# Assessment of application against relevant Development Codes

## APPLICATION DETAILS

| APPLICATION | | PREMISES | |
|---|---|---|---|
| **FILE NO:** | RAL/21/0002 | **ADDRESS:** | 98 & 114 Spena Road, Mareeba |
| **APPLICANT:** | S Spena | **RPD:** | Lots 10 & 145 on SP163445 |
| **LODGED BY:** | U&i Town Plan | **AREA:** | Lot 10 - 9.902 ha<br>Lot 145 - 40.8068 ha |
| **DATE LODGED:** | 5 January 2021 | **OWNER :** | Lot 10 - B & R Spena<br>Lot 145 - S Spena |
| **TYPE OF APPROVAL:** | Development Permit | | |
| **PROPOSED DEVELOPMENT:** | Reconfiguring a Lot - Boundary Realignment | | |
| **PLANNING SCHEME:** | Mareeba Shire Council Planning Scheme 2016 | | |
| **ZONE:** | Rural zone | | |
| **LEVEL OF ASSESSMENT:** | Impact Assessment | | |
| **SUBMISSIONS:** | 0 Submissions Received | | |

**Relevant Development Codes**

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

6.2.9 Rural zone code
8.2.3 Bushfire hazard overlay code
8.2.4 Environmental significance overlay code
8.2.5 Extractive resources overlay code
8.2.6 Flood hazard overlay code
8.2.8 Hill and slope 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

### 6.2.9 Rural zone code

#### 6.2.9.1 Application

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

#### 6.2.9.2 Purpose

(1) The purpose of the Rural zone code is to:
  (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

(2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:
  (a) recognise the diversity of rural uses that exists throughout the region;
  (b) protect the rural character of the region;
  (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
  (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
  (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
  (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
  (g) prevent adverse impacts of development on ecological values;
  (h) preserve land in large holdings; and
  (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

(3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
  (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
  (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;

(e) Development is reflective of and responsive to the environmental constraints of the land;
(f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
(g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
(h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
(i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
(j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
(k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

### 6.2.9.3 Criteria for assessment

**Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development**

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **For accepted development subject to requirements and assessable development** | | | |
| **Height** | | | |
| **PO1**<br>Building height takes into consideration and respects the following:<br>(a) the height of existing buildings on adjoining premises;<br>(b) the development potential, with respect to height, on adjoining premises;<br>(c) the height of buildings in the vicinity of the site;<br>(d) access to sunlight and daylight for the site and adjoining sites;<br>(e) privacy and overlooking; and<br>(f) site area and street frontage length. | **AO1.1**<br>Development, other than buildings used for rural activities, has a maximum building height of:<br>(a) 8.5 metres; and<br>(b) 2 storeys above ground level. | ✔ | The application is for a boundary realignment only.<br><br>No additional buildings of structures are being proposed. |
| | **AO1.2**<br>Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height. | ✔ | The application is for a boundary realignment only.<br><br>No additional buildings of structures are being proposed. |
| **Siting, where not involving a Dwelling house**<br><br>Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply. | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO2**<br>Development is sited in a manner that considers and respects:<br>(a) the siting and use of adjoining premises;<br>(b) access to sunlight and daylight for the site and adjoining sites;<br>(c) privacy and overlooking;<br>(d) air circulation and access to natural breezes;<br>(e) appearance of building bulk; and<br>(f) relationship with road corridors. | **AO2.1**<br>Buildings and structures include a minimum setback of:<br>(a) 40 metres from a frontage to a State-controlled road; and<br>(b) 10 metres from a boundary to an adjoining lot. | ✔<br>Complies with PO2 | The development will not alter setbacks to a State-controlled road.<br><br>The proposed new boundary between Lots 10 and 145 will not achieve the full 10 metre setback to several buildings. All buildings will exceed the QDC setback and will easily meet Performance Outcome PO2. |
| | **AO2.2**<br>Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road. | n/a | Not applicable.<br><br>The application is not for a roadside stall. |
| | **AO2.3**<br>Buildings and structures, except where a Roadside stall, include a minimum setback of:<br>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and<br>(b) 100 metres from a frontage to any other road that is not a State-controlled road; | ✔ | No new buildings and structures are being proposed.<br><br>The road setbacks for the established buildings will be maintained. |
| **Accommodation density** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO3**<br>The density of Accommodation activities:<br>(a) respects the nature and density of surrounding land use;<br>(b) is complementary and subordinate to the rural and natural landscape values of the area; and<br>(c) is commensurate to the scale and frontage of the site. | **AO3.1**<br>Residential density does not exceed one dwelling house per lot. | ✔ | The boundary realignment will bring both proposed lots into compliance.<br><br>Each realigned lot will contain one dwelling house. |
| | **AO3.2**<br>Residential density does not exceed two dwellings per lot and development is for:<br>(a) a secondary dwelling; or<br>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m$^2$; or<br>(c) Rural worker's accommodation. | ✔ | No additional dwellings are being proposed. |
| **For assessable development** | | | |
| **Site cover** | | | |
| **PO4**<br>Buildings and structures occupy the site in a manner that:<br>(a) makes efficient use of land;<br>(b) is consistent with the bulk and scale of buildings in the surrounding area; and<br>(c) appropriately balances built and natural features. | **AO4**<br>No acceptable outcome is provided. | ✔ | The application is for a boundary realignment only.<br><br>No additional buildings of structures are being proposed. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO5**<br>Development complements and integrates with the established built character of the Rural zone, having regard to:<br>(a) roof form and pitch;<br>(b) eaves and awnings;<br>(c) building materials, colours and textures; and<br>(d) window and door size and location. | **AO5**<br>No acceptable outcome is provided. | ✔ | The application is for a boundary realignment only.<br><br>No additional buildings of structures are being proposed. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Amenity** | | | |
| **PO6**<br>Development must not detract from the amenity of the local area, having regard to:<br>(a) noise;<br>(b) hours of operation;<br>(c) traffic;<br>(d) advertising devices;<br>(e) visual amenity;<br>(f) privacy;<br>(g) lighting;<br>(h) odour; and<br>(i) emissions. | **AO6**<br>No acceptable outcome is provided. | ✔ | The proposed development will not alter the established amenity of the local area. |
| **PO7**<br>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:<br>(a) noise;<br>(b) hours of operation;<br>(c) traffic;<br>(d) advertising devices;<br>(e) visual amenity;<br>(f) privacy;<br>(g) lighting;<br>(h) odour; and<br>(i) emissions. | **AO7**<br>No acceptable outcome is provided. | n/a | Not applicable.<br><br>There are no known negative environmental impacts requiring amelioration. |

### 8.2.3 Bushfire hazard overlay code

#### 8.2.3.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-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.

#### 8.2.3.2 Purpose

(1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
  (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
  (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
  (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

#### 8.2.3.3 Criteria for assessment

**Table 8.2.3.3—Bushfire hazard 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** | | | |
| **Water supply for fire-fighting purposes** | | | |
| **PO1**<br>Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)**<br>**AO1.1**<br>Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.<br>OR | n/a | Not applicable.<br><br>The subject land is not in a reticulated water service area. |
| | **AO1.2**<br>Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: | ✔ | No new vacant lots are proposed. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | (a) a separate tank; or<br>(b) a reserve section in the bottom part of the main water supply tank; or<br>(c) a dam; or<br>(d) a swimming pool.<br>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles. | | |
| **For assessable development** | | | |
| **Land use** | | | |
| **PO2**<br>Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** is appropriate to the bushfire hazard risk having regard to the:<br>(a) the bushfire risk compatibility of development;<br>(b) the vulnerability of and safety risk to persons associated with the use; and<br>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **AO2**<br>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**:<br>(a) child care centre; or<br>(b) community care centre; or<br>(c) correctional facility; or<br>(d) educational establishment; or<br>(e) emergency services; or<br>(f) hospital; or<br>(g) residential care facility; or<br>(h) retirement facility; or<br>(i) rooming accommodation; or<br>(j) shopping centre; or<br>(k) tourist park; or<br>(l) tourist attraction. | n/a | Not applicable. |
| **Lot design** | | | |
| **PO3**<br>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, | **Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)**<br><br>**AO3.1**<br>No new lots are created.<br><br>OR | ✔ | No new vacant lots are proposed. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| property and the environment through lot design that:<br>(a) is responsive to the nature and extent of bushfire risk; and<br>(b) allows efficient emergency access to buildings for fire-fighting appliances.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **AO3.2**<br>All lots include a building envelope that achieves a radiant heat flux level of 29kW/$m^2$ at the permitter of the building envelope.<br><br>Note—Where a radiant heat flux of 29kW/$m^2$ is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan. | | |
| **Firebreaks and access** | | | |
| **PO4**<br>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, vehicular access is designed to mitigate against bushfire hazard by:<br>(a) ensuring adequate access for fire-fighting and other emergency vehicles;<br>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and<br>(c) providing for the separation of developed areas and adjacent bushland.<br><br>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:<br>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; | **AO4.1**<br>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, roads are designed and constructed:<br>(a) with a maximum gradient of 12.5%;<br>(b) to not use cul-de-sacs; and<br>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. | n/a | No new roads are required for this development. |
| | **AO4.2**<br>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, firebreaks are provided:<br>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;<br>(b) a minimum cleared width of 20 metre;<br>(c) a maximum gradient of 12.5%; and<br>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| ii. the minimum cleared width not less than 6 metres;<br>iii. the formed width is not less than 2.5 metres;<br>iv. the formed gradient is not greater than 15%;<br>v. vehicular access is provided at both ends;<br>*vi.* passing bays and turning areas are provided for fire-fighting appliances located on public land.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | FNQROC Regional Development Manual. | | |
| **Hazardous materials** | | | |
| **PO5**<br>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **AO5**<br>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**. | n/a | Not applicable. |
| **Landscaping** | | | |
| **PO6**<br>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:<br>(a) fire ecology;<br>(b) slope of site; and<br>(c) height and mix of plant species.<br><br>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. | **AO6**<br>No acceptable outcome is provided. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | | | |
| **Infrastructure** | | | |
| **PO7**<br>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **AO7**<br>The following infrastructure services are located below ground:<br>(a) water supply;<br>(b) sewer;<br>(c) electricity;<br>(d) gas; and<br>(e) telecommunications | n/a | No new infrastructure will be required. |
| **Private driveways** | | | |
| **PO8**<br>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.<br><br>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. | **AO8**<br>Private driveways:<br>(a) do not exceed a length of 60 metres from the street frontage;<br>(b) do not exceed a gradient of 12.5%;<br>(c) have a minimum width of 3.5 metres;<br>(d) have a minimum vertical clearance of 4.8 metres;<br>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and<br>(f) serve no more than three dwellings or buildings. | ✔ | The established dwelling house driveways will continue to service each allotment. |

