

Assessment of application against relevant Development Codes

APPLICATION DETAILS

| APPLICATION | | PREMISES | |
|------------------------------|---|-----------------|---------------------------------|
| FILE NO: | RAL/20/0005 | ADDRESS: | 8-10 Barron Falls Road, Kuranda |
| APPLICANT: | Urban Abode Building Design | RPD: | Lot 22 on SP153917 |
| LODGED BY: | Urban Abode Building Design | AREA: | 4459m2 |
| DATE LODGED: | 13 July 2020 | OWNER : | R Girling |
| TYPE OF APPROVAL: | Development Permit | | |
| PROPOSED DEVELOPMENT: | Reconfiguring a Lot - Subdivision (1 into 2 lots) | | |
| PLANNING SCHEME: | Mareeba Shire Council Planning Scheme 2016 | | |
| ZONE: | Low Density Residential zone | | |
| LEVEL OF ASSESSMENT: | Code Assessment | | |
| SUBMISSIONS: | n/a | | |

Relevant Development Codes

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

- 6.2.6 Low density residential zone code
- 7.2.1 Kuranda local plan code
- 8.2.2 Airport environs overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.11 Scenic amenity overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

6.2.6 Low density residential zone code

6.2.6.1 Application

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

6.2.6.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
 - (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
 - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
 - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
 - (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
 - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
 - (d) Development provides for an efficient land use pattern and is well connected to other developments;
 - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
 - (g) 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;
 - (h) Development reflects and enhances the existing low density scale and character of the area;
 - (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
 - (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
 - (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
 - (l) Development takes account of the environmental constraints of the land; and

- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

6.2.6.3 Criteria for assessment

Table 6.2.6.3A—Low density residential zone code - For accepted development subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|--|
| For accepted development subject to requirements and assessable development | | | |
| Height | | | |
| <p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. | <p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. | n/a | <p>Not applicable.</p> <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |
| Outbuildings and residential scale | | | |
| <p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. | <p>AO2 Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. | n/a | <p>Not applicable.</p> <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |
| Siting | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|---|
| <p>PO3 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors. | <p>AO3.1 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. | n/a | <p>Not applicable.</p> <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |
| | <p>AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p> | ✓ | <p>The setbacks for existing buildings to existing boundaries do not change.</p> <p>Each lot has sufficient area to allow all new buildings to comply with relevant setbacks.</p> |
| Accommodation density | | | |
| <p>PO4 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site. | <p>AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p> | ✓ | <p>The application does not propose more than one (1) dwelling per lot.</p> |
| Gross floor area | | | |
| PO5 | AO5 | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|--|
| <p>Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of surrounding buildings; and</p> <p>(c) appropriately balances built and natural features.</p> | Gross floor area does not exceed 600m ² . | | <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |
| For assessable development | | | |
| Building design | | | |
| <p>PO6 Building facades are appropriately designed to:</p> <p>(a) include visual interest and architectural variation;</p> <p>(b) maintain and enhance the character of the surrounds;</p> <p>(c) provide opportunities for casual surveillance;</p> <p>(d) include a human scale; and</p> <p>(e) encourage occupation of outdoor space.</p> | <p>AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p> | n/a | <p>Not applicable.</p> <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |
| <p>PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p> | <p>AO7 No acceptable outcome is provided.</p> | n/a | <p>Not applicable.</p> <p>The application is for reconfiguring a lot only.</p> <p>No new buildings are proposed.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|--|
| Non-residential development | | | |
| <p>PO8 Non-residential development is only located in new residential areas and:</p> <p>(a) is consistent with the scale of existing development;</p> <p>(b) does not detract from the amenity of nearby residential uses;</p> <p>(c) directly supports the day to day needs of the immediate residential community; and</p> <p>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</p> | <p>AO8 No acceptable outcome is provided.</p> | n/a | The application does not propose non-residential development. |
| Amenity | | | |
| <p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p> <p>(f) privacy;</p> <p>(g) lighting;</p> <p>(h) odour; and</p> <p>(i) emissions.</p> | <p>AO9 No acceptable outcome is provided.</p> | ✓ | <p>The nature of the proposed development is consistent with neighbour residential lots.</p> <p>The development will not detract from the established amenity.</p> |
| <p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> | <p>AO10 No acceptable outcome is provided.</p> | ✓ | There are no known negative environmental impacts requiring amelioration. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---------------------|----------|----------|
| (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. | | | |

Table 6.2.6.3B—Maximum densities for Accommodation activities

| Use | Maximum density |
|---------------------------|---|
| Dual occupancy | 1 dwelling per 400m ² of site area |
| Multiple dwelling | (a) 1 dwelling per 400m ² of site area; and (b) 1 bedroom per 200m ² of site area. |
| Residential care facility | 1 dwelling or accommodation unit per 250m ² of site area. |
| Retirement facility | 1 dwelling or accommodation unit per 400m ² of site area |

7.2.1 Kuranda local plan code

7.2.1.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Kuranda local plan area; 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.

7.2.1.2 Purpose

- (1) The purpose of the Kuranda local plan code is to:
 - (a) maintain the distinctive “village in the rainforest” theme of Kuranda;
 - (b) maintain the character and pedestrian scale of Kuranda’s village heart;
 - (c) maintain a vibrant and diverse village frame which accommodates a cluster of uses including tourism attractions and mixed-use facilities; and
 - (d) ensure points of arrival into Kuranda are developed sensitively.
- (2) Three precincts are identified within the local plan in order to achieve this purpose:
 - (a) The Village heart precinct focuses on the fig tree lined section of Upper Coondoo Street and adjoining Thongon and Therwine Streets. The purpose of this precinct is to maintain the distinctive landscaping, paving schemes, active shop fronts and pedestrian scale of development in the Village heart as the focal point of activity within Kuranda.
 - (b) The Village frame precinct consists of a variety of commercial and community uses, characterised by varying scales and formats, including the markets, zoos and some mixed use commercial/residential developments and community facilities. The purpose of the precinct is to accommodate a wider variety of uses which still contribute to the rainforest character and theme of the Kuranda village.
 - (c) The Green belt precinct contains a mix of tenures and land uses which contribute to the distinctive rainforest belt enveloping Kuranda village. The purpose of the precinct is to maintain the rainforest theme of the village. The Green belt precinct also protects the visual amenity around points of arrival into Kuranda village.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides high standards of amenity and compliments the surrounding natural and built environment;
 - (b) Development is integrated sensitively into the built and natural environment;
 - (c) Development maintains the streetscape amenity and pedestrian scale of Upper Coondoo, Thongon and Therwine St;
 - (d) Development maintains a mixed use commercial area framing Kuranda’s village heart accommodating a range of formats and scales of development and contributing to the established character of Kuranda;
 - (e) Development preserves and enhances a rainforest belt around the Kuranda village;
 - (f) Development protects Kuranda village from visually obtrusive development; and
 - (g) Development maintains a streetscape theme within the village through consistent landscape treatments and paving schemes.

