

## Assessment of application against relevant Development Codes

### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>FILE NO:</b>	MCU/20/0005	<b>ADDRESS:</b>	41 - 43 Byrnes Street, Mareeba
<b>APPLICANT:</b>	Greek Orthodox Archdiocese of Australia Consolidated Trust	<b>RPD:</b>	Lot 3 on RP865105
<b>LODGED BY:</b>	Victor G Feros Town Planning Consultants	<b>AREA:</b>	2023m2
<b>DATE LODGED:</b>	1 April 2020	<b>OWNER:</b>	Greek Orthodox Archdiocese of Australia Consolidated Trust
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use - Multiple Dwelling		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Medium Density Residential zone		
<b>LEVEL OF ASSESSMENT:</b>	Code Assessable		
<b>SUBMISSIONS:</b>	n/a		

### Relevant Development Codes

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

- 6.2.7 Medium density residential zone code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.3.3 Community activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

## 6.2.7 Medium density residential zone code

### 6.2.7.1 Application

- (1) This code applies to assessing development where:
  - (a) located in the Medium density residential 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.

### 6.2.7.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.

Small lot housing is facilitated and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development provides a range of residential dwelling choices including Multiple dwellings in locations clustered around or near activity centres and transport networks;
  - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure;
  - (c) Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area;
  - (d) The scale and density of development facilitates an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
  - (e) Other small-scale development that integrates personal employment and residential activities is encouraged, provided it complements local residential amenity;
  - (f) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
  - (g) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community; and
  - (h) Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.

### 6.2.7.3 Criteria for assessment

**Table 6.2.7.3A—Medium density residential zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	<p>Complies.</p> <p>The multiple dwelling has a height of 7.75 metres; and is limited to 2 storeys.</p>
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Medium density residential zone.</li> </ul>	<p><b>AO2</b> Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	n/a	<p>Not applicable.</p> <p>The application is not proposing a domestic outbuilding.</p>
<b>Siting</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) opportunities for casual surveillance of adjoining public spaces;</p> <p>(e) air circulation and access to natural breezes;</p> <p>(f) appearance of building bulk; and</p> <p>(g) relationship with road corridors.</p>	<p><b>AO3.1</b> Buildings and structures include a minimum setback of:</p> <p>(a) 6 metres from the primary road frontage; and</p> <p>(b) 3 metres from any secondary road frontage.</p>	✓	<p>Complies.</p> <p>A 6 metre setback is provided from the Byrnes Street frontage.</p> <p>The subject land does not have a secondary frontage.</p>
	<p><b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p>	✓	Complies.
<b>Accommodation density</b>			
<p><b>PO4</b> The density of Accommodation activities:</p> <p>(a) contributes to housing choice and affordability;</p> <p>(b) respects the nature and density of surrounding land use;</p> <p>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</p> <p>(d) is commensurate to the scale and frontage of the site.</p>	<p><b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.7.3B.</b></p>	✓	<p>Table 6.2.7.3B nominates the following density for multiple dwelling:</p> <p>(a) 1 dwelling per 150m<sup>2</sup> of site area; and</p> <p>(b) 1 bedroom per 75m<sup>2</sup> of site area.</p> <p>The multiple dwelling has a total of six (6) units.</p> <p>The subject site (2,023m<sup>2</sup>) has a maximum allowable density of 13 dwellings.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>The proposal has six (6) units each with 2 bedrooms. This density of development requires a minimum site area of 900m<sup>2</sup>.</p> <p>An exempt community residence will be built on the balance land of the site. The community residence will have 4 bedrooms requiring a further 300m<sup>2</sup> of site area to meet density limits.</p> <p>The combined development easily meets the density limits of AO4.</p>
<b>Gross floor area</b>			
<p><b>PO5</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO5</b> Gross floor area does not exceed 600m<sup>2</sup>.</p>	<p>✓</p>	<p>Acceptable Outcome AO5 is written on the presumption that development is occurring on a standard 1012m<sup>2</sup> allotment, thereby allowing a 60% site coverage.</p> <p>The subject land is created from the amalgamation of two standard allotments to create the 2023m<sup>2</sup> site.</p> <p>Giving due consideration to</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>the size of the site, the acceptable GFA limit should be 1200m2.</p> <p>The proposed development, including the exempt community residence has a GFA of 836.4m2 and complies with PO5.</p>
<b>For assessable development</b>			
<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<p><b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	✓	<p>The proposal plans submitted as part of this application demonstrate compliance.</p>
<p><b>PO7</b> Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	✓	<p>The proposal plans submitted as part of this application demonstrate compliance.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.			
<b>Non-residential development</b>			
<b>PO8</b> Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.	<b>AO8</b> No acceptable outcome is provided.	n/a	Not applicable.  The application is not proposing non-residential development.
<b>Amenity</b>			
<b>PO9</b> 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.	<b>AO9</b> No acceptable outcome is provided.	✓	The development can be reasonably conditioned to ensure it has no detrimental impact on the surrounding local area.
<b>PO10</b> Development must take into account and seek to ameliorate any existing	<b>AO10</b> No acceptable outcome is provided.	n/a	There are no known negative environmental

Performance outcomes	Acceptable outcomes	Complies	Comments
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.			impacts requiring amelioration.

**Table 6.2.7.3B—Maximum densities for Accommodation activities**

Use	Maximum density
Dual occupancy	1 dwelling per 300m <sup>2</sup> of site area
Multiple dwelling	(b) 1 dwelling per 150m <sup>2</sup> of site area; and (c) 1 bedroom per 75m <sup>2</sup> of site area.
Residential care facility	1 dwelling or accommodation unit per 100m <sup>2</sup> of site area.
Retirement facility	1 dwelling or accommodation unit per 150m <sup>2</sup> of site area



## 8.2.2 Airport environs overlay code

### 8.2.2.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is affected by a constraint category identified on the **Airport environs overlay maps (OM-002a-f)**; 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.