### 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** | | | |
| **PO1**<br>Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is avoided unless:<br>(a) it is demonstrated that the area does not support regulated vegetation as mapped;<br>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;<br>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and<br>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | **AO1.1**<br>No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**. | ✔ | No regulated vegetation will be cleared.<br><br>Each lot will contain an established dwelling house.<br><br>The realigned section of boundary does not traverse any regulated vegetation. |
| **PO2**<br>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:<br>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural | **AO2**<br>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)**. | ✔ | No development is proposed within an area of mapped regulated vegetation. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;<br>(b) does not negatively impact the movement of wildlife at a local or regional scale; and<br>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | | | |
| **Regulated vegetation intersecting a watercourse** | | | |
| **PO3**<br>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.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | **Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)**<br><br>**AO3.1**<br>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)**. | ✔ | The subject land adjoins Davies Creek.<br><br>Davies Creek is a stream order 4 and a 25 metre buffer applies.<br><br>No development is proposed within this buffer. |
| | **Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)**<br><br>**AO3.2**<br>No clearing of native vegetation is undertaken within the minimum setback identified at **AO3.1**. | ✔ | The subject land adjoins Davies Creek.<br><br>Davies Creek is a stream order 4 and a 25 metre buffer applies.<br><br>No development is proposed within this buffer. |
| **Waterways and wetlands** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO4**<br>'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:<br>(a) maintaining adequate separation distances between waterways/wetlands and development;<br>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;<br>(c) maintaining waterway bank stability by minimising bank erosion and slumping;<br>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and<br>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | **Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)**<br>**AO4.1**<br>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)**. | ✔ | The subject land adjoins Davies Creek.<br><br>Davies Creek is a stream order 4 and a 25 metre buffer applies.<br><br>No development is proposed within this buffer. |
| | **Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)**<br>**AO4.2**<br>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)**. | n/a | Not applicable. |
| | **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)**<br>**AO4.3**<br>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)**. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | 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). | | |
| | **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)**<br>**AO4.4**<br>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)**.<br><br>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). | n/a | Not applicable. |
| **For assessable development** | | | |
| **Wildlife Habitat** | | | |
| **PO5**<br>Development within a 'Wildlife habitat' area identified on the **Environmental Significance Overlay Maps (OM-004a-o)**:<br>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;<br>(b) incorporates siting and design measures to | **AO5**<br>No acceptable outcome is provided | ✔ | The realigned boundary avoids the mapped wildlife habitat area. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;<br>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and<br>(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).<br><br>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.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | | | |
| **Legally secured offset areas** | | | |
| **PO6**<br>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 | **AO6**<br>No acceptable outcome is provided. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| within the Legally Secured Offset Area.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | | | |
| **Protected areas** | | | |
| **PO7**<br>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:<br>(a) supports the inherent ecological and community values of the Protected Area asset;<br>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and<br>(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.<br><br>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports. | **AO7**<br>No acceptable outcome is provided | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Ecological corridors and Habitat linkages** | | | |
| **PO8**<br>Development located:<br>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and<br>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**<br><br>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:<br>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';<br>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';<br>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;<br>(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<br>(e) the ability for the 'Ecological corridor' or | **AO8**<br>No acceptable outcome is provided | ✔ | The boundary realignment will reduce potential development in this area.<br><br>Lot 10 presently contains two dwelling houses and Lot 145 has accepted development rights for the construction of another dwelling.<br><br>The boundary realignment will move one of Lot 10's dwelling houses into Lot 145.<br><br>The accepted development rights for a newly construction dwelling on Lot 145 will disappear. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| 'Habitat linkage' to be enhanced to improve ecological connectivity.<br><br>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. | | | |

**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 steam order of a 'waterway' is to be determined on a case by case basis.

### 8.2.5 Extractive resources overlay code

#### 8.2.5.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is affected by a constraint category identified on the **Extractive resources overlay maps (OM-005a-e)**; 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—Mining and extractive industry is appropriately reflected in the Strategic Framework Maps and Overlay Map 5 and is required to be mapped by State Government in response to Economic Growth State Interests.

#### 8.2.5.2 Purpose

(1) The purpose of the Extractive resources overlay code is to protect significant extractive resources and associated haulage routes to ensure that current and future extraction of resources is not compromised.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development in a 'Key resource processing area' or a 'Local resource area' does not compromise existing or future extractive operations;
  (b) Development for Extractive industry within a 'Key resource processing area' or a 'Local resource area' ensures that adverse impacts from the use do not extend beyond the identified separation area;
  (c) Uses incompatible with the adverse impacts of Extractive industry do not develop in a 'Key resource separation area' or a 'Local resource separation area';
  (d) Development in a 'Key resource separation area' or a 'Local resource separation area' does not compromise the function of the separation area as a buffer between extractive industry and incompatible uses.
  (e) 'Key resource transport routes' are protected and maintained; and
  (f) Development considers the existing and future use of 'Key resource processing areas', 'Local resource areas', 'Key resource separation areas', 'Local resource separation areas 'and 'Key resource transport routes' for Extractive industry and associated activities.

#### 8.2.5.3 Criteria for assessment

**Table 8.2.5.3 - Extractive resources 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** | | | |
| **Haulage route** | | | |
| **PO1**<br>Vehicular access to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** does not adversely affect the safety | **AO1.1**<br>No additional access to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** is provided. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| or efficiency of the route for the existing or future transportation of extractive resources from a 'Key resource processing area' identified on **Extractive resources overlay map (OM-005e)**. | **AO1.2**<br>Development does not result in an increase in the number of vehicles accessing the site from a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)**. | n/a | Not applicable. |
| **PO2**<br>Development is appropriately located to minimise potential amenity impacts from the use of a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)** for the existing or future transportation of extractive resources from a 'Key resource processing area' identified on **Extractive resources overlay map (OM-005e)**. | **AO2.1**<br>Sensitive land uses susceptible to heavy vehicle traffic impacts are setback 100 metres from any frontage to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e).** | n/a | Not applicable. |
| | **AO2.2**<br>New lots are not created wholly within 100 metres from any frontage to a 'Key resource transport route' identified on **Extractive resources overlay map (OM-005e)**. | n/a | Not applicable. |
| **For assessable development** | | | |
| **Key resource area** | | | |
| **PO3**<br>Development in a 'Key resource processing area' or a 'Local resource area' identified on **Extractive resources overlay map (OM-005e)** does not compromise existing or future extractive operations. | **AO3**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Separation area** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO4**<br>Development in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not compromise the function of the separation area as a buffer between Extractive industry and incompatible uses. | **AO4**<br>The number of people living, working or congregating in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not increase, unless these people are directly associated with the use of a 'Key resource processing area' or a 'Local resource area' for Extractive industry. | n/a | Not applicable. |
| **PO5**<br>Development of Extractive industry in a 'Key resource separation area' or a 'Local resource separation area' identified on **Extractive resources overlay map (OM-005e)** does not result in adverse impacts beyond the separation area, having regard to:<br>(a) noise;<br>(b) dust;<br>(c) ground vibrations; and<br>(d) air blast overpressure . | **AO5**<br>No acceptable outcome is provided. | n/a | Not applicable. |