7.2.1.3 Criteria for assessment

Table 7.2.1.3A—Kuranda local plan – For accepted development subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|---|
| For accepted development subject to requirements and assessable development | | | |
| <p>PO1 Advertising devices are compatible with the established character of the Kuranda local plan area, having regard to the:</p> <p>(a) dominance of natural elements;</p> <p>(b) scale of built elements;</p> <p>(c) nature of existing development in identified precincts; and</p> <p>(d) scale, location and prominence of existing advertising devices.</p> <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p> | <p>AO1.1 Advertising devices:</p> <p>(a) are not illuminated or flashing; and</p> <p>(b) do not use fluorescent colours or reflective surfaces.</p> | n/a | The application is not proposing an advertising device. |
| | <p>AO1.2 Where in the Village heart precinct or the Village frame precinct, advertising devices are limited to:</p> <p>(a) those attached to buildings;</p> <p>(b) a maximum of two permanent advertising devices per business; and</p> <p>(c) a combined surface area of no greater 2m².</p> | n/a | The application is not proposing an advertising device. |
| | <p>AO1.3 Where in the Green belt precinct, advertising devices are:</p> <p>(a) limited to a surface area of 0.5m²;</p> <p>(b) located a minimum of 300 metres from the closest freestanding advertising device; and</p> <p>(c) located to not obstruct the windows or architectural features of a building or structure to which they are attached.</p> | n/a | The application is not proposing an advertising device. |
| Where in the Village frame precinct | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| <p>PO2 Buildings are sited in a manner which is consistent with the established scale and form of buildings within the precinct, having regard to:</p> <p>(a) proximity to the street; (b) the existing relationship between built and natural features; and (c) treatment of corner sites.</p> <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p> | <p>AO2.1 Site cover does not exceed 60%.</p> | n/a | Not applicable. |
| | <p>AO2.2 Buildings are set back a minimum of 3 metres from the primary street frontage.</p> | n/a | Not applicable. |
| | <p>AO2.3 Buildings are set back a minimum of 2 metres from any secondary street frontage.</p> | n/a | Not applicable. |
| <p>PO3 Car parking and service areas do not dominate the streetscape.</p> | <p>AO3.1 No more than 50% of provided car parking is to be located between the building and the primary street frontage.</p> | n/a | Not applicable. |
| | <p>AO3.2 Servicing areas, excluding driveways, are not visible from the primary street frontage.</p> | n/a | Not applicable. |
| Where in Green belt precinct | | | |
| <p>PO4 Where located on a site identified as a 'point of arrival', development reinforces a positive image of Kuranda and upholds the “village in the rainforest” theme.</p> | <p>AO4 Where located on a site identified as a 'point of arrival', development is:</p> <p>(a) of timber and tin construction; and (b) provides a minimum landscaped strip of 3 metres to the site frontage.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|-----------------|
| <p>PO5 The natural landscape character of the Green belt precinct is maintained and enhanced through on-site landscaping that:</p> <ul style="list-style-type: none"> (a) promotes the dominance of natural elements; (b) screens built elements from view; (c) includes species consistent with those found in the precinct; and (d) includes an appropriate depth of planting from the frontage. | <p>AO5.1 Development provides and maintains landscaping:</p> <ul style="list-style-type: none"> (a) along the full frontage of the site (excluding any access ways); (b) with a minimum width of 3 metres; and (c) contains rainforest planting in accordance with Table 7.2.1.3B. | n/a | Not applicable. |
| | <p>AO5.2 Existing mature native vegetation that is visible from public open space and streets within the Green belt precinct is retained.</p> | n/a | Not applicable. |
| For assessable development | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|---|
| <p>PO6 Development fronting Rob Veivers Drive, Barron Falls Road or the southern portion of the Kennedy Highway maintains and enhances the natural rainforest appearance of land adjoining these corridors through the retention and addition of existing native vegetation.</p> | <p>AO6.1 Existing vegetation is retained at a depth of a minimum of:</p> <p>(a) 20 metres from the lot frontage for properties fronting the southern side of Rob Veivers Drive; or</p> <p>(b) 3 metres from the lot frontage for properties fronting the northern side of Rob Veivers Drive; or</p> <p>(c) 10 metres from the lot frontage for properties fronting either side of Barron Falls Road; or</p> <p>(d) 10 metres from the lot frontage for properties fronting either side of the portion of the Kennedy Highway to the south of the Barron River.</p> | <p>✓</p> | <p>As the subject land slopes down away from Barron Falls Road, any development on proposed Lot 222 will not be visible from Barron Falls Road.</p> <p>Instead, motorists and pedestrians will only see the mature vegetation in the adjoining Jumrum Creek Conservation Park.</p> <p>PO6 is satisfied.</p> |
| | <p>AO6.2 Where an area of a frontage described in AO6.1 does not contain any vegetation for a distance greater than 2 metres, this area is replanted:</p> <p>(a) to the depth specified in AO6.1; and</p> <p>(b) in accordance with Table 7.2.1.3B.</p> | <p>✓</p> | <p>See comments for AO6.1 above.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|-----------------|
| | <p>AO6.3 Where the site has a frontage to a road described in AO6.1, other than Barron Falls Road, advertising devices:</p> <ul style="list-style-type: none"> (a) are limited to a surface area of 0.5m²; (b) do not use fluorescent colours or reflective surfaces; (c) do not involve illumination; and (d) are spaced a minimum of 300 metres apart from the closest existing freestanding advertising device. | n/a | Not applicable. |
| Where in Village frame precinct and Village heart precinct | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|------------|------------------------|
| <p>PO7 Development in the Village frame precinct and Village heart precinct is undertaken in a manner that respects the place's local character having regard to:</p> <ul style="list-style-type: none"> (a) building height, scale, bulk, mass and proportion; (b) building materials, patterns, textures, colours, and decorative elements; (c) floor to ceiling height; (d) roof form and pitch; (e) facade articulation, detailing, stairways, and window and door proportions; (f) verandahs, awnings and eaves; (g) access ways, driveway crossovers, fence style and alignment; (h) ancillary buildings; and (i) other local character elements of the streetscape. <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p> | <p>AO7 No acceptable outcome is provided.</p> | <p>n/a</p> | <p>Not applicable.</p> |
| <p>Where in Village heart precinct</p> | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|-----------------|
| <p>PO8 Frontage works contribute to and extend established streetscape themes and landscape treatments, having regard to:</p> <ul style="list-style-type: none"> (a) the location of street trees; (b) the provision of mature trees near the frontage; (c) the provision of raised planters; (d) established paving schemes; (e) the permeability of surface treatments; and (f) opportunities for public art. <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p> | <p>AO8 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Where in Village frame precinct | | | |
| <p>PO9 Landscaping along the site frontage of a site in the Village frame precinct reinforces and enhances the natural character of the precinct by providing:</p> <ul style="list-style-type: none"> (a) a sufficient depth of planting to ensure natural elements are prominent; and (b) species that are consistent with those found in the precinct. | <p>AO9 A landscape strip is provided adjacent to the full length of any road frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres; and (b) landscaped in accordance with the Table 7.2.1.3B. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|-----------------|
| <p>PO10 Buildings incorporate materials and design features that are consistent with the established style and form of development within the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) roofing; (b) window placement; and (c) privacy screening. | <p>AO10 Buildings incorporate the following design characteristics:</p> <ul style="list-style-type: none"> (a) roofing materials with a traditional profile corrugated iron; (b) fenestration which has a vertical emphasis; (c) avoidance of large glazed areas in otherwise blank walls; and (d) privacy screens which consist of lattice or battens and are less than 50% transparent. <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p> | n/a | Not applicable. |

