

3.2.2 Rural Locality Code

(1) PURPOSE OF THE CODE – Overall Outcomes:

- (a) The purpose of the Rural Locality Code is the achievement of the overall outcomes sought for the Rural Locality.
- (b) The overall outcomes sought for the Rural Locality are that development is located, designed and operated so:
 - (i) *development is comprised predominantly of rural and non-urban uses, supported by rural industries and provided with utility services reasonably expected to service or locate in a rural area;*
 - (ii) *except for low key activities which support the tourism or primary industry sectors, other commercial activities, community services, recreational facilities and industries servicing the rural community are provided in the town and village areas;*
 - (iii) *development for other than rural uses and uses which directly support rural activities and rural communities occurs only in response to demonstrable need from the area in which it is proposed to locate;*
 - (iv) *non-rural use of lots under 5ha in area is minimised;*
 - (v) *uses and works are compatible with the amenity and character of adjacent areas, including the amenity and character of closer settled areas at interface locations;*
 - (vi) *uses and works maintain the safety of people and property as reasonably expected for rural areas;*
 - (vii) *adverse affects from development are minimised to an acceptable level so the environmental, scenic, economic, cultural heritage, indigenous and land/water resource values characterising the area, its productivity and the capacity of existing infrastructure are protected;*
 - (viii) *reconfiguring is for bona fide reasons associated with:*
 - (A) *realising the productivity of land for rural purposes; or*
 - (B) *supporting viability of rural activities in rural areas;*
 - (ix) *reconfiguring maintains median farm sizes, and*
 - (x) *development does not result in a proliferation of individual property accesses onto major roads or at the outskirts of towns and villages; or*
 - (xi) *the Open Space preferred land use area is protected from intensive development that degrades its natural state or adversely affects its landscape, cultural heritage, indigenous or conservation values.*

(2) ELEMENTS:

(a) Land use and development

(i) *Consistent uses*

Specific Outcome:	
O1	Uses are consistent and preferred for development in the Rural Locality, except if:
(a)	listed in O2 as an inconsistent use; or
(b)	conflicting with this Code.

(ii) *Inconsistent uses*

Specific Outcome:	
O2	The following uses or use classes conflict with this Code:
(a)	<i>Rural uses</i> in the Open Space preferred land use area except for <i>Farming</i> not involving irrigation services.
(b)	<i>Intensive animal husbandry</i> on lots of 5ha or less in area for:
(i)	dairy,
(ii)	feedlotting,
(iii)	piggery, or
(iv)	poultry farm.
(c)	<i>Residential uses</i> in the Open Space preferred land use area except for <i>Caretakers residence, Home-based business</i> or <i>Bed and breakfast</i> .
(d)	<i>Residential uses</i> outside the Open Space preferred land use area for:
(i)	<i>Accommodation building</i> (except for motel, guest house or for itinerant workers accommodation), or
(ii)	<i>Multiple dwelling units</i> except for two dwelling units.
(e)	<i>Commercial uses</i> in the Open Space preferred land use area except for <i>Restaurant and/or Take-away food store, Small-scale tourist facility</i> or <i>Shop</i> (under 50m2 gross floor area).
(f)	<i>Commercial uses</i> outside the Open Space preferred land use area for:
(i)	<i>Brothel,</i>
(ii)	<i>Hotel, or</i>
(iii)	<i>Shop</i> (over 50m2 gross floor area).
(g)	<i>Industrial uses:</i>
(i)	in the Open Space preferred land use area, except for <i>Borrow pit, or</i>
(ii)	for a <i>Car washing station</i> .
(h)	<i>Community uses</i> in the Open Space preferred land use area for <i>Child care centre</i> .
(i)	<i>Dwelling house</i> on a lot created under section 3.2.2 (2)(b)(i), S3.1 [2] or [3] of this planning scheme, ie. On a Rural lot less than 200ha created for the purposes of farm restructuring or to accommodate an approved, compliant or existing <i>Local utility, Major utility, Telecommunications facility (medium impact)</i> or <i>Rural Service Industry</i> or a new realigned public road.