### 8.2.6 Flood hazard overlay code

#### 8.2.6.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-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.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

#### 8.2.6.2 Purpose

(1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

(2) The purpose of the code will be achieved through the following overall outcomes:

  (a) Development in the 'Extreme flood hazard area':
    i. maintains and enhances the hydrological function of the land;
    ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
    iii. is limited to:
      A. flood proofed Sport and recreation activities;
      B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
      C. flood proofed Utility installations, Substations or Major electricity infrastructure;
      D. conservation and natural area management; and
      E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;

    Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

  (b) Development in the 'High flood hazard area':
    i. maintains the hydrological function of the land;
    ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
    iii. is limited to:
      A. flood proofed Sport and recreation activities and Club uses;
      B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and

Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;

C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;
D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
F. flood proofed Utility installations, Substations or Major electricity infrastructure;
G. conservation and natural area management; and
H. replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

iv. protects surrounding land and land uses from increased flood hazard impacts;
v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

(c) Development in the 'Significant flood hazard area':
i. minimises risk to life and property from flood events;
ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
iii. is limited to:
A. Sport and recreation activities;
B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
C. Rural activities;
D. Accommodation activities, excluding Residential care facility and Retirement facility;
E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
F. flood proofed Utility installations, Substations or Major electricity infrastructure;
G. conservation and natural area management;
iv. locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
v. locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.

(d) Development in the 'Low flood hazard area':
   i. minimises risk to life and property from flood events;
   ii. locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
   iii. locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.

(e) Development in the 'Potential flood hazard area':
   i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
   ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
   iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
   iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

### 8.2.6.3 Criteria for assessment

**Table 8.2.6.3A - Flood hazard 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** | | | |
| **All flood hazard areas** | | | |
| **PO1**<br>Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment. | **AO1**<br>The processing or storage of dangerous goods or hazardous materials is:<br>(a) not undertaken in a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; or<br>(b) is located above the defined flood level plus 0.3 metre freeboard. | n/a | Parts of each lot are mapped as potential flood hazard area.<br><br>No development development will occur within the mapped potential flood hazard area. |
| **PO2**<br>Essential community infrastructure is able to function effectively during and immediately after flood events. | **AO2**<br>Design levels for buildings must comply with the flood immunity standards specified in **Table 8.2.6.3.B** and **Table 8.2.6.3.C** where within a flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**. | n/a | Not applicable. |
| **Extreme flood hazard area** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO3**<br>Development, where involving a Material change of use within an 'Extreme flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**, is appropriate to the flood hazard risk having regard to the:<br>(a) likelihood and frequency of flooding;<br>(b) flood risk acceptability of development;<br>(c) vulnerability of and safety risk to persons associated with the use;<br>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and<br>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. | **AO3.1**<br>Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the **Flood hazard overlay maps (OM006a-o)**:<br>(a) Accommodation activities;<br>(b) Commercial activities;<br>(c) Community activities except where for a Club with a maximum gross floor area of 100m$^2$;<br>(d) Industrial activities;<br>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation. | n/a | Not applicable. |
| | **AO3.2**<br>Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for:<br>(a) Environment facility;<br>(b) Park; or<br>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO4**<br>Development is located and designed to:<br>(a) maintain and enhance the flood conveyance capacity of the premises;<br>(b) not increase the number of people calculated to be at risk from flooding;<br>(c) not increase the flood impact on adjoining premises;<br>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;<br>(e) reduce property damage; and<br>(f) provide flood immune access to buildings.<br><br>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.<br><br>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:<br>i. gross floor area; or<br>ii. the number of dwellings or bedrooms on the premises. | **AO4.1**<br>Buildings, including extensions to existing buildings, are:<br>(a) not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or<br>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. | n/a | Not applicable. |
| | **AO4.2**<br>All building work must be high set and retains the flood storage and conveyance capacity of the premises.<br><br>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. | n/a | Not applicable. |
| | **AO4.3**<br>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.<br><br>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**. | n/a | Not applicable. |
| | **AO4.4**<br>Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for the purposes of public open space. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO5**<br>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:<br>(a) flood storage capacity of land;<br>(b) flood conveyance function of land;<br>(c) flood and drainage channels;<br>(d) overland flow paths; and<br>(e) flood warning times. | **AO5**<br>Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**. | n/a | Not applicable. |
| **High flood hazard area** | | | |
| **PO6**<br>Development, where for a Material change of use within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM-006a-o)**, is appropriate to the flood hazard risk having regard to the:<br>(a) likelihood and frequency of flooding;<br>(b) flood risk acceptability of development;<br>(c) vulnerability of and safety risk to persons associated with the use;<br>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and | **AO6.1**<br>Uses within the following activity groups are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**:<br>(a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone;<br>(b) Community activities except where for a Club with a maximum gross floor area of 100m$^2$;<br>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. | **AO6.2**<br>Sport and recreation activities are not located within a 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** except where for:<br>(a) Environment facility;<br>(b) Park; or<br>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). | n/a | Not applicable. |
| **PO7**<br>Development is located and designed to:<br>(a) maintain hydrological function of the premises;<br>(b) not increase the number of people calculated to be at risk from flooding;<br>(c) minimises the flood impact on adjoining premises;<br>(d) ensure the safety of all persons by ensuring that an appropriate | **AO7.1**<br>Buildings, including extensions to existing buildings are:<br>(a) not located within the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or<br>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.<br>OR | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| proportion of buildings are set above the defined flood level;<br>(e) reduce the carriage of debris in flood waters;<br>(f) reduce property damage; and<br>(g) provide flood immune access to buildings.<br><br>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated. | **AO7.2**<br>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:<br>(a) administrative areas; or<br>(b) services, plant and equipment associated with the building.<br><br>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.<br><br>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. | n/a | Not applicable. |
| | **AO7.3**<br>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. | n/a | Not applicable. |
| | **AO7.4**<br>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.<br><br>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)**. | n/a | Not applicable. |
| | **AO7.5**<br>New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.<br><br>Note—Building work must be certified by a qualified structural engineer. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO7.6**<br>Dwellings do not exceed four bedrooms. | n/a | Not applicable. |
| | **AO7.7**<br>Building work on an existing dwelling does not comprise additional bedrooms. | n/a | Not applicable. |
| | **AO7.8**<br>Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling. | n/a | Not applicable. |
| | **AO7.9**<br>Development does not increase the number of lots in the 'High flood hazard area; as identified on the **Flood hazard overlay maps (OM006a-o)** except where for the purposes of public open space. | n/a | Not applicable. |
| **PO8**<br>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:<br>(a) flood storage capacity of land;<br>(b) flood conveyance function of land;<br>(c) flood and drainage channels;<br>(d) overland flow paths; and<br>(e) flood warning times. | **AO8**<br>Filling above ground level is not undertaken in the 'High flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**. | n/a | Not applicable. |
| **Significant flood hazard area** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO9**<br>Development, involving a Material change of use, within a 'Significant flood hazard area' on the **Flood hazard overlay maps (OM006a-o)** is appropriate to the flood hazard risk having regard to the:<br>(a) likelihood and frequency of flooding;<br>(b) flood risk acceptability of development;<br>(c) vulnerability of and safety risk to persons associated with the use;<br>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and<br>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. | **AO9**<br>The following uses are not located within a 'Significant flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**:<br>(a) Residential care facility;<br>(b) Retirement facility;<br>(c) Child care centre;<br>(d) Hospital; or<br>(e) Community use. | n/a | Not applicable. |
| **Significant flood hazard area, Low flood hazard area or Potential flood hazard area** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO10**<br>Development, where involving a Material change of use or Building work, is located and designed to:<br>(a) maintain hydrological function of the premises;<br>(b) not increase the number of people calculated to be at risk from flooding;<br>(c) minimises the flood impact on adjoining premises;<br>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;<br>(e) reduce the carriage of debris in flood waters;<br>(f) reduce property damage; and<br>(g) provide flood immune access to buildings.<br><br>Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used. | **AO10.1**<br>Buildings, including extensions to existing buildings are:<br>(a) elevated above the defined flood level; and<br>(b) the defined flood event does not exceed a depth of 600mm; and<br>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.<br>OR | n/a | See response to AO1. |
| | **AO10.2**<br>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:<br>(a) administrative areas; or<br>(b) services, plant and equipment associated with the building.<br><br>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.<br><br>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. | n/a | See response to AO1. |
| | **AO10.3**<br>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.<br><br>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. | n/a | See response to AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO11**<br>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:<br>(a) flood storage capacity of land;<br>(b) flood conveyance function of land;<br>(c) flood and drainage channels;<br>(d) overland flow paths; and<br>(e) flood warning times. | **AO11**<br>Development does not involve in excess of $50m^3$ of fill above ground level per $1,000m^2$ of site area. | n/a | See response to AO1. |
| **For assessable development** | | | |
| **Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO12**<br>Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:<br>(a) indicates the position and path of all safe evacuation routes off the site; and<br>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.<br><br>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the **Flood hazard overlay map (OM006a-o)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO. | **AO12**<br>No acceptable outcome is provided. | n/a | See response to AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Significant flood hazard area, Low flood hazard area or Potential flood hazard area** | | | |
| **PO13**<br>Development, where involving Reconfiguring a lot, is located and designed to:<br>(a) maintain hydrological function of the premises;<br>(b) not increase the number of people calculated to be at risk from flooding;<br>(c) minimises the flood impact on adjoining premises;<br>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;<br>(e) reduce the carriage of debris in flood waters;<br>(f) reduce property damage; and<br>(g) provide flood immune access to buildings.<br><br>Note—Where the development is located in a 'Potential flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)** and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used. | **AO13**<br>No acceptable outcome is provided. | n/a | See response to AO1. |