Table 7.2.1.3B – Kuranda local plan precincts preferred plant species

| Village heart precinct | Village frame precinct | Green belt precinct | Residential areas (local scenic routes) |
|---|--|---|---|
| Street trees <ul style="list-style-type: none"> • F. hillii • F. microcarpa var. latifolia (preferable attainable) | Street trees <ul style="list-style-type: none"> • Elaeocarpus bancroftii • Flindersia pimenteliana • Grevillea baileyana • Syzgium kuranda | Signature species <ul style="list-style-type: none"> • Agathis robusta (Kauri Pine) | Trees (street plantings) <ul style="list-style-type: none"> • Archontophoenix myolensis (Myola Palm) • Backhousea citriodora • Bauhinia variegata var. candida • Cassis javanica x fistula • Saraca thiapingensis |
| Shrubs <ul style="list-style-type: none"> • Acalypha lyonsii • Cordyline terminalis • Graptophllum ilicifolia • Licuala ramsayi (Fan Palm) | Shrubs <ul style="list-style-type: none"> • Alpinia arctiflora • Alpinia caerulea • Alpinia modesta • Cryptocarya laevigata • Diospyros cupulosa • Memecylon pauciflorum | Shrubs <ul style="list-style-type: none"> • Alyxia ruscifolia • Austromyrtus sp. Goldsborough (syn. Eugenia sp. Mulgrave River) • Banksia spinulosa • Hibbertia velutina • Leptospermum polygalifolium | Shrubs (verge plantings) <ul style="list-style-type: none"> • Centradenia rosea • Calliandra spp. • Medinella micans • Strobilanthes wallichii • Rhodmyrtus tomentosa • Ruellia macrantha • Tibouchina spp. |
| Groundcover (tolerant of root competition) <ul style="list-style-type: none"> • Acmena smithii • Adiantum hispidulum • Asplenium longcornutum • Hemigraphis repanda • Impatiens repens • Philodendron 'Imperial Red' | Understorey shrubs (low and groundcover) <ul style="list-style-type: none"> • Acalypha luonsii • Alpinia hylandii • Alocasia hylandii • Mackinlaya macrosciadea, confusa • Macrothelypteris torresiana | Groundcover <ul style="list-style-type: none"> • Gahnia aspera | Groundcover <ul style="list-style-type: none"> • Calliandra tweedi 'Red Flash' • Rosa cv. 'Flower Carpet Red' |
| Groundcover (other) <ul style="list-style-type: none"> • Acalyppha reptans • Cuphea sp. 'Tiny Mice' • Torenia 'Blue Magic' Viola hederacea | Park trees <ul style="list-style-type: none"> • Ficus crassipes • Ficus pleurocarpa • Sundacarpus amara • Syzgium Kuranda \Elaeocarpus bancrofti (Kuranda Satinash) | Small trees/ large shrubs <ul style="list-style-type: none"> • Acmena smithii • Archontophoenix myolensis, (Myola Palm) • Baekea frutescens • Callistemon recurvis • Callitris macleayana • Casuarina torulosa | |

Source: Kuranda Plant Palette prepared by Siteplan Cairns Pty Ltd (Landscape Architects for Mareeba Shire Council) 2000

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 |
|--|---|----------|--|
| For accepted development subject to requirements and assessable development | | | |
| Protection of operational airspace | | | |
| PO1 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 Airport environs overlay map (OM-002c) ; or (b) Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1) ; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) ; or (d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) . | AO1.1 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 Airport environs overlay map (OM-002c) ; or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1) . | ✓ | Kuranda is identified as being within the 15km buffer of the Redden Creek Radar (Cairns Regional Council). The proposed development will have no impact on this radar installation. |
| | AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) . | n/a | Not applicable. |
| | AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) . | n/a | Not applicable. |
| | Lighting | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|-----------------|
| <p>PO2 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>AO2 Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) 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. |
| Noise exposure | | | |
| <p>PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p> | <p>AO3 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 Airport environs overlay map (OM-002d).</p> | n/a | Not applicable. |
| Public safety | | | |
| <p>PO4 Development does not compromise public safety or risk to property.</p> | <p>AO4 Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on Airport environs overlay map (OM-002e).</p> | n/a | Not applicable. |
| State significant aviation facilities associated with Mareeba Airport | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|-----------------|
| <p>PO5 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>AO5.1 Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.</p> | n/a | Not applicable. |
| | <p>AO5.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.</p> | n/a | Not applicable. |
| | <p>AO5.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.</p> | n/a | Not applicable. |

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| | <p>AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p> | n/a | Not applicable. |
| <p>PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p> | <p>A07 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"> (a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or (c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on Airport environs overlay map (OM-002f). | n/a | Not applicable. |

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|----------------------|---|----------|-----------------|
| | <p>AO8.3 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 Airport environs overlay map (OM-002b); or</p> <p>(b) Cairns Airport identified on Airport environs overlay map (OM-002b.1).</p> | n/a | Not applicable. |

