

## **Assessment of application against relevant Development Codes**

### **APPLICATION DETAILS**

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>FILE NO:</b>	MCU/21/0014	<b>ADDRESS:</b>	Malone Road, Mareeba
<b>APPLICANT:</b>	Sutariya Brothers Pty Ltd	<b>RPD:</b>	Lot 15 on RP846956
<b>LODGED BY:</b>	U&i Town Plan	<b>AREA:</b>	7,448m2
<b>DATE LODGED:</b>	1 July 2021	<b>OWNER:</b>	Sutariya Shantilal Dhirajlal & Sutariya Bhavin Dhirubhai
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use - Service Station and Caretaker's Accommodation		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Rural Residential zone		
<b>LEVEL OF ASSESSMENT:</b>	Impact Assessment		
<b>SUBMISSIONS:</b>	One (1)		

### **Relevant Development Codes**

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

- 6.2.10 Rural residential zone code
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.3.2 Commercial activities code
- 9.4.1 Advertising devices code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

## 6.2.10 Rural residential zone code

### 6.2.10.1 Application

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

### 6.2.10.2 Purpose

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
- (2) Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.
- (3) The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
  - (a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
  - (b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and
  - (c) The 4,000m<sup>2</sup> precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m<sup>2</sup>.
- (4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
  - (b) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
  - (c) Development avoids areas of ecological significance;
  - (d) Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;
  - (e) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
  - (f) Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;

- (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and
- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

### 6.2.10.3 Criteria for assessment

**Table 6.2.10.3—Rural residential zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	The development will comply.  The fuelling canopy height is 6.4 metres.  The proposed pylon sign will have a height of 8 metres.  No part of the development will be two (2) storeys.
<b>Outbuildings and residential scale</b>			
<b>PO2</b> Domestic outbuildings: <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Rural residential zone.</li> </ul>	<b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	n/a	No domestic outbuildings are being proposed.
	<b>AO2.2</b>	n/a	No domestic outbuildings are being proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
	On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m <sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.		
<b>Siting</b>			
<b>PO3</b> Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	<b>AO3</b> Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m <sup>2</sup> precinct; and (e) 3 metres from a side or rear boundary otherwise.	✓ Complies with PO3	<p>The site has an irregular shape making the narrow north-eastern tip largely unusable.</p> <p>The proposed service station buildings are sited in the widest (southern-most) part of the site, which is also the corner of the Kennedy Highway and Malone Road.</p> <p>The applicant states that the service station buildings are located furthest away from the adjacent rural residential land use and closest to the Kennedy Highway for greatest retail exposure and accessibility.</p> <p>The adjoining rural residential lot to the east is presently undeveloped. A tree buffer and a 1.8 metre high solid colorbond fence is to be established along the eastern boundary to</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>maintain privacy and prevent overlooking.</p> <p>The scale and design of the buildings are typical of modern service station developments.</p> <p>The proposed development satisfies PO3.</p>
<b>Accommodation density</b>			
<b>PO4</b> The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	<b>AO4</b> Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	✓	A single caretaker's residence is proposed.
<b>For assessable development</b>			
<b>Site cover</b>			
<b>PO5</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and	<b>AO5</b> No acceptable outcome is provided.	✓	<p>The proposed development involves approximately 982m<sup>2</sup> under roof which equates to 13% of the total site area.</p> <p>Approximately 18% of the site will</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) appropriately balances built and natural features.			<p>be landscaped, including a three (3) metre wide landscaped buffer and colorbond fence along the eastern boundary.</p> <p>The scale of the buildings are consistent with other service station type developments with a single level retail building connected to a higher fuelling canopy.</p>
<b>Building design</b>			
<b>PO6</b> Building facades are appropriately designed to: <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.	✓	<p>The scale of the buildings are consistent with other service station type developments with a single level retail building connected to a higher fuelling canopy via covered link. The retail building will be rendered blockwork with a painted compressed fibre cement sheeting fascia. This building will have a glazed frontage to the fuelling area, outdoor dining/play area and the Highway. The fuelling canopy and link will be open steel framed structures with matching fascia's. At this stage there is no corporate</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>branding or colour pallet to overlay. An outdoor dining and children's play area is located on the street corner to activate the retail building frontage.</p> <p>The service station store is well appointed to cater for travellers and locals alike, with a commercial kitchen and cafe facilities to provide meals and coffees for patrons to consume on-site if they like with indoor and outdoor dining areas provided. Adjacent to the dining areas there is a kid's playground area to cater for travelling families, strategically positioned on the street corner to activate the retail building frontage.</p> <p>The proposed caretaker's accommodation has been designed to complement the service station.</p> <p>The development does not conflict with PO6.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>A07</b> No acceptable outcome is provided.</p>	✓	<p>The scale of the buildings are consistent with other service station type developments with a single level retail building connected to a higher fuelling canopy via covered link. The retail building will be rendered blockwork with a painted compressed fibre cement sheeting fascia. This building will have a glazed frontage to the fuelling area, outdoor dining/play area and the Highway.</p> <p>The fuelling canopy and link will be open steel framed structures with matching fascia's. At this stage there is no corporate branding or colour pallet to overlay. An outdoor dining and children's play area is located on the street corner to activate the retail building frontage.</p> <p>The service station store is well appointed to cater for travellers and locals alike, with a commercial kitchen and cafe facilities to provide meals and coffees for patrons to consume on-site if</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>they like with indoor and outdoor dining areas provided. Adjacent to the dining areas there is a kid's playground area to cater for travelling families, strategically positioned on the street corner to activate the retail building frontage.</p> <p>The proposed caretaker's accommodation has been designed to complement the service station.</p> <p>The proposed development does not conflict with PO7.</p>
<b>Non-residential development</b>			
<b>PO8</b> Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the	<b>AO8</b> No acceptable outcome is provided.	✓	<p>The proposed Service station and Caretaker's Accommodation would contribute towards the diversification of the region's range of quality services in the region, within a suitable location adjacent to the Kennedy Highway on a major intersection into Malone Road.</p> <p>The site is appropriately serviced by existing road network infrastructure, with</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
land on which the use is proposed.			<p>suitable turning lanes and clear site lines for commuting traffic to safely access the facility.</p> <p>The property has not been utilised and has been for sale for many years, which suggests that the market does not believe it is suitable location to accommodate a dwelling house as directed under the rural residential zone purpose outcomes.</p> <p>Concerns with amenity in terms of road noise, privacy, and safety are relevant considerations in this prominent location would suggest why this property is vacant and has been for many years. The Service Station in this location therefore provides an appropriate buffer/transition from any impacts associated with the Highway traffic, which then leads into rural residential development on the properties adjacent as you move away from the intersection.</p> <p>Additionally, the service station</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			which will include a convenience shop which will service the immediate rural residential catchment established within Emerald Heights and Bellevue Estate. It is acknowledged that there is an existing service station only 1.2km the road – Puma – however it is considered that this service station will replace the congested and outdated service station which currently presents as a traffic hazard to road users.
<b>Amenity</b>			
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO9</b> No acceptable outcome is provided.	✓ / x	<p>The proposed buildings and structures occupy the site in a manner that makes efficient use of the land.</p> <p>The site configuration and adjoining rural residential land has informed the Service Station building siting in the widest proportion of the site towards the corner of the Kennedy Highway and Malone Road.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>The building structures are located furthest away from the adjacent rural residential land use and closest to the Kennedy Highway for greatest retail exposure.</p> <p>The Service Station in this location therefore provides an appropriate buffer/transition from any impacts associated with the Highway traffic, which then leads into rural residential development on the properties adjacent as you move away from the intersection.</p> <p>Locating the buildings as far away as possible – 43m from the eastern boundary - on the site ensure any impacts associated with light spillage and odours from fuel vents are minimised from future residential uses on the adjoining allotment.</p> <p>The proposed hours of operation from 5am to 8:30pm, seven (7) days a week will</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>ensure the amenity of the adjoining future residence is protected.</p> <p>The three (3) metre wide tree buffer along the eastern boundary also provides a suitable buffer with some height that delivers a suitable transition from the highway through the service station and onto the adjoining vacant rural residential land. Additionally, the 1.8m high solid timber fence along the boundary provides additional treatments and a physical barrier to improve amenity and security to future residential uses.</p>
<p><b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO10</b> No acceptable outcome is provided.</p>	n/a	<p>There are not considered to be any existing negative environmental impacts on-site that require amelioration.</p>