Note—Strategic airports and aviation facilities are appropriately reflected in Overlay Map 2 and is required to be mapped by State Government in response to Infrastructure State Interests.

### 8.2.2.2 Purpose

- (1) The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The ongoing operation of Mareeba Airport and its associated infrastructure are protected from incompatible development;
  - (b) Aerodromes in Chillagoe and Dimbulah are maintained to support recreation, mining and rural uses;
  - (c) Operational airspace is protected;
  - (d) Threats to aviation safety such as bird and bat strike and distraction or blinding of pilots are avoided or minimised;
  - (e) State significant aviation facilities associated with the Mareeba Airport are protected from encroachment by sensitive land uses; and
  - (f) Development in the vicinity of airports, aerodromes and aviation infrastructure does not compromise public safety.

### 8.2.2.3 Criteria for assessment

**Table 8.2.2.3 - Airport environs overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Protection of operational airspace</b>			
<b>PO1</b> Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the: (a) Airport environs: OLS area of Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) Airport environs: OLS area of Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> ; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> ; or (d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	<b>AO1.1</b> Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of: (a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b> ; or (b) Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b> .	n/a	Not applicable.
	<b>AO1.2</b> Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	n/a	Not applicable.
	<b>AO1.3</b> Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	n/a	Not applicable.
<b>Lighting</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development does not include lighting that:</p> <p>(a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or</p> <p>(b) could distract or confuse pilots.</p>	<p><b>AO2</b> Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> does not:</p> <p>(a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and</p> <p>(b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.</p>	n/a	Not applicable.
<b>Noise exposure</b>			
<p><b>PO3</b> Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p>	<p><b>AO3</b> Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on <b>Airport environs overlay map (OM-002d)</b>.</p>	n/a	Not applicable.
<b>Public safety</b>			
<p><b>PO4</b> Development does not compromise public safety or risk to property.</p>	<p><b>AO4</b> Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on <b>Airport environs overlay map (OM-002e)</b>.</p>	n/a	Not applicable.
<b>State significant aviation facilities associated with Mareeba Airport</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Development does not impair the function of state significant aviation facilities by creating:</p> <p>(a) physical obstructions; or</p> <p>(b) electrical or electro-magnetic interference; or</p> <p>(c) deflection of signals.</p>	<p><b>AO5.1</b> Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on <b>Airport environs overlay map (OM-002a.1)</b> does not exceed a height of 640 metres AHD.</p>	n/a	Not applicable.
	<p><b>AO5.2</b> Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on <b>Airport environs overlay map (OM-002a)</b> does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.</p>	n/a	Not applicable.
	<p><b>AO5.3</b> Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on <b>Airport environs overlay map (OM-002a)</b> unless associated with the Biboohra CVOR facility.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO5.4</b> Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on <b>Airport environs overlay map (OM-002a)</b>, but outside 'Zone A (200 metre buffer)' identified on <b>Airport environs overlay map (OM-002a)</b>, does not include:</p> <ul style="list-style-type: none"> <li>(a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or</li> <li>(b) overhead power lines exceeding 5 metres in height; or</li> <li>(c) metallic structures exceeding 7.5 metres in height; or</li> <li>(d) trees and open lattice towers exceeding 10 metres in height; or</li> <li>(e) wooden structures exceeding 13 metres in height.</li> </ul>	n/a	Not applicable.
<b>For assessable development</b>			
<b>Mareeba Airport</b>			
<b>Protection of operational airspace</b>			
<p><b>PO6</b> Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <ul style="list-style-type: none"> <li>(a) movement of aircraft; or</li> <li>(b) safe operation of the airport or facility.</li> </ul>	<p><b>AO6.1</b> Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:</p> <ul style="list-style-type: none"> <li>(a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b>; or</li> <li>(b) Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b>.</li> </ul>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO6.2</b> Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b>.</p>	n/a	Not applicable.
<p><b>PO7</b> Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p><b>AO7</b> Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <ul style="list-style-type: none"> <li>(a) the Airport environs: OLS area of Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b>; or</li> <li>(b) the Airport environs: OLS area of Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b>; or</li> <li>(c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on <b>Airport environs overlay map (OM-002f)</b>.</li> </ul>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Managing bird and bat strike hazard to aircraft</b>			
<p><b>PO8</b> Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.</p>	<p><b>AO8.1</b> Development within the 'Airport environs: Distance from airport - 8 kilometres' Bird and bat strike zone of Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.</p>	n/a	Not applicable.
	<p><b>AO8.2</b> Development within the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone of Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> does not include: (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO8.3</b> Putrescible waste disposal sites do not occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of:</p> <p>(a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b>; or</p> <p>(b) Cairns Airport identified on <b>Airport environs overlay map (OM-002b.1)</b>.</p>	<p>✓</p>	<p>The subject land is within the 13km zone.</p> <p>The proposed development does not involve putrescible waste disposal.</p>



### 9.3.1 Accommodation activities code

#### 9.3.1.1 Application

- (1) This code applies to assessing development where:
  - (a) involving Accommodation activities; 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.

#### 9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  - (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  - (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  - (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  - (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
    - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    - (iv) Bibohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
  - (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