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; 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—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|---|
| For accepted development subject to requirements and assessable development | | | |
| Regulated vegetation | | | |
| <p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <p>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</p> <p>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</p> <p>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</p> <p>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> | ✓ | <p>The vegetation on the subject site is not mapped at regulated vegetation.</p> <p>Regardless, no vegetation will be cleared to facilitate this development.</p> |
| <p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural</p> | <p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> | ✓ | <p>No development is proposed within 20 metres of any mapped regulated vegetation.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|-----------------|
| <p>ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | | | |
| Regulated vegetation intersecting a watercourse | | | |
| <p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> | n/a | Not applicable. |
| | <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p> | n/a | Not applicable. |
| Waterways and wetlands | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|-----------------|
| <p>PO4 ‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> | <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> | n/a | Not applicable. |
| | <p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> | n/a | Not applicable. |
| <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3 No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|---|
| | <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p> <p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p> | n/a | Not applicable. |
| For assessable development | | | |
| Wildlife Habitat | | | |
| <p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to</p> | <p>AO5 No acceptable outcome is provided</p> | ✓ | <p>Both proposed lots contain areas mapped as wildlife habitat.</p> <p>The applicant has demonstrated the proposed Lot 222 will be able to accommodate a future dwelling house within interfering with the wildlife habitat area.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| <p>protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | | | |
| Legally secured offset areas | | | |
| <p>PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat</p> | <p>AO6 No acceptable outcome is provided.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|------------|------------------------|
| <p>within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | | | |
| Protected areas | | | |
| <p>PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p> | <p>AO7 No acceptable outcome is provided</p> | <p>n/a</p> | <p>Not applicable.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|-----------------|
| Ecological corridors and Habitat linkages | | | |
| <p>PO8 Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or</p> | <p>AO8 No acceptable outcome is provided</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---------------------|----------|----------|
| <p>'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p> | | | |

Table 8.2.4.3B - Setback and buffer distances from waterways

| Stream order | Setback and buffer from waterways |
|--------------|-----------------------------------|
| 1 | 10 metres from top of high bank |
| 2-4 | 25 metres from top of high bank |
| 5 or more | 50 metres from top of high bank |

Note—The stream order of a 'waterway' is to be determined on a case by case basis.

8.2.8 Hill and slope overlay code

8.2.8.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**; 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—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.8.2 Purpose

- (1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located to avoid sloping land where practical; and
 - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comment |
|-----------------------------------|---------------------|----------|---------|
| For assessable development | | | |
| Slope stability | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comment |
|---|--|----------|--|
| <p>PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <p>(a) the long term stability of the development site;</p> <p>(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and</p> <p>(c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</p> | <p>AO1 No acceptable outcome is provided.</p> | n/a | The development is not proposing the clearing of vegetation, building work or, filling & excavation. |
| <p>PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to:</p> <p>(a) the nature and scale of the proposed use;</p> <p>(b) the gradient of the land;</p> <p>(c) the extent of land disturbance proposed;</p> <p>(d) stormwater discharge and its potential for</p> | <p>AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> | n/a | Not applicable. |
| | <p>AO2.2 Development is not located on land with a gradient of greater than 25%.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comment |
|---|--|----------|---|
| erosion. | <p>A02.3 No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> <p>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p> | ✓ | Proposed Lot 222 will have an area of 2,700m ² . |
| Community infrastructure and essential services | | | |
| <p>PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.</p> | <p>A03 No acceptable outcome is provided.</p> | n/a | Not applicable. |

8.2.11 Scenic amenity overlay code

8.2.11.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within identified on the **Scenic amenity overlay maps (OM-011a-b)**; 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.

8.2.11.2 Purpose

- (1) The purpose of the Scenic amenity overlay code is to protect and enhance the scenic qualities and character of the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Scenic routes are protected from development that could compromise their contribution to the character of the shire;
 - (b) Scenic routes are enhanced through development that is consistent with the existing landscape character of the route; and
 - (c) The visibility of iconic landscape features from public areas of the shire is protected and enhanced.