## 8.2.1 Agricultural land overlay code

### 8.2.1.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; 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—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

### 8.2.1.2 Purpose

- (1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
    - (i) an overriding need exists for the development in terms of public benefit,
    - (ii) no suitable alternative site exists; and
    - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
  - (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  - (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
  - (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

### 8.2.1.3 Criteria for assessment

**Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless: <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> unless they are associated with: <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feedlotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or</li> <li>(i) roadside stalls; or</li> <li>(j) winery.</li> </ul>	n/a	The subject land is an existing 7,448m <sup>2</sup> rural residential lot.  The land is already fragmented and lost for agricultural purposes.
<b>For assessable development</b>			
<b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> <li>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>(c) avoid reducing primary production potential; and</li> <li>(d) not adversely affect public health, safety and amenity.</li> </ul>	<b>AO2</b> No acceptable outcome is provided.	n/a	Not applicable.  The planning scheme does not define caretaker's accommodation or service station as sensitive land uses.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> : (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	<b>AO3</b> No acceptable outcome is provided.	n/a	The subject land is an existing 7,448m <sup>2</sup> rural residential lot.  The land is already fragmented and lost for agricultural purposes.
<b>If for Reconfiguring a lot</b>			
<b>PO4</b> The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.	<b>AO4</b> Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> .	n/a	The application is not proposing to reconfigure the subject land.
<b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	<b>AO5</b> No acceptable outcome is provided.	n/a	The application is not proposing to reconfigure the subject land.



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>, including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency;</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) resolves boundary issues where a structure is built over the boundary line of two lots.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	n/a	The application is not proposing to reconfigure the subject land.

## 8.2.2 Airport environs overlay code

### 8.2.2.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is affected by a constraint category identified on the **Airport environs overlay maps (OM-002a-f)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

### 8.2.2.2 Purpose

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

### 8.2.2.3 Criteria for assessment

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

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Development does not impair the function of state significant aviation facilities by creating: <ul style="list-style-type: none"> <li>(a) physical obstructions; or</li> <li>(b) electrical or electro-magnetic interference; or</li> <li>(c) deflection of signals.</li> </ul>	<b>AO5.1</b> Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on <b>Airport environs overlay map (OM-002a.1)</b> does not exceed a height of 640 metres AHD.	n/a	Not applicable.
	<b>AO5.2</b> Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on <b>Airport environs overlay map (OM-002a)</b> does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.	n/a	Not applicable.
	<b>AO5.3</b> Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on <b>Airport environs overlay map (OM-002a)</b> unless associated with the Biboohra CVOR facility.	n/a	Not applicable.

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

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

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



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

### 9.3.1 Accommodation activities code

#### 9.3.1.1 Application

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

#### 9.3.1.2 Purpose

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

### 9.3.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>All Accommodation activities, apart from Dwelling house</b>			
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b> .	n/a	Not applicable.  Table 9.3.1.3B does not provide site and frontage requirements for caretaker's accommodation.
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>			
<b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	<b>AO2.1</b> A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	✓	The development will be conditioned to comply.
<b>All Accommodation activities, except for Dwelling house</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>AO3</b> The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	n/a	No dwelling exists on the adjoining allotment. When one is proposed, there is ample space on that allotment to site a dwelling well away from the proposed caretaker's residence.
<p><b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which:</p> <p>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</p> <p>(b) provide a range of opportunities for passive and active recreation;</p> <p>(c) provide a positive outlook and high quality of amenity to residents;</p>	<p><b>AO4.1</b> Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b>.</p>	n/a	Not applicable.  Development proposes caretaker's accommodation.
	<p><b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b>.</p>	✓	The proposed caretaker's accommodation will have in excess of 50m <sup>2</sup> of exclusive open space.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	<b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	The development will be conditioned to comply.
	<b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m <sup>2</sup> per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	n/a	Not applicable.
<b>If for Caretaker's Accommodation</b>			
<b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.	<b>AO5.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.	✓	The development complies.
Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	<b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	n/a	Not applicable.  The land is zoned Rural Residential.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Dwelling house</b>			
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<b>AO6.1</b> The secondary dwelling is located within: <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	n/a	Not applicable.
	<b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	n/a	Not applicable.
<b>If for Dual occupancy</b>			
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> <li>(a) maximise opportunities for causal surveillance;</li> <li>(b) provide for separation between the two dwellings; and</li> <li>(c) provide activity and visual interest on both frontages.</li> </ul>	<b>AO7.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	n/a	Not applicable.
	<b>AO7.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	n/a	Not applicable.
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>			
<b>PO8</b> Development is appropriately located within the Shire to: <ul style="list-style-type: none"> <li>(a) maximise the efficient utilisation of existing infrastructure, services and facilities; and</li> <li>(b) minimise amenity impacts through the collocation of compatible uses.</li> </ul> Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	<b>AO8</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO9</b> Buildings are designed to: <ul style="list-style-type: none"> <li>(a) reduce the appearance of building bulk;</li> <li>(b) provide visual interest through articulation and variation;</li> <li>(c) be compatible with the embedded, historical character for the locality; and</li> <li>(d) be compatible with the scale of surrounding buildings</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<b>AO9.1</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: <ul style="list-style-type: none"> <li>(a) a change in roof profile; or</li> <li>(b) a change in parapet coping; or</li> <li>(c) a change in awning design; or</li> <li>(d) a horizontal or vertical change in the wall plane; or</li> <li>(e) a change in the exterior finishes and exterior colours of the development.</li> </ul>	n/a	Not applicable.
	<b>AO9.2</b> For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	n/a	Not applicable.
	<b>AO9.3</b> For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	n/a	Not applicable.
	<b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: <ul style="list-style-type: none"> <li>(a) pyramidal;</li> <li>(b) hip or hipped;</li> <li>(c) gable;</li> <li>(d) skillion.</li> </ul>	n/a	Not applicable.
<b>If for Residential care facility or Retirement facility</b>			
<b>PO10</b> The layout and design of the site: <ul style="list-style-type: none"> <li>(a) promotes safe and easy pedestrian, cycle</li> </ul>	<b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.  Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	<b>AO10.2</b> Pedestrian paths include navigational signage at intersections.	n/a	Not applicable.
	<b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.	n/a	Not applicable.
	<b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.	n/a	Not applicable.
	<b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	n/a	Not applicable.
<b>If for Home based business</b>			
<b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	<b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	n/a	Not applicable.
	<b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m <sup>2</sup> .	n/a	Not applicable.
	<b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	n/a	Not applicable.
	<b>AO11.4</b> The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	n/a	Not applicable.
	<b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.	n/a	Not applicable.
	<b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	n/a	Not applicable.