(b) Density and design for reconfiguring

(i) *Consistent reconfiguration*

Specific Outcomes	Probable Solutions
O3 Reconfiguring avoids creating lots smaller than the area of land considered necessary for a sustainable farm, except where land is to be used for purposes other than primary production consistent with this code.	<p>S3.1 Each lot less than 200ha (including Community Title Scheme) is consistent if one of the following circumstances is met:</p> <ol style="list-style-type: none"> 1. (a) the lot is for cultivation for fruit, vegetables, flowers, ornamental (as opposed to landscape) plants or succulents on a commercial basis; and (b) a Farm Plan demonstrates long term sustainable farm size; and (c) the lot is located at least 1km from the boundary of an approved or lawful <i>Intensive animal husbandry</i>, <i>Rural service industry</i> or <i>Extractive industry</i>; and (d) any balance area is either: <ol style="list-style-type: none"> (i) amalgamated with an adjoining lot; or (ii) equal to or greater than 200ha (e) the lot has direct practical vehicular access to a constructed all-weather road <p>OR</p> <ol style="list-style-type: none"> 2. (a) the lot is to accommodate farm restructuring; and (b) any balance area is either <ol style="list-style-type: none"> (i) amalgamated with an adjoining lot; or (ii) equal to or greater than 200ha <p>OR</p> <ol style="list-style-type: none"> 3. (a) the lot is to accommodate an approved, compliant or existing <i>Local utility</i>, <i>Major utility</i>, <i>Telecommunication facility (medium impact)</i>, <i>Rural Service Industry</i>, or a new or realigned public road; and (b) the lot has direct vehicular access to a constructed all weather road; and (c) unless the lot is less than 1ha, any balance area is either: <ol style="list-style-type: none"> (i) amalgamated with an adjoining lot; or (ii) equal to or greater than 200ha. <p>OR</p> <ol style="list-style-type: none"> 4. (a) the lot is to accommodate an approved, compliant or existing <i>Intensive Animal Husbandry</i>; and (b) a Farm Plan² demonstrates long term sustainable farm size; and (c) any balance area is either: <ol style="list-style-type: none"> (i) amalgamated with an

² The requirements of a Farm Plan are set out in Planning Scheme Policy No. 10

Specific Outcomes		Probable Solutions	
			adjoining lot; or
			(ii) equal to or greater than 200ha
		(d)	the lot has direct vehicular access to a constructed all weather road.
04	Lots ³ are located, designed and constructed with sufficient area and suitable road frontage, shape and proportions to:	S4.1	Lots resulting from reconfiguring (including for a Community Title Scheme) are consistent if they comply with the standards in Table S3.1 at the end of this Code.
	(a) facilitate their use (including for buildings and works) for a consistent use, in a manner compatible with <i>Rural uses</i> in the setting,	S4.2	Lots are regular in shape with the mean width to depth ratio not exceeding 1:5.
	(b) protect their utility and the economic viability of rural productivity,	S4.3	Rear or hatchet shaped lots comprise:
	(c) protect significant landscape, environmental, drainage, cultural	(a)	no more than 5% of the proposed lots, and
		(b)	a minimum width of the access strip being 10m.

³ Lots include both new lots created as a result of reconfiguring and balance areas

⁴ A constructed road means a public road providing the standard of service and the standard of construction applicable for the road specified in Schedule 2

⁵ Access to a State-controlled road needs approval from Department of Main Roads

⁶ Stock routes are shown on PSP 8

⁷ SMOA map 2D shows good quality agricultural land.

Specific Outcomes	Probable Solutions
	environmental, drainage, cultural heritage or land form features characterising the area,
(d)	provide effective management of land and water resources on the site and surrounds in terms of protecting quality and quantity and suitability for consistent uses,
(e)	minimise pollution discharges from the lot to an acceptable level,
(f)	protect the amenity, character and safety of nearby uses and infrastructure,
(g)	result in safe access between a constructed road ⁴ and the lot and within the lot in all reasonable conditions without creating a proliferation of accesses leading to ribbon development on roads ⁵ ,
(h)	protect the operational efficiency and safety of authorised activities in stock routes ⁶ ,
(i)	prevent the loss, degradation or fragmentation of good quality agricultural land ⁷ where a reconfiguration is adjacent thereto,
(j)	minimise any adverse affects of flooding, salinity, erosion, land slip and bushfire on people, property, economic activities and the environment,
(k)	protect the proper functioning of soil conservation works on the land, and
(l)	minimise rear or hatchet shaped lots.