8.2.11.3 Criteria for assessment

Table 8.2.11.3 – Scenic amenity overlay code - For accepted development subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|--|
| For accepted development subject to requirements and assessable development | | | |
| Where adjoining a Local scenic route | | | |
| <p>PO1 ‘Local scenic routes’ identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced to:</p> <ol style="list-style-type: none"> (a) achieve a high level of amenity when viewed from the street; (b) contribute to the development of natural features within the streetscape; and (c) compliment the character of the local area. | <p>AO1.1 Development with frontage to a ‘Local scenic route’ identified on Scenic amenity overlay map (OM-011b) retains existing mature native vegetation within 3 metres of the site frontage</p> | ✓ | <p>As the subject land slopes down away from Barron Falls Road, any development on proposed Lot 222 will not be visible from Barron Falls Road.</p> <p>Instead, motorists and pedestrians will only see the mature vegetation in the adjoining Jumrum Creek Conservation Park.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|------------------------|
| | | | PO1 is satisfied. |
| | <p>AO1.2 Development, other than for a Dwelling house, with frontage to a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b):</p> <p>(a) provides a landscaped strip that:</p> <p>(i) is a minimum of 3 metres; and</p> <p>(ii) contains species which comply with the relevant acceptable outcomes of the Landscaping code and any applicable local plan code; and</p> <p>(b) does not involve a freestanding permanent advertising device.</p> | ✓ | See comment for AO1.1. |
| For assessable development | | | |
| Iconic landscape features | | | |
| <p>PO2 The visibility of the 'Chillagoe Smelters iconic landscape feature' and the 'Mount Mulligan iconic landscape feature' identified on Scenic amenity overlay map (OM-011a) are not compromised by buildings or structures located within the:</p> <p>(a) 'Chillagoe Smelters iconic landscape feature'; or</p> <p>(b) 'Chillagoe Smelters 500 metre buffer'; or</p> <p>(c) 'Mount Mulligan iconic landscape feature'; or</p> | <p>AO2 No acceptable outcome is provided.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| (d) 'Mount Mulligan 12 kilometre buffer'. | | | |
| Where within the Shire scenic route 500 metre buffer | | | |
| <p>'Shire scenic routes' identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced:</p> <p>(e) to contribute to the rural landscape character of the shire;</p> <p>(f) to promote the appreciation of the natural environment;</p> <p>(g) through the sensitive location and design of land uses, buildings and structures; and</p> <p>(h) through the retention and enhancement of the attributes or values which give rise to the attractiveness of the subject site.</p> | <p>AO3 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| If for Extractive industry or Telecommunications facility | | | |
| <p>PO4 The Extractive industry or Telecommunications facility is not visible from a 'Local scenic route' or a 'Shire scenic route' identified on Scenic amenity overlay map (OM-011b).</p> | <p>AO4 No acceptable outcome is provided.</p> | 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 |
|---|---|----------|---|
| For accepted development subject to requirements and assessable development | | | |
| <p>PO1 Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. | <p>AO1 Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (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. <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 application is for reconfiguring a lot only.</p> <p>Landscaping is not necessary for this development.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|----------------------|
| <p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. | <p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p> | n/a | See comment for AO1. |
| <p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. | <p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p> | n/a | See comment for AO1. |
| | <p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. | n/a | See comment for AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|----------------------|
| | <p>AO3.3 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> | n/a | See comment for AO1. |
| <p>PO4 Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p> | <p>AO4.1 Landscaping is provided in car parking areas which provides:</p> <p>(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;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m²:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p> <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> | n/a | See comment for AO1. |
| | <p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> | n/a | See comment for AO1. |
| <p>PO5 Landscaping areas include a range and variety of planting that:</p> <p>(a) is suitable for the intended purpose</p> | <p>AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> | n/a | See comment for AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|----------------------|
| and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds. | AO5.2 A minimum of 25% 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. | n/a | See comment for AO1. |
| PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire. | AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber. | n/a | See comment for AO1. |
| | AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity. | n/a | See comment for AO1. |
| | AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. | n/a | See comment for AO1. |
| For assessable development | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|------------|-----------------------------|
| <p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. | <p>AO7 No acceptable outcome is provided.</p> | <p>n/a</p> | <p>See comment for AO1.</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 |
|--|---------------------|----------|----------|
| For accepted development subject to requirements and assessable development | | | |
| Car parking spaces | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|--|
| <p>PO1 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"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. | <p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p> | n/a | Not applicable for reconfiguring a lot. |
| Vehicle crossovers | | | |
| <p>PO2 Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. | <p>AO2.1 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> | ✓ | An access crossover has already been constructed for proposed Lot 222. |
| | <p>AO2.2 Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|---|
| | AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E . | n/a | Not applicable for reconfiguring a lot. |
| PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. | AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C . | n/a | Not applicable for reconfiguring a lot. |
| For assessable development | | | |
| Parking area location and design | | | |
| PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. | AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking. | n/a | Not applicable for reconfiguring a lot. |
| | AO4.2 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. | n/a | Not applicable for reconfiguring a lot. |
| | AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances. | n/a | Not applicable for reconfiguring a lot. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|------------------------------------|---|----------|---|
| | <p>AO4.4 Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. | n/a | Not applicable for reconfiguring a lot. |
| Site access and manoeuvring | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|---|
| <p>PO5 Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. | <p>AO5.1 Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO5.4 Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). | n/a | Not applicable for reconfiguring a lot. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|---|
| <p>PO6 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>AO6.1 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 | Not applicable for reconfiguring a lot. |
| | <p>AO6.2 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 | Not applicable for reconfiguring a lot. |
| | <p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO6.4 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 for reconfiguring a lot. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|----------------------|---|----------|---|
| | <p>AO6.5 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> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO6.7 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 for reconfiguring a lot. |
| Servicing | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|---|
| <p>PO7 Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p> | <p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p> | n/a | Not applicable for reconfiguring a lot. |
| | <p>AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p> | n/a | Not applicable for reconfiguring a lot. |
| Maintenance | | | |
| <p>PO8 Parking areas are used and maintained for their intended purpose.</p> | <p>AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p> | n/a | Not applicable for reconfiguring a lot. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|---|
| | AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases. | n/a | Not applicable for reconfiguring a lot. |
| End of trip facilities | | | |
| PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: | AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D . | n/a | Not applicable for reconfiguring a lot. |
| (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. | AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D . | n/a | Not applicable for reconfiguring a lot. |
| 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 | | | |
| PO10 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. | AO10 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 for reconfiguring a lot. |
| 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 | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|------------|--|
| <p>PO11 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.</p> | <p>AO11 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (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. | <p>n/a</p> | <p>Not applicable for reconfiguring a lot.</p> |