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

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

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

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

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

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

**Table 9.3.1.3C – Communal open space**

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

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

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

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

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

**Table 9.3.1.3D – Private open space**

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

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

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

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



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

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

### 9.3.2 Commercial activities code

#### 9.3.2.1 Application

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

#### 9.3.2.2 Purpose

- (1) The purpose of the Commercial activities code is to ensure Commercial activities are appropriately located, designed and operated to service the Shire while not impacting on the character and amenity of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Commercial activities meet the needs of the local community, visitors and tourists through safe, accessible and convenient points of service;
  - (b) Commercial activities have minimal impacts on the natural environment or the environmental values of the area;
  - (c) Commercial activities reinforce and do not prejudice the role and function of established or designated centres;
  - (d) Commercial activities minimise impacts on the character and amenity of the surrounding area and surrounding land uses, particularly residential uses; and
  - (e) Commercial activities do not compromise the viability of the hierarchy and network of centres, namely:
    - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    - (iv) Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities.

### 9.3.2.3 Criteria for assessment

**Table 9.3.2.3—Commercial activities 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			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	<b>AO1</b> Building design does not incorporate: <ul style="list-style-type: none"> <li>(a) highly reflective materials such as high performance glass or untreated galvanised metals; or</li> <li>(b) unrelieved, unpainted or un-rendered finishes; or</li> <li>(c) unarticulated concrete finishes; or</li> <li>(d) unarticulated cladding systems; or</li> <li>(e) fluorescent or iridescent paints; or</li> <li>(f) use of single colour or surface treatment.</li> </ul>	✓	<p>The scale of the buildings are consistent with other service station type developments with a single level retail building connected to a higher fueling canopy via covered link. The retail building will be rendered blockwork with a painted compressed fibre cement sheeting fascia. This building will have a glazed frontage to the fueling area, outdoor dining/play area and the Highway. The fueling canopy and link will be open steel framed structures with matching fascia's. At this stage there is no corporate branding or colour pallet to overlay. An outdoor dining and children's play area is located on the street corner to activate the retail building frontage.</p> <p>The service station store is well appointed to cater for travelers and locals alike, with a commercial kitchen and cafe facilities to provide meals and coffees for patrons to</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>consume on-site if they like with indoor and outdoor dining areas provided. Adjacent to the dining areas there is a kid's playground area to cater for travelling families, strategically positioned.</p> <p>The development complies.</p>
<b>If for Sales office</b>			
<b>PO2</b> A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: <ul style="list-style-type: none"> <li>(a) duration of use;</li> <li>(b) size and scale;</li> <li>(c) intensity and nature of use;</li> <li>(d) number of employees; and</li> <li>(e) hours of operation.</li> </ul>	<b>AO2.1</b> The Sales office is limited in its duration to a period not greater than: <ul style="list-style-type: none"> <li>(a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or</li> <li>(b) 6 months, where involving land or buildings that can be won as a prize.</li> </ul>	n/a	Not applicable.
	<b>AO2.2</b> The Sales office does not exceed 100m <sup>2</sup> gross floor area.  Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize.	n/a	Not applicable.
	<b>AO2.3</b> No more than 3 employees work within the sales office at any one time.	n/a	Not applicable.
	<b>AO2.4</b> The Sales office does not operate outside the hours of 8.00am to 6.00pm.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO3</b> A Sales office is located to be accessible to visitors.	<b>PO3</b> The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.	n/a	Not applicable.
<b>For assessable development</b>			
<b>Visual amenity and character</b>			
<b>PO4</b> Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	<b>AO4</b> No acceptable outcome is provided.	✓	The development can be conditioned to comply.
<b>Location and size</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	<b>AO5</b> No acceptable outcome is provided.	✓	<p>The proposed scale and nature of this service station is typical of a modern service station design.</p> <p>The siting of a service station fronting a State controlled road is not inconsistent with the centre hierarchy for Mareeba Shire. Most new service stations are developed along State controlled roads or major Local controlled roads to maximise exposure to passing traffic.</p> <p>The proposed development complies.</p>
<b>If for Service station or Car wash</b>			
<b>PO6</b> The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	<b>AO6.1</b> The site has a: (a) minimum area of 1500m <sup>2</sup> ; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise.	✓	<p>Complies.</p> <p>The site has an area of 7,448m<sup>2</sup>.</p> <p>The site has approximately 250 metres frontage to the Kennedy Highway and 90 metres frontage to Malone Road.</p>
	<b>AO6.2</b> Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.	✓	<p>The development will comply.</p> <p>No aboveground bulk fuel storage tanks are proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO6.3</b> Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.	✓	The development will comply.
	<b>AO6.4</b> Fuel pumps, car wash bays and facilities including air and water points are: (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.	✓	The development will comply.
<b>PO7</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources.	<b>AO7</b> No acceptable outcome is provided.	✓	The development will be conditioned to comply.



