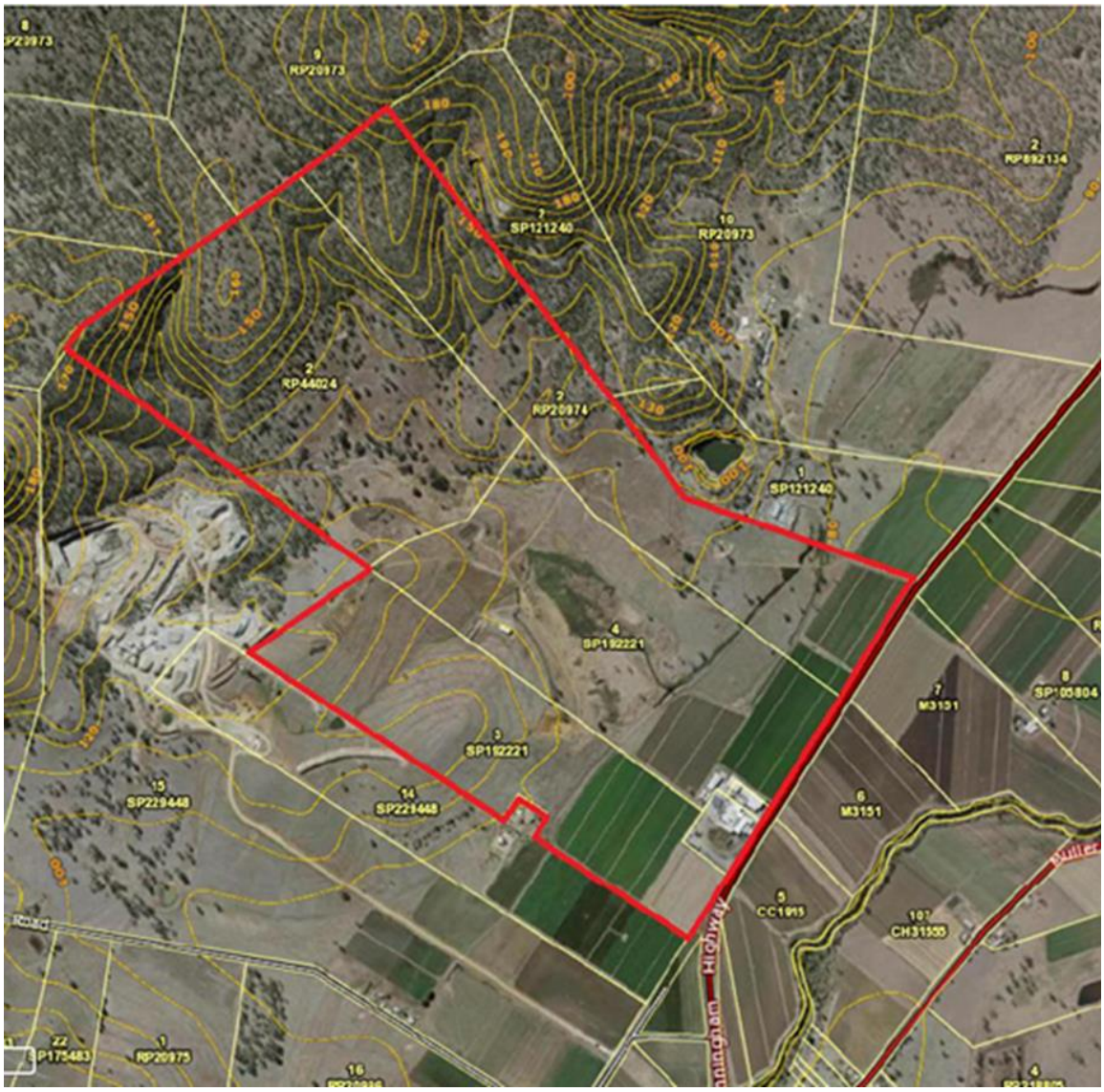


Figure 2. Proposed SRAIP Location

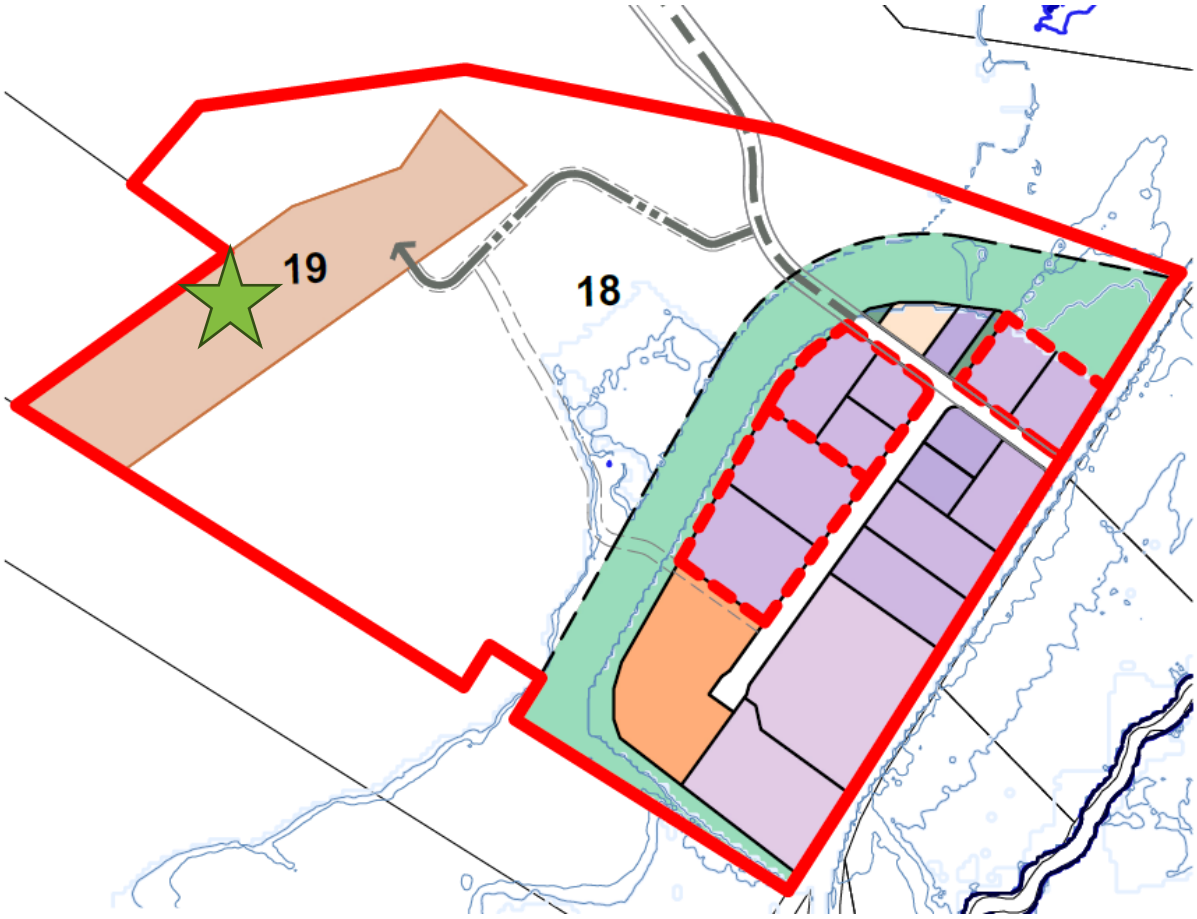


Figure 3. Proposed composting activity on Lot 19

Additional site details and particulars are outlined in **Table 1**.

Table 1. Site Details

Real Property Description:	Following Phase 2 Stage 1 reconfiguration – Lot 19 as shown in **Figure 3.**
Total Site Area:	15.337 Ha
Land Owner:	Kallium Pty Ltd (A.C.N. 100 406 157)
Encumbrances / Easements:	None
Existing Use:	The existing use of the land, subject to this application (Lot 19), is used for rural grazing purposes. A portion of Lot 19 is currently used for existing small scale composting activities which service Kalfresh's cropping lands.
Contaminated Land Register:	Lot 19 is not contained on the Contaminated Land / Environmental Management Register.
Topography:	Lot 19 is situated on sloped terrain, approximately 90 AHD in the northeast to 125 AHD to the southwest.
Vegetation:	Refer to Appendix E.1 Ecology Assessment Report in the RDIAR. Historic clearing for rural activities occurred on the land resulting in no trees being located within Lot 19.
Waterways:	Stormwater and leachate is proposed to be collected and managed on site in accordance with the environmental authority provided at Appendix C.3.3 of the RDIAR
Road Frontage:	Not applicable – Access to Lot 19 via private access easements via the SRAIP industry precinct.
Services:	The site will be adequately serviced for the requirements of the facility, albeit off-grid. Power will be provided by way of generators, solar power or the like. Drinking water will be provided by rainwater tanks. Toilets associated on the premises would be treated via a septic waste management system. Compost watering will occur by the use liquid digestate produced from the SRAIP Biodigester, also known as the Anaerobic Digestion facility (AD Facility), and/or the reuse of leachate and or stormwater runoff collected from lot 19.

3 PROPOSAL DETAILS

An application seeking a Material Change of Use (MCU) for High Impact Industry (SRAIP composting) and for Environmentally Relevant Activity (ERA) 53a – Organic Material processing (by composting the organic matter) is outlined in this report.

Table 2 outlines the development particulars for the proposed composting facility.

Table 2. Development Particulars

Development Extent	• Area for windrow pad (A) – 3.92 hectares • Area for windrow pad (B) – 2.57 hectares • Area for feedstock holding bay – 2.08 hectares • Area for plant and equipment storage, parking, office amenities, waste storage and dam – 2.72 hectares • Area for finished product storage – 1.5 hectares • Area for unspecified activities – 1.66 hectares Total development extent = 14.45 hectares
Access	The SRAIP has an internal road network as part of the SRAIP approval. A future 22m-wide access track connection (as shown on the Proposal Plans) will provide safe and efficient truck access to Lot 19.
On-site dam features	A total of four (4) dams are proposed to be located within proposed Lot 19. Three dams are leachate ponds /stormwater collection dams. Details are provided in the ERA53a report provided at Appendix C.3.3 of the RDIAR.

The proposed site plan is presented in **Figure 4**.

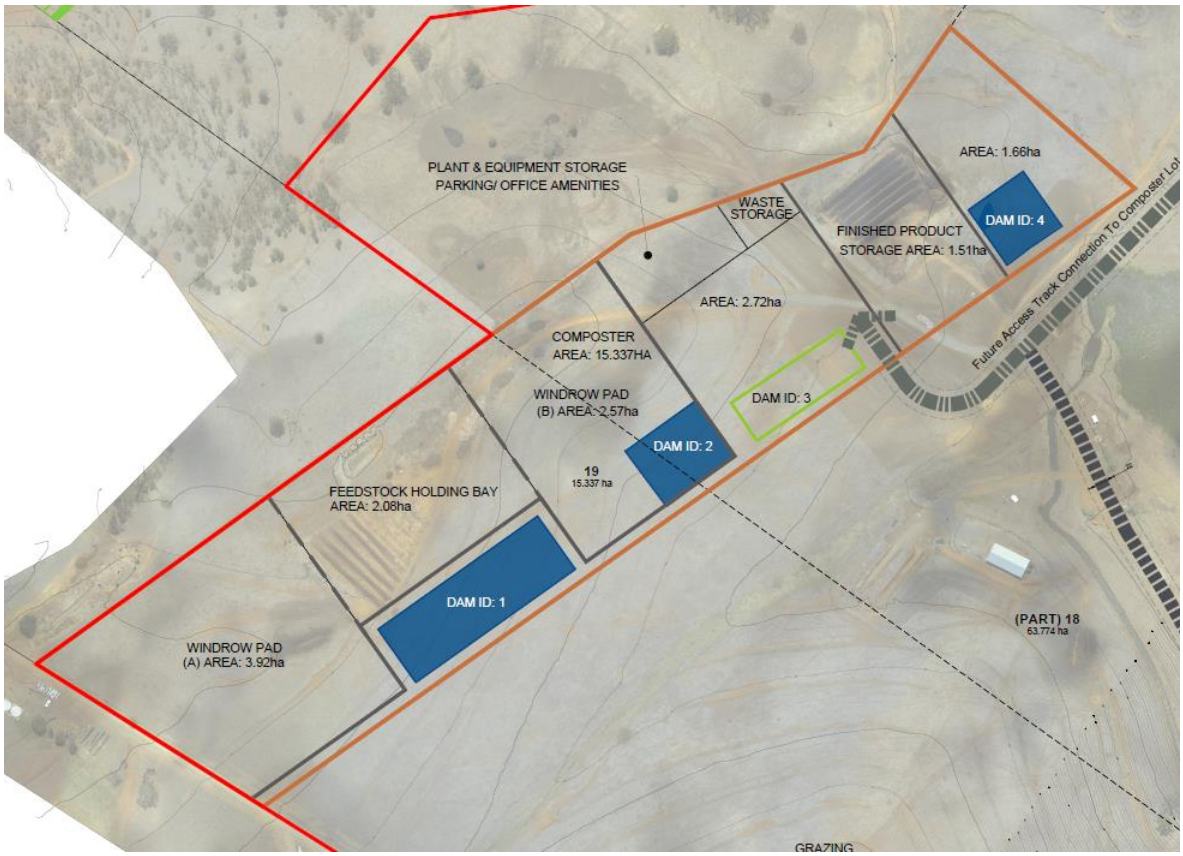


Figure 4. Proposed Composting Facility on Lot 19

High Impact Industry is defined within the SRAIP Development Plan and subject to code assessment within the SRAIP Development plan if involving high impact industry with an agri-focus use or a high impact industry with high impact agriculture industries use.

Under the SRAIP Development Plan, SRAIP Composting means *the use of premises for composting and related activities as defined in the Environmental Protection Regulation 2019 on Lot 19* regulated in accordance with *ERA 53(a).*

The incorporation of the 50,000-tonne capacity composting facility within the SRAIP is a key initiative being employed to ensure the proposal protects the environment by reducing waste output and transforming organic waste into a valuable product.

3.1 Composting methodology

The activity will utilise typical open windrow composting methods from feedstocks, including liquid and solid digestate from the SRAIP Biodigester, green waste, wood chip, vegetable waste from processing facilities on site and used mushroom substrate. Details of the Anticipated Composting Feedstock Inputs are shown in **Table 3**.

Table 3. Anticipated Composting Feedstock Inputs

Feedstock	Approx. quantity (tpa)	Primary source	Category – potential environmental impact
Green waste	Up to 46,000	Municipal green waste – tub ground Wood chip – local tree loppers	Low
Digestate solid fraction	Up to 25,000	SRAIP anaerobic digestor	Low
Vegetable food waste	Up to 9,000	SRAIP processing facilities	Medium
Mushroom substrate	Up to 5,500	Local producers	Low

All material that requires shredding or sorting to be suitable for composting shall be imported in pre-processed forms negating the need for onsite shredding or sorting. Details of the proposed management of feedstock is provided in the detailed Environmental Assessment Report which is held at Appendix C.3.3 of the RDIAR.

The 50,000 tonnes of produced (finished) compost per annum will provide high quality soil conditioner for existing crop production within the immediate region including cropping undertaken by Kalfresh and independent local producers in the local area. At peak capacity the activity will produce 4 – 5 batches of 10,000 t – 12,500 t per annum based on a typical 12-week composting period per batch.

The composting flow process is illustrated in **Figure 5**. Complete proposal plans can be found in Appendix C.3.2 Proposal Plan and Lot Layout in the RDIAR. Further context of the proposed compost facility is held in the RDIAR.