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|------------------------------------|---|--|
| Adult store | <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 20m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> | One SRV space. |
| Agricultural supplies store | <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 30m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m².</p> | One HRV space. |
| Air services | <p><u>If accepted development subject to requirements development:</u> One space per 90m² 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 200m² 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 |
|----------------------------------|--|--|
| Animal husbandry | <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> |
| Animal keeping | Minimum of three spaces or one space per 200m ² of use area, whichever is greater. | One SRV space. |
| Aquaculture | <p><u>If accepted development subject to requirements:</u></p> <ul style="list-style-type: none"> In the rural or rural residential zones - two spaces; or Enclosed within a building - one space per 90m² of net lettable area. <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> |
| Brothel | As determined by Council. | As determined by Council. |
| Bulk landscape supplies | Minimum of five spaces or one space per 250m ² of use area, whichever is greater. | One AV if the site has an area of greater than 2,000m ² ; or One HRV space. |
| Car wash | 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. |
| Caretaker's accommodation | One space per dwelling unit. | Nil. |
| Cemetery | As determined by Council. | As determined by Council. |
| Child care centre | 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 |
|------------------------------|--|---|
| Club | Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater. | One SRV space; and One HRV space if greater than 500m ² . |
| Community care centre | Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater. | One SRV space. |
| Community residence | Three spaces. | Nil. |
| Community use | Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater. | One SRV space if greater than 500m ² GFA. |
| Crematorium | One space per 30m ² GFA or part thereof. | As determined by Council. |
| Cropping | <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. |
| Detention facility | As determined by Council. | As determined by Council. |
| Dual occupancy | One covered space per dwelling; and One visitor space. | Nil. |
| Dwelling house | One covered space per dwelling house. One space per secondary dwelling. | Nil. |
| Dwelling unit | 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 |
|----------------------------------|---|--|
| Educational establishment | <p>For all establishments: 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>For <u>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>For <u>assessable development:</u> As determined by Council.</p> |
| Emergency services | Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater. | As determined by Council. |
| Environment facility | As determined by Council. | As determined by Council. |
| Extractive industry | As determined by Council. | As determined by Council. |
| Food and drink outlet | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m².</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 1,000m² GFA, whichever is greater.</p> | One HRV space. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|------------------------------------|--|---|
| Function facility | One space per 30m ² or part thereof of GFA. | One SRV space. |
| Funeral parlour | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | One SRV space. |
| Garden centre | <p>A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.</p> | One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space. |
| Hardware and trade supplies | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space. |
| Health care services | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m² of or part thereof of net lettable area.</p> | One SRV space per 500m ² GFA. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|------------------------------------|---|--|
| High industry impact | One space per 90m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |
| Home business based | <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. |
| Hospital | 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 ² of GFA and part thereof; and One space for an emergency vehicle. |
| Hotel | One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room. | One HRV space. |
| Indoor sport and recreation | <u>If accepted development subject to requirements:</u> One space per 25m ² 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 |
|---|---|--|
| Intensive animal industries | <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. |
| Intensive horticulture | <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> |
| Landing | As determined by Council. | As determined by Council. |
| Low impact industry | One space per 90m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |
| Major electricity infrastructure | As determined by Council. | As determined by Council. |
| Major sport, recreation and entertainment facility | As determined by Council. | As determined by Council. |
| Marine industry | One space per 90m ² GFA or part thereof. | One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space. |
| Market | As determined by Council. | As determined by Council. |
| Medium impact industry | One space per 90m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|--|---|
| Motor sport facility | As determined by Council. | As determined by Council. |
| Multiple dwelling | <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. |
| Nature-based tourism | One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities. | As determined by Council. |
| Nightclub entertainment facility | One space per 60m ² GFA or part thereof. | Nil. |
| Non-resident workforce accommodation | One space per dwelling unit. | Nil. |
| Office | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | One SRV space. |
| Outdoor sales | <p>A minimum of 5 spaces for customer parking or one space per 150m² of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m², whichever is greater.</p> | One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|-------------------------------------|---|--|
| Outdoor sport and recreation | Coursing, horse racing, pacing or trotting: <ul style="list-style-type: none"> • One space per five seated spectators; plus • One space per 5m² of other spectator areas. Football: <ul style="list-style-type: none"> • 50 spaces per field. Lawn bowls: <ul style="list-style-type: none"> • 30 spaces per green. Swimming pool: <ul style="list-style-type: none"> • 15 spaces; plus • One space per 100m² of useable site area. Tennis or other Court: <ul style="list-style-type: none"> • Four spaces per court. Golf Course: <ul style="list-style-type: none"> • Four spaces per tee on the course; plus • One space per 50m² of net lettable area. <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. |
| Park | As determined by Council. | As determined by Council. |
| Parking station | Not applicable | Nil. |
| Permanent plantation | <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. |
| Place of worship | Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater. | One SRV space. |
| Port services | As determined by Council. | As determined by Council. |
| Relocatable home park | One space for each home site plus 1 space for each 5 home sites or part thereof for visitors. | One HRV space. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|--|--|
| Renewable energy facility | As determined by Council. | As determined by Council. |
| Research and technology industry | One space per 90m ² GFA or part thereof. | One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space. |
| Residential care facility | 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. |
| Resort complex | As determined by Council. | As determined by Council. |
| Retirement facility | One covered space per unit and 0.5 spaces for visitors parking. | One SRV space; and One space for an emergency vehicle. |
| Roadside stall | One space per stall. | Nil. |
| Rooming accommodation | <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. |
| Rural industry | One space per 90m ² GFA or part thereof. | One AV space. |
| Rural workers' accommodation | <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. |
| Sales office | One space per 25m ² GFA or part thereof. | Nil. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---------------------------------|--|--|
| Service industry | <p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | One HRV space if the site is greater than 2,000m ² , otherwise One SRV space. |
| Service station | Minimum of four spaces plus car parking at rates applicable to ancillary use/s. | One AV space. |
| Shop | <p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | One HRV space if the site is greater than 2,000m ² , otherwise One SRV space. |
| Shopping centre | <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 25m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> | One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater. |
| Short-term accommodation | 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 |
|-------------------------------------|--|--|
| Showroom | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p> | <p>One AV space and One SRV space if the site is greater than 2,000m²; or One HRV space; and One SRV Space.</p> |
| Special industry | One space per 90m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |
| Substation | <u>If assessable development:</u> As determined by Council. | As determined by Council. |
| Telecommunication s facility | <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> |
| Theatre | One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater. | One SRV space. |
| Tourist attraction | As determined by Council. | As determined by Council. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|-----------------------------|---|--|
| Tourist park | <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. |
| Transport depot | One space per 125m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |
| Utility installation | <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> |
| Veterinary services | <p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside Centre zone:</u> One space per 40m² or part thereof of net lettable area.</p> <p><u>Outside Centre zone:</u> One space per 20m² or part thereof of net lettable area.</p> | One HRV space if greater than 500m ² GFA; and One SRV space per 500m ² GFA. |
| Warehouse | One space per 90m ² GFA or part thereof. | One AV space if the site has an area greater than 2,000m ² , otherwise One HRV. |
| Wholesale nursery | As determined by Council. | As determined by Council. |
| Winery | 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

| Zone | Compacted Gravel Base (minimum thickness) | Surfacing Options |
|--|---|---|
| All development other than dwelling house | | |
| 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"> • 100mm for parking areas; and • 150mm for access ways. |
| | 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 |
| Dwelling house | | |
| All zones | 75mm | Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways. |
| | 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 |
|------------------------------|---|---|
| Commercial activities | <p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building. | <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"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users. |
| Community use | Four spaces per 1,500m ² GFA. | As determined by Council. |

| Definition | Minimum number of bicycle parking spaces | Minimum end of trip facilities |
|----------------------------------|--|---|
| Educational establishment | <p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: <ul style="list-style-type: none"> - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. | <p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users. |
| Food & drink outlet | One space per 100m ² GFA. | As determined by Council. |
| Function facility | One space per 300m ² GFA. | As determined by Council. |

| Definition | Minimum number of bicycle parking spaces | Minimum end of trip facilities |
|------------------------------------|---|--|
| Health care services | <p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: <ul style="list-style-type: none"> - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. | <p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users. |
| Hospital | As determined by Council. | As determined by Council. |
| Indoor sport and recreation | One space per employee plus 1 space per 200m ² GFA | As determined by Council. |
| Park | As determined by Council. | As determined by Council. |
| Rooming accommodation | One space per 4 letting rooms. | As determined by Council. |

| Definition | Minimum number of bicycle parking spaces | Minimum end of trip facilities |
|---------------------------------|---|---|
| Short accommodation term | One space per 4 letting rooms. | As determined by Council. |
| Shop or Shopping centre | <p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one space per 500m² GLA or part thereof for centres under 30,000m²; or - one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and - bicycle parking is signposted and within 10m of a major public entrance to the building. | <p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users. |
| Theatre | One space per 100m ² 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"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres. |

| | |
|-----------------------|--|
| 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. |

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

- (1) This code applies to assessing development where:
 - (a) for Reconfiguring a lot; 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.