### 9.4.1 Advertising devices code

#### 9.4.1.1 Application

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

#### 9.4.1.2 Purpose

- (1) The purpose of the Advertising devices code is to regulate the location, siting, number, content and design requirements for advertising devices to protect the visual character and amenity of the urban and rural areas of the region, whilst supporting the promotion of business and enterprise.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Advertising devices are designed, sited and integrated so that they do not detract from the existing character and amenity of an area and contribute to a coherent and harmonious streetscape;
  - (b) Advertising devices are of a scale, dimension and quality to minimise adverse visual impacts;
  - (c) Advertising devices do not result in visual clutter;
  - (d) Advertising devices do not impact on pedestrian or road safety and do not obscure the view of any official traffic, safety or information sign;
  - (e) Advertising devices are constructed and maintained to ensure a high standard of public safety through structural integrity, design and construction;
  - (f) Advertising devices primarily provide, clear and effective identification of business and commercial premises, community uses and events with limited product advertising;
  - (g) In the Rural zone advertising devices are limited to maintain the landscape character of the area; and
  - (h) Billboards are limited to identified localities.

#### 9.4.1.3 Criteria for assessment

**Table 9.4.1.3A—Advertising devices 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			
Public safety			

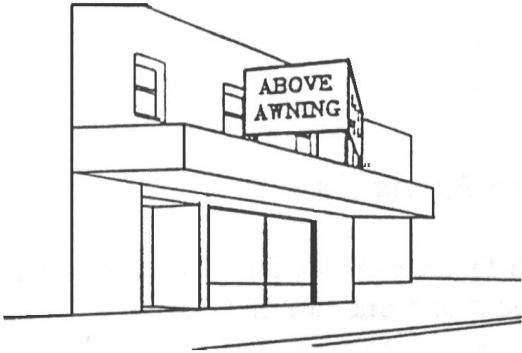


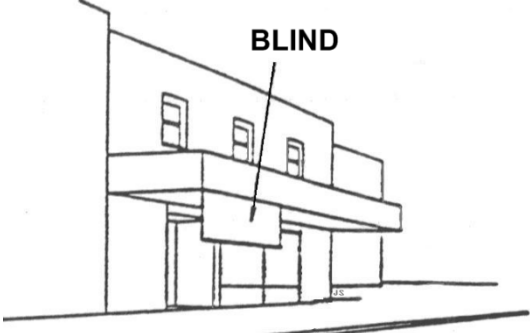
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	<b>AO1.1</b> Advertising devices do not: <ul style="list-style-type: none"> <li>(a) resemble traffic control devices; or</li> <li>(b) give instructions to traffic; or</li> <li>(c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or</li> <li>(d) cause interference with the visibility and effectiveness of hazard or warning lights; or</li> <li>(e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or</li> <li>(f) incorporate highly reflective materials and finishes; or</li> <li>(g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.</li> </ul>	✓	<p>The proposed facility will include one pylon sign (8m in height) and a number of small entry / exit signs.</p> <p>The proposed new signs are appropriately located within the property boundaries and will not comprise the character of the local area nor will they impede with any pedestrian or motoring safety. Proposed signage will not be used for third party purposes. In terms of signage on the building, at this stage there is no corporate branding or colour pallet to overlay. The details of the signage, including their location over the site and relevant elevations, are included in Appendix 3.</p> <p>The Proposed advertising devices satisfy the performance outcomes of the Advertising devices code as they are to advertise the business/premises and are located on the property to which the advertising relates. The proposed signage will be of a location and size that would not significantly contribute to visual clutter from advertising devices. Illumination of advertising devices will be of an appropriate LUX, as per Australian Standards ensuring that the safety of</p>

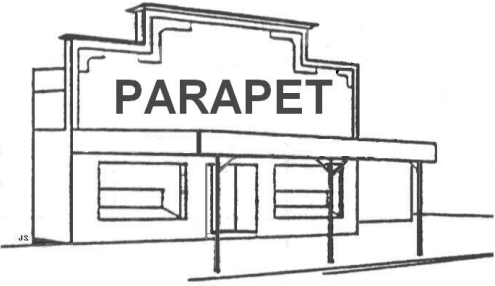
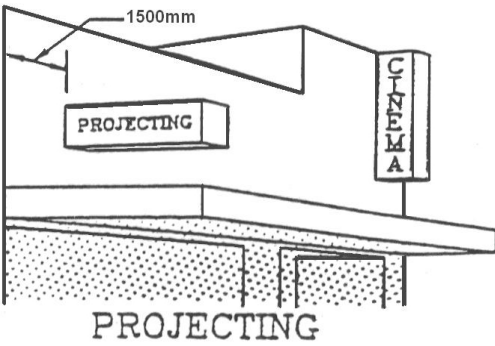
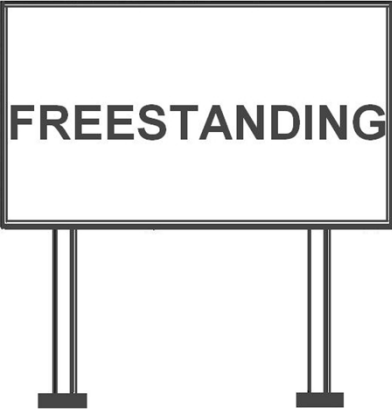
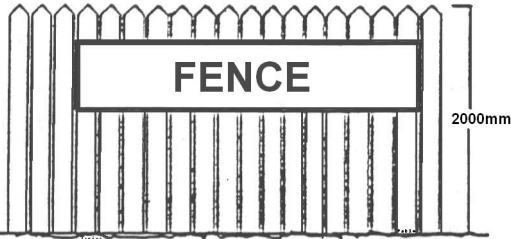
Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>motorists is not compromised as a result of the illumination levels.</p> <p>Further to this, the advertising devices will not:</p> <ul style="list-style-type: none"> <li>• Resemble traffic control devices</li> <li>• Give instructions to traffic</li> <li>• Resemble a hazard or warning light</li> </ul> <p>Cause interference with the visibility and effectiveness of hazard or warning lights</p> <ul style="list-style-type: none"> <li>• Encroach on to any part of a road, road reserve, pedestrian or cycle path</li> <li>• Incorporate highly reflective lighting</li> <li>• Move, revolve, strobe or flash</li> <li>• Be painted or erected on a roof or structure (other than an awning)</li> <li>• Incorporate foul language or visual content</li> <li>• Protrude above a roofline/parapet.</li> </ul> <p>Therefore, it is considered that the proposed height, style and illumination of proposed signage is appropriate in context of the proposed development type and location.</p> <p>The signage proposed will be consistent with any other new service station development seen both within and outside the Shire. The development complies.</p>
<b>Character and amenity</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO2</b> Advertising devices are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid visual clutter;</li> <li>(b) avoid overshadowing of adjoining premises or public places;</li> <li>(c) prevent loss of daylight or sunlight access for nearby uses;</li> <li>(d) be consistent with the built and natural character of the immediate surrounds; and</li> <li>(e) allow for the identification of premises, uses and business.</li> </ul>	<b>AO2.1</b> Advertising devices: <ul style="list-style-type: none"> <li>(a) do not move, revolve, strobe or flash;</li> <li>(b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank);</li> <li>(c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;</li> <li>(d) primarily advertise a business and/or commercial premises rather than products;</li> <li>(e) are located on the property to which the advertising relates;</li> <li>(f) do not protrude above the roofline or parapet; and</li> <li>(g) are limited to those devices identified in <b>Table 9.4.1.3B</b>.</li> </ul>	✓	Will be conditioned to comply where relevant. The signage proposed will be consistent with any other new service station development seen both within and outside the Shire.
	<b>AO2.2</b> The number, type and design of advertising devices complies with <b>Table 9.4.1.3D</b> .	✓ <b>Complies with PO2</b>	Complies with PO2. The signage proposed will be consistent with any other new service station development seen both within and outside the Shire.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>Character and amenity</b>			
<b>PO3</b> Advertising devices are: (a) designed and engineered to a standard that satisfies the wind classification for the particular area; (b) appropriately secured and supported so as to cause no injury or damage to persons or property; (c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and (d) appropriately separated from any electricity infrastructure.	<b>AO3</b> No acceptable outcome is provided.	✓	Can be conditioned to comply. All signage will either be engineered itself (pylon sign) or attached to a certified building.
<b>PO4</b> Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to: (a) not impact on the safety and efficiency of the state controlled road network; and (b) preserve rural character and landscape values.	<b>AO4</b> Freestanding advertising devices: (a) have a maximum sign face area of 18m <sup>2</sup> and a maximum sign face width of 6 metres; (b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road; (c) are of a design and colour that is compatible with existing adjacent development; and (d) are only located on properties with frontage to either side of the sections of State-controlled road identified in <b>Table 9.4.1.3C</b> .	✓	The proposed pylon sign is consistent with that seen at most service station developments and is considered to comply with PO4.