**Table 8.2.6.3B Flood immunity levels**

| Development Category | Minimum design floor or pavement levels (mAHD) |
|---|---|
| Category A | 1% AEP + 0.5 metres |
| Category B | 1% AEP + 0.3 metres |
| Category C | 1% AEP |

| | |
|---|---|
| Category D | 1% AEP |
| Category E | 2% AEP |

Note—Refer Table 8.2.6.3D for building classification by Category.

**Table 8.2.6.3C Community infrastructure flood immunity levels**

| Development Type | Minimum design floor or pavement levels (mAHD) |
|---|---|
| Emergency services, where for: | |
| • Emergency Shelters | 0.1% AEP |
| • Police facilities | 0.5% AEP |
| • Other Emergency services | 0.1% AEP + 0.5 metres |
| Hospital | 0.1% AEP+ 0.5 metres |
| Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums) | 0.5% AEP |
| Special industry (where for power station) | 0.5% AEP |
| Substations | 0.5% AEP |
| Utility installation (where for a sewage treatment plant) | Defined flood level |
| Utility installation (where for a water treatment plant) | 0.5% AEP |
| Utility installation (other) | Alternative outcome required. |
| Air services | Alternative outcome required. |

**Table 8.2.6.3D Development category**

| Building Code of Australia Building classification(1) | Development types and design levels, assigned design floor or pavement levels | Category – refer to Table 8.2.6.3B for flood planning levels |
|---|---|---|
| Class 1–4 | Habitable room | Category A |
| | Non-habitable room including patio and courtyard | Category B |
| | Non-habitable part of a Class 2 or Class 3 building excluding the essential services(2) control room | Category B |
| | Parking located in the building undercroft of a multiple dwelling | Category C |
| | Carport, unroofed car park; vehicular manoeuvring area | Category D |
| | Essential electrical services(2) of a Class 2 or Class 3 building only | Category A |
| | Basement parking entry | Category C + 0.3 metres |
| Class 5, Class 6, or Class 8 | Building floor level | Category C |
| | Garage or car park located in the building undercroft | Category C |

| Building Code of Australia Building classification[1] | Development types and design levels, assigned design floor or pavement levels | Category – refer to Table 8.2.6.3B for flood planning levels |
|---|---|---|
| | Carport or unroofed car park | Category D |
| | Vehicular access and manoeuvring areas | Category D |
| | Basement parking entry | Category C |
| | Essential electrical services[2] | Class 8 – Category<br>Class 5 & 6 – Category A |
| Class 7a | Refer to the relevant building class specified in this table | |
| Class 7b | Building floor level | Category C |
| | Vehicular access and manoeuvring area | Category D |
| | Essential electrical services[2] | Category C |
| Class 9 | Building floor level | Category A |
| | Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility | 0.2% AEP flood |
| | Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre | 0.2% AEP flood |
| | Garage or car park located in the building undercroft | Category C |
| | Carport or unroofed car park | Category D |
| | Vehicular access and manoeuvring areas | Category D |
| | Essential electrical services[2] | Category A |
| Class 10a | Car parking facility | Refer to the relevant building class specified in this table |
| | Shed or the like | Category D |
| Class 10b | Swimming pool | Category E |
| | Associated mechanical and electrical pool equipment | Category C |
| | Other structures | Flood planning levels do not apply |

[1] Refer to the Building Code of Australia for definitions of building classifications.

[2] Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

## 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 |
|---|---|---|---|
| **PO1**<br>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:<br>(a) the long term stability of the development site;<br>(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and<br>(c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. | **AO1**<br>No acceptable outcome is provided. | n/a | Not applicable.<br><br>The application does not involve vegetation clearing, building works or operational works. |
| **PO2**<br>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:<br>(a) the nature and scale of the proposed use;<br>(b) the gradient of the land;<br>(c) the extent of land disturbance proposed; | **AO2.1**<br>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).** | n/a | Not applicable. |
| | **AO2.2**<br>Development is not located on land with a gradient of greater than 25%. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comment |
|---|---|---|---|
| (d) stormwater discharge and its potential for erosion. | **AO2.3**<br>No lot less than 2,000m$^2$ is created in a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o).**<br><br>Note – Where a minimum lot size of less than 2,000m$^2$ applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail. | ✔ | Both proposed lots exceed 2,000m2. |
| **Community infrastructure and essential services** | | | |
| **PO3**<br>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. | **AO3**<br>No acceptable outcome is provided. | n/a | Not applicable. |

### 9.4.2 Landscaping code

#### 9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

#### 9.4.2.2 Purpose

(1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
- (a) complements the scale and appearance of the development;
- (b) protects and enhances the amenity and environmental values of the site;
- (c) complements and enhances the streetscape and local landscape character; and
- (d) ensures effective buffering of incompatible land uses to protect local amenity.

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

### 9.4.2.3 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **For accepted development subject to requirements and assessable development** | | | |
| **PO1**<br>Development, other than in the Rural zone, includes landscaping that:<br>(a) contributes to the landscape character of the Shire;<br>(b) compliments the character of the immediate surrounds;<br>(c) provides an appropriate balance between built and natural elements; and<br>(d) provides a source of visual interest. | **AO1**<br>Development, other than in the Rural zone, provides:<br>(a) a minimum of 10% of the site as landscaping;<br>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;<br>(c) for the integration of retained significant vegetation into landscaping areas;<br>(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.<br><br>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. | n/a | Not applicable.<br><br>Landscaping is not reasonably required for a boundary realignment in the Rural zone. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO2**<br>Development, other than in the Rural zone, includes landscaping along site frontages that:<br>(a) creates an attractive streetscape;<br>(b) compliments the character of the immediate surrounds;<br>(c) assists to break up and soften elements of built form;<br>(d) screen areas of limited visual interest or servicing;<br>(e) provide shade for pedestrians; and<br>(f) includes a range and variety of planting. | **AO2**<br>Development, other than in the Rural zone, includes a landscape strip along any site frontage:<br>(a) with a minimum width of 2 metres where adjoining a car parking area;<br>(b) with a minimum width of 1.5 metres in all other locations; and<br>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.<br><br>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip | n/a | See comments for AO1. |
| **PO3**<br>Development includes landscaping and fencing along side and rear boundaries that:<br>(a) screens and buffer land uses;<br>(b) assists to break up and soften elements of built form;<br>(c) screens areas of limited visual interest;<br>(d) preserves the amenity of sensitive land uses; and<br>(e) includes a range and variety of planting. | **AO3.1**<br>Development provides landscape treatments along side and rear boundaries in accordance with **Table 9.4.2.3B**. | n/a | See comments for AO1. |
| | **AO3.2**<br>Shrubs and trees provided in landscape strips along side and rear boundaries:<br>(a) are planted at a maximum spacing of 1 metre;<br>(b) will grow to a height of at least 2 metres;<br>(c) will grow to form a screen of no less than 2 metres in height; and<br>(d) are mulched to a minimum depth of 0.1 metres with organic mulch. | n/a | See comments for AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO3.3**<br>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. | n/a | See comments for AO1. |
| **PO4**<br>Car parking areas are improved with a variety of landscaping that:<br>(a) provides visual interest;<br>(b) provides a source of shade for pedestrians;<br>(c) assists to break up and soften elements; and<br>(d) improves legibility. | **AO4.1**<br>Landscaping is provided in car parking areas which provides:<br>(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;<br>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and<br>(c) where involving a car parking area in excess of 500m$^2$:<br>(i) shade structures are provided for 50% of parking spaces; and<br>(ii) a minimum of 10% of the parking area as landscaping.<br><br>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. | n/a | See comments for AO1. |
| | **AO4.2**<br>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. | n/a | See comments for AO1. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO5**<br>Landscaping areas include a range and variety of planting that:<br>(a) is suitable for the intended purpose and local conditions;<br>(b) contributes to the natural character of the Shire;<br>(c) includes native species;<br>(d) includes locally endemic species, where practical; and<br>(e) does not include invasive plants or weeds. | **AO5.1**<br>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species. | n/a | See comments for AO1. |
| | **AO5.2**<br>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 comments for AO1. |
| **PO6**<br>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire. | **AO6.1**<br>Tree planting is a minimum of<br>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and<br>(b) 4 metres from any inspection chamber. | n/a | See comments for AO1. |
| | **AO6.2**<br>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 comments for AO1. |
| | **AO6.3**<br>Vegetation adjoining an electricity substation boundary, at maturity, will have:<br>(a) a height of less than 4 metres; and<br>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. | n/a | See comments for AO1. |
| **For assessable development** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO7**<br>Landscaping areas are designed to:<br>(a) be easily maintained throughout the ongoing use of the site;<br>(b) allow sufficient area and access to sunlight and water for plant growth;<br>(c) not cause a nuisance to occupants of the site or members of the public; and<br>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. | **AO7**<br>No acceptable outcome is provided. | n/a | See comments for AO1. |