9.4.4.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that land is:
 - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
 - (b) provided with access to appropriate movement and open space networks; and
 - (c) contributes to housing diversity and accommodates a range of land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
 - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
 - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
 - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
 - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
 - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
 - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
 - (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;
 - (j) Land in historical townships is not reconfigured to be used for urban purposes; and
 - (k) Residential subdivision and greenfield development is designed to consider and respect:
 - i. topography;
 - ii. climate responsive design and solar orientation;
 - iii. efficient and sustainable infrastructure provision;
 - iv. environmental values;
 - v. water sensitive urban design;
 - vi. good quality agricultural land; and
 - vii. the character and scale of surrounding development.

9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|---|
| Area and frontage of lots | | | |
| <p>PO1 Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. | <p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p> | ✓ | <p>Both lots have an area in excess of 800m².</p> <p>Proposed Lot 221 has a frontage greater than 16 metres.</p> <p>Proposed Lot 222 is a rear lot with a compliant 6 metre wide access strip.</p> |
| Existing buildings and easements | | | |
| <p>PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration. | <p>AO2.1 Each land use and associated infrastructure is contained within its individual lot.</p> | ✓ | The development will comply. |
| | <p>AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p> | ✓ | Setbacks to <u>new</u> boundaries will comply. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|------------------------------|
| <p>PO3 Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p> | <p>AO3 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Boundary realignment | | | |
| <p>PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p> | <p>AO4 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Access and road network | | | |
| <p>PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity;</p> <p>(d) privacy of adjoining premises; and</p> <p>(e) service provision.</p> | <p>AO5 No acceptable outcome is provided.</p> | ✓ | The development will comply. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|--|
| <p>PO6 Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p> | <p>AO6 Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> | ✓ | The development will comply. |
| <p>PO7 Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p> | <p>AO7 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Rear lots | | | |
| <p>PO8 Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of | <p>AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p> | ✓ | Both lots adjoin the Jumrum Creek Conservation Park. |
| | <p>AO8.2 No more than two rear lots are created behind any lot with a road frontage.</p> | ✓ | The development complies. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|---------------------------|
| the road from which access is gained. | AO8.3 Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. | ✓ | The development complies. |
| | AO8.4 A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome. | ✓ | The development complies. |
| | AO8.5 No more than 1 in 10 lots created in a new subdivision are rear lots. | ✓ | The development complies. |
| | AO8.6 Rear lots are not created in the Centre zone or the Industry zone. | n/a | Not applicable. |
| Crime prevention and community safety | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|-----------------|
| <p>PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. | <p>AO9 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Pedestrian and cycle movement network | | | |
| <p>PO10 Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p> | <p>AO10 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Public transport network | | | |
| <p>PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. | <p>AO11 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Residential subdivision | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|----------|---------------------------|
| <p>PO12 Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p> | <p>AO12 No acceptable outcome is provided.</p> | ✓ | The development complies. |
| Rural residential zone | | | |
| <p>PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p> | <p>AO13 No acceptable outcome is provided.</p> | n/a | Not applicable. |
| Additional provisions for greenfield development only | | | |
| <p>PO14 The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p> | <p>AO14 No acceptable outcome provided.</p> | n/a | Not applicable. |
| <p>PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p> | <p>AO15 No acceptable outcome provided.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|-----------------|
| <p>PO16 The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p> | <p>AO16 No acceptable outcome provided.</p> | n/a | Not applicable. |
| <p>PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p> | <p>AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p> | n/a | Not applicable. |
| <p>PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p> | <p>AO18 No acceptable outcome provided.</p> | n/a | Not applicable. |
| <p>PO19 Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. | <p>AO19.1 A minimum of 10% of the site area is dedicated as open space.</p> | n/a | Not applicable. |
| | <p>AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|-----------------|
| <p>PO20 A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings;</p> | <p>AO20 No acceptable outcome is provided.</p> | n/a | Not applicable. |

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

| Zone | Type | Minimum area | Minimum frontage |
|----------------------------|--|---------------------|------------------|
| Centre | All lots | 800m ² | 20 metres |
| Community facilities | All lots | Not specified | Not specified |
| Conservation | All lots | Not specified | Not specified |
| Emerging community | All lots | 10 hectares | 100 metres |
| Low density residential | Where greenfield development and connected to reticulated water and sewerage | | |
| | Rear lot | 800m ² | 5 metres |
| | All other lots | 350m ² | 10 metres |
| | Where connected to reticulated water and sewerage | | |
| | Rear lot | 800m ² | 5 metres |
| | All other lots | 600m ² | 16 metres |
| | Where connected to reticulated water | | |
| | Rear lot | 1,000m ² | 5 metres |
| | All other lots | 800m ² | 16 metres |
| Medium density residential | Rear lot | 600m ² | 5 metres |
| | All other lots | 400m ² | 10 metres |
| Industry | All lots | 1,500m ² | 45 metres |

| Zone | Type | Minimum area | Minimum frontage |
|---------------------------|------------------------------|---------------------|-------------------------|
| Recreation and open space | All lots | Not specified | Not specified |
| Rural | All lots | 60 hectares | 400 metres |
| Rural residential | 2 hectare precinct | | |
| | All lots | 2 hectares | 60 metres |
| | 1 hectare precinct | | |
| | All lots | 1 hectare | 40 metres |
| | 4,000m ² precinct | | |
| | All lots | 4,000m ² | 40 metres |