(ii) *Inconsistent reconfiguring*

Specific Outcome:	
O5	Reconfiguring a lot is inconsistent if:
(a)	in the Open Space preferred land use area, or
(b)	it results in a lot below the minimum lot size prescribed in Table 3.1 for:
(i)	a Residential use,
(ii)	a use that requires reticulated water supply, sewerage or bitumen road access or extension of school bus services for its safe and effective usual operation,
(iii)	a use that increases the risk to people and property from proximity to lawful <i>Intensive animal husbandry, Rural service industry, Extractive industry, Borrow pit, Forestry business or Intensive agriculture,</i>
(iv)	two or more lots which provide for close settlement outside the Rural Residential or Urban Locality, or
(v)	a use or a configuration which detracts from the long term viability of a premises held in common farm management.

(c) Character and amenity*(i) Amenity*

Specific Outcomes		Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)	
06	<p>Uses and associated works are located, designed and effectively buffered or separated so as to minimise unacceptable affects on the following:</p> <p>(a) the existing quality of air, water, soil, acoustic and visual environments characterising the local area,</p> <p>(b) the privacy and amenity of occupants in adjacent properties and public spaces,</p> <p>(c) the well being and safety of people using the premises and of people, animals and property at adjacent premises and other nearby sensitive receptors, and</p> <p>(d) the normal operations of nearby <i>Major utilities, Rural uses</i>, natural economic resources, other consistent uses or stock routes.</p>	S6.1	<p>Uses and associated works are separated from the property boundary of a sensitive receptor by at least:</p> <p>(a) for <i>Rural service industry</i> - 300 metres, or</p> <p>(b) for <i>Light industry, Landscape supplies</i> or <i>Storage premises</i> - 100 metres.</p>
		S6.2	<p>Except as specifically stated in S5.1 above, uses and associated works are separated from any side or rear property boundary by at least:</p> <p>(a) 30 metres to a common boundary with a property comprising a dwelling unit, or</p> <p>(b) 15 metres to a common boundary with a property that does not comprise a dwelling unit.</p>
		S6.3	<p>Car parking and service activities areas are screened from view from adjacent premises comprising a dwelling unit by landscape planting of at least 3 metres deep.</p>

(ii) Appearance and scale

Specific Outcomes		Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)	
O7	<p>(a) Uses and associated works are located and of a type, finish and scale so the open, land extensive character of the rural area and its natural and cultural features are not adversely affected.</p>	S7.1	<p>Buildings or structures, other than for a <i>Telecommunication facility, a Major utility (Electricity works)</i> or a Class 10 building, are not higher than 8.5 metres measured above ground level.</p>

Specific Outcomes	Acceptable Solutions (if self assessable)	Probable Solutions (if code assessable)
<p>(b) Buildings, structures and works are located and designed so:</p> <p>(i) natural lighting and ventilation, privacy, noise attenuation, drainage, landscaping and outlook for the site and surrounds is protected,</p> <p>(ii) materials stored outside buildings are effectively screened from view from adjacent premises and public spaces,</p> <p>(iii) architectural styles, colours and materials for buildings and structures that are visible from roads and adjoining residences reflect or complement that of the locality and are not excessively contrasting or reflective, and</p> <p>(iv) areas with ecological, scenic and cultural heritage values are protected.</p>	<p>S7.2 Uses and associated works are located the following from the property boundary to a:</p> <p>(a) collector or higher order road, rail line or stock route - 20 metres⁸, or</p> <p>(b) public, gazetted, formed and constructed road not specified in (a) above - 10 metres.</p>	<p>S7.3 Premises are visually buffered along the frontage to collector or higher order roads with landscape planting of at least 2 metres deep.</p>

(iii) *Landscaping*

Specific Outcomes:	
O8	<p>Landscaping is designed⁹ and located to:</p> <p>(a) integrate with established streetscape and landscape,</p> <p>(b) protect the visual and landscape quality of the major roads, landmarks and entry points in the Shire,</p> <p>(c) integrate with the pedestrian movement system and ensure vehicular sight lines are protected,</p> <p>(d) integrate with site topography, soils and natural drainage systems,</p> <p>(e) protect and enhance areas with ecological, scenic, aesthetic and cultural heritage value,</p> <p>(f) be easily and readily maintained, optimising the efficient use of water through planting of endemic species that minimise maintenance costs, and</p> <p>(g) offer effective screening and buffering of incompatible uses:</p> <p>(i) from view from roads and other public open spaces, and</p> <p>(ii) from view and audibility regarding sensitive receptors.</p>

⁸ Road hierarchy is shown on the Zone maps and the other trails appear in PSP 8

⁹ Refer to Council's PSP.5 on Landscaping for advices on species type, installation, maintenance and performance.