**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<br>(a) Tourist park not in the Rural zone<br>(b) Sales office<br>(c) Multiple dwelling<br>(d) Residential care facility; or<br>(e) Dual occupancy | Not applicable | 1.8 metres | Along all side and rear boundaries and between dwellings for a Dual occupancy. |
| Development involving<br>(a) Tourist park in the Rural zone<br>(b) Service station<br>(c) Car wash; or<br>(d) Utility installation | 2 metres | Not applicable | Along all side and rear boundaries |
| For:<br>(a) waste storage;<br>(b) equipment;<br>(c) servicing areas; and<br>(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 |
|---|---|---|---|
| **PO1**<br>Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:<br>(a) nature of the use;<br>(b) location of the site;<br>(c) proximity of the use to public transport services;<br>(d) availability of active transport infrastructure; and<br>(e) accessibility of the use to all members of the community. | **AO1**<br>The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**.<br>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1. | ✔ | The boundary realignment separates one of the established dwelling houses onto each lot.<br><br>The car parking for each respective dwelling house will be maintained. |
| **Vehicle crossovers** | | | |
| **PO2**<br>Vehicle crossovers are provided to::<br>(a) ensure safe and efficient access between the road and premises;<br>(b) minimize interference with the function and operation of roads; and<br>(c) minimise pedestrian to vehicle conflict. | **AO2.1**<br>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. | ✔ | The development will comply. |
| | **AO2.2**<br>Development on a site with two or more road frontages provides vehicular access from:<br>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or<br>(b) from the lowest order road in all other instances. | n/a | Not applicable. |

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO4.4**<br>Parking and any set down areas are:<br>(a) wholly contained within the site;<br>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;<br>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and<br>(d) provided at the side or rear of a building in all other instances. | n/a | Not applicable. |
| **Site access and manoeuvring** | | | |
| **PO5**<br>Access to, and manoeuvring within, the site is designed and located to:<br>(a) ensure the safety and efficiency of the external road network;<br>(b) ensure the safety of pedestrians;<br>(c) provide a functional and convenient layout; and<br>(d) accommodate all vehicles intended to use the site. | **AO5.1**<br>Access and manoeuvrability is in accordance with :<br>(a) AS28901 – Car Parking Facilities (Off Street Parking); and<br>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.<br><br>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO5.2**<br>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS. | n/a | Not applicable. |
| | **AO5.3**<br>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear. | n/a | Not applicable. |
| | **AO5.4**<br>Pedestrian and cyclist access to the site:<br>(a) is clearly defined;<br>(b) easily identifiable; and<br>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). | n/a | Not applicable. |
| **PO6**<br>Development that involves an internal road network ensures that it's design:<br>(a) ensure safety and efficiency in operation;<br>(b) does not impact on the amenity of residential | **AO6.1**<br>Internal roads for a Tourist park have a minimum width of:<br>(a) 4 metres if one way; or<br>(b) 6 metres if two way. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| uses on the site and on adjoining sites, having regard to matters of:<br>(i) hours of operation;<br>(ii) noise<br>(iii) light; and<br>(iv) odour;<br>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;<br>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and<br>(e) in the Rural zone, avoids environmental degradation. | **AO6.2**<br>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:<br>(a) a minimum approach and departure curve radius of 12 metres; and<br>(b) a minimum turning circle radius of 8 metres. | n/a | Not applicable. |
| | **AO6.3**<br>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity. | n/a | Not applicable. |
| | **AO6.4**<br>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. | n/a | Not applicable. |
| | **AO6.5**<br>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. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO6.6**<br>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles. | n/a | Not applicable. |
| | **AO6.7**<br>For an Energy and infrastructure activity or Rural activity, internal road gradients:<br>(a) are no steeper than 1:5; or<br>(b) are steeper than 1:5 and are sealed. | n/a | Not applicable. |
| **Servicing** | | | |
| **PO7**<br>Development provides access, maneuvering and servicing areas on site that:<br>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;<br>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;<br>(c) do not adversely impact on the safety or efficiency of the road network;<br>(d) provide for all servicing functions associated with the use; and<br>(e) are located and designed to minimise their impacts on adjoining sensitive land | **AO7.1**<br>All unloading, loading, service and waste disposal areas are located:<br>(a) on the site;<br>(b) to the side or rear of the building, behind the main building line;<br>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use. | n/a | Not applicable. |
| | **AO7.2**<br>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| uses and streetscape quality. | **AO7.3**<br>Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in **Table 9.4.3.3B**. | n/a | Not applicable. |
| **Maintenance** | | | |
| **PO8**<br>Parking areas are used and maintained for their intended purpose. | **AO8.1**<br>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. | n/a | Not applicable. |
| | **AO8.2**<br>All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases. | n/a | Not applicable. |
| **End of trip facilities** | | | |
| **PO9**<br>Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:<br>(a) meet the anticipated demand generated from the use;<br>(b) comprise secure and convenient bicycle parking and storage; and<br>(c) provide end of trip facilities for all active transport users. | **AO9.1**<br>The number of bicycle parking spaces provided for the use is in accordance with **Table 9.4.3.3D**. | n/a | Not applicable. |
| | **AO9.2**<br>End of trip facilities are provided in accordance with **Table 9.4.3.3D**. | n/a | Not applicable. |
| **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 |
|---|---|---|---|
| **PO10**<br>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**<br>A traffic impact report is prepared by a suitably qualified person that identifies:<br>(a) the expected traffic movements to be generated by the facility;<br>(b) any associated impacts on the road network; and<br>(c) any works that will be required to address the identified impacts. | n/a | Not applicable. |
| **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** | | | |
| **PO11**<br>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. | **AO11**<br>A traffic impact report is prepared by a suitably qualified person that identifies:<br>(d) the expected traffic movements to be generated by the facility;<br>(e) any associated impacts on the road network; and<br>(f) any works that will be required to address the identified impacts. | n/a | Not applicable. |