**Table 9.4.1.3B—Acceptable advertising devices**

Type and definition	Example
<p><b>Above awning advertising device</b> - an advertising sign located on top of and attached to an awning or veranda.</p>	
<p><b>Fascia advertising device</b> - a flush advertising sign painted on, or attached to the front and/or side faces of an awning.</p>	
<p><b>Under awning advertising device</b> - a flat signage panel or light-box that is suspended directly underneath an awning or verandah.</p>	
<p><b>Blind advertising device</b> - a sign that is painted or otherwise affixed to a solid or flexible material suspended from an awning face or verandah.</p>	

Type and definition	Example
<p><b>Parapet advertising device</b> – a sign painted on, or affixed to the architectural parapet of a building.</p>	 <p>A line drawing of a building facade. A sign with the word "PARAPET" is mounted on the architectural parapet of the building. The sign is rectangular and has a slightly raised, three-dimensional appearance.</p>
<p><b>Projecting advertising device</b> - a sign mounted at right angles to a wall or building face.</p>	 <p>A line drawing of a building facade. A sign with the word "PROJECTING" is mounted on a wall, projecting outwards. A dimension line indicates a height of 1500mm. To the right, a vertical sign reads "CINEMA". Below the main sign, the word "PROJECTING" is written in a larger, bold font.</p>
<p><b>Freestanding advertising device</b> - a sign that comprises either a hoarding/billboard or a pylon sign which is elevated from the ground and supported by one or more columns, pylons or poles.</p>	 <p>A line drawing of a freestanding advertising device. It consists of a large rectangular sign with the word "FREESTANDING" in bold, supported by two vertical poles.</p>
<p><b>Fence advertising device</b> - a sign painted on, or otherwise affixed to a fence or gate that acts as a permanent partition screen or barrier.</p>	 <p>A line drawing of a fence advertising device. A sign with the word "FENCE" is mounted on a fence. A dimension line indicates a height of 2000mm.</p>