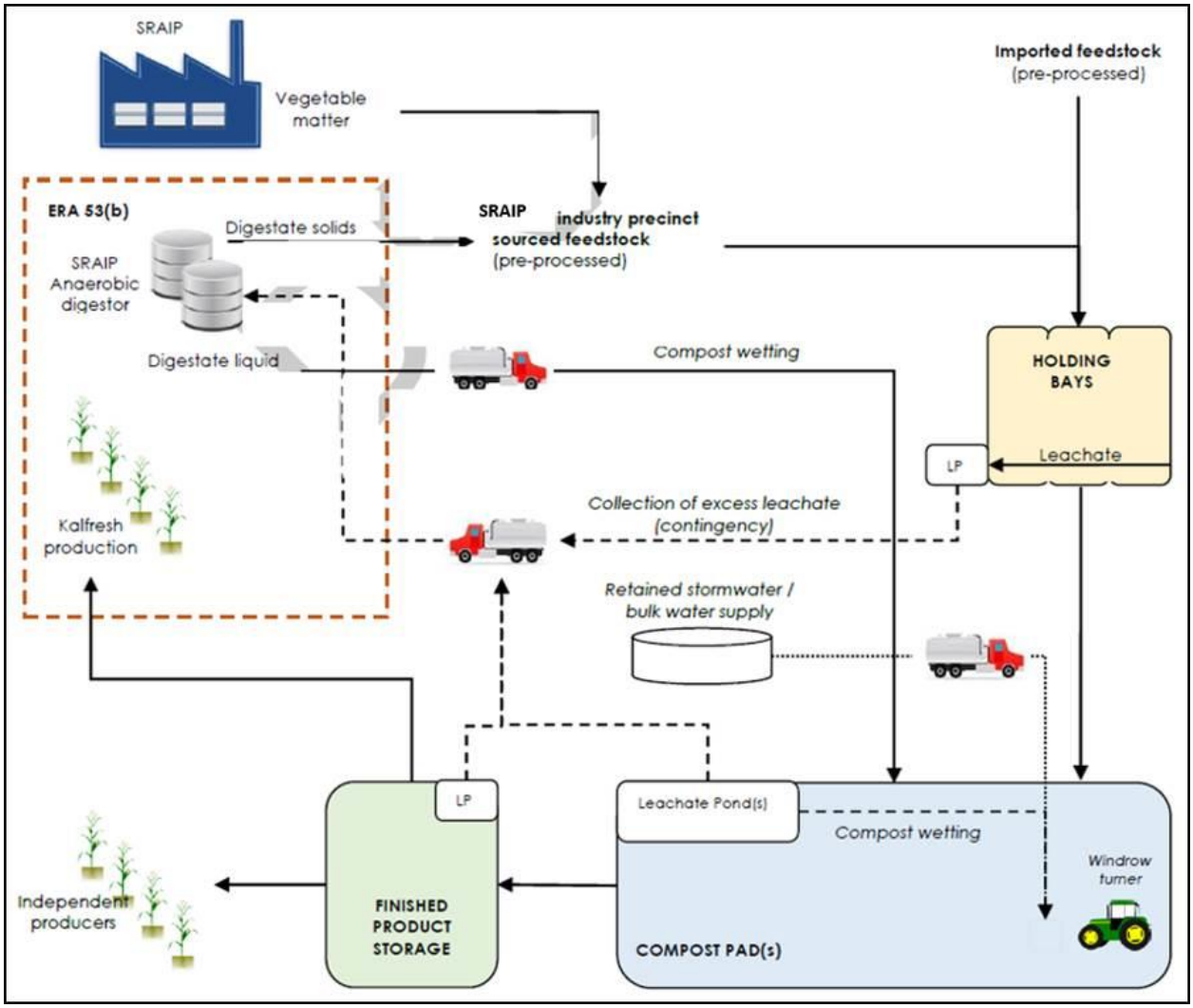
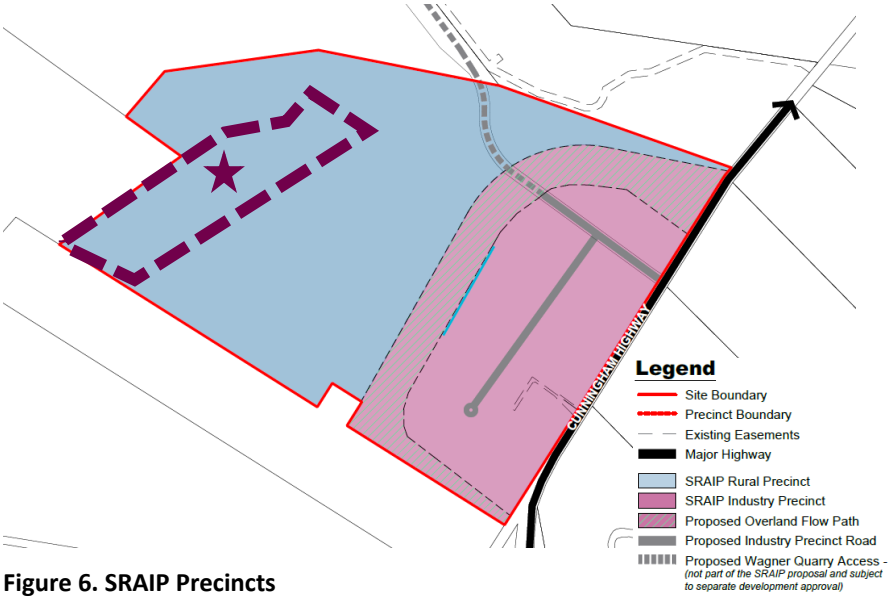


Figure 5. Flow Process – Windrow Composting

4 PLANNING ASSESSMENT

4.1 Planning Context

Table 4. Planning Context

Authorising instrument	*State Development and Public Works Organization Act 1971* - Coordinator-General's Evaluation Report to be released for the Revised Draft Impact Assessment Report prepared by Kalfresh dated 27 September 2023.
Regional Plan	ShapingSEQ Regional Plan Regional Landscape and Rural Production Area (RLRPA)
Planning Scheme	Scenic Rim Planning Scheme 2020, that is in effect at the time a Development Application is made (effective 30 June 2023), as varied by the Scenic Rim Agricultural Industrial Precinct Development Plan (Appendix A.5 of the RDIAR)
Zoning	The subject site is situated in the Rural Precinct of the SRAIP Development Plan.  **Figure 6. SRAIP Precincts**

4.2 SRAIP Development Plan (Variation Approval)

The SRAIP Development Plan (Appendix A.5 of the RDIAR) is the proposed Variation Approval to the Scenic Rim Planning Scheme 2020. If endorsed, the SRAIP Development Plan will have the effect of varying the planning scheme on the land and establishes a new assessment framework (level of assessment and assessment benchmarks) to enable the SRAIP to occur. Proposed Lot 19 is designated within the SRAIP Rural Precinct.

The purpose of the SRAIP Development Plan conveys that the SRAIP is to be established to accommodate a specialised industrial precinct incorporating:

a. *The processing or value-adding of agricultural or farm products (including fibre) to produce food (human or animal), beverages or other products;*
b. *agriculture-related research, innovation and technologies to support the farming and agriculture industry;*
c. *intensive horticulture;*
d. *industries or activities necessary to support the hub such as warehousing and distribution activities;*
e. *a circular economy through reuse of waste and decarbonisation in industrial processes, production of bio- fertiliser and waste composting, and renewable energy production by anerobic digestion (SRAIP biodigester).*

The Rural Precinct Purpose and Overall Outcomes are presented in Section 4.2.3 of the SRAIP Development Plan (Appendix A.5 of the RDIAR). In general terms, development proposed in the Rural Precinct should:

- Comprise of primarily open-air activities including low impact rural activities with limited buildings, and maintain the capacity of the land and surrounding land for agricultural production
- Locate, design and manage intensive horticulture and High Impact Industry (SRAIP composting) to avoid adverse impacts on the amenity and landscape character of the locality
- Not constrain the extraction, processing and transportation of extractive resources from the adjacent and potential extractive industry activities
- Support the industry precinct infrastructure needs
- Avoid uses incompatible with SRAIP uses
- Support the preservation of environmental values, rural character and flood mitigation capacity and provide a buffer between the SRAIP industry precinct and sensitive receivers
- Be appropriately serviced by road infrastructure and not obtain direct access to the Cunningham Highway
- Ensure built form is limited and small scale, low rise and setback from property boundaries.

The proposal on Lot 19 is entirely consistent with the strategic intent of the SRAIP Rural Precinct as it provides a facility for composting to support the SRAIP renewable energy facility, which is explicitly stated in the strategic intent. All structures and buildings are of a low-scale and mass in reflection of rural character. As described above and in the Code Assessment in **Appendix A**, the proposed composting facility on Lot 19 is consistent with the purpose and overall outcomes for the Rural Precinct.

Table 5 outlines the relevant provisions of the SRAIP Development Plan in relation to the proposed composting facility on proposed Lot 19.

Table 5. Relevant SRAIP Provisions

SRAIP Development Plan	The proposed composter on Lot 19 is located within the SRAIP Rural Precinct.
SRAIP Code	The SRAIP Code applies to the SRAIP Industry Precinct and SRAIP Rural Precinct. Development requires assessment against the SRAIP Development Plan by way of the Codes and SRAIP Tables of Assessment. Amongst other things, the SRAIP Plan intends for: • a variety of industrial uses associated with agriculture and farming within the SRAIP Industrial Precinct; and • other uses and activities within the SRAIP Industrial Precinct that: (i) support industry activities; and (ii) do not compromise the future use of the SRAIP for agricultural industrial uses. • a variety of supporting rural and infrastructure uses/activities within the SRAIP Rural Precinct. An assessment against the SRAIP Code is held at **Appendix A**.
Level of Assessment:	An application seeking Development Permit for Material Change of Use and EA for ERA 53a – organic material processing under the SRAIP is subject to Code Assessment against the following codes: • SRAIP Development Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Parking and Access Code • Landscaping Code. The relevant SRAIP Development Codes are addressed within the code response tables at **Appendix A**. The applicable Scenic Rim Planning Scheme codes required to be assessed as per the SRAIP Development Plan are addressed within the code response tables at **Appendix B.**

5 CONCLUSION

This application seeks approval for establishing the Kalfresh composting facility on proposed Lot 19. The compost facility is a key element of the SRAIP proposal and has been subject to detailed design and preparation of all required management plans to facilitate assessment of the proposed use.

This development application is sought in conjunction with the larger SRAIP approval in its entirety and needs to be assessed in the context of the broader findings of the RDIAR and any Coordinator-General's Evaluation Report prepared for the project. It is recommended that approval be granted subject to reasonable and relevant conditions.

APPENDIX A SRAIP CODE RESPONSES

1 SRAIP DEVELOPMENT CODE

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Land Uses			
PO1 Development for industrial activities is limited to agri- focus uses to support: (a) management of impacts including impacts to sensitive receivers; (b) the location of infrastructure investment and infrastructure reticulation available to service the industry uses, including opportunities for shared infrastructure; and (c) synergies and shared services between industry uses.	**AO1.1** Industrial activities supported in the Industry Precinct includes: i. *High impact industry* where involving *High impact agriculture industries*; ii. *Low impact industry* where involving *Low impact agriculture industries*; iii. *Medium impact industry*, where involving *Medium impact agriculture industries* use; iv. *Research and technology industry* with an *Agri-focus* use; v. *Transport depot* (where not located in the Rural Precinct); vi. *Warehouse* with an *Agri-focus* use.	**N/A**	**Not Applicable** The subject site is not located in the Industry Precinct.
	AO1.2 Industrial activities in the Rural Precinct are limited to: i. *High impact industry* (*SRAIP composting*);	**Acceptable Outcome**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	ii. *Transport depot* (where not located in the Industry Precinct).		The industry activities on lot 19 will be limited to *SRAIP composting* involving the producing up to 50,000 tonnes of finished / product comport per annum.
	AO1.3 Infrastructure activities in the Industrial Precinct is limited to: i. *Renewable energy facility* (*SRAIP biodigestion*).	**N/A**	**Not Applicable** The Renewable energy facility is proposed to be located on lot 11.
PO2 Development for industrial activities are limited to *Agri-focus* industries, involving: (a) the processing and manufacturing of agricultural or farm products (including fibre) to produce food, beverages or other products;	**AO2.1** Development involving *Low impact industry* is limited to *Low impact agriculture industries* uses. ***Note** - The use of the premises for other Low impact industry activities (i.e. where not Low impact agriculture industries) is not supported.*	**N/A**	**Not Applicable** The subject site is not considered low impact industry.
	AO2.2 Development involving *Medium impact industry* is limited to *Medium impact agriculture industries* uses.	**N/A**	**Not Applicable** The subject site is not considered medium impact industry.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(b) agriculture related research, innovation and technologies to support the farming and agriculture industry; (c) storage or logistics *Warehouse* use servicing *SRAIP uses*.	***Note** - The use of the premises for other Medium impact industry activities (i.e. where not Medium impact agriculture industries) is not supported.*		
	AO2.3 Development involving *High impact industry* is limited to *High impact agriculture industries* uses. ***Note** - The use of the premises for other High impact industry activities (i.e. where not High impact agriculture industries) is not supported.*	**Acceptable Outcome**	**Complies with Acceptable Outcome** The development of the composting facility will be limited to high impact ag industry uses in that it proposes processing of up to 50,000 tonnes or compost per annum.
	AO2.4 Development involving *Research and technology industry* only involves advancing research, innovation and technologies that have an *Agri-focus*. ***Note** - The use of the premises for other Research and technology industry activities (i.e. where not Research and technology industry involving an Agri-focus use) is not supported.*	**N/A**	**Not Applicable** The subject site does not involve any research and technology industry.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO2.5 Development involving a *Warehouse* and *Transport depot* in the Industry Precinct only involves the storing or distributing of goods that have an *Agri-focus*. ***Note** - The use of the premises for other Warehouse activities (i.e. where not Warehouse with an Agri-focus, such as self-storage facility, storage yard for vehicles) is not supported.*	**N/A**	**Not Applicable** The subject site does not involve the development of a warehouse or Transport depot for storing or distributing goods.
	AO2.6 For all other development involving industrial activities, no Acceptable Outcome is prescribed.	**N/A**	**Not Applicable** Development is for *SRAIP Composting* on lot 19.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO3 Development for non-industrial activities: (a) do not compromise the ongoing viability of the *Plan area* for *Agri-focus* industries now and in the future; (b) have a direct nexus to *Agri-focus* industries; (c) remain small-scale and ancillary to the *SRAIP uses*; and (d) serve the *Plan area* employees' day-to-day needs.	**AO3.1** No Acceptable Outcome is prescribed	**Performance Outcome**	**Complies with Performance Outcome** Development involves small scale ancillary retail / office activities associated with the selling of produced compost manufactured on site. The proposal is agri-focus in nature, remains small scale and ancillary to the *SRAIP uses* and does not comprise the ongoing viability of the *Plan area* for Agri-focus industries now and into the future.
PO4 A *Food and drink outlet,* either as a primary or ancillary use: (a) is a size that services *Plan area* employees day to day needs; (b) contains a maximum of two food and drink outlets in total (where	**AO4.1** Development involving a *Food and drink outlet,* including where it is ancillary to another use: (a) does not exceed 200m^2 GFA for any individual tenancy; and (b) does not exceed a combined total of 400m^2 GFA in the *Plan area*; and	**NA**	**Not Applicable** Development does not involve a food or drink outlet.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
one may be ancillary and included on a site with a *Service station*); (c) does not involve a drive through facility.	(c) does not involve a drive through facility.		
PO5 Ancillary uses for *SRAIP uses*: (a) remain small scale and ancillary to the SRAIP use; and (b) are for the retail, administrative, financial, management or secretarial functions to support the core functioning of the primary use.	**AO5.1** Ancillary uses do not exceed 20% of the total GFA and are conducted within a building or structure.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Ancillary uses will not exceed 20% of the total gross floor area of the lot.
	AO5.2 Uses involving ancillary retail components must only sell products manufactured on site.	**Acceptable Outcome**	**Complies with Acceptable Outcome** The ancillary retail component of the project only sells products manufactured on the site being organic compost.
	AO5.3 Uses involving ancillary office space only involves the administrative, financial, management or secretarial functions to support the core functioning of those uses.	**Acceptable Outcome**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Solution	Comments
			The ancillary office component only involves administrative, financial and management of secretarial functions to support the retailing and manufacture of compost products on lot 19.
PO6 A *Service station*: (a) is limited to 1 *Service station* in the Industry Precinct; (b) contains facilities for the use of biogas and/or other biofuels, petrol, diesel and LPG; (c) is of a size and layout that primarily services the needs of the SRAIP Industry Precinct; (d) involving an ancillary *Food and drink outlet* is of a size that services the needs of the SRAIP	**AO6.1** A *Service station*: (a) is limited to 1 *Service station* located in the Industry Precinct; (b) has a maximum of 8 bowsers (16 vehicle refuelling spaces) of which a maximum of 6 bowsers (12 vehicle refuelling spaces) are used for petrol, diesel and LPG; and (c) contains refuelling options including biogas and/or other biofuels, petrol, diesel and LPG.	**N/A**	**Not Applicable** No service station is associated with the development of the composting facility on lot 19.
	AO6.2 A *Service station* is not located on proposed Lots 1, 4, 7, 8, 9 or 10 on Map 2.	**N/A**	**Not Applicable** No service station is associated with the development of the composting facility on lot 19.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Industry Precinct, and does not include a drive through facility; (e) does not detrimentally impact the existing *Service station* facilities in local townships or centres; and (f) does not involve a drive through for a *Food and drink outlet* or for beverages or food otherwise.	**AO6.3** Development involving a *Food and drink outlet,* including where it is ancillary to a *Service Station*: (a) does not exceed 200m^2 GFA for any individual tenancy; and (b) does not exceed a combined total of 400m^2 GFA in the SRAIP *Plan area*; and (c) does not involve a drive through facility.	**N/A**	**Not Applicable** No service station is associated with the development of the composting facility on lot 19.
	AO6.4 A *Service station* does not obtain direct access from the Cunningham Highway.	**N/A**	**Not Applicable** No service station is associated with the development of the composting facility on lot 19.
PO7 A *Transport depot*: (a) is of a size that services the needs of the SRAIP *Plan area*; (b) is limited to one *Transport depot* within the SRAIP *Plan area*; (c) where involving ancillary uses (for example, cleaning, repairing	**AO7.1** A *Transport depot;* (a) is limited to a single Transport depot in the SRAIP *Plan area*; (b) has a maximum capacity of 40 heavy vehicles; and (c) where involving ancillary uses does not exceed 300m2 GFA.	**N/A**	**Not Applicable** No transport depot is associated with the development of the compositing facility on lot 19.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
or servicing of vehicles, driver reviver facilities) is of a size that services the needs of the SRAIP Industry Precinct; and (d) does not undermine the viability of nearby facilities in local townships or centres.			
PO8 A *Renewable energy facility (SRAIP biodigestion)*: (a) is designed, operated and managed to maintain public safety; (b) avoids detrimental impacts on the surrounding rural land and nearby sensitive receivers; (c) does not create environmental nuisance; and (d) is located on proposed Lot 11 on Map 2	**AO8.1** No Acceptable Outcome is prescribed.	**NA**	**Not Applicable** The renewable energy facility (biodigester) is not located on lot 19.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO9 Development involving *High impact industry* (*SRAIP composting*): (a) is designed, operated and managed to maintain public safety; (b) avoids detrimental impacts on the surrounding rural land and nearby sensitive receivers; (c) does not create environmental nuisance; and (d) is located on proposed Lot 19 on Map 2.	**AO9.1** No Acceptable Outcome is prescribed.	**Performance Outcome**	**Complies with Performance Outcome** The composting facility will be designed and operated to ensure public safety and will avoid having detrimental impacts on the surrounding area including any nearby sensitive receivers. Appendix C.3.3 ERA53(a) Composting Environmental Assessment Report depicts how the composting facility will avoid and minimise creating any environmental nuisance (noise, air and odour).
PO10 Development involving *rural activities:* (a) is low impact; (b) is compatible with and able to operate near *industrial activities;*	**AO10.1** *Rural industry* does not exceed 500m^2 GFA.	**NA**	**Not Applicable** The development of the composting facility does not constitute Rural Industry but rather *SRAIP Composting.*