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

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

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|---|---|
| **Animal husbandry** | If accepted development subject to requirements :<br>One space.<br><br>If assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. |
| **Animal keeping** | Minimum of three spaces or one space per 200m$^2$ of use area, whichever is greater. | One SRV space. |
| **Aquaculture** | If accepted development subject to requirements:<br>• In the rural or rural residential zones - two spaces; or<br>• Enclosed within a building - one space per 90m$^2$ of net lettable area.<br><br>If assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. |
| **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<br>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<br>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><br>Two spaces.<br><br><u>If assessable development:</u><br>As determined by Council. | <u>If accepted development subject to requirements:</u><br>Nil.<br><br><u>If assessable development:</u><br>As determined by Council. |
| **Detention facility** | As determined by Council. | As determined by Council. |
| **Dual occupancy** | One covered space per dwelling; and<br>One visitor space. | Nil. |
| **Dwelling house** | One covered space per dwelling house.<br>One space per secondary dwelling. | Nil. |
| **Dwelling unit** | One covered space per dwelling unit.<br><br>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** | For all establishments:<br>1 space per every10 students plus 1 space per employee, and<br><br>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above. | For accepted development subject to requirements:<br>One HRV space; and<br>One SRV space; and<br>A minimum of 3 Bus / coach parking / set down areas.<br><br>For assessable development:<br>As determined by Council. |
| **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** | Accepted in an existing building within the Centre zone.<br><br>Inside the Centre zone:<br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA and one space per 15m$^2$ or part thereof of GFA above 400m$^2$.<br>Outside the Centre zone:<br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br>Drive-through:<br>Queuing spaces for 6 passenger vehicles within the site boundaries.<br><br>One service vehicle space per use or one service vehicle space per 1,000m$^2$ GFA, whichever is greater. | 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** | Accepted in an existing building within the Centre zone.<br><br><u>Inside the Centre zone:</u><br>One space per 20m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br><u>Outside the Centre zone:</u><br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One SRV space. |
| **Garden centre** | A minimum of 5 spaces for customer parking or one space per 150m$^2$ or part thereof of use area, whichever is greater.<br><br>One service vehicle space per use or one service vehicle space per 800m$^2$ use area, whichever is greater. | One AV if the site has an area of greater than 2,000m$^2$, otherwise One HRV space. |
| **Hardware and trade supplies** | Accepted in an existing building within the Centre zone.<br><br><u>Inside the Centre zone:</u><br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per or part thereof of GFA above 400m$^2$.<br><u>Outside the Centre zone:</u><br>One space per or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One AV if the site has an area of greater than 2,000m$^2$, otherwise One HRV space. |
| **Health care services** | Accepted in an existing building within the Centre zone.<br><br><u>Inside the Centre zone:</u><br>One space per 40m$^2$ or part thereof of net lettable area.<br><u>Outside the Centre zone:</u><br>One space per 20m$^2$ of or part thereof of net lettable area. | One SRV space per 500m$^2$ GFA. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|---|---|
| **High 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. |
| **Home based business** | Bed and breakfasts:<br>One space per guest room.<br><br>Other home based business:<br>One space for home based business and one covered space for the dwelling. | Nil. |
| **Hospital** | One space per 6 residential care beds.<br>One space per 4 hostel unit beds.<br>Visitor parking at 30% of resident parking requirements. | One HRV space.<br>One SRV for every 800m$^2$ of GFA and part thereof; and<br>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.<br>One space per 50m$^2$ or part thereof of GFA per bulk liquor sales area.<br>One space per guest room. | One HRV space. |
| **Indoor sport and recreation** | If accepted development subject to requirements:<br>One space per 25m$^2$ of net lettable area.<br>If assessable development:<br>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<br><br>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** | If accepted development subject to requirements:<br>Two spaces.<br><br>If assessable development:<br>As determined by Council. | One SRV space. |
| **Intensive horticulture** | If accepted development subject to requirements:<br>Two spaces.<br><br>If assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. |
| **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** | One covered space per dwelling.<br><br>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.<br><br>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use. | Nil. |
| **Nature-based tourism** | One space per dwelling; or<br>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** | Accepted in an existing building within the Centre zone.<br><br><u>Inside the Centre zone:</u><br>One space per 20m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br><u>Outside the Centre zone:</u><br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One SRV space. |
| **Outdoor sales** | A minimum of 5 spaces for customer parking or one space per 150m$^2$ of use area, whichever is greater.<br><br>One service vehicle space per use or one service vehicle space per 800m$^2$, whichever is greater. | 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:<br>• One space per five seated spectators; plus<br>• One space per 5m$^2$ of other spectator areas.<br>Football:<br>• 50 spaces per field.<br>Lawn bowls:<br>• 30 spaces per green.<br>Swimming pool:<br>• 15 spaces; plus<br>• One space per 100m$^2$ of useable site area.<br>Tennis or other Court:<br>• Four spaces per court.<br>Golf Course:<br>• Four spaces per tee on the course; plus<br>• One space per 50m$^2$ of net lettable area.<br><br><u>Any other use:</u><br>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<br><br>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><br>Two spaces.<br><br><u>If assessable development:</u><br>As determined by Council. | <u>If accepted development subject to requirements:</u><br>Nil.<br><br><u>If assessable development:</u><br>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.<br>Visitor parking at 30% of resident parking requirements. | One SRV space; and<br>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<br>One space for an emergency vehicle. |
| **Roadside stall** | One space per stall. | Nil. |
| **Rooming accommodation** | Inside the Centre zone:<br>One space per 15 beds.<br>Outside the Centre zone:<br>One space per 8 beds. | One SRV space.<br>One space for a 20 seater bus. |
| **Rural industry** | One space per 90m$^2$ GFA or part thereof. | One AV space. |
| **Rural workers' accommodation** | If accepted development subject to requirements:<br>Nil<br><br>If Assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil<br><br>If Assessable development:<br>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** | Accepted where in an existing building within the Centre zone.<br><br>Inside the Centre zone:<br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br>Outside the Centre zone:<br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | 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** | Accepted where in an existing building within the Centre zone.<br><br>Inside the Centre zone:<br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br>Outside the Centre zone:<br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One HRV space if the site is greater than 2,000m$^2$, otherwise One SRV space. |
| **Shopping centre** | Inside the Centre zone:<br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA and one space per 25m$^2$ or part thereof of GFA above 400m$^2$.<br>Outside the Centre zone:<br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One AV space per 1,000m$^2$; and<br>One SRV space per 500m$^2$; or<br>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<br>One SRV space. |

| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|---|---|
| **Showroom** | Accepted in an existing building within the Centre zone.<br><br>Inside the Centre zone:<br>One space per 25m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 10m$^2$ or part thereof of GFA above 400m$^2$.<br>Outside the Centre zone:<br>One space per 50m$^2$ or part thereof of GFA up to 400m$^2$ GFA, and one space per 15m$^2$ or part thereof of GFA above 400m$^2$. | One AV space and One SRV space if the site is greater than 2,000m$^2$; or<br>One HRV space; and<br>One SRV Space. |
| **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** | If assessable development:<br>As determined by Council. | As determined by Council. |
| **Telecommunications facility** | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. |
| **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. |

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| Definition | Minimum number of Car parking spaces | Minimum Service Vehicle Space Provision |
|---|---|---|
| **Tourist park** | One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.<br><br>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. | 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** | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. | If accepted development subject to requirements:<br>Nil.<br><br>If assessable development:<br>As determined by Council. |
| **Veterinary services** | Accepted in an existing building within the Centre zone.<br><br>Inside Centre zone:<br>One space per 40m$^2$ or part thereof of net lettable area.<br>Outside Centre zone:<br>One space per 20m$^2$ or part thereof of net lettable area. | One HRV space if greater than 500m$^2$ GFA; and<br>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:<br>• 100mm for parking areas; and<br>• 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:<br>• 100mm for parking areas; and<br>• 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** | New or redeveloped commercial activities buildings (other than a shopping centre), provide:<br>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m$^2$ Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and<br>• visitor facilities:<br>- one bicycle rack space per 750m$^2$ NLA or part thereof; and<br>- bicycle parking, signposted; and adjacent to a major public entrance to the building. | New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:<br>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;<br>• changing facilities adjacent to showers; and<br>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m$^2$ 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** | New or redeveloped education facilities, provide:<br>• For employees - secure bicycle storage for 8% of building staff (based on one person per 75m$^2$ GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and<br>• For students:<br>- minimum of 8%of the peak number of students using the building at any one time (with 75% occupancy); and<br>- bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. | New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:<br>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;<br>• changing facilities adjacent to showers; and<br>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m$^2$ 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. |

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| Definition | Minimum number of bicycle parking spaces | Minimum end of trip facilities |
|---|---|---|
| **Health care services** | New or redeveloped healthcare facilities, provide the following facilities:<br>• For employees - secure bicycle storage for 5% of building staff (based on one person per 75m$^2$ GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and<br>• For visitors:<br>- facilities with in-patient accommodation provide one space per each 30 beds;<br>- facilities without in-patient accommodation provide one space per each 4 practitioners;<br>- aged care facilities provide one space per each 60 beds;<br>- In every instance above, provide a minimum of 5 bicycle parking spaces; and<br>- bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. | New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:<br>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;<br>• changing facilities adjacent to showers; and<br>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m$^2$ 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 term accommodation** | One space per 4 letting rooms. | As determined by Council. |
| **Shop or Shopping centre** | New or redeveloped shopping centres, provide:<br>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m$^2$ Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and<br>• visitor facilities:<br>- one space per 500m$^2$ GLA or part thereof for centres under 30,000m$^2$; or<br>- one space per 750m$^2$ GLA or part thereof for centres between 30,000m$^2$ and 50,000m$^2$; and<br>- bicycle parking is signposted and within 10m of a major public entrance to the building. | New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:<br>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;<br>• changing facilities adjacent to showers; and<br>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m$^2$ 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:<br>(a) a maximum width of 9 metres of any vehicle crossover across a footpath;<br>(b) a minimum separation of 12 metres between any vehicle crossover and a road intersection;<br>(c) a separate entrance and exit; and<br>(d) a minimum separation between vehicle crossovers of 14 metres. |
| Service station | |