(iv) *Advertisement devices*

Specific Outcomes		Acceptable Solution (if self assessable)
		Probable Solution (if code assessable)
O9	<p>Signs are:</p> <p>(a) compatible with the:</p> <p style="margin-left: 20px;">(i) character of the predominant built form, streetscape and landscaping on the site and adjacent properties, and</p> <p style="margin-left: 20px;">(ii) amenity of the local area;</p> <p>(b) located and designed so:</p> <p style="margin-left: 20px;">(i) as not to create a hazard to people and vehicles,</p> <p style="margin-left: 20px;">(ii) materials and styles complement those in buildings on-site,</p> <p style="margin-left: 20px;">(iii) as to integrate with the design, scale and proportions of buildings, works and landscaping on the site,</p> <p style="margin-left: 20px;">(iv) a proliferation of signage and associated visual and physical clutter is minimised, and</p> <p style="margin-left: 20px;">(v) the use of roof advertising panels and above awning signs is avoided.</p>	<p>S9.1 Signs are designed and located in accordance with the standards in Schedule 4¹⁰.</p>

(v) *Fences and walls*

Specific Outcomes:	
O10	<p>Fences and walls are located, designed and of a form and construction so:</p> <p>(a) established streetscape is complemented;</p> <p>(b) the open landscape character of the Locality is complemented;</p> <p>(c) as to assist with noise attenuation and visual screening, if required;</p> <p>(d) local privacy and amenity is maintained;</p> <p>(e) public safety is maintained;</p> <p>(f) design, scale and proportions are integrated with existing built and landscape form; and</p> <p>(g) local ecology, drainage, flooding, geotechnical and micro-climatic conditions are maintained.</p>

(vi) *Floodlighting*

Specific Outcomes:

¹⁰ For signs located on properties fronting a State-controlled road, compliance is had with the Department of Main Roads “Guide to the Management of Roadside Advertising”

O11	Light spill associated with flood lighting installed on premises is minimised to an acceptable level having regard to:
	(a) potential nuisance to adjoining premises and the safety for road users and aircraft operations, and
	(b) ambient levels of light in the locale.

(d) Land and water resource management

Specific Outcomes	Acceptable Solutions (if self assessable) Probable Solutions (if code assessable)
012 Development is located, designed and constructed to function effectively and in a manner that minimises disturbance to the geotechnical, physical, hydrological and environmental characteristics of the site and its setting, including:	S12.1 Uses, associated works and compounds are confined to:
(a) related to degradation of the environmental and economic values of both land and water resources and receiving environments,	(a) free draining areas with a cross fall of at least 0.5-1%,
(b) significant remnant native vegetation important to land stability, salinity and erosion land management as well as to riparian land, landscape, biodiversity and habitat management,	(b) slopes not exceeding: <ul style="list-style-type: none"> (i) 6% for <i>Commercial, Industrial or Community uses,</i> (ii) 15% for <i>Residential uses or a Small-scale tourist facility,</i> (iii) 10% for treated effluent disposal areas,
(c) hydrological processes of flood plains and drainage systems,	(c) for storage areas, vehicle movement areas, enclosures, compounds, essential on-site infrastructure, treated effluent disposal areas and buildings and structures, they are located at ground level to be at least:
(d) ecological values of waterways and drainage features,	(i) for habitable buildings - above land inundated by the 1% Annual Exceedance Probability (AEP) flood event, where known,
(e) soil conservation works,	(ii) for <i>Major utilities or Special uses</i> – above land inundated by the 0.5% Annual Exceedance Probability (AEP) flood event, where known,
(f) the propensity for any natural hazard related to flooding, land slip and bushfire to adversely affect people, property, economic activities and the environment ¹¹ ,	(iii) for buildings and structures where (c)(i) and (ii) do not apply - 300mm above the highest known flood event, or
(g) quality and quantity of surface and ground water resources, and	(iv) for other uses and works – 100mm above the highest known flood event,
(h) landscape character.	