### 9.3.1.3 Criteria for assessment

**Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>All Accommodation activities, apart from Dwelling house</b>			
<p><b>PO1</b> Accommodation activities are located on a site that includes sufficient area:</p> <p>(a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and</p> <p>(b) to avoid adverse impacts on the amenity or privacy of nearby land uses.</p>	<p><b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b>.</p>	✓	<p>Complies.</p> <p>Table 9.3.1.3B specifies and minimum site area of 800m<sup>2</sup> and a minimum road frontage of 20 metres.</p> <p>The subject site has an area of 2,023m<sup>2</sup> and a frontage of 40 metres.</p>
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>			
<p><b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are:</p> <p>(a) sufficient to meet the anticipated demand for refuse storage; and</p> <p>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p><b>AO2.1</b> A refuse area is provided that:</p> <p>(a) includes a water connection;</p> <p>(b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</p> <p>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</p>	✓	<p>The development complies.</p> <p>An enclosure for 14 x 240 litre bins is provided at the rear of the development.</p>
<b>All Accommodation activities, except for Dwelling house</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>AO3</b> The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>✓</p>	<p>Complies.</p> <p>Horizontal slat screens will be installed on all potentially overlooking windows.</p>
<p><b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which:</p> <p>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</p> <p>(b) provide a range of opportunities for</p>	<p><b>AO4.1</b> Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b>.</p>	<p>✓</p>	<p>The development will provide a communal and recreation area of 72m<sup>2</sup>.</p> <p>This comprises of a 49m<sup>2</sup> swimming pool area and a 23m<sup>2</sup> BBQ area.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>passive and active recreation;</p> <p>(c) provide a positive outlook and high quality of amenity to residents;</p> <p>(d) is conveniently located and easily accessible to all residents; and</p> <p>(e) contribute to an active and attractive streetscape.</p>	<p><b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b>.</p>	<p>✓</p>	<p>The ground floor units (1, 2 and 3) of the Multiple Dwelling component exceed the minimum requirements of Table 9.3.1.3D</p> <p>The first floor units (4, 5 and 6) of the Multiple Dwelling component provide approximately 10.1m<sup>2</sup> private outdoor space per unit.</p> <p>This is below the minimum requirement of 15m<sup>2</sup>, however it is off-set by the proposed communal and recreation area.</p> <p>The development complies.</p>
	<p><b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	<p>✓</p>	<p>Each of the proposed units provides a dedicated undercover area for clothes drying on the patio or balcony of each unit.</p> <p>The 'paraline' clothes lines are screened by either the 1.8 metre high screen fence on ground level or aluminium slatted screens on the first floor.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO4.4</b>            If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which:</p> <ul style="list-style-type: none"> <li>(a) is located to facilitate loading and unloading from a motor vehicle;</li> <li>(b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas;</li> <li>(c) has a minimum space of 2.4m<sup>2</sup> per dwelling or accommodation unit;</li> <li>(d) has a minimum height of 2.1 metres;</li> <li>(e) has minimum dimensions to enable secure bicycle storage;</li> <li>(f) is weather proof; and</li> <li>(g) is lockable.</li> </ul>	✓	<p>The applicant advises that the intended residents of this development will have a limited requirement for on-site storage.</p> <p>Specifically: -</p> <ul style="list-style-type: none"> <li>i) due to the level of disability, residents are unlikely to use bicycles; and</li> <li>ii) expected storage requirements for residents, likely to be minimal, can be met by the use of cupboards or wardrobes within the units.</li> </ul> <p>The proposed development includes internal storage commensurate with the intended use.</p>
<b>If for Caretaker's Accommodation</b>			
<p><b>PO5</b>            Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".</p>	<p><b>AO5.1</b>            Only one caretaker's accommodation is established on the title of the non-residential use.</p>	n/a	<p>Not applicable.</p> <p>A caretaker's residence is not being proposed.</p>
	<p><b>AO5.2</b>            In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m<sup>2</sup>.</p>	n/a	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Dwelling house</b>			
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	<b>AO6.1</b> The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	n/a	The application is not for a secondary dwelling.
	<b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	n/a	The application is not for a secondary dwelling.
<b>If for Dual occupancy</b>			
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	<b>AO7.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	n/a	The application is not for dual occupancy.
	<b>AO7.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	n/a	The application is not for dual occupancy.
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>			
<b>PO8</b> Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses.  Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	<b>AO8</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	✓	Complies.  The subject land is located within 40 metres of the Centre zone.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> Buildings are designed to:</p> <p>(a) reduce the appearance of building bulk;</p> <p>(b) provide visual interest through articulation and variation;</p> <p>(c) be compatible with the embedded, historical character for the locality; and</p> <p>(d) be compatible with the scale of surrounding buildings</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO9.1</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <p>(a) a change in roof profile; or</p> <p>(b) a change in parapet coping; or</p> <p>(c) a change in awning design; or</p> <p>(d) a horizontal or vertical change in the wall plane; or</p> <p>(e) a change in the exterior finishes and exterior colours of the development.</p>	✓	The proposed design is generally compliant.
	<p><b>AO9.2</b> For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	✓	Complies.  There are no garage or carport openings facing the street.
	<p><b>AO9.3</b> For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	✓	Complies.  Overhangs are incorporated into the design.
	<p><b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:</p> <p>(a) pyramidal;</p> <p>(b) hip or hipped;</p> <p>(c) gable;</p> <p>(d) skillion.</p>	✓	Complies.
<b>If for Residential care facility or Retirement facility</b>			
<p><b>PO10</b> The layout and design of the site:</p> <p>(a) promotes safe and easy pedestrian, cycle and mobility device movement;</p>	<p><b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.  Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	<b>AO10.2</b> Pedestrian paths include navigational signage at intersections.	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.
	<b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.
	<b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.
	<b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.
<b>If for Home based business</b>			
<b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	<b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	n/a	The application is not for a home business.
	<b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m <sup>2</sup> .	n/a	The application is not for a home business.
	<b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	n/a	The application is not for a home business.
	<b>AO11.4</b> The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	n/a	The application is not for a home business.
	<b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.	n/a	The application is not for a home business.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	n/a	The application is not for a home business.
	<b>AO11.7</b> Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	n/a	The application is not for a home business.
	<b>AO11.8</b> The business does not involve the use of power tools or similar noise generating devices.	n/a	The application is not for a home business.
<b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	<b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b> .	n/a	The application is not for a home business.
	<b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	n/a	The application is not for a home business.
	<b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.	n/a	The application is not for a home business.
	<b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	n/a	The application is not for a home business.
<b>If for Rural workers' accommodation</b>			
<b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	<b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	n/a	The application is not for rural worker's accommodation.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	n/a	The application is not for rural worker's accommodation.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Complies</b>	<b>Comments</b>
<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	<b>AO14.1</b> The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	n/a	The application is not for rural worker's accommodation.
	<b>AO14.2</b> The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	n/a	The application is not for rural worker's accommodation.
<b>For assessable development</b>			
<b>If for Caretaker's Accommodation</b>			
<b>PO15</b> The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	<b>AO15</b> No acceptable outcome is provided.	n/a	Not applicable.  A caretaker's residence is not being proposed.
<b>If for Residential care facility or Retirement facility</b>			
<b>PO16</b> Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	<b>AO16</b> No acceptable outcome is provided.	n/a	Not applicable.  The application is not for a residential care facility or retirement facility.
<b>If for Tourist park</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p><b>AO17</b> No acceptable outcome is provided.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
<p><b>PO18</b> The density of accommodation provided within the Tourist park:</p> <p>(a) is commensurate with the size and utility of the site;</p> <p>(b) is consistent with the scale and character of development in the surrounding area;</p> <p>(c) ensures sufficient infrastructure and services can be provided;</p> <p>(d) does not adversely impact on the existing amenity of nearby uses;</p> <p>(e) ensures a high level of amenity is enjoyed by residents of the site; and</p> <p>(f) does not place undue pressure on environmental processes in the surrounding area.</p>	<p><b>AO18.1</b> Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <p>(a) 40 caravan or motor home sites per hectare of the nominated area(s); or</p> <p>(b) 60 tent sites per hectare of the nominated area(s); or</p> <p>(c) 10 cabins (maximum 30m<sup>2</sup> gross floor area per cabin) per hectare of the nominated area(s).</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO18.2</b> Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
<p><b>PO19</b> Accommodation sites are designed and located:</p> <p>(a) to provide sufficient land for necessary services and infrastructure;</p> <p>(b) to achieve sufficient separation between land uses;</p> <p>(c) is consistent with the scale and character of development in the surrounding area; and</p> <p>(d) to prevent amenity and privacy impacts on nearby land uses.</p>	<p><b>AO19.1</b> A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <p>(a) 2 metres from an internal road; and</p> <p>(b) 1.5 metres from the side and rear boundaries of the site.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p><b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO20.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO20.5</b> Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>