| | |
|---|---|
| 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<br>(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) 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;
  (e) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
  (f) 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;
  (g) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
  (h) Subdivision within the Rural zone maintains lots equal to or larger than 60ha;
  (i) Land in historical townships is not reconfigured to be used for urban purposes; and
  (j) 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 - Rural zone** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO1.1**<br>No lots are created with an area of less than 60ha.<br><br>Note: This also applies to applications for boundary realignment. | **AO1.1**<br>No acceptable outcome is provided. | ✔<br>Complies with Planning Scheme Strategic Framework | Proposed Lot 10 is significantly less than 60 hectares in size with a proposed area of just 3.8 hectares.<br><br>In their current configuration, both lots are less than 60 hectares in size with Lot 10 considered a rural living allotment with an area of just 9.9 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will increase the area of Lot 145 to 46.9 ha by recovering 6.1 hectares of land from Lot 10 that contains fruit trees and the farm shed infrastructure critical to the operation of the farm (packing sheds/machinery sheds) hence, strengthening the agricultural viability of Lot 145.<br><br>The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as both proposed lots will contain established dwellings.<br><br>Currently, a dwelling can be built 'as of right' on vacant Lot 145. If the proposed boundary realignment proceeds, the possibility of 'as of right' dwelling house construction will be removed from Lot 145 as it will then contain an existing dwelling house. The existing |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | | | dwelling on proposed Lot 10 will be adequately buffered by existing fruit trees proposed to remain on the property, so the risk of future land use conflict is minimal.<br><br>Despite not complying with PO1.1, it is considered that the proposed boundary realignment meets the intent of the higher order Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of an existing farming enterprise. |
| **PO1.2**<br>No lots are created with a frontage less than 400m.<br><br>Note: This also applies to applications for boundary realignment. | **AO1.2**<br>No acceptable outcome is provided. | ✔<br>Complies where relevant | Proposed Lot 145 complies with a frontage to Spena Road well in excess of 400 metres. Proposed Lot 10 would have a frontage of approximately 200 metres. This lesser frontage allows for adequate access.<br><br>Insisting on an additional 200 metres of frontage would reduce the amount of agricultural land available for transfer to Lot 145.<br><br>The frontage proposed for each lot is appropriate. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO1.3**<br>Proposed lots are;<br>a. Able to accommodate all buildings, structures and works associated with the rural use; and<br>b. Suitable to allow the site to be provided with sufficient access.<br>Note: This also applies to applications for boundary realignment. | **AO1.3**<br>No acceptable outcome is provided. | ✔ | The proposed lots comply. |
| **Existing buildings and easements** | | | |
| **PO2**<br>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:<br>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and<br>(b) any continuing use is not compromised by the reconfiguration. | **AO2.1**<br>Each land use and associated infrastructure is contained within its individual lot. | ✔ | The development will comply. |
| | **AO2.2**<br>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone. | ✔ | The setbacks will generally comply with the Rural zone.<br><br>All setbacks compy with QDC. |
| **PO3**<br>Reconfiguring a lot which contains an existing easement ensures:<br>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and<br>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement. | **AO3**<br>No acceptable outcome is provided. | ✔ | The development will comply. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Boundary realignment** | | | |
| **PO4**<br>The boundary realignment retains all attendant and existing infrastructure connections and potential connections. | **AO4**<br>No acceptable outcome is provided. | ✔ | The development will comply. |
| **Access and road network** | | | |
| **PO5**<br>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:<br>(a) safety;<br>(b) drainage;<br>(c) visual amenity;<br>(d) privacy of adjoining premises; and<br>(e) service provision. | **AO5**<br>No acceptable outcome is provided. | ✔ | The development will comply. |
| **PO6**<br>Reconfiguring a lot ensures that access to a lot can be provided that:<br>(a) is consistent with that provided in the surrounding area;<br>(b) maximises efficiency and safety; and<br>(c) is consistent with the nature of the intended use of the lot.<br><br>Note—The Parking and access code should be considered in demonstrating compliance with PO6. | **AO6**<br>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. | ✔ | The development will comply. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO7**<br>Roads in the Industry zone are designed having regard to:<br>(a) the intended use of the lots;<br>(b) the existing use of surrounding land;<br>(c) the vehicular servicing requirements of the intended use;<br>(d) the movement and turning requirements of B-Double vehicles.<br><br>Note—The Parking and access code should be considered in demonstrating compliance with PO7. | **AO7**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Rear lots** | | | |
| **PO8**<br>Rear lots are designed to:<br>(a) provide a high standard of amenity for residents and other users of the site;<br>(b) provide a high standard of amenity for adjoining properties; and<br>(c) not adversely affect the safety and efficiency of the road from which access is gained. | **AO8.1**<br>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space. | n/a | Not applicable. |
| | **AO8.2**<br>No more than two rear lots are created behind any lot with a road frontage. | n/a | Not applicable. |
| | **AO8.3**<br>Access to lots is via an access strip with a minimum width of:<br>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or<br>(b) 8 metres otherwise. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO8.4**<br>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.<br><br>Note—Figure A provides further guidance in relation to the desired outcome. | n/a | Not applicable. |
| | **AO8.5**<br>No more than 1 in 10 lots created in a new subdivision are rear lots. | n/a | Not applicable. |
| | **AO8.6**<br>Rear lots are not created in the Centre zone or the Industry zone. | n/a | Not applicable. |
| **Crime prevention and community safety** | | | |
| **PO9**<br>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:<br>(a) sightlines;<br>(b) the existing and intended pedestrian movement network;<br>(c) the existing and intended land use pattern; and<br>(d) potential entrapment locations. | **AO9**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Pedestrian and cycle movement network** | | | |
| **PO10**<br>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. | **AO10**<br>No acceptable outcome is provided. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Public transport network** | | | |
| **PO11**<br>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:<br>(a) does not prejudice the future provision of the identified infrastructure;<br>(b) appropriately treats the common boundary with the future corridor; and<br>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. | **AO11**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Residential subdivision** | | | |
| **PO12**<br>Residential lots are:<br>(a) provided in a variety of sizes to accommodate housing choice and diversity; and<br>(b) located to increase variety and avoid large areas of similar lot sizes. | **AO12**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Rural residential zone** | | | |
| **PO13**<br>New lots are only created in the Rural residential zone where land is located within the 4,000m$^2$ precinct, the 1 hectare precinct or the 2 hectare precinct. | **AO13**<br>No acceptable outcome is provided. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **Additional provisions for greenfield development only** | | | |
| **PO14**<br>The subdivision design provides the new community with a local identity by responding to:<br>(a) site context<br>(b) site characteristics<br>(c) setting<br>(d) landmarks<br>(e) natural features; and<br>(f) views. | **AO14**<br>No acceptable outcome provided. | n/a | Not applicable. |
| **PO15**<br>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists. | **AO15**<br>No acceptable outcome provided. | n/a | Not applicable. |
| **PO16**<br>The road network is designed to:<br>(a) minimise the number of cul-de-sacs;<br>(b) provide walkable catchments for all residents in cul-de-sacs; and<br>(c) include open cul-de-sacs heads.<br><br>Note—Figure B provides further guidance in relation to the desired outcome. | **AO16**<br>No acceptable outcome provided. | n/a | Not applicable. |
| **PO17**<br>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network. | **AO17**<br>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO18**<br>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes. | **AO18**<br>No acceptable outcome provided. | n/a | Not applicable. |
| **PO19**<br>Provision is made for sufficient open space to:<br>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;<br>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and<br>(c) meet regional, district and neighbourhood open space requirements. | **AO19.1**<br>A minimum of 10% of the site area is dedicated as open space. | n/a | Not applicable. |
| | **AO19.2**<br>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO20**<br>A network of parks and community land is provided:<br>(a) to support a full range of recreational and sporting activities;<br>(b) to ensure adequate pedestrian, cycle and vehicle access;<br>(c) which is supported by appropriate infrastructure and embellishments;<br>(d) to facilitate links between public open spaces;<br>(e) which is co-located with other existing or proposed community infrastructure;<br>(f) which is consistent with the preferred open space network; and<br>(g) which includes a diversity of settings; | **AO20**<br>No acceptable outcome is provided. | 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 |

| Zone | Type | Minimum area | Minimum frontage |
|---|---|---|---|
| | 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 |
| 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**