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(c) involves activities that support the operation and functioning of the SRAIP Industry Precinct; and (d) minimises the potential for land use conflict with adjacent rural and industrial land.	**AO10.2** For development excluding *Rural industry,* no Acceptable Outcome is prescribed.	**NA**	**Not Applicable** The development of the composting facility does not constitute Rural Industry.
PO11 Development involving *Intensive horticulture* and *Rural industry:* (a) is located, designed and managed to avoid adverse impacts on the amenity and landscape character of the locality; (b) is appropriately serviced by necessary road infrastructure; and (c) large buildings or structures are sited or provided with screen landscaping to minimise their bulk and visibility from roads,	**AO11.1** No Acceptable Outcome is prescribed. **Note –** *Screen landscaping shall be designed and constructed in accordance with* ***Planning Scheme Policy 2 – Landscape Design.***	**NA**	**Not Applicable** The development of the composting facility does not involve intensive horticulture and rural activities.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
public places or sensitive land uses.			
PO12 Development: (a) avoids the release of harmful pollutants; (b) protects the health and safety of sensitive uses; and (c) avoids detrimental impacts on *SRAIP uses*.	**AO12.1** No Acceptable Outcome is prescribed.	**Performance Outcome**	**Complies with Performance Outcome** Development involved with the composting facility will avoid the release of harmful pollutants and protect the health and safety of sensitive uses. Appendix C.3.3 ERA53(a) Composting Environmental Assessment Report and C.3.4 Site Based Management Plan detail how the SRAIP will manage potentially harmful pollutants associated with the operation of the composting facility.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO13 Development mitigates air, odour and noise emissions and vibration or other impacts to acceptable environmental standards which avoid detrimental amenity or health impacts to sensitive receivers.	**AO13.1** No Acceptable Outcome is prescribed.	**Performance Outcome**	**Complies with Performance Outcome** The development of the composting facility will efficiently mitigate air, noise and all other relevant environmental impacts in relation to all relevant environmental standards. In conjunction with the environmental assessment reports at Appendix C.3 of the RDIAR, Appendix E.2 (Noise Impact Assessment) and Appendix E.3 (Air Quality Assessment) provides an assessment of key emitting sources in the precinct. With proposed mitigations, the project avoids detrimental

<table>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>Solution</th><th>Comments</th></tr>
<tr><td></td><td></td><td></td><td>amenity and health impacts to sensitive receivers. The assessment will be updated during detailed design to confirm assumptions of the report.</td></tr>
<tr><td>Setbacks</td><td></td><td></td><td></td></tr>
<tr><td>PO14
Development is of a bulk and scale that is consistent with the intended form and character of the area having regard to:
(a) the visual dominance of buildings and structures when viewed from the Cunningham Highway;
(b) the visual dominance of buildings and structures when viewed from adjoining premises; and
(c) landscaping buffers along street frontages and Cunningham Highway.</td><td>AO14.1
Building and structures are setback as follows:<table><tr><th>Setback</th><th>Minimum Distances Measured in Metres (m)</th></tr><tr><td>Front</td><td>6m where building height is less than 15m;
Otherwise 10m</td></tr><tr><td>Side and rear boundaries for buildings/structures with a height greater than 15m</td><td>4m where building height is less than 15m;
Otherwise 6m</td></tr></table></td><td>Acceptable Outcome</td><td>Complies with Acceptable Outcome
The composting activity occurs within the Rural precinct and achieves consistency with the intended form and character of the rural area having regard to the visual dominance of buildings and structures when viewed from the Cunningham Highway and adjoining premises. Landscaping and the built form of the SRAIP itself, are anticipated to reduce the</td></tr>
</table>

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	Side and rear boundaries for lots adjacent to Cunningham highway: 6m where building height is less than 15m, otherwise 10m		visibility of the composting activity from key viewpoints. Buildings associated with the use are proposed to be less than 15 m. Setbacks can comply with AO14.1 (6m and 4 m respectively). Aesthetic landscaping is proposed within Lot 19 to further reduce the visual dominance of the activity.
PO15 Development has a building height which is consistent with the streetscape, local context and intent for the SRAIP *Plan area* and each Precinct having regard to: (a) the amenity of an adjoining premises in a non-industrial zone or precinct; and	**AO15.1** The height of development does not exceed: (a) 35m where located on lots 12 or 13 and involving a *Warehouse* (cold storage facility and/or distribution centre) with an *Agri-focus* only; (b) 20m where located on proposed lot 11 and involving a *Renewable energy facility* (*SRAIP biodigestion*). (c) 15m in all other instances.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Development will be low rise with the height of the composting facility not exceeding 15 m. Maximum building height will be dictated by sheds required for the storage of machinery such as

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(b) the building bulk and scale when viewed from Cunningham Highway.			windrow turners and trackers – to be confirmed during detailed design.
Built form and urban design			
PO16 Development maintains and protects the high scenic amenity from the Cunningham Highway including important views to significant landscape features, such as ridgelines and mountain ranges and peaks	**AO16.1** Development: (a) protects the views from public places of significant landscapes features; (b) avoids building on a ridgeline.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Development of the composting facility will be low rise and ensure the protection of any views from public places of significant landscape features. Development avoids siting on a prominent ridgeline and will not obstruct views from key viewpoints along the Cunningham Highway. The activity is rural in nature and represents expansion of the

Performance Outcomes	Acceptable Outcomes	Solution	Comments
			existing composting activities carried out at this location.
PO17 Development ensures buildings: (a) address the internal street and (b) address views from the Cunningham Highway; (c) are visually interesting through variation to the external appearance, such as dividing facades into a series of varied elements; and (d) use variation in materials, colour, architectural elements and building shape to reduce bulk and scale; (e) integrate landscape elements to reduce visual impacts.	**AO17.1** Buildings are designed to address the street and emphasises building entry points through pedestrian access, landscaping and building design such as building articulation or features (awnings, building form or the like).	**Acceptable Outcome**	**Complies with Acceptable Outcome** Development of the composting facility on lot 19 will ensure it addresses views from the Cunningham Highway and integrate landscape elements to reduce visual impacts. A varied use of materials will be considered in the development including colours, architectural elements and building materials. Overall landscaping elements will be introduced to lot 19 to reduce any associated visual impacts.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO17.2 Visual interest is achieved through variation in colour, patterns, textures or building materials.	**Acceptable Outcome**	**Complies with Acceptable Outcome** A varied use of materials will be considered in the development including colours, patterns and textures and other architectural elements to enhance visual interest. Landscaping elements will be introduced to lot 19 to reduce any associated visual impacts
	AO17.3 Buildings above 8.5m in height: (a) provide variation in roof form; and (b) use variation in colour, patterns, textures or building materials that differs with each elevation	**Acceptable Outcome**	**Complies with Acceptable Outcome** Development is proposed to be low rise and not exceed 8.5 m in height.
	AO17.4 Landscaped areas, including setback area, contain appropriate planting to soften built form and reduce visual impacts and address views from external viewpoints.	**Acceptable Outcome**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Solution	Comments
			Development on lot 19 will ensure it addresses views from the Cunningham Highway and integrate landscape elements to reduce visual impacts. A varied use of materials will be considered in the development including colours, architectural elements and building materials. Overall landscaping elements will be introduced to lot 19 to reduce any associated visual impacts
PO18 Development ensures buildings complement the surrounding rural and natural land and public places by:	**AO18.1** Building colours use muted tones and detailing.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Where possible, all building colours used for the composting facility will be muted tones.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(a) using colours that are compatible with the tones of the surrounding natural and rural landscape; (b) minimising glare and reflection to surrounding rural areas and public places; and (c) concealing rooftop plant and equipment from view from surrounding rural areas and public places.	**AO18.2** External finishes have a low reflectivity.	**Acceptable Outcome**	**Complies with Acceptable Outcome** All external finishes on the composting facility will have low reflectivity.
	AO18.3 Rooftop plant and equipment is visually screened from external public vantage points.	**Acceptable Outcome**	**Complies with Acceptable Outcome** With the exception of solar panels, any rooftop plant and equipment will be visually screened from external public vantage points.
PO19 Development is designed and located to provide easy and safe access to buildings by pedestrians.	**AO19.1** The building entry is: (a) connected directly with the public access street and car parking areas; (b) easily identifiable and visible from the street; and (c) directly accessible by pedestrians from car park areas, streets and public spaces via a sealed surface.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Located in the Rural Precinct, building entry will be accessible by a publicly accessible access road

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO19.2 Pedestrian paths are clearly delineated and provide safe movement through carparks to the building entry.		(easement) and car parking area. External pedestrian street access to lot 19 is not proposed. The lot will only be accessed by vehicles from the SRAIP Industry Precinct via constructed access roads (easements) through the SRAIP Rural Precinct. Within Lot 19, the development will be designed and located to provide easy and safe access to buildings from car parking areas. Pedestrian paths will clearly delineated and provide safe movement to the building entry.
Access			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO20 Development: (a) is configured to not obtain direct access to/from the Cunningham Highway; and (b) provide safe and efficient access to the SRAIP internal road network for vehicles and pedestrians.	**AO20.1** Development is designed to: (a) prevent driveway access to/from Cunningham Highway; and (b) allow driveway access and crossovers to be constructed in accordance with **Planning Scheme Policy 1 – Infrastructure Design** of the planning scheme.	**Performance Outcome**	**Complies with Performance Outcome** Although development of the composting facility does not adjoin the Cunningham Highway, the development will provide safe and efficient access to the SRAIP internal road network for vehicles and pedestrians.
Landscaping			
PO21 Landscaping is provided to: (a) enhance the streetscape character; (b) soften the appearance of the industrial buildings, outdoor storage areas and car parking	**AO21.1** *Screen* landscaping is provided along boundaries identified as the SRAIP Industry Precinct periphery as shown in Map 2 (a) with a minimum width of 3m; and (b) is designed and constructed in accordance with **Planning Scheme Policy 2 - Landscape Design** of the planning scheme.	**Acceptable outcome**	**Complies with Acceptable Outcome** Landscaping is proposed as per the Landscape Design Plan prepared attached to Appendix B.1 – Development Application

Performance Outcomes	Acceptable Outcomes	Solution	Comments
areas when viewed from the street or a public space; and (c) reduce the bulk and visibility of large-scale buildings or structures.	**AO21.2** *Aesthetic* landscaping: (a) has a minimum width of 2m along street frontages; (b) has a minimum width of 1m along parts of the side and rear boundaries that adjoin outdoor storage or car parking areas; and (c) is designed and constructed in accordance with **Planning Scheme Policy 2 - Landscape Design** of the *planning scheme*.		for Reconfiguration of a Lot and Operational Work. The plan demonstrated compliance *Screen Landscaping* requirements outlined at AO21.1, and other landscaping features of the Scenic Rim Planning Scheme Policy 2 – Landscape Design. Specific to this development application, this includes aesthetic landscaping which complies with AO21.2. Specific to this development application, *Aesthetic Landscaping* on lot 19 will be incorporated to reduce bulk visibility of buildings and composting windrows and pads.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Signage			
PO22 Signage is only used for the displaying of information relating to the use/s being conducted on site or within the SRAIP *Plan area*.	**AO22.1** Development does not involve a *third party billboard sign.*	**Acceptable Outcome**	**Complies with Acceptable Outcome** Development of the composting facility on lot 19 does not involve a third party billboard.
PO23 Signage displaying to the Cunningham Highway is limited to 1 sign per site and does not: (a) adversely impact on the visual amenity of the locality; (b) dominate the landscape setting; and (c) create a hazard or distraction to drivers of vehicles on the transport network. ***Note** - use of nationally recognised standards will be considered necessary*	**AO23.1** For signage displaying to the Cunningham Highway: (a) no more than 1 sign per site displays towards the highway; (b) signs are affixed to a wall of a building; (c) is located a maximum of 15m above ground level; (d) does not exceed a face area of $8m^2$; (e) does not move, spin or rotate; (f) does not involve a beacon of light, or a revolving or flashing light; and (g) does not project beyond the boundary of the site.	**Acceptable Outcome**	**Complies with Acceptable Outcome** Signage associated with the composting facility on lot 19 will adhere to the standards outlined in AO23.1.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
in assessing compliance with this outcome.			
Reconfiguration of a Lot – boundary realignment only			
PO24 The arrangement, size and frontages of lots approved within the SRAIP are of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the precinct, and consistent with the SRAIP intensity and lot and road layout.	**AO24.1** The Allotment layout is consistent with the Plan of Development in Map 2.	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or boundary realignment.
PO25 Lots adjacent to the Cunningham Highway: (a) are configured to not obtain direct access to/from the highway; and (b) provide safe and efficient access to the *SRAIP* internal road network for vehicles and pedestrians.	**AO25.1** Lots are configured to: (a) prevent driveway access to/from the Cunningham Highway; and (b) allow driveway access and crossovers to be constructed in accordance with **Planning Scheme Policy 1 - Infrastructure Design** of the planning scheme (c) Provide easement access where not providing public road frontage.	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or boundary realignment

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO26 Reconfiguring a lot in all precincts, which involves the realignment of a boundary, provides for: (a) an improved lot configuration that better meets the intended outcomes of the precinct; or (b) the correction of a boundary encroachment by existing development; (c) safe and efficient access to the road for vehicles and pedestrians; and;	**AO26.1** A boundary realignment: (a) results in lots that have a usable shape that comply with the minimum lot size for the precinct in Table 8 - Minimum Lot Size and Design for SRAIP Development; (b) results in lots with a regular shape and boundaries where practicable; (c) allows for the uses intended in the precinct; (d) does not detrimentally impact on infrastructure and essential services; (e) provides for all activities associated with the use on the lot to be located wholly within the lot; and (f) provides for all lots to have a legal, practical access to a constructed road.	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or boundary realignment