**Table 9.3.1.3B – Minimum site area and minimum site frontage**

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m <sup>2</sup> in the Medium density residential zone; or (b) 1,000m <sup>2</sup> in the Low density residential zone; or (c) 600m <sup>2</sup> in the Centre zone.	20 metres
Home based business	600m <sup>2</sup>	-
Multiple dwelling	800m <sup>2</sup>	20 metres
Residential care facility	2,000m <sup>2</sup>	30 metres
Retirement facility	2,000m <sup>2</sup>	30 metres
Rooming accommodation	800m <sup>2</sup>	20 metres
Short-term accommodation	800m <sup>2</sup>	20 metres
Tourist park	1 hectare	50 metres
• Caravan and motor home sites	100m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• Cabin sites	130m <sup>2</sup> including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

**Table 9.3.1.3C – Communal open space**

Use	Minimum area	Minimum dimension	Design elements
Multiple dwelling	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>Provides for clothes drying and recreational facilities;</li> <li>One continuous area; and</li> <li>Separated from any habitable room by a minimum of 3 metres.</li> </ul>
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
Rooming accommodation	Rate of 5m <sup>2</sup> per resident	5 metres	<ul style="list-style-type: none"> <li>One continuous area;</li> <li>20% shaded; and</li> <li>10% of the provided area is screened for use for clothes drying.</li> </ul>
• Indoor communal space	Rate of 1m <sup>2</sup> per resident and 40m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>Located centrally; and</li> <li>Provides a range of facilities.</li> </ul>
• Communal open space	30% site area and 50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>Provided at ground level.</li> </ul>

Use	Minimum area	Minimum dimension	Design elements
Short-term accommodation	50m <sup>2</sup> and 20% site area	5 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• One continuous area; and</li> <li>• 10% of the provided area is screened for use for clothes drying.</li> </ul>
Tourist park	Includes at least each of the below communal facilities.		<ul style="list-style-type: none"> <li>• Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and</li> <li>• Separated from any site by a minimum of 10 metres.</li> </ul>
<ul style="list-style-type: none"> <li>• Covered cooking area</li> </ul>	50m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>• Including barbeque and dish washing facilities</li> </ul>
<ul style="list-style-type: none"> <li>• Laundry</li> </ul>	-	-	<ul style="list-style-type: none"> <li>• Including clothes drying facilities.</li> </ul>
<ul style="list-style-type: none"> <li>• Recreational open space</li> </ul>	Rate of 5m <sup>2</sup> per site	-	<ul style="list-style-type: none"> <li>• Including a children's playground.</li> </ul>

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

**Table 9.3.1.3D – Private open space**

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
<ul style="list-style-type: none"> <li>• Ground level</li> </ul>	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>• Provided as unobstructed area; and</li> <li>• Directly accessible from the main living area.</li> </ul>
<ul style="list-style-type: none"> <li>• Above ground level</li> </ul>	15m <sup>2</sup>	2.5 metres	<ul style="list-style-type: none"> <li>• Provided as a balcony.</li> </ul>
<ul style="list-style-type: none"> <li>• Outdoor service court</li> </ul>	5m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>• Provided for clothes drying</li> </ul>
Dual occupancy	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level.</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Dwelling house	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Home based business	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
• Ground level	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	10m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Directly accessible from the main living area.</li> </ul>
Multiple dwelling	As specified below.		
• Ground level	35m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Directly accessible from the main living area.</li> </ul>
Residential care facility	6m <sup>2</sup>	2 metres	<ul style="list-style-type: none"> <li>• Provided as a shaded courtyard or balcony; and</li> <li>• Directly accessible from the main living area.</li> </ul>
Retirement facility	As specified below.		
• Ground level	20m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Provided as a courtyard or similar space;</li> <li>• Grade does not exceed 5%; and</li> <li>• Directly accessible from the main living area at ground level.</li> </ul>



Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
<ul style="list-style-type: none"> <li>Above ground level</li> </ul>	6m <sup>2</sup>	2 metres	<ul style="list-style-type: none"> <li>Provided as a balcony or similar space; and</li> <li>Directly accessible from the main living area.</li> </ul>
Rooming accommodation	As specified below.		
Short-term accommodation	As specified below.		
<ul style="list-style-type: none"> <li>Ground level</li> </ul>	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>20% shaded; and</li> <li>Directly accessible from the main living area.</li> </ul>
<ul style="list-style-type: none"> <li>Above ground level</li> </ul>	10m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>Directly accessible from the main living area.</li> </ul>

Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

**Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business**

<b>Design</b>	<b>Maximum number of rooms</b>	<b>Maximum number of guests</b>
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

### 9.3.3 Community activities code

#### 9.3.3.1 Application

- (1) This code applies to assessing development where:
  - (a) involving Community activities; 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.

#### 9.3.3.2 Purpose

- (1) The purpose of the Community activities code is to ensure Community activities that are appropriately designed and located to:
  - (a) be conveniently accessible to the communities they serve; and
  - (b) not detrimentally impact on local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Community activities do not have an adverse impact on the amenity of the surrounding area;
  - (b) Community activities establish in appropriate locations that are highly accessible;
  - (c) Community activities are located with other community activities when the opportunity to achieve practical co-location of facilities exists;
  - (d) Community activities are designed to be accessible, functional and safe;
  - (e) Community activities are compatible and integrated with surrounding land uses; and
  - (f) Community activities enhance community identity and character.

#### 9.3.3.3 Criteria for assessment

**Table 9.3.3.3—Community activities code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Amenity and privacy</b>			
<p><b>PO1</b> Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to:</p> <ol style="list-style-type: none"> <li>(a) noise;</li> <li>(b) lighting; and</li> <li>(c) overlooking.</li> </ol> <p>Note—These provisions apply to any adjoining sensitive use, both on an adjoining site and on the same site as the Community activity.</p>	<p><b>AO1</b> Along any common boundary with a sensitive land use, development incorporates:</p> <ol style="list-style-type: none"> <li>(a) a 1.8 metre high solid screen fence; and</li> <li>(b) screening to windows which:               <ol style="list-style-type: none"> <li>(i) face the boundary;</li> <li>(ii) have a sill height less than 1.5 metres; and</li> <li>(iii) are not wholly screened by the boundary fence.</li> </ol> </li> </ol>	✓	<p>The development complies.</p> <p>Screen fencing and screening to windows will be provided.</p>
<b>If for Educational establishment or Child care centre</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development is located on a site that is capable of accommodating:</p> <ul style="list-style-type: none"> <li>(a) all facilities necessary for the use;</li> <li>(b) required landscaping and buffering; and</li> <li>(c) appropriately designed access, manoeuvring and parking areas.</li> </ul>	<p><b>AO2</b> The development is located on a site with a minimum:</p> <ul style="list-style-type: none"> <li>(a) site area of 800m<sup>2</sup>;</li> <li>(b) road frontage of 20 metres; and</li> <li>(c) road reserve width of 20 metres.</li> </ul>	n/a	Not applicable.
<p><b>PO3</b> The design of the development does not result in any safety hazard for children or other users of the facility.</p>	<p><b>AO3</b> A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children:</p> <ul style="list-style-type: none"> <li>(a) Vehicle manoeuvring and parking areas;</li> <li>(b) Refuse storage and servicing areas; and</li> <li>(c) Air conditioning, refrigeration plant and mechanical plant.</li> </ul>	n/a	Not applicable.
<b>For assessable development</b>			
<b>Location</b>			
<p><b>AO4</b> Development is compatible with the amenity of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location and type of vehicular access and parking;</li> <li>(b) hours of operation;</li> <li>(c) waste storage and collection;</li> <li>(d) advertising devices and signage;</li> <li>(e) visual amenity;</li> <li>(f) privacy; and</li> <li>(g) noise, odour and dust emissions.</li> </ul>	<p><b>AO4</b> No acceptable outcome is provided.</p>	✓	<p>The proposed development is for a form of residential accommodation in the Medium Density Residential zone.</p> <p>The development incorporates reasonable measures to protect the amenity of the surrounding area.</p>
<p><b>PO5</b> Community activities are highly accessible to the community they serve and</p>	<p><b>AO5.1</b> Community activities are not located in a cul-de-sac.</p>	✓	<p>Complies.</p> <p>The subject land is not on a cul-de-sac.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
are located to encourage multi-purpose trips.	<b>A05.2</b> Development is located: (a) within 800 metres walking distance of the Centre zone; or (b) within 400 metres walking distance of a public transport stop; or (c) provided with a connection to the pedestrian and cycle network.	✓	Complies.  The subject land is located approximately 40 metres from the Centre zone.
<b>Amenity and privacy</b>			
<b>PO6</b> Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	<b>A06</b> No acceptable outcome is provided.	✓	The development complies.
<b>If for Educational establishment or Child care centre</b>			
<b>PO7</b> Educational establishments and Child care centres: (a) do not detrimentally impact on the amenity or operations of surrounding land uses; and (b) have suitable separation distances and buffering from sensitive uses.	<b>A07</b> No acceptable outcome is provided.	n/a	Not applicable.

## 9.4.2 Landscaping code

### 9.4.2.1 Application

This code applies where 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.