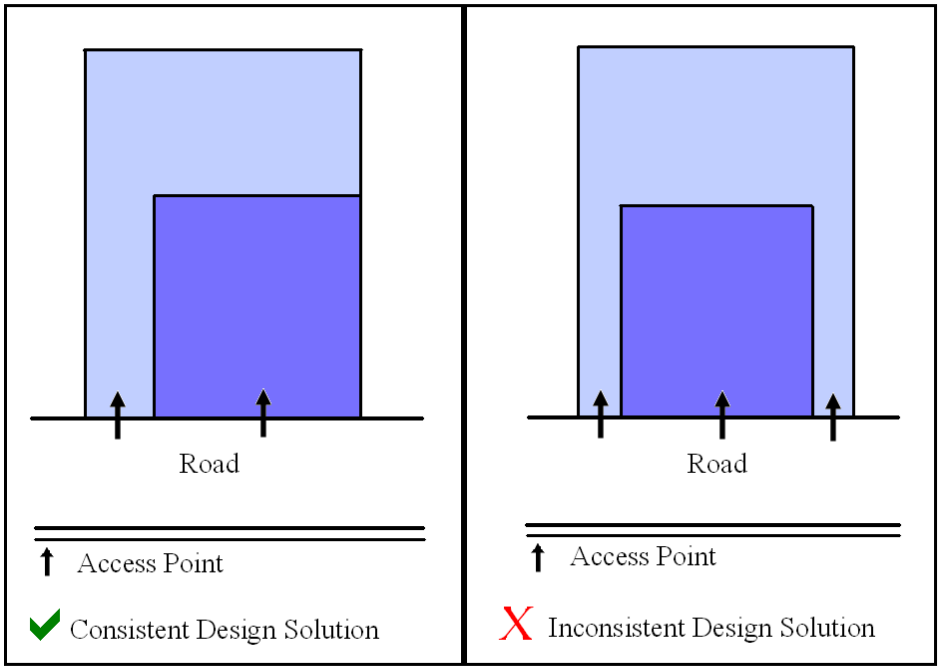
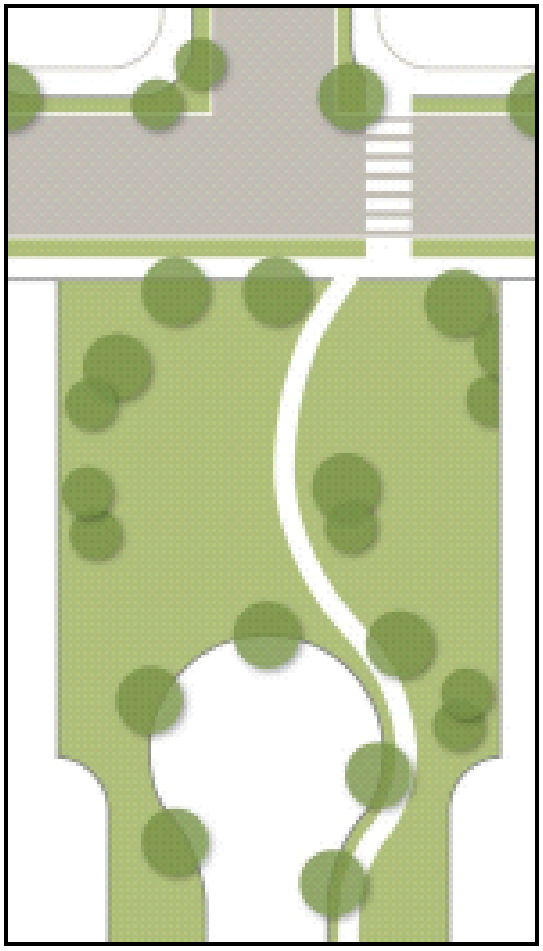


**Figure B – Example of cul-de-sac design**



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### 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 |
|---|---|---|---|
| **PO1**<br>Each lot has an adequate volume and supply of water that:<br>(a) meets the needs of users;<br>(b) is adequate for fire-fighting purposes;<br>(c) ensures the health, safety and convenience of the community; and<br>(d) minimises adverse impacts on the receiving environment. | **AO1.1**<br>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:<br>(a) in the Conservation zone, Rural zone or Rural residential zone; and<br>(b) outside a reticulated water supply service area. | n/a | Not applicable.<br><br>The subject land is zoned Rural and is not within a reticulated water service area. |
| | **AO1.2**<br>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:<br>(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<br>(b) on-site water storage tank/s:<br>(i) with a minimum capacity of 90,000L;<br>(ii) fitted with a 50mm ball valve with a camlock fitting; and<br>(iii) which are installed and connected prior to the occupation or use of the development. | ✔ | Each proposed lot will maintain a water supply via Davies Creek. |
| **Wastewater disposal** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO2**<br>Each lot provides for the treatment and disposal of effluent and other waste water that:<br>(a) meets the needs of users;<br>(b) is adequate for fire-fighting purposes;<br>(c) ensures the health, safety and convenience of the community; and<br>(d) minimises adverse impacts on the receiving environment. | **AO2.1**<br>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:<br>(a) in the Conservation zone, Rural zone or Rural residential zone; and<br>(b) outside a reticulated sewerage service area. | n/a | Not applicable.<br><br>The subject land is not within a reticulated sewerage service area. |
| | **AO2.2**<br>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:<br>(a) in the Conservation zone, Rural zone or Rural residential zone; and<br>(b) outside a reticulated sewerage service area. | ✔ | Each of the existing dwelling houses has an established on site effluent disposal system. |
| **Stormwater infrastructure** | | | |
| **PO3**<br>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property. | **AO3.1**<br>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. | n/a | The subject land is not with the PIA, nor is there existing stormwater infrastructure. |

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

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO5**<br>Each lot is provided with an adequate supply of telecommunication infrastructure | **AO5**<br>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**<br>Development and associated works do not affect the efficient functioning of public utility mains, services or installations. | **AO6**<br>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**<br>Excavation or filling must not have an adverse impact on the:<br>(a) streetscape;<br>(b) scenic amenity;<br>(c) environmental values;<br>(d) slope stability;<br>(e) accessibility; or<br>(f) privacy of adjoining premises. | **AO7.1**<br>Excavation or filling does not occur within 1.5 metres of any site boundary. | n/a | Not applicable. |
| | **AO7.2**<br>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**<br>Earthworks batters:<br>(a) are no greater than 1.5 metres in height;<br>(b) are stepped with a minimum width 2 metre berm;<br>(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;<br>(d) have a slope no greater than 1 in 4; and<br>(e) are retained. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO7.4**<br>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:<br>(a) adjoining premises; or<br>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. | n/a | Not applicable. |
| | **AO7.5**<br>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. | n/a | Not applicable. |
| | **AO7.6**<br>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. | n/a | Not applicable. |
| | **AO7.7**<br>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. | n/a | Not applicable. |
| **For assessable development** | | | |
| **Transport network** | | | |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO8**<br>The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists. | **AO8.1**<br>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. |
| | **AO8.2**<br>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving. | n/a | Not applicable. |
| **Public infrastructure** | | | |
| **PO9**<br>The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts. | **AO9**<br>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 |
|---|---|---|---|
| **PO10**<br>Development has a non-worsening effect on the site and surrounding land and is designed to:<br>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;<br>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;<br>(c) achieve specified water quality objectives;<br>(d) minimise flooding;<br>(e) maximise the use of natural channel design principles;<br>(f) maximise community benefit; and<br>(g) minimise risk to public safety. | **AO10.1**<br>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:<br>(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<br>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:<br>(i) drainage control;<br>(ii) erosion control;<br>(iii) sediment control; and<br>(iv) water quality outcomes. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| | **AO10.2**<br>For development on land greater than 2,500m$^2$ 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:<br>(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;<br>(b) is consistent with any local area stormwater water management planning;<br>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and<br>(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 |
|---|---|---|---|
| **PO11**<br>Storage areas for stormwater detention and retention:<br>(a) protect or enhance the environmental values of receiving waters;<br>(b) achieve specified water quality objectives;<br>(c) where possible, provide for recreational use;<br>(d) maximise community benefit; and<br>(e) minimise risk to public safety. | **AO11**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Excavation or filling** | | | |
| **PO12**<br>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area. | **AO12.1**<br>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas. | n/a | Not applicable. |
| | **AO12.2**<br>Transportation of fill to or from the site does not occur:<br>(a) within peak traffic times; and<br>(b) before 7am or after 6pm Monday to Friday;<br>(c) before 7am or after 1pm Saturdays; and<br>(d) on Sundays or Public Holidays. | n/a | Not applicable. |

| Performance outcomes | Acceptable outcomes | Complies | Comments |
|---|---|---|---|
| **PO13**<br>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts. | **AO13.1**<br>Dust emissions do not extend beyond the boundary of the site. | n/a | Not applicable. |
| | **AO13.2**<br>No other air pollutants, including odours, are detectable at the boundary of the site. | n/a | Not applicable. |
| | **AO13.3**<br>A management plan for control of dust and air pollutants is prepared and implemented. | n/a | Not applicable. |
| **PO14**<br>Access to the premises (including driveways and paths) does not have an adverse impact on:<br>(a) safety;<br>(b) drainage;<br>(c) visual amenity; and<br>(d) privacy of adjoining premises. | **AO14**<br>Access to the premises (including all works associated with the access):<br>(a) must follow as close as possible to the existing contours;<br>(b) be contained within the premises and not the road reserve, and<br>(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**<br>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas. | **AO15**<br>No acceptable outcome is provided. | n/a | Not applicable. |
| **Contaminated land** | | | |

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