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(d) all lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services	**AO26.2** Infrastructure: (a) ensures buildings, structures and waste disposal areas are not located across a boundary; (b) does not result in an adverse drainage impact on upstream and downstream properties; (c) results in existing buildings and structures complying with minimum setback requirements; (d) is consistent with any existing approvals attached to the land; (e) ensures all lots are serviced by infrastructure expected in the precinct; and (f) does not restrict the lawful use of a lot.	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or boundary realignment
Reconfiguring a Lot involving the Creation of an Easement Only			
PO27 Development which involves the creation of an easement: (a) does not result in existing development contravening the Planning Scheme;	**AO27.1** Access easements are positioned to allow any associated driveway access and crossover to be constructed in accordance with **Planning Scheme Policy 1 - Infrastructure Design** of the planning scheme. **AO27.2**	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or Creation of an Easement

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(b) does not impact on infrastructure and essential services; (c) does not impact upon any existing approvals attached to the land; (d) enables access to infrastructure; and (e) provides for a safe and efficient access point for vehicles and pedestrians.	Access easements are designed and located to avoid existing infrastructure and essential services, including sewerage, water, electricity and communication services.		
	AO27.3 Access easements do not: (a) contravene any development approval applying to the site; and (b) result in existing development contravening the Planning Scheme.		
	AO27.4 Minimum widths for access easements are in accordance with Table 8 - Minimum Lot Size and Design for SRAIP Development.		
PO28 Infrastructure easements accommodate infrastructure.	**AO28.1** Easements accommodate infrastructure networks across the SRAIP *Plan area*, including infrastructure defined as minor *Utility installation* infrastructure.	**NA**	**Not Applicable** The development of the composting facility does not involve reconfiguration of a lot or Creation of an Easement

2 MINIMUM LOT SIZE AND DESIGN FOR SRAIP DEVELOPMENT

Precinct	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a *Private Road*	Minimum Width of Access for Rear Lots (Metres)
SRAIP Industry Precinct	6,000m^2	8	50	Not permitted
SRAIP Rural Precinct	15ha	10	-	10

APPENDIX B SCENIC RIM PLANNING SCHEME CODE RESPONSES

1 GENERAL DEVELOPMENT PROVISIONS CODE

<table>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>Solution</th><th>Comments</th></tr>
<tr><td colspan="4">Table 9.3.7.3.1— Criteria for Assessable Development Only</td></tr>
<tr><td colspan="4">Acoustic Amenity and Noise</td></tr>
<tr><td>PO1
Development is located, designed, constructed and operated to ensure that noise emissions do not cause environmental harm or environmental nuisance to sensitive receivers.

Note - this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment.</td><td>AO1
(1) Development involves activities that are inaudible from an adjacent sensitive receiver or would not cause noise related environmental harm or environmental nuisance sensitive receiver; or

(2) The emission of noise from the premises must not exceed the following levels:
<table><tr><th>Time Period</th><th>At A Sensitive Land Use</th><th>At Commercial Premises</th></tr><tr><td>7:00am-10:00pm</td><td>Background +5dB(A)</td><td>Background +10dB(A)</td></tr><tr><td>10:00pm-7:00am (sleeping areas)</td><td>35dB(A)</td><td>Background +8dB(A)</td></tr><tr><td>10:00pm-7:00am (living areas)</td><td>40dB(A)</td><td>Background +8dB(A)</td></tr><tr><td>10:00pm-7:00am (unless otherwise specified)</td><td>Background +3dB(A)</td><td>Background +8dB(A)</td></tr></table>
Note -
(1) Levels are measured as the adjusted maximum sound pressure level as defined in the Noise</td><td>Acceptable outcome</td><td>Complies with Acceptable Outcome
The development is for a high impact industry in relation to a composting facility. Development will ensure that no environmental harm or nuisance to adjacent sensitive receivers will occur, including at night. This will be achieved through the implementation of appropriate controls and management measures during the detailed design phase of the Project. Further information can be found within Appendix E.2.1 and E.2.2 (in the RDIAR).

Noise emissions from the composting activity will be managed under ERA 53(a) (Appendix C.3.3 in the RDIAR) and the site-based management plan provided at Appendix C.3.4 in the RDIAR. The facility is expected to achieve all relevant EPP Noise thresholds at the locations of sensitive receivers.

The predicated project wide noise emissions can be found within Appendix E.2.1 and E.2.2 in the RDIAR.</td></tr>
</table>

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	Measurement Manual (Environmental Protection Agency, 2000). (2) Noise generated from vehicle movements on the site, including noise from entering or exiting the vehicle, shall not be considered when assessing the Acceptable Outcome AO1. (3) Background=LA90. **OR**; (3) Development achieves the Acoustic Quality Objectives for Sensitive Receptors listed within the Environmental Protection (Noise) Policy 2008. ***Note*** *- where the adjacent sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development will achieve the noise levels specified in AO1 (2)*		
PO2 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 receivers.	**AO2** Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to maintain the background noise levels (L90) at the nearest sensitive receiver.	**Acceptable outcome**	**Complies with Acceptable Outcome** Plants and equipment will not be located on the roof. Development is not in proximity to sensitive land uses.
PO3 Development does not involve activities that would cause vibration related	**AO3** No Acceptable Outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The proposal does not involve activities that would cause vibration related environmental harm or environmental nuisance to a sensitive

Performance Outcomes	Acceptable Outcomes	Solution	Comments
environmental harm or environmental nuisance to a sensitive receiver.	***Editor's note*** *- the proponent may need to obtain a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the acceptable outcomes come be achieved.*		receiver. Earthworks proposed for the lot will require compaction and will create vibration on site. This however will be buffered on site and is not predicted to cause environmental harm to any sensitive receptors.
Air Emissions - Dust, Particulates and Odour			
PO4 Development (excluding Intensive animal industry) is sited, designed and operated to avoid the generation of odour emissions of a level that have the potential to cause environmental harm to a sensitive receiver. ***Editor's note*** *- The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*	**AO4** No Acceptable Outcome is prescribed. ***Note*** *- An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to odour impacts. The assessment is to be prepared in accordance with the Guideline - Odour Impact Assessment for Developments - Department of Environment and Heritage Protection, for modelled odour concentrations.*	**Performance outcome**	**Complies with Performance Outcome** The key odour emissions associated with the proposed development include raw material stockpiles (green waste, solid digestate and mushroom substrate), composting windrows and leachate management ponds. Relevant information regarding odour emissions for the composting facility can be found in Appendix E.3.1 – Addendum Air Quality Impact Assessment and Appendix E.3.2 – Air Quality Assessment in the RDIAR. Dust, particulates and odour emissions from the composting activity will be managed under ERA 53(a) (Appendix C.3.3 in the RDIAR) and the site-based management plan provided at Appendix C.3.4 in the RDIAR. These assessments outline that with appropriate odour mitigation measures the composting operations will comply with the relevant odour amenity guidelines and not cause any environmental harm.
PO5 Development (excluding Intensive animal industry)	**AO5** Development (excluding Intensive animal industry) does not involve activities that would cause dust	**Acceptable outcome**	**Complies with Acceptable Outcome** The completed development for the composting facility will not involve activities creating or

Performance Outcomes	Acceptable Outcomes	Solution	Comments
does not create dust or particulate nuisance at any point beyond the boundary of the site. ***Editor's note** - The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*	related environmental harm or environmental nuisance; or ***Note** - in assessing potential dust emissions, consideration will include emissions from the use itself, on site unsealed roads or parking sites, and any other incidental source associated with the development.* (1) Development (excluding Intensive animal industry); (a) does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008; (b) generates dustfall, averaged over a 30 day period of time, that does not exceed 130mg/m²/day when measured at the site boundary. ***Note** - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to dust and particulate impacts.* ***Note** - Where development is likely to create ongoing significant dust issues an Applicant may be required to provide a 'site based management plan' which adequately addresses dust mitigation measures includes;* (1) *an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads;*		disturbing dust which may cause environmental harm or nuisance. However, dust created during the development phase will be managed in accordance with a construction phase dust management plan (Appendix E.4 in the RDIAR). This management plan will be completed prior to the commencement of works and will aim to reduce particle emissions in order to not exceed acceptable levels. This plan may include the need for dust monitoring to occur on the site during the construction phases of the Project. Appendix E.3.1 and E.3.2 in the RDIAR outline the requirements and associated assessment for dust and particle disturbances on the site.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	(2) *areas within the site that are frequently used for vehicular purposes are imperviously sealed or treated to reduce dust emissions; and* (3) *activities undertaken on site that create dust are performed in an enclosed structure with suitable dust extraction and filtration systems.*		
PO6 Air emission vents or stacks are sited to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	**AO6** Exhaust stacks are located the maximum practical distance away from the boundary of the development site.	**N/A**	**Not Applicable** Exhaust stacks are not proposed for the composting facility.
Outdoor Lighting and Glare			
PO7 Development does not impact on the amenity of nearby sensitive receivers as a result of light spill.	**AO7.1** Development: (1) provides no outdoor lighting as part of the development; or (2) provides only minor external lighting devices, located, designed and installed to: (a) be consistent with and appropriate to the surrounding character and amenity; and (b) minimise the impact of direct and indirect light spillage on surrounding sensitive land uses; or ***Note** - Effective methods to comply with outcome AO7.1 (2) include:* *(a) providing covers or shading around lights that prevent direct light spillage on neighbouring premises or roadways; or*	**Acceptable outcome**	**Complies with Acceptable Outcome** The proposed composting facility will have minimal outdoor lighting as part of its development given the facility will only operate during daytime hours. This lighting will only provide minor external lighting (for security) and will be consistent with the surrounding character and amenity. Any external lighting used will also aim to adhere to all relevant standards associated with Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	(b) directing lights downwards to prevent direct light spillage on neighbouring premises or road ways; and *(c) positioning and/or directing lights away from sensitive land uses; and* *(d) enabling the brightness of lights to be adjusted to lower output levels where appropriate; and* *(e) use of motion sensor lights or electronic controls to switch off lights when not required.* (3) provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of the following as applicable: (a) outdoor lighting complies with the requirements of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting; and (b) sporting fields and sporting courts, 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). ***Note** - An applicant may be required to provide a lighting proposal and impact assessment (environmental and amenity) as part of the application to demonstrate that the lighting will not create nuisance issues for surrounding sensitive land uses.*		

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO7.2 Development operating at night; (1) provides that the alignment of streets, driveways and parking areas avoid light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings; or (2) provides a solid screen fence prevents light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings.	**N/A**	**Not Applicable** The proposed composting activity is not proposed to operate at night.
PO8 Development does not impact on the amenity of the surrounding area or cause nuisance as a result of glare or reflection.	**AO8** No Acceptable Outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The proposed development does not impact on the amenity of the surrounding area including causing nuisance as a result of glare or reflection. Prominent views of the composting facility will be generally shielded from the construction of proposed buildings within the SRAIP precinct (refer to LVIA Appendix A.3) for prominent viewsheds from the highway to the SRAIP precinct.
Waste Management			
PO9 Development provides: (1) sufficient area for the storage of waste and recyclables; and (2) for the separation of wastes to maximise alternatives to disposal.	**AO9.1** All waste produced on site is stored in approved containers of a sufficient capacity to receive all waste generated by the development.	**Acceptable outcome**	**Complies with Acceptable Outcome** Sufficient area for storage will be provided to receive all waste generated by the development.
	AO9.2 Waste and recyclables are managed in accordance with the *Waste Reduction and Recycling Act 2011*.	**Acceptable outcome**	**Complies with Acceptable Outcome** The SRAIP itself will contain a suite of measures to reduce waste generation and landfill disposal through reusing, recycling, and treating waste generated on site, in accordance with the relevant

Performance Outcomes	Acceptable Outcomes	Solution	Comments
			Act. The SRAIP as a whole will divert ~250,450 tonnes of waste per annum from landfills. The composting facility will aid in reducing waste across the site by diverting ~3,200 tonnes of waste per annum from landfills. Kalfresh have strongly adopted the Act across the site which is largely evident in the composting facility.
	AO9.3 Waste and recyclables produced on site are managed in accordance with the waste and resource management hierarchy specified in the Waste Reduction and Recycling Act 2011. ***Editor's note*** *- The waste and resource management hierarchy is the following precepts, listed in the preferred order in which waste and resource management options should be considered—* *(a) AVOID unnecessary resource consumption;* *(b) REDUCE waste generation and disposal;* *(c) RE-USE waste resources without further manufacturing;* *(d) RECYCLE waste resources to make the same or different products;* *(e) RECOVER waste resources, including the recovery of energy;* *(f) TREAT waste before disposal, including reducing the hazardous nature of waste;* *(g) DISPOSE of waste only if there is no viable alternative.*	**Acceptable outcome**	**Complies with Acceptable Outcome** The waste and recyclables produced on site will be managed in accordance with the resource management hierarchy. All waste on site will aim to be avoided and reduced and where this cannot occur will aim to be reused, recycled, or treated ensuring the SRAIP development remains a circular economy as much as possible. The SRAIP as a whole will divert ~250,450 tonnes of waste per annum from landfills. The composting facility will aid in reducing waste across the site by diverting ~3,200 tonnes of waste per annum from landfills. Kalfresh have strongly adopted the waste management hierarchy across the site which is largely evident in the composting facility.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO10 Development is designed to ensure that waste storage and collection can be undertaken in a safe and convenient manner.	**AO10.1** Development: (1) has a street frontage (exclusive of driveways) of 1 metre per 240L wheeled bin service required; or (2) provides waste container/s which are able to be accessed on site by collection vehicles being able to enter and leave the premises in forward gear, or sufficient and accessible road frontage exists to allow the containers to be placed kerbside for collection; or (3) provides an alternate storage and collection method for adequate storage capacity and safe collection of waste in accordance with the *Waste Reduction and Recycling Act 2011.*	**Acceptable outcome**	**Complies with Acceptable Outcome** The subject site and proposal are part of the SRAIP. The composting development provides an alternate storage and collection method to ensure waste storage and collection will be undertaken in a safe and convenient manner.
	AO10.2 Development provides unobstructed access to the container for removal of the waste by the local government or waste collection entity.	**Acceptable outcome**	**Complies with Acceptable outcome** The composting development will ensure waste removal can be undertaken in a safe and convenient manner by a waste collection entity.
	AO10.3 Development, which includes the provision of roads including private or public roads, designs and constructs such roads to provide access by waste collection vehicles to each tenancy or the container storage area/s.	**Acceptable outcome**	**Complies with Acceptable outcome** The composting activity will involve construction and maintaining Private access roads to ensure safe access for waste collection vehicles including grade.
PO11 Development ensures the placement of waste containers does not create a health or amenity nuisance.	**AO11** Development provides: (1) a dedicated area for refuse storage that is screened or otherwise located to avoid visual impacts on streetscapes, public spaces and adjoining properties; and	**Performance outcome**	**Complies with Performance Outcome** The development will ensure the placement of waste and containers does not create a health or amenity nuisance. Composting windrows and receival areas will be imperviously constructed with stormwater and leachate collections systems