¹¹ Development which is not compatible with the nature of a natural hazard is either:

- (a) in the public interest,
- (b) not catered to by another site which is suitable and available for the proposal, or
- (c) minimises adverse impacts from natural hazards and does not create an unacceptable risk to people and property.

The parameters will be determined for assessable development in accordance with the *State Planning Policy Guideline – Mitigation of Adverse Impacts of Flood, Bushfire and Landslide*, Queensland Government, June, 2003

Specific Outcomes	Acceptable Solutions (if self assessable)
	Probable Solutions (if code assessable)
	<p>(d) areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features, and</p> <p>(e) existing cleared lands or otherwise areas not supporting significant remnant native vegetation.</p>
	<p>S12.2 Areas for:</p> <p>(a) storage, handling, packaging and processing for non-residential uses, or</p> <p>(b) on-site effluent disposal,</p> <p>are set back to water resources in accordance with Table S11.2 at the end of this Code.</p> <p>[NOTE: This set back requirement applies to watercourses located on both the premises and adjoining premises]</p>

(e) Vehicular parking, access and movement

Specific Outcomes	Acceptable Solution (if self assessable)
	Probable Solution (if code assessable)
<p>013 Vehicle parking and manoeuvring areas and property access are laid out, designed and constructed to:</p> <p>(a) integrate attractively and functionally with the site layout and with the access arrangements of the site and adjoining premises,</p> <p>(b) integrate with the streetscape,</p>	<p>S13.1 Vehicle parking and loading/unloading facilities are provided:</p> <p>(a) for a use identified in Column 1 of Table S1.1 in Schedule 1 at the corresponding rate nominated in Column 2 and 3 of the Table, and</p> <p>(b) in accordance with the design and construction standards detailed in Division 2 of Schedule 1.</p>

¹² Access to a State-controlled road needs approval from Department of Main Roads

Specific Outcomes	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
<p>(c) safely, conveniently and effectively service the use without impacting negatively on the:</p> <p>(i) amenity, character and safety of adjacent premises,</p> <p>(ii) safety and efficiency of roads, stock routes or trails providing access to or forming a property boundary to the site, or</p> <p>(iii) intersection works or State-controlled roads servicing the site¹²,</p> <p>(d) cater for the amount and type of traffic generated by the nature and scale of the use, including for safe and effective loading and unloading of goods,</p> <p>(e) allow ease of access by people with limited mobility (eg those in a wheelchair or walker, with prams, etc), and</p> <p>(f) provide for emergency vehicle access.</p>	S13.2	<p>Site ingress and egress comprises:</p> <p>(a) one (1) access point per created lot or development site,</p> <p>(b) a vehicular crossover located, designed and constructed in accordance with the standards nominated in Table S2.7 (a)(3) of Schedule 2,</p> <p>(c) allows for forward entry and exit for vehicles associated with the premises, and</p> <p>(d) a location of at least 50 metres from an intersection or any adjoining property access.</p>

(f) Infrastructure

Specific Outcomes	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
<p>014 (a) Necessary infrastructure is provided to meet the appropriate standards of service and construction at the least whole-of-life cost, including avoiding unnecessary duplication and being robust and fit for the purpose and intended period of operations and are integrated with the design, construction and operation of existing systems to facilitate orderly development.</p> <p>(b) Infrastructure does not result in:</p> <p>(i) adverse affects on the environment, ecological, hydrological or land resource values of an area,</p>	S14.1	<p>The road frontage of the development is constructed to:</p> <p>(a) the planned standard of service for reserve/carriageway width, drainage and footpaths nominated in Table S2.1 of Schedule 2, and</p> <p>(b) if (a) is not fulfilled, construction in accordance with standards nominated in Table S2.6 of Schedule 2.</p>
	S14.2	<p>Development is connected between the property access point on the frontage of the premises and the nearest higher order road nominated on the Zone maps by a formed, constructed and gazetted public road designed and constructed to standards nominated in Table S2.1 of Schedule 2.</p>