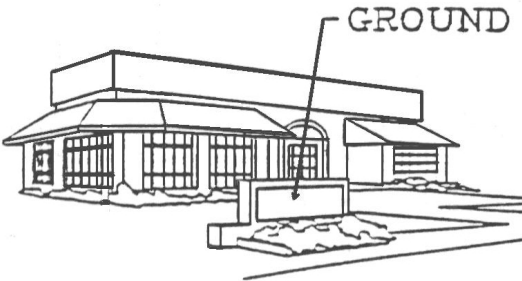
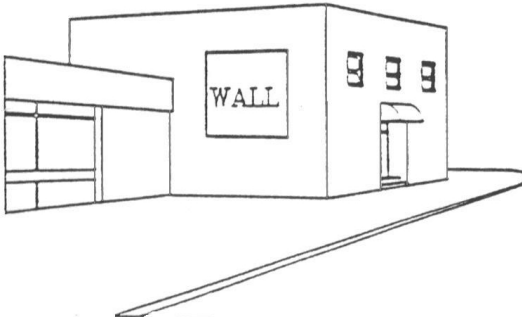
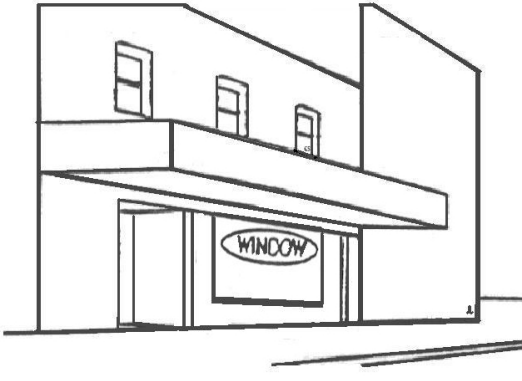
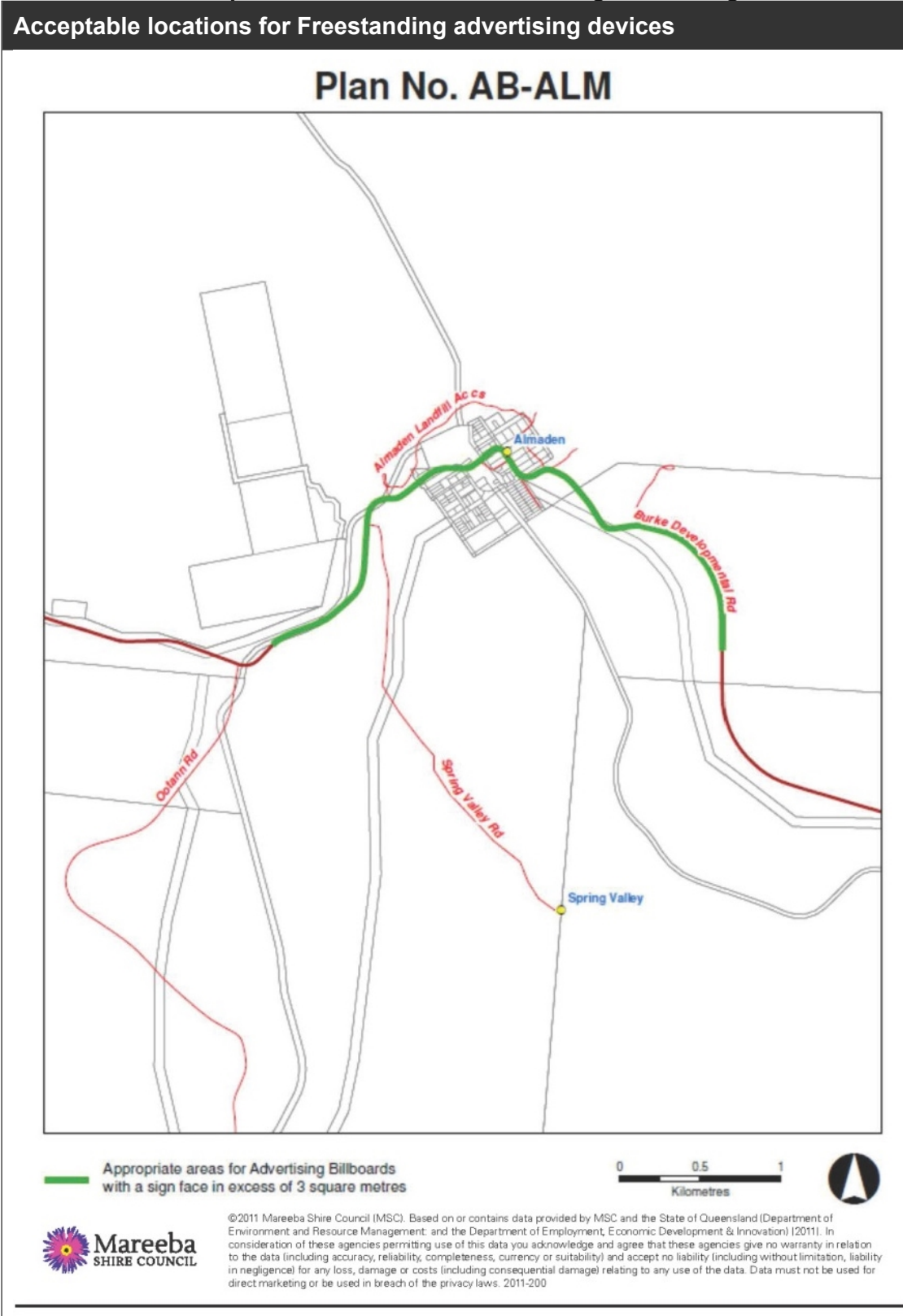
Type and definition	Example
<p><b>Ground advertising device</b> - a low-level independent sign that contains the name associated with the premises and that is erected at a driveway entrance as a permanent structure.</p>	 <p>A line drawing of a commercial building with a driveway. A low, rectangular sign is positioned at the entrance of the driveway. A line points from the word "GROUND" to the sign.</p>
<p><b>Wall advertising device</b> - a sign painted on, or otherwise affixed to a wall and confined within the limits of the wall.</p>	 <p>A line drawing of a building corner. A rectangular sign is painted on the side wall, containing the word "WALL".</p>
<p><b>Window advertising device</b> - a sign painted on, or otherwise affixed to the inner or outer surface of a window. The term includes devices that are suspended from the window frame and may also be illuminated. The term does not include product displays or showcases for viewing by pedestrians.</p>	 <p>A line drawing of a building with a large window. An oval sign is affixed to the window, containing the word "WINDOW".</p>


Table 9.4.1.3C—Acceptable locations for Freestanding advertising devices



# Acceptable locations for Freestanding advertising devices

## Plan No. AB-CHI



 Appropriate areas for Advertising Billboards  
with a sign face in excess of 3 square metres

0 0.5 1  
Kilometres



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## Acceptable locations for Freestanding advertising devices

### Plan No. AB-CAR



Appropriate areas for Advertising Billboards  
with a sign face in excess of 3 square metres

0 1 2  
Kilometres




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## Acceptable locations for Freestanding advertising devices

### Plan No. AB-DIM



 Appropriate areas for Advertising Billboards  
with a sign face in excess of 3 square metres