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	(2) an: (a) elevated stand for holding all waste containers at the premises; or (b) imperviously paved and drained area, upon which can be stood all waste containers at the premises; and (c) a hose cock and hose in the vicinity of the stand or paved area.		installed. Hoses and water supply will be provided.
PO12 Putrescible waste generated as a result of the development does not cause odour nuisance issues for surrounding land uses.	**AO12** Development stores all putrescibles waste in a manner that prevents odour nuisance and fly breeding and is disposed of at intervals not exceeding seven (7) days. ***Note** - Examples of acceptable outcomes may, either permanently or as required, include:* *(a) storing putrescible waste at low temperatures; and/or* *(b) increased frequency of collection to avoid the generation of odours.*	**Performance outcome**	**Complies with Performance Outcome** Any putrescible waste generated by the development will be handled with in a way that does not cause odour nuisance issues for surrounding land uses and the rest of the SRAIP. The operation of the facility will be in accordance with the condition of the ERA 53(a) and the site based management plan at Appendix C.3.4 in the RDIAR.
PO13 Development involving: (1) reconfiguring of a lot creating 4 or more new lots; (2) the construction or demolition of buildings over 400m² GFA; (3) Multiple dwellings being 4 or more dwellings; (4) Intensive animal industry;	**AO13** Development provides and implements a Waste Management Plan (WMP) for pre-construction, construction and post-construction stages addressing: (1) the management of waste and recyclables in accordance with the Waste Reduction and Recycling Act 2011; (2) waste and recyclables produced on site is managed in accordance with the waste and resource management hierarchy specified in the Waste Reduction and Recycling Act 2011; (3) optimisation of resource recovery;	**Acceptable outcome**	**Complies with Acceptable Outcome** A Waste Management Plan (WMP) will be implemented for the full SRAIP site for pre-construction and construction phases. This WMP will address the management of waste and recyclables on site through the relevant *Waste Reduction and Recycling Act 2011.* Through this the WMP will ensure the appropriate management of all waste on site including during both its construction and operation.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(5) regulated waste; manages waste and recycling from the development to ensure optimum resource recovery and waste minimisation.	(4) waste minimisation and disposal procedures; (5) management of: (a) construction and demolition waste; (b) organic waste including vegetation clearing; (c) hazardous waste; (6) ongoing waste and resource recovery measures to be provided once the development is operational; (7) access and infrastructure required to enable waste and recycling services to be effectively provided; and (8) review process for the WMP to allow for ongoing flexibility, adaptability and new innovation.		All waste infrastructure will be accessible for waste collection services which will be ensured during the design process of the Project. After the initial implementation of the WMP it will undergo regular review processes to ensure it remains up to date with ongoing site changes.
General Amenity			
PO14 The use of vehicles associated with the development does not impact on the safe or convenient use of the road network.	**AO14.1** Loading or unloading activities are undertaken within the site.	**Acceptable outcome**	**Complies with Acceptable Outcome** Loading and unloading activities are undertaken within the site boundaries.
	AO14.2 Development provides that all vehicles associated with the use can be parked on the site.	**Acceptable outcome**	**Complies with Acceptable Outcome** The composting activity will require a small number of carparks which will be located on site.
	AO14.3 Development has access to the road network is via a constructed road. ***Note** - Acceptable Outcome **AO14.3** does not reduce or eliminate the need to comply with other Performance Outcomes that may require a higher or specific standard of road.*	**Acceptable outcome**	**Complies with Acceptable Outcome** Development has access to the road network via the proposed private access easement and internal SRAIP road held in common property.
Reverse Amenity			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO15 Development involving a sensitive land use in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use. ***Editor's note*** *- Development design principles may include;* (1) *locating open space and roadways to increase separation distances;* (2) *use of dense landscaping as a visual and particulate barrier;* (3) *reducing residential densities adjacent impacting sites;* (4) *building design, including air conditioning; and* (5) *providing barriers to impacting sites.*	**AO15** No Acceptable Outcome is prescribed.	**N/A**	**Not Applicable** The development is not for a sensitive land use.
Stormwater - Quantity			
PO16 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater	**AO16.1** A site based stormwater quantity management plan (SQMP) is prepared by a suitably qualified person and demonstrates achievable stormwater quantity control measures for discharge during operational phases of	**Acceptable outcome**	**Complies with Acceptable Outcome** A site based stormwater quantity management plan (SQMP) will be finalized for the site and will demonstrate achievable stormwater quantity control measures. The composting site will function separately to the SRAIP Integrated Water

Performance Outcomes	Acceptable Outcomes	Solution	Comments
flooding or the drainage of properties external to the subject site.	development designed in accordance with the Queensland Urban Drainage Manual (QUDM).		Management Plan with the site having its own stormwater and leachate management containment systems. Refer to Appendix C.3.3 and Appendix A.3.4 in the RDIAR for details.
	AO16.2 Stormwater flows discharged from development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.	**Acceptable outcome**	**Complies with Acceptable Outcome** Stormwater flows discharged from development will be outlined in the site specific SQMP and will aim to ensure current capacity of downstream drainage is not worsened. Preliminary details are provided in Appendix C.3.3 and C.3.4 in the RDIAR.
On-site Wastewater Disposal			
PO17 Where located outside a wastewater connection area, development is provided with sufficient on-site wastewater disposal, that is determined by a suitably qualified person, to meet the needs of residents and users.	**AO17** No Acceptable Outcome is Prescribed.	**Performance outcome**	**Complies with Performance Outcome** The requirements for wastewater associated with the Composting Activity are yet to be confirmed and limited to toilets which may be needed to be provide for onsite. A small scale septic system may be proposed for the use. Leachate collected during operations is proposed to be reused in the composting activity and or the AD Facility if quality is acceptable. Leachate wastewater would be tanked to a licensed waste facility in the event of significant rainfall or its quality does not permit reuse. Refer to appendices C.1.3, C.3.3 and C.3.4.
On-site Water Supply			
PO18 Where reticulated water supply is unavailable, the development is provided with sufficient on-site water supply to meet the needs of residents and users.	**AO18** No Acceptable Outcome is Prescribed.	**Performance outcome**	**Complies with Performance Outcome** Water supply on site will be developed to provide the site with a sufficient water supply by way of pipelines from the SRAIP precinct. This could be a mixture of potable, recycled or raw water depending on facility requirements.

Performance Outcomes	Acceptable Outcomes	Solution	Comments

2 EARTHWORKS, CONSTRUCTION AND WATER QUALITY CODE

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Table 9.4.2.3.1—Criteria for Assessable Development			
Earthworks			
PO1 Earthworks do not result in increased instability of the subject or adjoining lands.	**AO1.1** Retaining walls: (1) are designed and certified by a suitably qualified person; and (2) do not include timber products where located or proposed to be: (a) located on public land; or (b) set back form a boundary adjoining public land a distance less than the height of the retaining wall.	**Acceptable outcome**	**Complies with Acceptable outcome** The development requires earthworks which may include retaining walls and or batters (to be confirmed during detailed design). All works will be designed and certified by suitably qualified persons and will ensure earthworks do not result in increased instability of the subject land.
	AO1.2 All areas of fill are compacted in accordance with: (1) Australian Standard 3798:1996 - Guidelines on Earthworks for Commercial and Residential Developments; and (2) Australian Standard 2870:1996 - Residential Slabs and Footings - Construction.	**Acceptable outcome**	**Complies with Acceptable Outcome** All areas of fill associated with the development on the composting lot will be compacted in accordance with the associated Australian Standards as per AO1.2 and any requirements to achieve the impervious barrier for the composting activity in accordance with the ERA Standard Operating Conditions.
PO2 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its	**AO2** Development ensures that where the temporary diversion of traffic is necessary: (1) permission for a temporary road closure is obtainable from the	**N/A**	**Not Applicable** The development is part of SRAIP and well separated from the public road networks. A temporary diversion for traffic will not be necessary for construction.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
destination without significant delay.	Police, and a detour is provided via existing roads; or (2) a temporary detour is provided within or adjoining the site; or (3) if no detour is available, traffic flows are managed to ensure minimum disturbance to road users.		
Damage to Existing Infrastructure			
PO3 Earthworks do not result in an unnecessary disturbance to existing infrastructure.	**AO3** (1) Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure; or (2) Where disturbance to existing infrastructure is unavoidable: (a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or (b) underground infrastructure that is uncovered, or has cover reduced to less than the applicable standard, is relocated or otherwise protected from damage; or (c) above ground infrastructure is repositioned to a location that complies with the applicable standards.	**Acceptable outcome**	**Complies with Acceptable Outcome** Proposed earthworks do not intersect or cause disturbance to existing infrastructure.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Removal of Vegetation, Stumps and Dumped Waste			
PO4 Disposal of waste generated from construction activities: (1) is managed in a manner not to cause environmental harm; (2) complies with relevant legislation; and (3) does not to occur on site.	**AO4.1** Vegetation waste involving development sites of more than 5 hectares is chipped or burnt in an approved pit burner. ***Editor's Note*** *- Chipping is the preferred method of vegetation disposal. Chipped vegetation can be used as soil cover for exposed areas to assist sediment control.*	**Acceptable outcome**	**Complies with Acceptable Outcome** The proposed development will comply with all vegetation waste removal processes.
	AO4.2 Small quantities of waste are taken to an appropriate landfill facility.	**Acceptable outcome**	**Complies with Acceptable Outcome** Construction waste will be disposed of appropriately.
	AO4.3 Development involving contaminated waste is disposed of in an approved manner under the *Environmental Protection Act 1994.*	**Acceptable outcome**	**Complies with Acceptable Outcome** Should removal of the existing leachate dams be proposed, potential contamination would be investigated prior to earthworks occurring.
	AO4.4 All unconsolidated fill, builder's rubble, or other waste is removed from the site prior to the completion of works.	**Acceptable outcome**	**Complies with Acceptable Outcome** All construction waste will be removed from site prior to the completion of works.
Siting and Removal of Dams			
PO5 Existing dams: (1) do not create a safety hazard;	**AO5.1** Development in urban areas results in the removal of all dams.	**N/A**	**Not Applicable** The subject site is not located in an urban area.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(2) are located on a single lot; and (3) where removed, the land is shaped and compacted back to its natural state.	**AO5.2** Development in the Rural Zone or Rural Residential Zone only retains dams where they are fully contained within one lot.	**Acceptable outcome**	**Complies with Acceptable Outcome** The proposed development of the composting facility involves the construction of three leachate collection ponds, and potentially retaining a single existing leachate dam associated with the existing use. All dams will be contained to the composting site (lot 19).
	AO5.3 The land affected by a dewatered dam shall be returned to its natural state by: (1) shaping the land to its natural form or in accordance with a development approval; and (2) compaction of the soil.	**Acceptable outcome**	**Complies with Acceptable Outcome** Should the development require the removal of the leachate dam, the dam would be dewatered and returned to its natural state.
Amenity			
PO6 Earthworks are conducted in a manner which minimises disruption to nearby sensitive receivers having regard to: (1) hours of operation; (2) traffic movement on access roads and within the site; (3) minimising timeframes for earthworks.	**AO6** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The subject site is not located in proximity to any sensitive receivers. Hours of operation, traffic movement and timeframes for earthworks will be adhered to as per Council's conditions.
PO7 Earthworks are conducted in a manner which reduces their visual impact.	**AO7** Earthwork areas are grassed or landscaped immediately upon completion to a standard commensurate with their surrounds.	**Acceptable outcome**	**Complies with Acceptable Outcome** All earthwork areas requiring landscaping will be grassed or landscaped upon completion of works. Further information on the proposed landscaping to occur on site including the composting lot can be found in Appendix B.11 – Landscape Design Intent in the RDIAR.
Dust Management			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO8 Dust from development does not create environmental harm and minimises impacts on sensitive receivers.	**AO8.1** Development provides for the suppression of dust during construction or earthworks.	**Acceptable outcome**	**Complies with Acceptable Outcome** Development will provide appropriate dust suppression during construction. This is further explained in both Appendix E.3.1 – Addendum Air Quality Impact Assessment and Appendix E.3.2 Air Quality Assessment in the RDIAR, a more in depth approach to dust suppression on site will be formed during the detailed design process.
	AO8.2 Haul routes for bulk earthworks are located as far as practical from sensitive receivers.	**Acceptable outcome**	**Complies with Acceptable Outcome** Any haul routes for bulk earthworks will be located as far as practical from sensitive receivers as possible. Existing access tracks will be used where possible.
PO9 Spoil piles, stockpiles and borrow pits are located and managed to not create a dust nuisance and to minimise impacts on sensitive receivers.	**AO9.1** Spoil piles, stockpiles and borrow pits are located as far as practical from sensitive receivers.	**Acceptable outcome**	**Complies with Acceptable Outcome** Stockpiles, spoil piles and burrow pits will be located as far from sensitive receivers as practical.
	AO9.2 Spoil piles, stockpiles and borrow pits, operating for greater than one week, are covered.	**Acceptable outcome**	**Complies with Acceptable Outcome** Stockpiles, spoil piles, borrow pits operating for greater than one week will be covered.
Stormwater Management – Protecting Water Quality and Hydrological Processes			
PO10 Development is planned and designed considering site land-use constraints to allow the provision of stormwater management systems that avoid or minimise adverse impacts on environmental values of receiving waters.	**AO10.1** Development demonstrates it has minimised disturbance to: (1) natural drainage; (2) areas with erosive, dispersive, sodic and/or saline soils; (3) acid sulfate soils; (4) groundwater levels; and (5) landscape features and vegetation.	**Acceptable outcome**	**Complies with Acceptable Outcome** Stormwater and leachate management systems for the site will be in accordance with the details provided in Appendix C.3.3 and C.3.4 in the RDIAR.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Editor's Note - A site stormwater quality management plan prepared by a suitably qualified person is required to inform the layout of the development and to demonstrate compliance with the requirement	**AO10.2** A stormwater management system has sufficient site area to service the requirements of the development.	**Acceptable outcome**	**Complies with Acceptable Outcome** The stormwater management system proposed for the composting facility is included in Appendix C.3.3 - ERA53(a) Composting Environmental Assessment Report in the RDIAR. This report outlines the capacity for stormwater management systems proposed for the composting facility.
	AO10.3 Stormwater management systems: (1) are located outside of wetlands, waterways and riparian areas; and (2) prevent increased channel bed and bank erosion. ***Editor's Note -*** *The approximate location of wetlands and waterways can be found on Environmental Significance Overlay Map – Wetlands and Waterways OM-04-D and Environmental Significance Overlay Map – Local Watercourses OM-04-E*	**Acceptable outcome**	**Complies with Acceptable Outcome** All stormwater systems on site will be located outside of wetlands, waterways and riparian areas and will not increase channel bed and bank erosion. Appendix C.3.3 - ERA53(a) Composting Environmental Assessment Report outlines the stormwater management systems proposed for the composting facility.
PO11 Construction activities for the development avoid or minimise adverse impacts on sediment mobilisation, stormwater quality and hydrological processes.	**AO11.1** An erosion and sediment control program (ESCP) demonstrates that release of sediment-laden stormwater is avoided or minimised by achieving the design objectives listed in Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives. **OR**	**Acceptable outcome**	**Complies with Acceptable Outcome** An Erosion and Sediment Control Program (ESCP) will be developed for the SRAIP and will demonstrate that release of sediment-laden stormwater is avoided or minimised as much as possible. Refer to Appendix E.4 in the RDIAR for preliminary CEMP.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO11.2 The ESCP demonstrates how stormwater quality will be managed so that target contaminants are treated to a design objective at least equivalent to Table 9.4.2.3.2 - Construction Phase – Stormwater Management Design Objectives.		
PO12 Development manages stormwater to avoid or minimise the environmental impacts of stormwater discharge on the quality and waterway hydrology of receiving waters. ***Editor's Note -*** *A site stormwater management plan prepared by a suitably qualified person is provided that demonstrates development can be managed to achieve compliance with the stormwater management design objectives.*	**AO12** Development is managed so that it meets the objectives in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.	**Acceptable outcome**	**Complies with Acceptable Outcome** Development will be managed so that it meets the required objectives.
PO13 Development prevents increased bed and bank erosion in receiving waterways by limiting changes in run-off volume and peak flows.	**AO13** The development is designed to: (1) minimise impervious areas; (2) maximise opportunities for capture and reuse of stormwater;	**Acceptable outcome**	**Complies with Acceptable Outcome** Earthworks will be designed and constructed to minimise impervious areas where practicable. Opportunities for capture and resource of stormwater and leachate is proposed. Engineering will incorporate natural channel design principles where possible and achieve the waterway stability objectives in Table 9.4.2.3.4.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	(3) incorporate natural channel design principles; and (4) achieve the waterway stability objectives listed in **Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.** ***Note -*** *The waterway stability objective listed in Table 9.4.2.3.4 applies if development drains to an unlined waterway within or downstream of the site where there is an increased risk of erosion due to changes in hydrology*.		
PO14 Development protects in-stream ecology by maintaining pre-development low-flow discharge regimes.	**AO14** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The intent of the development is to maintain pre-development lo-flow discharge regimes. Surface water and leachate will be captured from the composting activity. Engineering of earthworks will seek to maintain pre-development low-flow discharge regimes.
PO15 Development ensures that the entry and transport of contaminants into stormwater is avoided. ***Note -*** *Prescribed water contaminants are defined in the Environmental Protection Act 1994.*	**AO15** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The development will ensure that the entry and transport of contaminants is avoided as much as possible.
Point Source Wastewater Management (Other than Contaminated Stormwater and Sewage)			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO16 Development involving wastewater discharge (other than contaminated stormwater and sewage) to a waterway avoids or minimises adverse impacts to ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	**AO16.1** Where the development involves the discharge of wastewater (other than contaminated stormwater and sewage), a wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (1) wastewater type; (2) climatic conditions; (3) water quality objectives; (4) soil conditions and natural hydrology; and (5) best practice environmental management. ***Note*** *- Development is designed to achieve the prescribed water quality objectives for Waterways in accordance with the Environmental Protection (Water) Policy 2009.*	**N/A**	**Not applicable** Wastewater discharge to a waterway is not proposed.
	AO16.2 The WWMP prepared in **AO16.1** provides that wastewater is managed in accordance with a waste-management hierarchy that: (1) avoids wastewater discharges to waterways; or (2) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment	**N/A**	**Not applicable** Wastewater discharge to a waterway is not proposed.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	for disposal to sewer, surface water and groundwater.		
Non-tidal artificial waterways			
PO17 The location of artificial waterways: (1) avoids groundwater-recharge areas; (2) incorporates low lying areas of a catchment connected to an existing waterway; (3) does not disturb natural wetlands and any associated buffer areas; (4) minimises disturbing soils or sediments; and (5) avoids altering the natural hydrologic regime in nutrient hazardous areas.	**AO17** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** Three leachate ponds and a stormwater containment dam are proposed for the composting facility. Refer to Appendix C.3.3 ERA53(a) – Composting Environmental Assessment Report for further details on the development of these waterways.
PO18 Stormwater is treated before discharge into a non-tidal artificial waterway.	**AO18** Before being discharged into an artificial waterway, stormwater is treated to achieve the applicable stormwater management design objectives outlined in: (1) Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives; (2) Table 9.4.2.3.3 - Construction phase – Stormwater Management Design	**Performance outcome**	**Complies with performance Outcome** In the first instance, stormwater is proposed to be reused on the site (AD facility or compost wetting). In the event of significant rainfall events, stormwater from the composting activity will be collected and treated to the required standards before being discharge into the artificial waterway.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	Objectives for Temporary Drainage Works; and (3) Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.		
PO19 Any artificial waterway is designed, constructed and managed in a way that avoids or minimises adverse impacts on ecological processes, water quality, flood capacity, waterway integrity, and ecosystem and human health. ***Editor's Note -*** *A suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing artificial waterways is required to demonstrate compliance with the requirement.*	**AO19** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** The three leachate and single stormwater containment ponds will be designed, constructed, and managed in a way that will avoid and minimise as much as possible adverse impacts. Further information can be found in Appendix C.3.3 ERA53(a) – Composting Environmental Assessment Report for details on the development of these waterways.

Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives	
Issue	Desired Outcomes
Drainage control ***Note*** *- Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements.*	(1) Manage stormwater flows around or through areas of exposed soil to avoid contamination. (2) Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. (3) Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works as specified in Table 9.4.2.3.2 - Construction phase – stormwater management design objectives for temporary drainage works. (4) Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives of: (a) 10% AEP where the design life is less than 3 months; (b) 5% AEP where the design life is 3-12 months; (c) 2% AEP where the design life is greater than 12 months.
Erosion control ***Note*** *- Refer to IECA 2008 Best Practice Erosion and Sediment Control (as amended) for details on the application of the Construction Phase requirements.*	(1) Stage clearing and construction works to minimise the area of exposed soil at any one time. (2) Effectively cover or stabilise exposed soils prior to predicted rainfall. (3) Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation.
Sediment control	(1) Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. (2) All exposed areas greater than 2500 metres^2 must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	(1) Remove gross pollutants and litter. (2) Avoid the release of oil or visible sheen to released waters. (3) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	(1) Measures are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.

Table 9.4.2.3.2- Construction Phase – Stormwater Management Design Objectives	
Issue	Desired Outcomes
	(2) Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction.

Note - Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.
Note - An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.

Table 9.4.2.3.3 - Construction phase – Stormwater Management Design Objectives for Temporary Drainage Works			
Temporary drainage works	**Anticipated operation design life and minimum design storm event**		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI 39% AEP	1 in 5 year ARI 18% AEP	1 in 10 year ARI 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI 10% AEP		
Culvert crossing	1 in 1 year ARI 63% AEP		

Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives				
Reductions in mean annual load from unmitigated development (%)				
Total Suspended Solids (TSS)	Total Phosphorus (TP)	Total Nitrogen (TN)	Gross Pollutants >5mm	Waterway Stability Management
80	60	45	90	Limit the 63% AEP event discharge within the receiving waterway to the pre-development 63% AEP event discharge

3 LANDSCAPING CODE

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Table 9.4.4.3.1— Criteria for Assessable Development			
Retention of Trees			
PO1 Landscaping: (1) is sensitive to existing site conditions, topography and scenic and landscape characteristics; (2) as far as practicable, retains existing vegetation of ecological value; and (3) protects and enhances the existing character and amenity of the site, street and surrounding area.	**AO1** Development; (1) ensures the retention of existing trees where practicable; and (2) ensures: (a) retained planting is protected in accordance with AS 4970 2009 - Protection of Trees on Development sites; or (b) that where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site.	**Acceptable outcome**	**Complies with Acceptable Outcome** The subject site is located over land that is currently cleared of naturally occurring vegetation and used for agricultural purposes. Accordingly, the development is not required to retain any existing vegetation.
Preferred Species			
PO2 Landscaping: (1) predominately uses native species suitable to the location of the development; and (2) avoids the introduction or spread of weed species and pests.	**AO2** Development ensures that: (1) at least 50% of trees are species selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (2) plants listed in the Biosecurity Act 2014 are not used.	**Acceptable outcome**	**Complies with Acceptable Outcome** The development will utilize at least 50% of tree species as specified within Part 4 of PSP2 and not utilize any species in the *Biosecurity Act 2014*. Further information on specific species to be used throughout the development can be found in Appendix B.11 Landscape Design Intent in the RDIAR.
Landscaping - where not otherwise specified			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO3 Development, where no specific landscape requirements are stated in this Code, incorporates landscaping designed to: (1) enhance and soften the visual and built form attributes of a development; (2) complement the existing design and character of landscaping on adjacent sites; (3) integrate the development with its surroundings; and (4) reflect the landscape character of the locality.	**AO3** Development incorporates aesthetic landscaping which meets the standards in Planning Scheme Policy 2 - Landscape Design.	**Performance outcome**	**Complies with Performance Outcome** Landscaping for the development will enhance and compliment site design and be integrated into the surroundings. The landscaping will aim to reflect the landscape characteristics of the rural Precinct of the SRAIP Development Area which adjoins industrial buildings.
Climate Control and Energy Efficiency			
PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.	**AO4** Climate control and energy efficiency design meets the standards in Planning Scheme Policy 2 - Landscape Design.	**Performance Outcome**	**Complies with Performance Outcome** The development occurs in the Rural Precinct of the SRAIP Plan Area. Siting of trees (such as Queensland blue gums) will be in accordance with operational needs.
Protection of Buildings and Infrastructure			
PO5 Development ensures that the location and type of planting does not have an adverse effect on building foundations or electricity infrastructure such as overhead and underground utility services.	**AO5.1** Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.	**Acceptable outcome**	**Complies with Acceptable Outcome** No planting will occur within any public utility easements or within 3m of any overhead or underground utility services.
	AO5.2 Plant species will not damage building foundations or overhead and underground utility services.	**Acceptable outcome**	**Complies with Acceptable Outcome** No intrusive plant species which may cause damage to the composting activity, or its foundations will be used. Further information of plant species intended to be used throughout the SRAIP can be

Performance Outcomes	Acceptable Outcomes	Solution	Comments
			found in Appendix B.11 – Landscape Design Intent in the RDIAR.
	AO5.3 Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.	**N/A**	**Not Applicable** Landscaping is not adjacent to a substation or an electricity easement.
Landscape Bonds			
PO6 Development ensures the timely and proper performance and maintenance of landscape works.	**AO6** Development provides a bond equivalent to: (1) the cost of proposed landscape works; and (2) maintenance works required until landscape plantings are established. ***Note** - A bond may be provided in stages in line with identified stages of development.* ***Note** - Bonding would not generally be required for minor landscaping.*	**Performance outcome**	**Complies with Performance Outcome** Landscaping works will be delivered in a timely manner and maintained appropriately. As landscaping is internal to the subject site and held as common property, no landscaping bonds are required. Further information on proposed landscape works can be found in Appendix B.11 Landscape Design Intent in the RDIAR.
Aesthetic Landscaping			
PO7 Development in the: (1) Community Facilities Zone; (2) District Centre Zone; (3) Industry Zone; (4) Local Centre Zone; (5) Major Centre Zone; (6) Minor Tourism Zone; (7) Mixed Use Zone (Commercial/Industrial Precinct); and (8) Township Zone (Where no precinct applies), provide aesthetic landscaping to:	**AO7** An aesthetic landscape strip is provided being: (1) a minimum width of: (a) 2 metres where located in the Industry Zone, Mixed Use Zone (Commercial/Industrial Precinct) or Community Facilities Zone; and (b) 1 metre where located in any other listed Zone; and (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.	**N/A**	**Not Applicable** The composting activity occurs within the Rural Precinct of the SRAIPDP Area and the underlying Rural Zone of the Planning Scheme.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(a) enhance and soften the built form; (b) enhance the streetscape character; (c) contribute to attractive streets; and (d) be consistent with the local character having regard to the zone in which the site is located. **Note** - this outcome does not apply where buildings are not set back from the street or a public space boundary			
Buffer Landscaping			
PO8 Buffer landscaping within the following zones is designed to minimise impacts on land in an adjoining residential zone having regard to visual amenity and privacy: (1) Community Facilities Zone; (2) District Centre Zone; (3) Local Centre Zone; (4) Major Centre Zone; and (5) Minor Tourism Zone.	**AO8** On all common boundaries with land in a residential zone, development provides: (1) buffer landscaping with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid screen fence 1.8m high. ***Note**: In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.*	**N/A**	**Not Applicable** The subject site has no common boundaries with land in a residential zone category.
Screen Landscaping			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO9 Screen landscaping that screens the development from a residential zone, and maintains visual amenity and privacy, is provided to all development within the following zones: (1) Industry Zone; (2) Low Density Residential Zone; (3) Low-Medium Density Residential Zone; and (4) Mixed Use Zone (Commercial/Industrial Precinct).	**AO9** On all common boundaries with land in a residential zone, development provides: (1) screen landscaping with a minimum width of: (a) 3 metres if located in the Industry Zone or Mixed Use Zone (Commercial/Industrial Precinct); or (b) 2 metres if located in any other listed Zone; or (2) a solid screen fence 1.8 metres high. Screen landscaping shall be designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design. ***Note*** *- In areas of MLES or MSES, fencing or buffer landscaping is designed to be wildlife-friendly.*	**N/A**	**Not Applicable** The composting activity occurs within the Rural Precinct of the SRAIPDP Area and the underlying Rural Zone of the Planning Scheme.
Street Landscaping			
PO10 Development includes street landscaping that enhances the character of the local area and: (1) incorporates shade trees; (2) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (3) incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; (4) incorporates landscape design that is consistent with and complementary to	**AO10** Development: (1) provides street trees along each road frontage of the site at whichever is the greater of: (a) 1 tree per 10 metres of road frontage; or (b) 1 tree per 400m^2 of site area; and (2) uses trees selected from Planning Scheme Policy 2 - Landscape Design - Part 4 Preferred Landscape Species; and (3) provides streetscape in accordance with standards in Planning Scheme Policy 2 - Landscape Design.	**N/A**	**Not Applicable** The composting activity occurs within the Rural Precinct of the SRAIPDP Area and the underlying Rural Zone of the Planning Scheme. No traditional streets are being proposed in the precinct.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
the natural landscape character of the local area; and (5) minimises risk to the natural environment and damage to infrastructure and built structures.			
Outdoor Storage Areas			
PO11 Development ensures outdoor storage and waste storage areas are screened from view from the street and public spaces.	**AO11** Outdoor storage and waste storage areas are screened from the street or a public space, by way of either: (1) 2 metre wide screen landscaping designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.	**Acceptable outcomes**	**Complies with Acceptable Outcome** Outdoor storage areas will be screened by an appropriate width landscaping buffer and constructed in accordance with PSP2. Further information on landscaping applying to the whole SRAIP can be found in Appendix B.11 – Landscape Design Intent in the RDIAR.
Hardstand Areas			
PO12 Development provides buffer landscaping that ensures vehicle parking, public areas and common areas enhance the amenity and safety of the site and mitigate impacts associated with expanses of hardstand area.	**AO12** Buffer landscaping of vehicle parking, public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.	**Acceptable outcomes**	**Complies with Acceptable Outcome** A landscaping strip is provided to visually screen the car parking areas from the streetscape that will meet the standards of PSP2. Further information on landscaping applying to the whole SRAIP can be found in Appendix B.11 – Landscape Design Intent in the RDIAR.
Landscaping for Specific Uses			

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO13 Animal keeping provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its surroundings; and (2) landscaping that buffers the development and any incompatible uses and provides privacy for sensitive receivers.	**AO13** Where visible from an adjoining road or sensitive receiver not associated with the development, development provides: (1) buffer landscaping designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or (2) a solid 1.8 metre high screen fence.	**N/A**	**Not Applicable** Development is not for Animal keeping
PO14 A Tourist park, Relocatable home park or a Retirement facility mitigates potential visual impacts of the development by including appropriate screening and separation from the street and sensitive receivers.	**AO14.1** A solid 1.8 metre high screen fence is provided for the full length of any common property boundary adjoining a sensitive receiver.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
	AO14.2 A 3 metre wide screen landscape is provided to the front, side and rear property boundaries of the site designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
PO15 An Extractive industry is screened from roads, public areas and neighbouring properties for the life of the activity, having regard to: (1) the characteristics of the site and surrounding area; (2) the resource being extracted; and (3) the landscape character of the locality.	**AO15.1** No existing vegetation is cleared within buffer areas.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
	AO15.2 Shrubs and trees are either retained or planted to: (1) screen the activities on the site from any public area; and (2) provide a screen landscape at least 30 metres wide along all boundaries.	**N/A**	**Not Applicable** The proposed development is for a composting facility.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO15.3 Where there is no existing vegetation to form an adequate screen, planted mounds are erected within 10 metres of the property boundary: (1) with a maximum slope of 1 in 3; and (2) a minimum height of 1.2 metres such as to impede the line of site from adjoining residences and public places.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
	AO15.4 A Landscape Plan, prepared by a suitably qualified person, will be submitted to Council which provides for: (1) an overall concept plan for screen landscaping; (2) for screen landscaping to be planted in advance of stages; (3) maintenance of vegetation; and (4) proposed criteria and staging for the submission of the landscape bond for the establishment and maintenance of landscaping.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
	AO15.5 Landscaping meets the standards in Planning Scheme Policy 2 - Landscape Design.	**N/A**	**Not Applicable** The proposed development is for a composting facility.
PO16 A medium density residential activity provides for: (1) landscaping: (a) that enhances and softens the visual and built form attributes of a development; and (b) integrates the development with its	**AO16** A development: (1) provides aesthetic landscaping in accordance with Planning Scheme Policy 2 - Landscape Design; and (2) provides a landscaped area within the front setback, which comprises a minimum of 70% soft landscaping.	**N/A**	**Not Applicable** The proposed development is for a composting facility.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
surroundings; (2) landscaping that screens the development from incompatible uses and provides privacy for sensitive receivers; (3) landscaping that ensures vehicle parking, public areas and common areas enhance the amenity of the site and mitigate impacts associated with expanses of hardstand area.			
PO17 Large scale structures associated with: (1) Intensive animal industry (not being a poultry farm); (2) Intensive horticulture; (3) Renewable energy facility; (4) Wholesale nursery; and do not present an appearance of bulk to a residential zone, sensitive land uses, roads or public places adjacent to the development through buffer landscaping, design or distance.	**AO17** Development: (1) provides buffer landscaping where the development is visible from a residential zone, existing sensitive receivers, roads or public places; and (2) ensures that landscaping is designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design.	**Performance Outcome**	**Complies with Performance Outcome** The siting of the composting activity is such that it is shielded by the industrial buildings of the SRAIP precinct from prominent viewsheds. No residential zones are located in proximity to the subject site of the composting activity (lot 19).