Specific Outcomes	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
(ii) adverse affects on the character or the well being or amenity enjoyed by the community of an area,	S14.3	Water supply, sewerage and stormwater drainage is provided to the applicable standard of service and construction nominated in Divisions 3 and 4 of Schedule 2.
(iii) risk or nuisance to any property or people,		
(iv) adverse affects on upstream or downstream properties,	S14.4	Premises are supplied with reticulated electricity and communications services or alternative energy and/or telecommunications provision as agreed.
(v) unreasonable cumulative impacts on the water quality in surface and groundwater systems relative to their role for the community, or	S14.5	An area is dedicated to the collection and/or storage of solid waste on the premises which is:
(vi) adverse changes in the volume, timing or quantity of stormwater discharged through or from the property.		(a) level,
		(b) provided with impervious hard stand and drained,
		(c) screened from adjoining premises comprising dwelling units by landscape planting of at least 1.5 metres deep, and
		(d) bunded if wastes are hazardous or dangerous.

(g) Earthworks

Specific Outcomes	Acceptable Solution (if self assessable)	
	Probable Solution (if code assessable)	
015 Filling, draining, grading or excavation of land provides for compacted, finished levels which secure flood free, stable and free draining building and infrastructure sites appropriate to the intended use and minimising impacts to an acceptable level within and off the site regarding:	S15.1	Filling, drainage, grading or excavation of land is undertaken so that:
(a) privacy and visual and community		(a) land has a minimum slope of 0.25%,
		(b) cut or fill does not exceed a plane described as 200mm beyond the natural ground level measured at the property boundary and 800mm beyond the natural ground level

Specific Outcomes	Acceptable Solution (if self assessable) Probable Solution (if code assessable)
amenity, (b) environmental values in receiving environments, (c) flooding and drainage flow rates, volumes and natural flood storage capacity, (d) potential for point source discharge or concentration of flows, (e) land and foundation stability, (f) erosion or saline prone lands, (g) soil conservation works, (h) riparian lands, (i) site contamination on the site or through imported material, (j) life and property, and (k) public utilities.	measured 1.5m inside the property boundary and does not exceed 2m over the natural ground level of any point of the site. (c) cut or fill is set back at least 2 metres from: (i) lands below the highest known flood level (ii) lands used for Local or Major utilities (iii) overland flow paths (d) terracing is stepped at equal horizontal and vertical intervals, (e) batter slopes are not steeper than 33%; and (f) works do not: (i) involve any physical alteration to a watercourse, (ii) result in net filling exceeding 50 cubic metres, or (iii) occur on slopes over 15% in grade.
	S15.2 ¹³ Where the excavation and/or filling is intended to or causes the retention of water (such as a dam): (a) the structure will safely withstand the hydraulic loading; (b) a spillway for overflow is provided in a position to ensure scour damage or nuisance to adjacent lots does not occur; and (c) no adverse impact or interference is made on local flow patterns.

¹³ Council may require as part of its Information Request, certification by a Registered Professional Engineer of Queensland that the development complies with the probable solutions listed.

TABLE S3.1 – LOT AREA REQUIREMENTS FOR RECONFIGURING

SMOA Map 2D – Good Quality Agricultural Land (GQAL) (Minimum Net Lot Area¹³ (Ha) for Reconfiguring¹⁴)				
Class A	Class B	Balance Rural Locality	Any Class	Any Class
		Including Class C1	Where complying with S3.2(1) or (2)	Where complying with S3.2(3),(4)
200	200	200	40	No minimum prescribed

TABLE S11.2 – SET BACK TO WATER RESOURCES

Minimum set back (metres) from:	Rural service industry, Landscape supplies and Garden centre	Other Code Assessable Development
Top bank of river, creek, stream or wetland	100	50
Edge of potable water supply for site or surrounds	100	30
Centre line of gully	50	15
Full supply level of a refrerrable dam	150	100

¹³ Minimum net lot area means the net area remaining once land unsuitable for agriculture production or otherwise constrained for agriculture has been excluded from the calculation

¹⁴ All applications for reconfiguring a lot will be required (as part of any information request) to be accompanied by an accredited agronomists report determining the exact agricultural land capability and classification and land/crop suitability of the land under the Guidelines to SPP1/92. The terms of reference for such report are outlined in PSP1. Council may seek the Department of Natural Resources and Mines to provide third party advices under PSP1 to assist in the Assessment Manager's assessment of the application.