0 1 2  
Kilometres

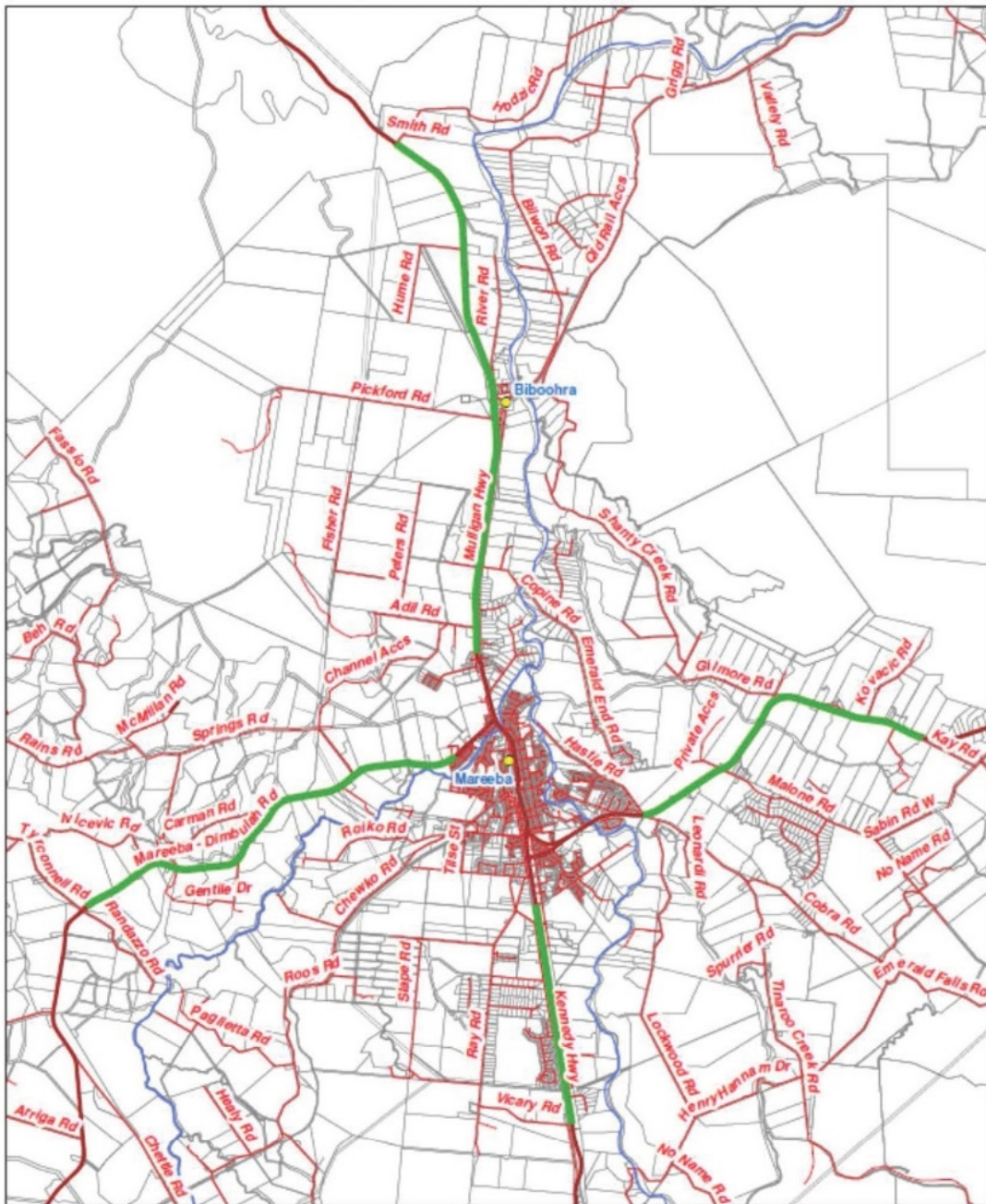


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## Acceptable locations for Freestanding advertising devices

### Plan No. AB-MAR



Appropriate areas for Advertising Billboards  
with a sign face in excess of 3 square metres

0 1.5 3  
Kilometres




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## Acceptable locations for Freestanding advertising devices

### Plan No. AB-MOL



 Appropriate areas for Advertising Billboards  
with a sign face in excess of 3 square metres

0 0.5 1  
Kilometres




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# Acceptable locations for Freestanding advertising devices

## Plan No. AB-MUT



 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres

0 0.45 0.9  
Kilometres



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**Table 9.4.1.3D—Number, Type and Design of Advertising Devices**

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
<b>Zones</b>				
Centre zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Blind	-	(a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Freestanding	6m <sup>2</sup>	(a) Located on lots greater than 1,000m <sup>2</sup> (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	2.5m <sup>2</sup>	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed; (c) Do not exceed the height of the building or structure to which they are affixed
		Under awning	-	(a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed (c) Have a maximum length of 2.5 metres (d) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (e) Positioned in the centre of the awning and are perpendicular to the building face of the premises

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m <sup>2</sup>	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) limited to one sign per road frontage for each tenant (d) No more than 50% of available wall space is covered by existing and proposed signage (e) At least one side has a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Community facilities zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Blind	1.5m <sup>2</sup>	(a) Do not exceed the width of the of the awning to which they are affixed (b) Have a ground clearance of 2.4 metres between the lowest part of the sign and the footpath (c) Sited adjacent to the main building entrance (d) Flush with the awning face (e) Wholly located under the awning
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	2.5m <sup>2</sup>	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m <sup>2</sup>	(a) Located on lots greater than 1,000m <sup>2</sup> (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m <sup>2</sup>	(a) Maximum height of 1.5 metres
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Sign face of no more than a maximum of 40% of the available parapet area
		Projecting	2.5m <sup>2</sup>	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Under awning	-	(a) Limited to one sign per road frontage (b) Do not exceed 75% of the width of the awning to which the sign is affixed with the maximum length being 2.5 metres (c) Have a minimum ground clearance of 2.4 metres between the lowest part of the sign and the footpath (d) Positioned in the centre of the awning and are perpendicular to the building face of the premises
		Wall	2.5m <sup>2</sup>	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Conservation zone	1	Fence	2.5m <sup>2</sup>	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	2.9m <sup>2</sup>	(a) Maximum height of 3 metres (b) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (c) Setback a minimum of 1 metre from the property boundaries (d) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points
		Ground	5m <sup>2</sup>	(a) Maximum height of 1.5 metres
		All signs	-	(a) Not illuminated
Emerging community zone	1	Fence or Freestanding	0.5m <sup>2</sup>	(a) Relate to a use conducted on the premises (b) Not illuminated (c) Located wholly within the premises facing the road frontage(s) of the site
Low density residential zone				
Medium density residential zone				

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
Rural residential zone				
Industry zone	3	Above awning	-	(a) Do not exceed the height of the parapet or building roofline (b) Do not exceed the width or depth of the of the awning to which they are affixed
		Fascia	-	(a) Wholly contained within the outline of the awning to which they are affixed (b) Flush with the awning face
		Fence	2.5m <sup>2</sup>	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m <sup>2</sup>	(a) Located on lots greater than 1,000m <sup>2</sup> (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m <sup>2</sup>	(a) Maximum height of 1.5 metres
		Parapet	-	(a) Flush with the building parapet wall face (b) Wholly contained within the area of the parapet (c) Have a sign face of no more than maximum of 40% of the available parapet area
		Projecting	2.5m <sup>2</sup>	(a) Limited to one sign per road frontage (b) Do not project greater than 1.5 metres from the building or structure to which they are affixed (c) Do not exceed the height of the building or structure to which they are affixed
		Wall	2.5m <sup>2</sup>	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		Window	-	(a) Wholly contained within the window area (b) No more than 50% of available window space is covered by existing and proposed signage
Recreation and open space zone	3	All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
		Fence	2.5m <sup>2</sup>	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	6m <sup>2</sup>	(a) Located on lots greater than 1,000m <sup>2</sup> (b) No higher than buildings on the same lot or 7.5 metres (whichever is the lesser)
		Ground	5m <sup>2</sup>	(a) Maximum height of 1.5 metres

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements
		Wall	2.5m <sup>2</sup>	(a) Wholly contained within the outline of the wall to which they are affixed (b) Flush with the face of the wall (c) No more than 50% of available wall space is covered by existing and proposed signage (d) Limited to one sign per road frontage for each tenant (e) Have at least one side with a minimum length of 600mm
		All signs	-	(a) If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).
Rural zone	1	All signs	-	(a) Not illuminated
		Fence	2.5m <sup>2</sup>	(a) Located wholly within the premises facing the road frontage(s) of the site
		Freestanding	2.9m <sup>2</sup>	(a) Sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road (b) Setback a minimum of 1 metre from the property boundaries (c) Located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points (d) Maximum height of 3 metres
Uses				
Home based business	1	Fence Freestanding	0.5m <sup>2</sup>	(a) Not illuminated (b) Located wholly within the premises facing the road frontage(s) of the site
Renewable energy facility	-	-	-	(a) Limited in scale (b) Confined to site (c) Limited to development interpretation.
Roadside stall	2	-	1m <sup>2</sup>	(a) Located on the same site as the roadside stall.
Rural industry	-	-	2.1m <sup>2</sup>	(a) Located at the entrance to the premises; (b) Limited to the name and hours of operation of the facility (c) Does not include any product advertising

Note—Where there is a conflict between a requirement in a zone and a requirement for a use in the **Table 9.4.1.3D**, compliance is to be achieved with the more restrictive requirement.