Note - Where a development is subject to more than one landscape outcome, the following applies:

(1) where differing standards apply, the higher standard and greater width of landscaping applies;

(2) landscaping can be combined to achieve multiple outcomes, e.g. a car park buffer can also provide aesthetic landscaping where designed appropriately

4 PARKING AND ACCESS CODE

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Table 9.4.5.3.1— Criteria for Accepted Development and Assessable Development			
Parking Provision Rates			
PO1 Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the: (1) nature, intensity and hours of operation of the use; and (2) the existing and expected future traffic conditions in the surrounding area.	**AO1** Development provides the number of vehicle and service vehicle parking spaces on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking. ***Note*** *- Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking*.	**Performance outcome**	**Complies with Performance Outcome** The number of car parks proposed for this facility is 10. The composting activity will only require a maximum of 5 personnel to operate during the day. Any visitors will be limited to landscape suppliers and farmers (customers) viewing the material, and soil quality testers associated with those sales. Visitors will only be there for short periods and will be under Kalfresh's escort.
Vehicle Access and Manoeuvring			
PO2 Vehicle parking areas are designed to: (1) provide for safe and efficient vehicle movements throughout the site; (2) minimise conflict between vehicles and pedestrians; and (3) provide for safe and efficient ingress and egress points.	**AO2** All vehicles are able to enter and exit the site in a forward direction.	**Acceptable outcome**	**Complies with Acceptable Outcome** Vehicle manoeuvring will be checked during detailed design to ensure adequate turning areas are provided to ensure all design vehicles can enter and exit in a forward direction.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Table 9.4.5.3.2—Criteria for Assessable Development			
Car Park Design and Layout			
PO1 Vehicle parking areas are located and designed to: (1) provide for safe and efficient movement of vehicles and pedestrians throughout the site; (2) minimise conflict between vehicles and pedestrians; (3) clearly delineate safe pedestrian movement; (4) provide for safe and efficient ingress and egress points; (5) provide for safety and security of users and pedestrians; (6) incorporate on-site landscaping; and (7) minimise the impact of vehicle parking on adjacent uses.	**AO1.1** Each car space provided has a minimum width of 2.4 metres and a minimum length of 5.4 metres.	**Acceptable outcome**	**Complies with Acceptable Outcome** Car park design and layout will comply with the minimum dimension requirements.
	AO1.2 Each parking bay provided for a heavy vehicle has the minimum dimensions specified below: (1) Articulated vehicle (AV): minimum width of 3.5 metres and a minimum length of 17.5 metres; (2) Heavy rigid vehicle (HRV): minimum width of 3.5 metres and a minimum length of 11 metres; and (3) Small rigid vehicle (SRV): minimum width of 3.5 metres and a minimum length of 6.7 metres.	**Acceptable outcome**	**Complies with Acceptable Outcome** Heavy vehicle parking spaces will comply with minimum dimension requirements.
	AO1.3 All internal car park aisles have a minimum width of 6.2 metres.	**Acceptable outcome**	**Complies with Acceptable Outcome** Internal car park aisles will have a minimum width sufficient with the requirements.
	AO1.4 All vehicles are able to enter and exit the site in a forward direction.	**Acceptable outcome**	**Complies with Acceptable Outcome** Sufficient manoeuvring space will be provided on-site for all vehicles to enter and exit the site in a forward gear.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO1.5 Carpark and internal road pavements are constructed: (1) in the Rural and Rural Residential Zones, to at least 100mm of gravel pavement with cross drainage; or (2) in any other zone: (a) to at least 100mm of gravel pavement with a bitumen or asphaltic seal and cross drainage; or (b) of concrete.	**Acceptable outcome**	**Complies with Acceptable Outcome** The car parking area and hardstand will be constructed of either gravel pavement or concrete.
Driveway Access			
PO2 Vehicle access to a development: (1) responds to the needs of the use having regard to volume, frequency and type of vehicle generation; (2) provides for the safety of drivers and pedestrians; (3) provides unimpeded access for emergency and essential service vehicles; and (4) does not impact on the efficiency or safety of the external road network.	**AO2.1** Driveway access is designed and constructed in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design. AND **AO2.2** The minimum driveway access dimensions for a heavy vehicle complies with Table 3.1, Section 3 of AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking.	**Performance outcome**	**Complies with Performance Outcome** Driveway access will be designed and constructed in accordance with the QFES Fire Hydrant and Vehicle Access *Guidelines for Residential, Commercial and Industrial lots* dated 03/2019 in conjunction with the relevant DTMR road manual.
PO3 The parking spaces are designed to be: (1) useable by the occupants and	**AO3.1** Entry and exit points to the car park are clearly signposted.	**Acceptable outcome**	**Complies with Acceptable Outcome** Wayfinding signage will be provided on site.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
visitors including disabled persons; (2) easily accessible from the building; (3) located to encourage off-street parking; (4) located and designed to maintain or improve the character of the surrounding area; and (5) located within the development site.	**AO3.2** All parking spaces are freely available for use by a development's employees and visitors during the business hours of the use.	**Acceptable outcome**	**Complies with Acceptable Outcome** All parking spaces will be freely available for use by employees and visitors.
	AO3.3 Above ground or multi-level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development.	**N/A**	**Not Applicable** No above ground or multi-level parking is proposed.
PO4 The parking area provides: (1) clearly marked parking spaces of adequate dimensions; (2) adequate manoeuvring area for parking spaces; (3) a clear, safe, and effective circulation system; and (4) sufficient queuing area for vehicles entering or leaving the site.	**AO4.1** The parking area is designed in accordance with AS2890.1:2004 - Parking Facilities – Part 1: Off-street Car Parking.3	**Acceptable outcome**	**Complies with Acceptable Outcome** The parking areas will consider all relevant Australian Standards in its design.
	AO4.2 Small car parking is: (1) limited to a maximum of 10% of the total spaces provided; (2) physically separated from standard sized spaces; and (3) signposted as small car parking.	**N/A**	**Not Applicable** Separated small car parking is not proposed at the composting facility.
	AO4.3 The layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.	**Acceptable outcome**	**Complies with Acceptable Outcome** The layout of the parking area will be appropriately designed to control traffic circulation and parking movements, and in limit vehicle speeds.
	AO4.4 Parking, turning movements or intersection aisles are not located in a queuing area.	**Acceptable outcome**	**Complies with Acceptable Outcome** Proposed parking, turning movements or intersection aisles will not be located in a queuing area.

<table>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>Solution</th><th>Comments</th></tr>
<tr><td></td><td>AO4.5
Queuing spaces are provided in accordance with the table below.<table><tr><th>Static capacity of car park</th><th>Queue spaces</th></tr><tr><td>1 to 60 spaces</td><td>2</td></tr><tr><td>61 to 100 spaces</td><td>3</td></tr><tr><td>Greater than 100 spaces</td><td>As per table 3.3, AS 2890.1</td></tr></table></td><td>Acceptable outcome</td><td>Complies with Acceptable Outcome
Queuing spaces are provided throughout the car park as required in the relevant standards.</td></tr>
<tr><td></td><td>AO4.6
Development, which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.</td><td>Acceptable outcome</td><td>Complies with Acceptable Outcome
Development is accessed from an internal road. It provides one queuing space with a minimum length of 6 metres measured from the property boundary.</td></tr>
<tr><td>PO5
Parking areas are constructed to a standard:
(1) suitable for the vehicles and frequency of use associated with development; and
(2) that does not to cause environment nuisance.</td><td>AO5
The standard of constructed surfaces, including parking areas, internal roads and driveway accesses:
(1) reflects the type of vehicles associated with the use;
(2) reflects the frequency of use;
(3) reflects the nature of the development; and
(4) minimises noise and dust impacts on adjacent sensitive land uses.</td><td>Acceptable outcome</td><td>Complies with Acceptable Outcome
The standard of constructed surfaces, including parking areas, internal roads and driveway access will be considerate of the land use, proposed buildings, and types of vehicles associated with the use.</td></tr>
</table>

Performance Outcomes	Acceptable Outcomes	Solution	Comments
PO6 Safe and segregated pedestrian paths are provided within the parking area that provide access to the use.	**AO6** No acceptable outcome is prescribed.	**Performance outcome**	**Complies with Performance Outcome** Pedestrian paths are provided at the end of car parking areas and provides safe direct access from the car parking to infrastructure.
PO7 A bus pick up and set down area is provided on site where the development involves: (1) a Community use; or (2) an Educational establishment; or (3) a Hospital; or (4) a Major sport, recreation and entertainment facility; or (5) a Short term accommodation or Hotel with more than 20 units or rooms; or (6) a major Residential care facility; or (7) a Shopping centre with a GFA in excess of 5,000m².	**AO7** A bus pick up and set down area is provided that allows: (1) a bus to manoeuvre in accordance with Austroads Standards for a long rigid bus; (2) passengers to safely board and alight from the bus; and (3) buses to avoid obstructing access for circulating traffic within the site or on the street.	**N/A**	**Not Applicable** The development does not propose a bus pick up and set down area.
PO8 A car pick up and set down area is provided on site where the development involves: (1) a Cemetery or Crematorium; or (2) a Child care centre; or (3) a Community use; or (4) an Educational establishment; or (5) a Hospital; or (6) a Major sport, recreation and entertainment facility; or (7) a licensed Club or Hotel; or	**AO8** A car pick up and set down area is provided within the site that allows: (1) several cars at one time to manoeuvre in accordance with Austroads standards; (2) passengers to safely board and alight from the vehicle; and (3) cars to avoid obstructing access for circulating traffic within the site.	**N/A**	**Not Applicable** The development does not propose a car pick up and set down area. A car parking area has been proposed.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(8) a Place of worship; or (9) a Shopping centre with a gross floor area in excess of 5,000m^2.			
Service Vehicle Provision			
PO9 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that: (1) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; (2) is safe and efficient; (3) does not impede vehicular and pedestrian circulation within or external to the site; and (4) does not detract from the amenity of the locality and in particular adjoining properties.	**AO9.1** Service vehicle parking is provided in accordance with Table 9.4.5.3.3 - Car and Service Vehicle Parking.	**Acceptable outcome**	**Complies with Acceptable Outcome** The development will consider the rates in Table 9.4.5.3.3.
	AO9.2 Service areas and driveway accesses are provided in accordance with the provisions of AS2890.2 2002 –Parking Facilities – Off-street Commercial Vehicle Facilities.	**Acceptable outcome**	**Complies with Acceptable Outcome** Service areas and driveway accesses will consider all relevant provisions.
	AO9.3 Service vehicle loading and unloading areas are screened from view from adjacent incompatible uses.	**Acceptable outcome**	**Complies with Acceptable Outcome** Ample landscaping will be provided on the site which will provide visual screening.
PO10 Refuse collection vehicles are able to readily access on-site refuse storage facilities.	**AO10.1** Access, pavement design and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle are provided in accordance with Austroads standards, HB72 Design Vehicles and Turning Path Templates.	**Performance outcome**	**Complies with Performance Outcome** The access pavement design and manoeuvring areas for refuse storage will be designed to provide services to a heavy rigid vehicle in accordance with Austroads standards. Detailed design will ensure manoeuvrability of heavy vehicles occur safely and efficiently on site.
	AO10.2 Extra pavement depth is provided on the route the refuse collection vehicle will take through the car park.	**Performance outcome**	**Complies with Performance Outcome** The access pavement design and manoeuvring areas for refuse storage is designed appropriately to be serviced with a heavy rigid vehicle in accordance with Austroads standards.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Parking for Motorcycles			
PO11 Development provides parking spaces for motorcycles in a manner sufficient to meet user needs.	**AO11** Parking spaces for motorcycles are provided in accordance with Section 2.4.7 of AS2890.1:2004 Parking Facilities - Part 1: Off-Street Car Parking.	**Acceptable outcome**	**Complies with Acceptable Outcome** The development will consider all relevant standards in relation to motorcycle parking.
Parking for Bicycles			
PO12 Development provides for bicycle parking and end-of-trip facilities in an adequate manner to meet user needs where the development involves: (1) a Community use; or (2) a Sport, leisure or entertainment centre; or (3) a library or other public building; or (4) an Educational establishment; or (5) a Hospital or Health care service; or (6) a major park or recreation area; or (7) a Shopping centre.	**AO12.1** Bicycle parking is provided in accordance with AS2890.3:2015 - Parking Facilities - Bicycle Parking.	**N/A**	**Not Applicable** Bicycle parking is inconsistent with the intended use of the site and would cause conflicts.
	AO12.2 Development provides for long term bicycle parking space together with the following end-of-trip facilities: (1) 1 locker per 2 bicycle parking spaces; and (2) 1 shower cubicle and change room per 10 bicycle parking spaces.	**N/A**	**Not Applicable** The development is for large-scale composting activities. End-of-trip facilities are not proposed.
	AO12.3 Short-term, bicycle parking areas are located within 15 metres of the main entry to the building or facility they serve.	**N/A**	**Not Applicable** Bicycle parking is inconsistent with the intended use of the site and would cause conflicts.
Lighting			
PO13 Development provides lighting for safety and security in and around parking areas.	**AO13.1** Lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk, including	**Acceptable outcome**	**Complies with Acceptable Outcome** Lighting on the development will be appropriately placed to avoid shadows and glare which may put those using the site at risk.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	shielding lighting sources at eye level.		
	AO13.2 Night lighting is controlled by photoelectric cells rather than time switches.	**Acceptable outcome**	**Complies with Acceptable Outcome** All lighting on site will be controlled by photoelectric cells rather than switches to ensure appropriate safety and security. Lighting will be designed in accordance with the relevant standards.
	AO13.3 Areas not intended for night use are closed off from public access.	**Acceptable outcome**	**Complies with Acceptable Outcome** All areas which are not intended for night use will be closed to public access.
	AO13.4 Light spillage onto adjoining land and roadways is avoided and illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground.	**Acceptable outcome**	**Complies with Acceptable Outcome** Sufficient lighting will be provided to ensure safety and security in and around parking areas without causing spillage or nuisance to adjoining properties. Lighting will be designed to consider all relevant standards.
	AO13.5 Lighting within parking structures complies with AS/NZS 1680.1:2006 – Interior and Workplace Lighting - General Principles and Recommendations.	**Acceptable outcome**	**Complies with Acceptable Outcome** All lighting installed within parking structures and parking lots will consider all relevant Australian standards.
PO14 Outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.	**AO14.1** Areas intended for night-time use (including principal pedestrian and bicycle movement routes, car park walkways and public spaces) are lit in accordance with AS/NZS 1158 - Lighting for Roads and Public Spaces.	**N/A**	**Not Applicable** Public access to the composting facility will be limited to hours of daytime operation. Security lighting will be allowed for.
	AO14.2	**N/A**	**Not Applicable**