Figure A – Examples of access to rear lots

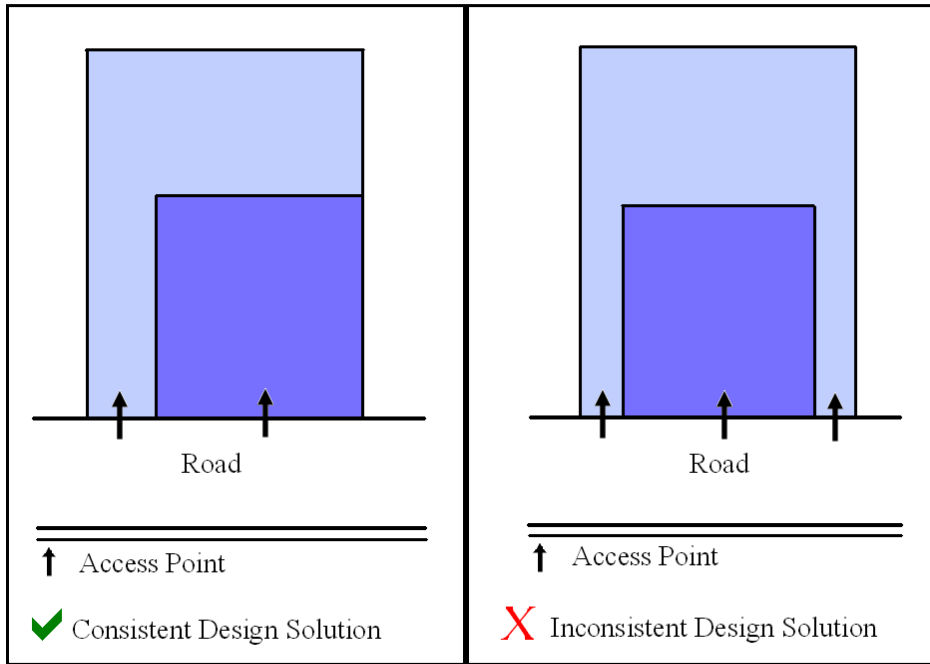
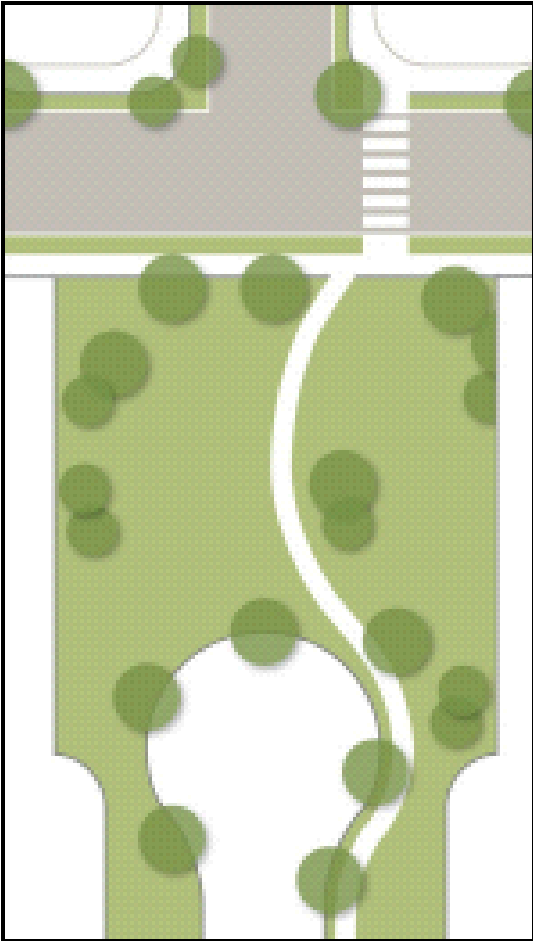


Figure B – Example of cul-de-sac design



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 |
|--|---------------------|----------|----------|
| For accepted development subject to requirements and assessable development | | | |
| Water supply | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|---|
| <p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. | <p>AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. | ✓ | Both lots will be connected to reticulated water. |
| | <p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (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 (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. | n/a | Not applicable. |
| Wastewater disposal | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|---|
| <p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. | <p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. | ✓ | Proposed Lot 222 (the vacant lot) will be connected to reticulated sewerage via a rising main and pump. |
| | <p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. | ✓ | The established on site effluent disposal system for proposed Lot 221 will continue in place. |
| Stormwater infrastructure | | | |
| <p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p> | <p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|--|
| | <p>AO3.2 On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> | ✓ | Future development will comply. |
| Electricity supply | | | |
| <p>PO4 Each lot is provided with an adequate supply of electricity</p> | <p>AO4 The premises:</p> <p>(a) is connected to the electricity supply network; or</p> <p>(b) has arranged a connection to the transmission grid; or</p> <p>(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:</p> <p>(i) it is approved by the relevant regulatory authority; and</p> <p>(ii) it can be demonstrated that no air or noise emissions; and</p> <p>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</p> | ✓ | The development will be conditioned to comply. |
| Telecommunications infrastructure | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|--|
| PO5 Each lot is provided with an adequate supply of telecommunication infrastructure | AO5 Development is provided with a connection to the national broadband network or telecommunication services. | ✓ | The development will be conditioned to comply. |
| Existing public utility services | | | |
| PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations. | AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. | ✓ | The development will be conditioned to comply. |
| Excavation or filling | | | |
| PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. | AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary. | n/a | Not applicable. |
| | AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level. | n/a | Not applicable. |
| | AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|-----------------------------------|--|----------|-----------------|
| | <p>A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p> | n/a | Not applicable. |
| | <p>A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> | n/a | Not applicable. |
| | <p>A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> | n/a | Not applicable. |
| | <p>A07.7 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. |
| For assessable development | | | |
| Transport network | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|---|----------|--|
| PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists. | A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. | ✓ | The development will be conditioned to comply. |
| | A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving. | n/a | Not applicable. |
| Public infrastructure | | | |
| PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts. | A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. | ✓ | The development will be conditioned to comply. |
| Stormwater quality | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|--|--|----------|---|
| <p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. | <p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (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 (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"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. | <p>✓</p> | <p>The development will be conditioned to comply.</p> |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|----------------------|---|----------|-----------------|
| | <p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. | n/a | Not applicable. |

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts. | AO13.1 Dust emissions do not extend beyond the boundary of the site. | n/a | Not applicable. |
| | AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site. | n/a | Not applicable. |
| | AO13.3 A management plan for control of dust and air pollutants is prepared and implemented. | n/a | Not applicable. |
| PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises. | AO14 Access to the premises (including all works associated with the access): <ul style="list-style-type: none"> (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. |
| Weed and pest management | | | |
| PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas. | AO15 No acceptable outcome is provided. | n/a | Not applicable. |
| Contaminated land | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|--|----------|-----------------|
| <p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p> | <p>AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p> | n/a | Not applicable. |
| Fire services in developments accessed by common private title | | | |
| <p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p> | <p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p> | n/a | Not applicable. |
| | <p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p> | n/a | Not applicable. |