### 9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
  - (a) complements the scale and appearance of the development;
  - (b) protects and enhances the amenity and environmental values of the site;
  - (c) complements and enhances the streetscape and local landscape character; and
  - (d) ensures effective buffering of incompatible land uses to protect local amenity.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
  - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
  - (c) Landscaping treatments complement the scale, appearance and function of the development;
  - (d) Landscaping contributes to an attractive streetscape;
  - (e) Landscaping enhances the amenity and character of the local area;
  - (f) Landscaping enhances natural environmental values of the site and the locality;
  - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
  - (h) Landscaping provides shade in appropriate circumstances;
  - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
  - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

**Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	<p>The development provides for approximately 390m<sup>2</sup> (19%) of landscaped area.</p> <p>The development will comply.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓	The development will comply.
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	✓	The development will comply.
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	✓	The development will comply where applicable.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	The development will comply where applicable.
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>: <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	✓	Covered carparking spaces are proposed.
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	The development will be conditioned to comply.
	<p><b>AO5.2</b> <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	✓	The development will be conditioned to comply.
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<p><b>PO7</b> Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>The development will be conditioned to comply.</p>

**Table 9.4.2.3B—Side and rear boundary landscape treatments**

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

This code applies to assessing development where 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.

#### 9.4.3.2 Purpose

- (1) The purpose of the Parking and access code is to ensure:
  - (a) parking areas are appropriately designed, constructed and maintained;
  - (b) the efficient functioning of the development and the local road network; and
  - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
  - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
  - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
  - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
  - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

#### 9.4.3.3 Criteria for assessment

**Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			

<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p style="text-align: center;">✓ Complies with PO1</p>	<p>Table 9.4.3.3B specifies the following on-site car parking rates for multiple dwelling:</p> <ul style="list-style-type: none"> <li>(i) One covered space per dwelling</li> <li>(ii) One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</li> <li>(iii) A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</li> </ul> <p>Using the above rates, the proposed development would require 9 spaces.</p> <p>Eight (8) on-site car parking spaces and one (1) emergency services vehicle space are provided.</p> <p>Three (3) of the on-site spaces are for the associated community residence, leaving five (5) spaces and the emergency services vehicle space for the multiple dwelling.</p> <p>The applicant advises that none of the residents will</p>
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Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>require a car and all demand for on-site car parking will be generated by St John's Community Care Staff and visiting family members or carers.</p> <p>Given the nature of the proposed use and likely limited demand from residents, the five (5) spaces and the emergency services vehicle space will be sufficient to meet the on-site car parking demands.</p>
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>The State referral agency response has conditioned compliance.</p> <p>A commercial access crossover will be constructed.</p> <p>The existing northern access will be closed and the kerb reinstated.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	n/a	Not applicable.
	<p><b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b>.</p>	n/a	Not applicable.
<p><b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p><b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b>.</p>	✓	The development will be conditioned to comply.
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<p><b>PO4</b> Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p>	<p><b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	✓	The development complies.



Performance outcomes	Acceptable outcomes	Complies	Comments
(b) be consistent with the character of the surrounding locality.	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	✓	The development complies.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	The development complies.
	<b>AO4.4</b> Parking and any set down areas are: <ul style="list-style-type: none"> <li>(a) wholly contained within the site;</li> <li>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>(d) provided at the side or rear of a building in all other instances.</li> </ul>	✓	The development complies.
<b>Site access and manoeuvring</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety and efficiency of the external road network;</li> <li>(b) ensure the safety of pedestrians;</li> <li>(c) provide a functional and convenient layout; and</li> <li>(d) accommodate all vehicles intended to use the site.</li> </ul>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> <li>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	✓	The development complies.
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	The access location has been approved by Main Roads.
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	The development complies.
	<p><b>AO5.4</b> Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> <li>(a) is clearly defined;</li> <li>(b) easily identifiable; and</li> <li>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</li> </ul>	✓	The development complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO6</b> Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	n/a	<p>Not applicable.</p> <p>The application is not for a tourist park.</p>
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	n/a	Not applicable.
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network;</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	The development complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>A07.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	✓	The development complies.
	<b>A07.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	✓	The development complies.
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>A08.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	The development complies.
	<b>A08.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	The development complies.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	<b>A09.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	n/a	Not applicable.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	n/a	Not applicable.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	n/a	Not applicable.

**Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements**

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Adult store</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 20m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Agricultural supplies store</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 30m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m<sup>2</sup>.</p>	One HRV space.
<b>Air services</b>	<p><u>If accepted development subject to requirements development:</u> One space per 90m<sup>2</sup> or part thereof of net lettable area; or</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> One space per 200m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>If assessable development:</u> As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Animal husbandry</b>	<p><u>If accepted development subject to requirements :</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Animal keeping</b>	Minimum of three spaces or one space per 200m <sup>2</sup> of use area, whichever is greater.	One SRV space.
<b>Aquaculture</b>	<p><u>If accepted development subject to requirements:</u></p> <ul style="list-style-type: none"> <li>• In the rural or rural residential zones - two spaces; or</li> <li>• Enclosed within a building - one space per 90m<sup>2</sup> of net lettable area.</li> </ul> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Brothel</b>	As determined by Council.	As determined by Council.
<b>Bulk landscape supplies</b>	Minimum of five spaces or one space per 250m <sup>2</sup> of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m <sup>2</sup> ; or One HRV space.
<b>Car wash</b>	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
<b>Caretaker's accommodation</b>	One space per dwelling unit.	Nil.
<b>Cemetery</b>	As determined by Council.	As determined by Council.
<b>Child care centre</b>	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.



Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Club</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m <sup>2</sup> .
<b>Community care centre</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Community residence</b>	Three spaces.	Nil.
<b>Community use</b>	Minimum of 5 spaces per use or one space per 50m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m <sup>2</sup> GFA.
<b>Crematorium</b>	One space per 30m <sup>2</sup> GFA or part thereof.	As determined by Council.
<b>Cropping</b>	<u>If accepted development subject to requirements:</u> Two spaces.  <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil.  <u>If assessable development:</u> As determined by Council.
<b>Detention facility</b>	As determined by Council.	As determined by Council.
<b>Dual occupancy</b>	One covered space per dwelling; and One visitor space.	Nil.
<b>Dwelling house</b>	One covered space per dwelling house. One space per secondary dwelling.	Nil.
<b>Dwelling unit</b>	One covered space per dwelling unit.  A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Educational establishment</b>	<p><u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
<b>Emergency services</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	As determined by Council.
<b>Environment facility</b>	As determined by Council.	As determined by Council.
<b>Extractive industry</b>	As determined by Council.	As determined by Council.
<b>Food and drink outlet</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m<sup>2</sup> GFA, whichever is greater.</p>	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Function facility</b>	One space per 30m <sup>2</sup> or part thereof of GFA.	One SRV space.
<b>Funeral parlour</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Garden centre</b>	<p>A minimum of 5 spaces for customer parking or one space per 150m<sup>2</sup> or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m<sup>2</sup> use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.
<b>Hardware and trade supplies</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.
<b>Health care services</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m<sup>2</sup> of or part thereof of net lettable area.</p>	One SRV space per 500m <sup>2</sup> GFA.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>High industry impact</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Home business based</b>	<u>Bed and breakfasts:</u> One space per guest room.  <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
<b>Hospital</b>	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m <sup>2</sup> of GFA and part thereof; and One space for an emergency vehicle.
<b>Hotel</b>	One space per 10m <sup>2</sup> or part thereof of GFA per bar, beer garden and other public area. One space per 50m <sup>2</sup> or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.
<b>Indoor sport and recreation</b>	<u>If accepted development subject to requirements:</u> One space per 25m <sup>2</sup> of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite  Internal dedicated taxi bays provided within 200 metres of the site entrance.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Intensive animal industries</b>	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	One SRV space.
<b>Intensive horticulture</b>	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Landing</b>	As determined by Council.	As determined by Council.
<b>Low impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Major electricity infrastructure</b>	As determined by Council.	As determined by Council.
<b>Major sport, recreation and entertainment facility</b>	As determined by Council.	As determined by Council.
<b>Marine industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1,000m <sup>2</sup> , otherwise One SRV space.
<b>Market</b>	As determined by Council.	As determined by Council.
<b>Medium impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Motor sport facility</b>	As determined by Council.	As determined by Council.
<b>Multiple dwelling</b>	<p>One covered space per dwelling.</p> <p>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil.
<b>Nature-based tourism</b>	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
<b>Nightclub entertainment facility</b>	One space per 60m <sup>2</sup> GFA or part thereof.	Nil.
<b>Non-resident workforce accommodation</b>	One space per dwelling unit.	Nil.
<b>Office</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Outdoor sales</b>	<p>A minimum of 5 spaces for customer parking or one space per 150m<sup>2</sup> of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m<sup>2</sup>, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Outdoor sport and recreation</b>	Coursing, horse racing, pacing or trotting: <ul style="list-style-type: none"> <li>• One space per five seated spectators; plus</li> <li>• One space per 5m<sup>2</sup> of other spectator areas.</li> </ul> Football: <ul style="list-style-type: none"> <li>• 50 spaces per field.</li> </ul> Lawn bowls: <ul style="list-style-type: none"> <li>• 30 spaces per green.</li> </ul> Swimming pool: <ul style="list-style-type: none"> <li>• 15 spaces; plus</li> <li>• One space per 100m<sup>2</sup> of useable site area.</li> </ul> Tennis or other Court: <ul style="list-style-type: none"> <li>• Four spaces per court.</li> </ul> Golf Course: <ul style="list-style-type: none"> <li>• Four spaces per tee on the course; plus</li> <li>• One space per 50m<sup>2</sup> of net lettable area.</li> </ul> <u>Any other use:</u> As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite  Internal dedicated taxi bays provided within 200 metres of the site entrance.
<b>Park</b>	As determined by Council.	As determined by Council.
<b>Parking station</b>	Not applicable	Nil.
<b>Permanent plantation</b>	<u>If accepted development subject to requirements:</u> Two spaces.  <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil.  <u>If assessable development:</u> As determined by Council.
<b>Place of worship</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Port services</b>	As determined by Council.	As determined by Council.
<b>Relocatable home park</b>	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.

<b>Definition</b>	<b>Minimum number of Car parking spaces</b>	<b>Minimum Service Vehicle Space Provision</b>
<b>Renewable energy facility</b>	As determined by Council.	As determined by Council.
<b>Research and technology industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1,000m <sup>2</sup> , otherwise One SRV space.
<b>Residential care facility</b>	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
<b>Resort complex</b>	As determined by Council.	As determined by Council.
<b>Retirement facility</b>	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
<b>Roadside stall</b>	One space per stall.	Nil.
<b>Rooming accommodation</b>	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
<b>Rural industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space.
<b>Rural workers' accommodation</b>	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.
<b>Sales office</b>	One space per 25m <sup>2</sup> GFA or part thereof.	Nil.



Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Service industry</b>	<p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One HRV space if the site is greater than 2,000m <sup>2</sup> , otherwise One SRV space.
<b>Service station</b>	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
<b>Shop</b>	<p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One HRV space if the site is greater than 2,000m <sup>2</sup> , otherwise One SRV space.
<b>Shopping centre</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 25m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV space per 1,000m <sup>2</sup> ; and One SRV space per 500m <sup>2</sup> ; or One SRV space per every 2 specialty uses, whichever the greater.
<b>Short-term accommodation</b>	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Showroom</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	<p>One AV space and One SRV space if the site is greater than 2,000m<sup>2</sup>; or One HRV space; and One SRV Space.</p>
<b>Special industry</b>	<p>One space per 90m<sup>2</sup> GFA or part thereof.</p>	<p>One AV space if the site has an area greater than 2,000m<sup>2</sup>, otherwise One HRV.</p>
<b>Substation</b>	<p><u>If assessable development:</u> As determined by Council.</p>	<p>As determined by Council.</p>
<b>Telecommunication s facility</b>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If _____ accepted development subject _____ to requirements:</u> Nil.</p> <p><u>If _____ assessable development:</u> As determined by Council.</p>
<b>Theatre</b>	<p>One space per 15m<sup>2</sup> or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.</p>	<p>One SRV space.</p>
<b>Tourist attraction</b>	<p>As determined by Council.</p>	<p>As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Tourist park</b>	<p>One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.</p> <p>Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.</p>	One HRV space.
<b>Transport depot</b>	One space per 125m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Utility installation</b>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Veterinary services</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside Centre zone:</u> One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>Outside Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of net lettable area.</p>	One HRV space if greater than 500m <sup>2</sup> GFA; and One SRV space per 500m <sup>2</sup> GFA.
<b>Warehouse</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Wholesale nursery</b>	As determined by Council.	As determined by Council.
<b>Winery</b>	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

**Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas**

<b>Zone</b>	<b>Compacted Gravel Base (minimum thickness)</b>	<b>Surfacing Options</b>
<b>All development other than dwelling house</b>		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
<b>Dwelling house</b>		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

**Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements**

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
<b>Commercial activities</b>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities:               <ul style="list-style-type: none"> <li>- one bicycle rack space per 750m<sup>2</sup> NLA or part thereof; and</li> <li>- bicycle parking, signposted; and adjacent to a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> GLA to cater for walkers, cyclists and other active users.</li> </ul>
<b>Community use</b>	Four spaces per 1,500m <sup>2</sup> GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
<b>Educational establishment</b>	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• For students: <ul style="list-style-type: none"> <li>- minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and</li> <li>- bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.</li> </ul> </li> </ul>	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m<sup>2</sup> GLA) to cater for cyclists, walkers and other active users.</li> </ul>
<b>Food &amp; drink outlet</b>	One space per 100m <sup>2</sup> GFA.	As determined by Council.
<b>Function facility</b>	One space per 300m <sup>2</sup> GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
<b>Health care services</b>	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 5% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• For visitors: <ul style="list-style-type: none"> <li>- facilities with in-patient accommodation provide one space per each 30 beds;</li> <li>- facilities without in-patient accommodation provide one space per each 4 practitioners;</li> <li>- aged care facilities provide one space per each 60 beds;</li> <li>- In every instance above, provide a minimum of 5 bicycle parking spaces; and</li> <li>- bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m<sup>2</sup> GLA) to cater for cyclists, walkers and other active users.</li> </ul>
<b>Hospital</b>	As determined by Council.	As determined by Council.
<b>Indoor sport and recreation</b>	One space per employee plus 1 space per 200m <sup>2</sup> GFA	As determined by Council.
<b>Park</b>	As determined by Council.	As determined by Council.
<b>Rooming accommodation</b>	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
<b>Short accommodation term</b>	One space per 4 letting rooms.	As determined by Council.
<b>Shop or Shopping centre</b>	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities: <ul style="list-style-type: none"> <li>- one space per 500m<sup>2</sup> GLA or part thereof for centres under 30,000m<sup>2</sup>; or</li> <li>- one space per 750m<sup>2</sup> GLA or part thereof for centres between 30,000m<sup>2</sup> and 50,000m<sup>2</sup>; and</li> <li>- bicycle parking is signposted and within 10m of a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> GLA to cater for walkers, cyclists and other active users.</li> </ul>
<b>Theatre</b>	One space per 100m <sup>2</sup> GFA.	As determined by Council.

**Table 9.4.3.3E—Vehicular Access for Specific Uses**

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	Site access involves:
Service station	<ul style="list-style-type: none"> <li>(a) a maximum width of 9 metres of any vehicle crossover across a footpath;</li> <li>(b) a minimum separation of 12 metres between any vehicle crossover and a road intersection;</li> <li>(c) a separate entrance and exit; and</li> <li>(d) a minimum separation between vehicle crossovers of 14 metres.</li> </ul>



Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

## 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 benchmarks for assessable development and requirements for accepted development 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 accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	✓	The development will comply.
	<p><b>AO1.2</b> 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> <ul style="list-style-type: none"> <li>(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</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	Not applicable.
<b>Wastewater disposal</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> 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> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	✓	The development will comply.
	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	Not applicable.
<b>Stormwater infrastructure</b>			
<p><b>PO3</b> 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.</p>	<p><b>AO3.1</b> 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.</p>	✓	The development will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	✓	The development will be conditioned to comply.
<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(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"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>	✓	The subject land is connected.
<b>Telecommunications infrastructure</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	✓	The subject land is connected/within the NBN service area.
<b>Existing public utility services</b>			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> 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.	✓	The development will be conditioned to comply.
<b>Excavation or filling</b>			
<b>PO7</b> 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.	<b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	n/a	Not applicable.
	<b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	n/a	Not applicable.
	<b>AO7.3</b> 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.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	n/a	Not applicable.
	<p><b>A07.5</b> 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.</p>	n/a	Not applicable.
	<p><b>A07.6</b> 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.</p>	n/a	Not applicable.
	<p><b>A07.7</b> 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.</p>	n/a	Not applicable.
<b>For assessable development</b>			
<b>Transport network</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> 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.</p>	✓	The development will be conditioned to comply.
	<p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	Not applicable.  The subject land is not within the relevant area.
<b>Public infrastructure</b>			
<p><b>PO9</b> 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.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	The development will be conditioned to comply.
<b>Stormwater quality</b>			



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(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 (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p style="text-align: center;">✓</p>	<p>The development will be conditioned to comply.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO10.2</b>  For development on land greater than 2,500m<sup>2</sup> 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"> <li>(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;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(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.</li> </ul>	✓	The development will be conditioned to comply.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	n/a	Not applicable.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	n/a	Not applicable.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	n/a	Not applicable.
<b>PO14</b> 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.	<b>AO14</b> 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.	n/a	Not applicable.
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>Contaminated land</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b> 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.</p>	n/a	Not applicable.
<b>Fire services in developments accessed by common private title</b>			
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> 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>	n/a	Not applicable.
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	n/a	Not applicable.