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	Areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit to 50-110 lux.		The composting activity will not be heavily used by pedestrians – and the composting facility will be limited to hours of daytime operation
Public Safety			
PO15 Development enhances the public safety of a parking area by ensuring that a parking area: (1) optimises informal surveillance and controls inappropriate access; (2) is well-lit to enable surveillance of all of the parking area and driveway accesses; (3) is well-signed and provided with emergency facilities; and (4) incorporates features which control vehicle speeds.	**AO15.1** A parking area: (1) is located where it can be monitored by passers-by and occupants of the development; and (2) with more than 100 spaces, is supervised during operating hours to provide surveillance and manage emergencies.	**Acceptable outcome**	**Complies with Acceptable Outcome** The carparking facility on site will be located where it can be monitored by passers-by and those working in the facility. A supervisor is not required for less than 100 spaces.
	AO15.2 A parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area.	**Acceptable outcome**	**Complies with Acceptable Outcome** The parking area will be well lit with vandal proof security lighting.
	AO15.3 A parking area promotes public safety through open design and prevention of concealment areas.	**Acceptable outcome**	**Complies with Acceptable Outcome** The car parking area does not propose any concealed areas and will be visible.
	AO15.4 A parking area is provided with signage identifying exits, destinations, and the location of emergency facilities including fire extinguishers, telephones, or emergency buttons.	**Acceptable outcome**	**Complies with Acceptable Outcome** The parking area will be provided with appropriate signage to identify exits and other important locations.
	AO15.5 Speed humps are designed in accordance with AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking and in a manner that	**Acceptable outcome**	**Complies with Acceptable Outcome** Any speed bumps will be designed and constructed to consider all relevant standards and located to ensure effectively managed vehicle speeds.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.		
Parking Structures			
PO16 Parking structures have adequate clearance from walls, columns, roofs, and other obstructions, to facilitate ease and safety of use.	**AO16.1** Parking structures comply with AS2890.1:2004 -Parking Facilities - Part 1: Off-street Car Parking.	**N/A**	**Not Applicable** The carpark will be an open-air ground level carpark. No parking structures are proposed.
	AO16.2 Development does not incorporate tandem or stacked parking.	**N/A**	**Not Applicable** The carpark will be an open-air ground level carpark. No parking structures are proposed.
PO17 Parking structures are designed to minimise the visual impact of the structure on the streetscape and adjacent uses.	**AO17.1** Parking structures complement the visual amenity of the streetscape in terms of building bulk, height, materials, colours, and façade articulation.	**Acceptable outcome**	**Complies with Acceptable Outcome** Where visible to the public, parking is separated from the internal roads through the use of landscaping. Car parking complements the visual amenity of the streetscape.
	AO17.2 Where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use.	**N/A**	**Not Applicable** Development does not adjoin residential uses.
	AO17.3 Development provides that parking structures are an integral part of the building they serve.	**Acceptable outcome**	**Complies with Acceptable Outcome** Car Parking is essential to the employees and visitors and the RS vehicle parking and parking bays are essential to the operation of the composting use.
	AO17.4 Development provides that a free-standing, parking area building is compatible with other nearby buildings.	**N/A**	**Not Applicable** Development does not involve a free-standing parking area building.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
	AO17.5 Development provides that where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.	**N/A**	**Not Applicable** Development fronts an internal road that does not involve any commercial or retail component.
Parcel Pick Up and Trolley Bay Areas			
PO18 Parcel pick up areas: (1) do not interrupt the flow of vehicles in circulation driveways; and (2) enable pedestrians to move freely and safely around vehicles in the pick-up area without being put at risk by traffic.	**AO18** No acceptable outcome is prescribed.	**N/A**	**Not Applicable** The development does not propose parcel pick up or trolley bay areas.
PO19 Development provides for trolley bays in parking areas associated with retail development to enable the orderly storage of shopping trolleys.	**AO19** Trolley bays are provided in accordance with AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking.	**N/A**	**Not Applicable** The development does not propose parcel pick up or trolley bay areas.
Signage			
PO20 Development provides for signage within parking areas to: (1) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; (2) warn against hazards to safety or potential damage to vehicles;	**AO20.1** Signage is provided in accordance with: (1) AS2890.1:2004 Parking Facilities - Part 1: Off-street Car Parking; and (2) AS 1742: Manual of Uniform Traffic Control Devices.	**Performance outcome**	**Complies with Performance Outcome** Being a private facility with internal access, signage in the parking area will consider all relevant Australian standards.
	AO20.2 Signage intended for night use is illuminated.	**Acceptable outcome**	**Complies with Acceptable Outcome** Signage for night use (security reasons) will be illuminated.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
(3) identify rows of parking to enable users to locate their vehicles; (4) direct users to lifts, stairs, amenities, exits and other destinations; and (5) inform users about security measures.	**AO20.3** Parking spaces are clearly marked, and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists.	**Acceptable outcome**	**Complies with Acceptable Outcome** Parking spaces that are dedicated to specific individuals such as visitors or motorcyclists or caretakers will be clearly marked.
Landscaping			
PO21 Development provides for landscaping in parking areas to: (1) enhance the amenity of the site; (2) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; (3) provide shade for vehicles and pedestrian walkways; (4) separate and define different use areas in the parking area; (5) reduce light spill-over; and (6) separate incompatible uses.	**AO21.1** Development provides for landscaping throughout parking areas, which: (1) incorporates shade trees at the rate of one shade tree for every fourth car space; (2) provides a minimum 1.2 metres square planting area for each shade tree; (3) incorporates ground covers around the base of each shade tree; and (4) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap.	**Acceptable outcome**	**Complies with Acceptable Outcome** The development will comply with AO21.1 as per the SRAIP landscaping plan.
	AO21.2 A buffer landscaped strip 3 metres in width along all street frontages to the parking area is provided, and a 2 metre screen landscape is provided along all boundaries with residential or other sensitive land uses.	**N/A**	**Not Applicable** There are no street frontage with the composting activity as it is accessed via an internal formalised access road to be held in private easement.
	AO21.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.	**Acceptable outcome**	**Complies with Acceptable Outcome** The development will comply with AO21.3 as per the SRAIP landscaping plan.

Performance Outcomes	Acceptable Outcomes	Solution	Comments
Parking Area Usage			
PO22 All parking areas are operated solely for the use of the tenants, customers and employees of the development.	**AO22** The parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be used by, leased to, or sold to other persons.	**Acceptable outcome**	**Complies with Acceptable Outcome** The parking areas will be for the sole usage of the employees and visitors related to the composting operations. The parking areas on site will not be sold or leased to external persons.

Table 9.4.5.3.3 - Car and Service Vehicle Parking

Note:

(1) Parking provisions for proposals that incorporate more than one use, is calculated on each use within the development.

(2) Where the number of parking spaces calculated is not a whole number, then the number of spaces to be provided is to be the whole number next above the calculated number.

(3) Where an existing building, occupied by an existing use, is extended, or the area of land occupied by an existing use is increased, the provision levels apply only to the extension of the building, or to the use of the additional land.

(4) Where an existing building or land is occupied by a new use (not being an existing use), and the parking demand of the new use is greater than the existing use, the parking solution is the difference between the parking demand for the new use less the parking demand for the existing use. This difference in parking demand is required to be accommodated on-site.

(5) For uses requiring less than 10 car parking spaces, the provision levels are in addition to any disabled parking requirements stipulated in the Building Code of Australia.

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
Adult store	1 space per 20m^2 GFA.	1 SRV space where the GFA is less than 500m^2. 1 SRV space and 1 HRV space where the GFA is 500m^2 or more.	
Agricultural supplies store	1 space per 50m^2 GFA.	1 SRV space.	1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in

			the form of a dedicated loading dock or drive-through loading or unloading area.
Animal husbandry	1 space per 2 employees; and 1 space per 10 animal enclosures.	Nil	
Animal keeping	1 space per 2 employees.	Nil	
Aquaculture	1 space per 2 employees; and 1 visitor space.	1 SRV space.	
Bar	1 space per 20m^2 of GFA	1 SRV space.	
Bulk landscape supplies	1 space per 200m^2 of use area with a minimum of 5 spaces.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.
Car wash	1 space per 20m^2 of GFA.	Nil	
Childcare centre	1 space per employee; and 1 space per 8 children	Nil	Pick up and set down spaces should be provided on the site adjacent to the main entrance to the premises.
Club	1 space per 20m^2 of GFA.	1 SRV space.	
Community care centre	1 space per 20m^2 of GFA and 1 space per 2 employees	1 SRV space. Ambulance and bus spaces as determined upon submission of carparking assessment to Council.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames.
Community use	Community centre/senior citizens centre/youth centre/neighbourhood centre 1 space per 10m^2 of GFA.	1 HRV space.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames. Provision is to be made for the parking of buses.

	Community hall/meeting rooms 1 space per 10m² of GFA. Cultural centre 1 space per 30m² of GFA; and 1 space per 2 employees. Art gallery/library/ museum 1 space per 50m² of display area; and 1 space per 2 employees.		
Crematorium	1 space per employee; and 1 space per 5 crematorium seats or equivalent pew capacity.	1 SRV space; and 1 space for each hearse.	
Cropping	Nil	Nil	N/A
Dwelling unit	1 space		
Educational establishment	Primary and High schools 1 space per teacher; and 1 space per 2 other employees; and 1 space per 10 students in Year 12; and 1 visitor space per 100 students. Other facilities 1 space per 10m² of GFA; and 1 space per 2 employees.	1 SRV space Primary and High schools: 1 bus parking space per 120 students; and bicycle parking at the rate of 1 space per 25 students in year 3 and over; and space for student pick-up and drop off.	
Environment facility	1 space per 30m² of TUA	1 SRV space.	
Extractive industry	1 space per 2 employees; and 1 visitor space		
Food and drink outlet	Drive through facility	1 SRV space.	Parking provision may be reduced if the facility is incorporated in a shopping centre.

	1 space per 10m^2 of customer floor space up to 300m^2, thereafter 1 space per 20m^2; and 1 space per 2 employees. <u>Café / restaurant</u> 1 space per 10m^2 of customer floor space; and 1 space per 2 employees.		If including a drive-through serving facility, separate queuing is to be provided for 12 vehicles at the drive-through servery. Bicycle parking facilities are desirable.
Function facility	1 space per 10m² of TUA	1 SRV space.	
Funeral parlour	1 space per employee; and 1 space per 5 funeral chapel seats or equivalent pew capacity.	1 SRV space; and 1 space for each hearse.	—
Garden centre	<u>Nursery component</u> 1 space per 100m^2 of display area with a minimum of 5 spaces; and 1 space per 20m^2 of indoor retail use area. <u>Landscaping materials component</u> 1 space per 200m^2 of display area with a minimum of 5 spaces.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses. Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.
Hardware and trade supplies	1 space per 20m^2 of GFA.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses. Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.
Health care service	4 spaces per medical practitioner; and 1 space per 2 administrative and support employees.	1 SRV space.	An ambulance bay may be required depending on size of medical centre. Bicycle parking facilities are desirable.

High impact industry	1 space per 50m^2 of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	—
Hotel	Hotel 1 space per guest room/resident manager; and 1 space per 10m^2 of bar, lounge, beer garden or other public area; and 1 space per 35m^2 of liquor sales area; and queuing for 12 vehicles for any drive-through bottle shop.	1 SRV space plus 1HRV space	Parking spaces for guests and managers are to be specifically allocated for such use, and sign posted accordingly.
Indoor sport and recreation	General requirement 1 space per 10m^2; or 0.4 spaces per participant. Amusement arcade and gaming machines 1 space per 20m^2 of TLA. Bowling centre 2 spaces per lane. Club 1 space per 20m^2 up to 1,500m^2 of GFA; Concert hall/dance hall 1 space per 5 seats. Gymnasium 1 space per 20m^2 of GFA. Indoor cricket 15 spaces per court. Skating rinks and tracks	1 SRV space. Bus and taxi pick up and set down areas, and service vehicle spaces for loading and unloading.	Bicycle parking facilities are desirable as appropriate. Provision is also made for bus and taxi pick-up and set down as determined by the Local Government.

	1 space per 20m^2 of GFA. Tennis/squash/ badminton courts 2 spaces per court. Theatre/cinema 1 space per 5 seats; and 1 space per 2 employees. Volleyball/netball/ basketball courts 10 spaces per court.		
Intensive animal industry	1 space per employee; and 1 visitor space.	Nil	
Intensive horticulture	1 space per employee; and 1 visitor space.	1 SRV space.	—
Low impact industry	1 space per 50m^2 of GFA; or 1 space per employee; whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
Medium impact industry	1 space per 50m^2 of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
Multiple dwelling	General requirement 1 space per 1 bedroom unit; otherwise 2 spaces per unit; and 1 visitor space per 2 units; and Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.	1 SRV space where more than 10 units.	Student accommodation provision only applies where student accommodation is located in close proximity to good public transport services. Standard medium density rates apply otherwise.
Nature-based tourism	1 space per 30m^2 of TUA	1 SRV space.	
Nightclub	1 space per 10m^2 of GFA; and	1 SRV space.	

entertainment facility	1 space per 2 employees.		
Office	1 space per 30m^2 of GFA.		
Outdoor sales	1 per 100m^2 of TUA		
Outdoor sport and recreation	<u>Court games</u> 2 spaces per court. <u>Golf course</u> 4 spaces per hole; and 1 space per 10m^2 of bar, lounge and other entertainment areas. <u>Lawn bowls</u> 20 spaces per green. <u>Swimming pool</u> 15 spaces; and 1 space per 100m^2 of Development footprint excluding access and car parking areas. <u>Football field</u> 50 spaces per field. <u>Equestrian and coursing sports</u> 1 space per 5 persons able to be seated; and 1 space per 5m^2 of other spectator areas. <u>Other Outdoor Sports</u> As a minimum requirement, 1 space per 5 spectator seats; and 1 space per 5m^2 of other spectator area. Otherwise as determined by the Local Government.	1 SRV space. 1 HRV space. 1 SRV space. 1 SRV space. Provision to be made for trailer/horse float parking. As determined upon submission of carparking assessment to Council.	Bicycle parking facilities are desirable.

Place of worship	1 space per employee; and 1 space per 5 seats or equivalent pew capacity.	2 SRV spaces. An on-site pickup and set-down area to be provided adjacent to main entry of the facility.	Bicycle parking facilities are desirable. Where a hall or other buildings are provided in association with the place of worship, additional parking is to be provided having regard to the uses proposed.
Relocatable home park	1 space per resident manager; and 1 space per employee; and 1 space per site; and 1 visitor space per 5 sites (or part thereof); plus 1 vehicle washing space per 50 sites (or part thereof). Minimum of 4 visitor spaces.	1 HRV space.	1 space is provided on each permanent occupancy or short term occupancy site.
Research and technology industry	1 space per 50m^2 of GFA; or 1 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined upon submission of carparking assessment to Council.	
Residential care facility	1 space per 2 employees; and 1 space per 5 nursing home beds; and 1 space per 4 hostel type units; and 1 space per self contained unit; and visitor parking at 1 space per 5 beds.	1 SRV space; and 1 ambulance space; and 1 bus space.	Consideration is to be given to providing for persons with disabilities or walking frames who require wider car parking spaces. Bicycle parking facilities are desirable.
Retirement facility	1 space per 2 employees; and 1 space per dwelling unit; and visitor parking at 1 space per 5 dwelling units.	1 SRV space; and 1 ambulance space; and 1 bus space.	Consideration is to be given to providing for persons with disabilities or walking frames who require wider car parking spaces. Bicycle parking facilities are desirable.
Rooming accommodation	1 visitor space per 2 units; and Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.	Nil.	

	Student accommodation 0.5 spaces per dwelling or rented bedroom; and 0.5 bicycle spaces per dwelling or rented bedroom. Boarding house 0.25 spaces per rented room or unit; and 0.5 bicycle spaces per rented room or unit. General requirement: 1 visitor space per 2 units; and Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.		
Rural industry	1 per employee and 1 visitor space		
Sales office	1 per employee and 2 visitor spaces.	Nil.	All spaces to be provided at the 1 location in the curtilage of the sales office.
Service industry	1 space per 20m^2 of GFA.	1 SRV space where the GFA is less than 500m^2. 1 SRV space and 1 HRV space where the GFA is 500m^2 or more, but less than 2000m^2. As determined upon submission of carparking assessment to Council, where the GFA is 2,000m^2 or more.	
Service station	1 space per 2 employees; and 6 spaces per workshop service bay; and 1 space per 20m^2 of retail space; and	1 AV space suitable for the parking of petrol tankers; and 1 SRV space.	Tandem car parking may be acceptable for serviced, repaired or employee vehicles.

	queuing space for a minimum of 3 cars from the end of each petrol pump lane.		Where a carwash is ancillary to the service station, separate queuing space should be provided for 5 cars at the entrance of the car wash.
Shop	1 space per 20m^2 of GFA.	1 SRV space where the GFA is less than 500m^2. 1 SRV space and 1 HRV space where the GFA is 500m^2 or more, but less than 2000m^2. As determined upon submission of carparking assessment to Council, where the GFA is 2,000m^2 or more.	
Shopping centre	1 space per 20m^2 of total leasable area.	1 SRV space where the gross floor area is less than 500m^2. 1 SRV space and 1 HRV space where the gross floor area is 500m^2 or more but less than 2,000m^2. As determined upon submission of carparking assessment to Council, where the gross floor area is 2,000m^2 or more.	Where the shops comprise a single integrated complex in excess of 4,000m^2 gross floor area, provision is to be made for— (a) on-site bus and taxi parking; and (b) bicycle parking.
Short-term accommodation	1 space per unit; and 1 space per resident manager; and 1 space per employee	1 SRV space.	—
Showroom	1 space per 40m^2 of GFA.	1 HRV space where the gross floor area is less than 1,000m^2. 1 AV space where the gross floor area is between 1,000m^2 and 2,000m^2. As determined upon submission of carparking assessment to Council, where the gross floor area is greater than 2,000m^2. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20	

		metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	
Tourist attraction	1 space per 30m^2 of TUA	1 SRV space.	
Tourist park	1 space per resident manager; and 1 space per camp site; and 1 space per 10 sites for visitor parking.	1 SRV space.	Where the camping grounds incorporate public use areas, additional car parking spaces will be required to accommodate the parking demand generated by such areas.
Transport depot	1 car parking space per heavy vehicle space; and 1 space per 2 employees.	Nil where Accepted development.	
Veterinary service	4 spaces per veterinary consulting room; and 1 space per 2 employees.	1 SRV space.	
Warehouse	1 space per 100m^2 of GFA.	1 AV space.	—
Wholesale nursery	1 space per employee.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses. Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.
Winery	1 space per employee and 1 space per 20m^2 of GFA used for retail, tourism or other commercial purposes.	1 SRV space.	If open to the public, additional parking is to be provided as per the relevant use space – e.g. shop or restaurant, bus parking and manoeuvring.
Any other land use not mentioned in this table	To be determined upon submission of a Car Parking Assessment to Council.		

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