

Assessment of application against relevant Development Codes

APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	OPW/18/0015	ADDRESS:	Williams Close, Mareeba
APPLICANT:	G & C Williams	RPD:	Lot 10, 11 and 12 on SP168631
LODGED BY:	Jim Papas Civil Engineering Designer Pty Ltd	AREA:	Lot 10 - 1,465m ² Lot 11 - 5,133m ² Lot 12 - 5,499m ²
DATE LODGED:	6 December 2018	OWNER:	G & C Williams
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Operational Works (Roadworks, Stormwater, Water Infrastructure, Sewerage Infrastructure, Drainage, Earthworks and Other On-site Civil Works) for Development Permit MCU/17/0017		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Emerging Communities & Recreation and Open Space Zone		
LEVEL OF ASSESSMENT:	Code Assessment		
SUBMISSIONS:	n/a - Code assessment only		

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.4 Emerging communities zone code
- 6.2.8 Recreation and open space zone code
- 9.4.5 Works, services and infrastructure code

6.2.4 Emerging community zone code

6.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Emerging community zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.4.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future
 - (b) manage the timely conversion of non-urban land to urban purposes.
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) Mareeba Shire Council's purpose of the Emerging community zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas.

Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme.

Urban growth areas are identified within the towns of Kuranda and Mareeba. These areas are subject to Local plan codes which include further provisions.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land that has the potential for development for urban purposes although may contain pockets of land unsuitable for development due to scenic or environmental constraints is preserved until detailed planning studies have occurred;
 - (b) Interim development does not compromise the future development potential of the land for urban purposes;
 - (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area;
 - (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
 - (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads;
 - (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process;
 - (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features;
 - (h) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan;
 - (i) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced as part of the development of the zone; and

- (j) Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.

6.2.4.3 Criteria for assessment

Table 6.2.4.3—Emerging community zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	n/a	Not applicable.
	AO1.2 Industrial development has a maximum building height of 10 metres.	n/a	Not applicable.
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are in scale with the character and amenity of the area.	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m ² in gross floor area; and (b) 5.5 metres above natural ground level.	n/a	Not applicable.
	AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed 200m ² in gross floor area.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
Siting, where not involving a Dwelling House			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors. 	AO3.1 Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger. Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply.	n/a	Not applicable.
	AO3.2 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from a frontage to a sealed road that is not a State-controlled road; (b) 20 metres from a frontage to any other road; and (c) 10 metres from a boundary to an adjoining lot. 	n/a	Not applicable.
Accommodation density			
PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.	AO4 Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m ² site area. Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.	n/a	Not applicable.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Development where not involving urban purposes:</p> <p>(a) does not compromise the future development potential of the land for urban purposes; and</p> <p>(b) is compatible with residential uses.</p>	<p>AO5 Non-urban development is limited to Animal husbandry or Cropping.</p>	n/a	Not applicable.
<p>PO6 Development involving urban purposes provides:</p> <p>(a) residential areas with a mix of lot sizes to allow for housing mix; and</p> <p>(b) industrial areas with a mix of industrial uses.</p>	<p>AO6 No acceptable outcome provided.</p>	n/a	Not applicable.
Structure planning			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO7 Development occurs as outlined in a Structure Plan that:</p> <ul style="list-style-type: none"> (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: <ul style="list-style-type: none"> (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: <ul style="list-style-type: none"> (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: <ul style="list-style-type: none"> (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby 	<p>AO7 No acceptable outcome provided.</p>	<p>n/a</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
centres or the centres network; and (iii) not unduly detract from the amenity of nearby residences.			
Building design			
PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO8 No acceptable outcome is provided.	n/a	Not applicable.
Amenity			
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO9 No acceptable outcome is provided.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO10 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not applicable.</p>

6.2.8 Recreation and open space zone code

6.2.8.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Recreation and open space zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.8.2 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.

Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times.

Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.

- (2) Mareeba Shire Council's purpose of the Recreation and open space zone code is to ensure that:
 - (a) suitable areas of open space are available for the wide range of recreational activities pursued and enjoyed by the residents of the shire;
 - (b) appropriate open space linkages are provided and maintained; and
 - (c) the natural, environmental, scenic and recreational values of open space are protected and enhanced where possible.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
 - (b) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;
 - (c) Opportunities for sporting clubs using playing fields to establish club facilities are facilitated;
 - (d) Open space is accessible to the general public for a range of outdoor sport and recreation activities;
 - (e) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors;
 - (f) Development is supported by necessary transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling;
 - (g) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;
 - (h) Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are avoided or minimised;

- (i) Sport and recreation areas are planned and designed to enhance community livability and scenic amenity; and
- (j) The use of sport and recreation areas does not affect the amenity of adjacent areas.

6.2.8.3 Criteria for assessment

Table 6.2.8.3—Recreation and open space zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	n/a	Not applicable.
Siting			
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a State-controlled road frontage; (b) 6 metres from any other road frontage; and (c) 3 metres from side and rear boundaries. 	n/a	Not applicable.
	AO2.2	✓	Will comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) spaces; air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	Car parking and set down areas are set back: (a) 3 metres from the road frontage; and (b) 2 metres from side and rear boundaries.		
For assessable development			
Site cover			
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land for recreation purposes; (b) appropriately balances built and natural features.	AO3 No acceptable outcome is provided.	✓	Complies.
Building design			
PO4 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale.	AO4 No acceptable outcome is provided.	✓	Complies.
PO5 Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings;	AO5 No acceptable outcome is provided.	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) building materials, colours and textures; and (d) window and door size and location.			
Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO6 No acceptable outcome is provided.	✓	Complies.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	✓	Complies.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
 - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
 - (e) Development provides electricity and telecommunications services that meet its desired requirements;
 - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
 - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
 - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
 - (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For self-assessable and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ol style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	✓	Will Comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</p> <p>(b) on-site water storage tank/s:</p> <p>(i) with a minimum capacity of 90,000L;</p> <p>(ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>(iii) which are installed and connected prior to the occupation or use of the development.</p>	n/a	Not applicable.
Wastewater disposal			
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	✓	Will Comply.
	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	(b) outside a reticulated sewerage service area.		
Stormwater infrastructure			
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Complies.
	AO3.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	✓	Complies.
Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	AO4 The premises: <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and 	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
	(ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.		
Telecommunications infrastructure			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Complies.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	Complies.
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	Complies.
	A07.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	✓	Complies.
	A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✓	Complies.
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Complies.
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Complies.
	A07.7	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
	Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Complies.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	✓	Complies.
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Complies.
Stormwater quality			
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(b) to receiving waters; protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</p> <p>(c) achieve specified water quality objectives;</p> <p>(d) minimise flooding;</p> <p>(e) maximise the use of natural channel design principles;</p> <p>(f) maximise community benefit; and</p> <p>(g) minimise risk to public safety.</p>	<p>(QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</p> <p>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:</p> <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 		
	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	✓	Complies.
Excavation or filling			
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	✓	Can be conditioned to comply.
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	✓	Can be conditioned to comply.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Can be conditioned to comply.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✓	Can be conditioned to comply.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Complies.
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓	Complies.
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✓	Complies.
Fire services in developments accessed by common private title			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>	✓	Complies - hydrants will be situated within the road reserve.
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	✓	Complies - hydrants will be situated within the road reserve.