Note—Where there is no requirement specified for a use, reference should be made to the relevant zone requirement.

## 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			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<b>AO1</b> Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	<p>In terms of landscaping, the subject site in which the facility is proposed is sufficiently landscaped to provide an attractive development outcome. The three (3) metre wide tree buffer along the eastern boundary also provides a suitable buffer with some height that delivers a suitable transition from the highway through the service station and onto the adjoining vacant rural residential land. Additionally, the 1.8m high solid fence along the boundary provides additional treatments and a physical barrier to improve amenity and security to future residential uses. The rest of the site also includes significant landscaped areas to illustrate in the plans as the light green shaded area. This area warps around the entire perimeter of the development excluding the entry and exit points. Overall the landscaping areas through the development will ensure the development appearance is enhanced in providing an attractive streetscape and landscape character.</p> <p><i>At approximately 1,327m<sup>2</sup>, the total landscaped areas provided as part of this</i></p>



Performance outcomes	Acceptable outcomes	Complies	Comments
			<p><i>development sits around 18%. This achieves compliance with the code requirements.</i></p> <p><i>The proposed development complies with the 3m wide landscape strip around the perimeter of the facility. The code only specifies up to 2m adjoining car parking areas.</i></p> <p><i>The development includes suitable landscaping and fencing treatments along the side and rear boundaries that provides suitable screens to adjoining properties and preserves the amenity of the area.</i></p> <p><i>Landscaped areas proposed as part of this development will visual interest and softens the aspect when viewed from Malone Road and the Kennedy Highway.</i></p> <p><i>The development complies and will be provided in accordance with the relevant landscaping policy.</i></p> <p><i>The landscaping will not impact on the ongoing provision of infrastructure and services to the shire.</i></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p><i>The landscaped areas will be easily maintained moving forward and will thrive with generous access to sunlight and water for health plant grown. As such, these landscaped areas will look attractive and healthy into the future.</i></p> <p>The development complies.</p>
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓	<p>See comment for AO1. The landscaping proposed is considered reasonable and complies with PO2.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	✓	<p>See comment for AO1. The landscaping proposed is considered reasonable and complies with PO2.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	<b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	✓	See comment for AO1. The landscaping proposed is considered reasonable and complies with PO2.
	<b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	See comment for AO1. The landscaping proposed is considered reasonable and complies with PO2.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: (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; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m <sup>2</sup> : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping.  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	Not applicable. The development does encourage long term parking. Shade trees are not considered necessary.
	<b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Will be conditioned to comply.
<b>PO5</b> Landscaping areas include a range and variety of planting that:	<b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Will be conditioned to comply.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>P07</b> Landscaping areas are designed to: <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<b>A07</b> No acceptable outcome is provided.	✓	Can be conditioned to comply.

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

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

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

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

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



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>✓ / x</p>	<p><b>Caretaker's accommodation</b> One space per dwelling unit</p> <p><b>Service Station</b> Minimum of four spaces plus car parking at rates applicable to ancillary use/s.</p> <p>One (1) AV space</p> <p>The proposal provides for sufficient car parking to accommodate the demand likely to be generated by the uses. The proposal complies with the planning scheme requirements for on-site parking as the proposed 16 car parks for the service station and one (1) covered car park for the accommodation far exceed the requirements under the code. The requirement for fuel delivery vehicles (AV) is 1 space in which turning paths have been illustrated on the site plan, demonstrating that access in and out of the site can be achieved in a forward gear. The main assessment consideration for a</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>service station is the provision of suitable access and parking is provided for all types of vehicles, ensuring that parking is provided in a way that does not compromise the safety and efficiency of the surrounding road network.</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear. Parking areas will be kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>
<b>Vehicle crossovers</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO2</b> Vehicle crossovers are provided to: <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	The development will be conditioned to comply.
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	✓	All access is provided via Malone Road.  No access is permitted via the Kennedy Highway.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	✓ Complies with PO2	<p>Access to and from the site has been constrained by the requirements of the Department of Transport and Main Roads (DTMR).</p> <p>DTMR has denied the applicant's proposal for a left in entry only off the Kennedy Highway.</p> <p>Instead, all access to and from the site must be via the joint 10 metre wide entry and exit off Malone Road, to be sited adjacent to the site's eastern boundary.</p> <p>Whilst the proposed access does not comply with Table 9.4.3.3E, the access will still satisfy PO2.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	✓	<p>The development will be conditioned to require all access, maneuvering and car parking areas to be concrete.</p> <p>The applicant's original proposal for a gravel hardstand (truck turnaround) is no longer acceptable due to the relocation of the high flow fuel bowser/s and changes this causes for onsite heavy vehicle movements.</p>
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the character of the surrounding locality.</li> </ul>	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	The development complies.
	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	✓	The development complies.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	The development complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	✓	The development complies.
<b>Site access and manoeuvring</b>			
<b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	<b>AO5.1</b> Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.  Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	✓	The development complies.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.2</b></p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	n/a	Not applicable.
	<p><b>AO6.3</b></p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	✓	The development will be conditioned to comply.
	<p><b>AO6.4</b></p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	Not applicable.
	<p><b>AO6.5</b></p> <p>Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	✓	The development will be conditioned to comply.



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

Performance outcomes	Acceptable outcomes	Complies	Comments
uses and streetscape quality.	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	✓	The development will be conditioned to comply.
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	The development will be conditioned to comply.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	The development will be conditioned to comply.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	n/a	Not applicable.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	n/a	Not applicable.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	n/a	Not applicable.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(d) the expected traffic movements to be generated by the facility;</li> <li>(e) any associated impacts on the road network; and</li> <li>(f) any works that will be required to address the identified impacts.</li> </ul>	n/a	Not applicable.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

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

### 9.4.5.2 Purpose

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

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development**

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

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



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

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO3.2</b> On-site drainage systems are constructed: <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	✓	The development will comply.
<b>Electricity supply</b>			
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<b>AO4</b> The premises: <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>	✓	The premises will be connected to Ergon's supply network.
<b>Telecommunications infrastructure</b>			

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

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	n/a	Not applicable.
	<b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
	<b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
	<b>A07.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
<b>For assessable development</b>			
<b>Transport network</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	The development will be conditioned to comply.
	<b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	Not applicable.
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	The development will be conditioned to comply.
<b>Stormwater quality</b>			

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

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO10.2</b>  For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	✓	The development will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO11</b> Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	<b>AO11</b> No acceptable outcome is provided.	✓	The development will be conditioned to comply.
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	Not applicable.  No filling or excavation has been proposed under the current application.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	n/a	Not applicable.



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

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