

## Assessment of application against relevant Development Codes

### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>FILE NO:</b>	RAL/21/0020	<b>ADDRESS:</b>	49-51 & 53 Constance Street, Mareeba
<b>APPLICANT:</b>	The Corporation of the Diocesan Synod of North Queensland	<b>RPD:</b>	Lot 1 on RP700517 and Lot 1 on RP734542
<b>LODGED BY:</b>	Freshwater Planning Pty Ltd	<b>AREA:</b>	Lot 1 (49-51 Constance St) - 2,428m2 Lot 1 (53 Constance St) - 2,245m2
<b>DATE LODGED:</b>	1 December 2021	<b>OWNER:</b>	The Corporation of the Diocesan Synod of North Queensland
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Reconfiguring a Lot - Boundary Realignment and creating an Access Easement		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Medium Density Residential zone		
<b>LEVEL OF ASSESSMENT:</b>	Code Assessment		
<b>SUBMISSIONS:</b>	n/a		

### Relevant Development Codes

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

- 6.2.7 Medium density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

## 6.2.7 Medium density residential zone code

### 6.2.7.1 Application

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

### 6.2.7.2 Purpose

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

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

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

### 6.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <p>(a) the height of existing buildings on adjoining premises;</p> <p>(b) the development potential, with respect to height, on adjoining premises;</p> <p>(c) the height of buildings in the vicinity of the site;</p> <p>(d) access to sunlight and daylight for the site and adjoining sites;</p> <p>(e) privacy and overlooking; and</p> <p>(f) site area and street frontage length.</p>	<p><b>AO1</b> Development has a maximum building height of:</p> <p>(a) 8.5 metres; and</p> <p>(b) 2 storeys above ground level.</p>	n/a	<p>The application is for boundary realignment only.</p> <p>No new development is proposed.</p>
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <p>(a) do not dominate the lot on which they are located; and</p> <p>(b) are consistent with the scale and character of development in the Medium density residential zone.</p>	<p><b>AO2</b> Domestic outbuildings do not exceed:</p> <p>(a) 100m<sup>2</sup> in gross floor area; and</p> <p>(b) 5.5 metres in height above natural ground level.</p>	n/a	<p>The application is for boundary realignment only.</p> <p>No outbuildings are proposed.</p>
<b>Siting</b>			
<p><b>PO3</b> Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p>	<p><b>AO3.1</b> Buildings and structures include a minimum setback of:</p> <p>(a) 6 metres from the primary road frontage; and</p>	n/a	<p>The application is for boundary realignment only.</p> <p>There will be no change to the existing road setbacks.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) access to sunlight and daylight for the site and adjoining sites;	(b) 3 metres from any secondary road frontage.		
(c) privacy and overlooking;			
(d) opportunities for casual surveillance of adjoining public spaces;	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	✓	The boundary realignment will resolve existing building encroachments.
(e) air circulation and access to natural breezes;			
(f) appearance of building bulk; and			
(g) relationship with road corridors.			
<b>Accommodation density</b>			
<b>PO4</b> The density of Accommodation activities:	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.7.3B</b> .	✓	The development complies.
(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>Gross floor area</b>			
<b>PO5</b> Buildings and structures occupy the site in a manner that:	<b>AO5</b> Gross floor area does not exceed 600m <sup>2</sup> .	✓	The application is for boundary realignment only.
(a) makes efficient use of land;			No new development is proposed.
(b) is consistent with the bulk and scale of surrounding buildings; and			

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) appropriately balances built and natural features.			
<b>For assessable development</b>			
<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <p>(a) include visual interest and architectural variation;</p> <p>(b) maintain and enhance the character of the surrounds;</p> <p>(c) provide opportunities for casual surveillance;</p> <p>(d) include a human scale; and</p> <p>(e) encourage occupation of outdoor space.</p>	<p><b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	n/a	<p>The application is for boundary realignment only.</p> <p>No new development is proposed.</p>
<p><b>PO7</b> Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	n/a	<p>The application is for boundary realignment only.</p> <p>No new development is proposed.</p>
<b>Non-residential development</b>			
<p><b>PO8</b> Non-residential development:</p> <p>(a) is consistent with the scale of existing development;</p> <p>(b) does not detract from the amenity of nearby residential uses;</p> <p>(c) directly supports the day to day needs of</p>	<p><b>AO8</b> No acceptable outcome is provided.</p>	n/a	<p>The application is for boundary realignment only.</p> <p>No new development is proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) the immediate residential community; and does not impact on the orderly provision of non-residential development in other locations in the shire.			
<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.	n/a	The application is for boundary realignment only.  No new development is proposed.
<b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO10</b> No acceptable outcome is provided.	n/a	The application is for boundary realignment only.  No new development is proposed.

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

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

## 7.2.2 Mareeba local plan code

### 7.2.2.1 Application

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

### 7.2.2.2 Purpose

- (1) The purpose of the Mareeba local plan code is to:
  - (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
  - (b) facilitate the continued development of the Mareeba Airport;
  - (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
  - (d) identify and direct urban growth opportunities;
  - (e) facilitate a more vibrant and integrated town centre;
  - (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
  - (g) enhance Mareeba's heritage and cultural elements; and
  - (h) facilitate the development of an appropriate site for special industry.
- (2) Ten precincts have been identified in the Mareeba local plan to achieve this purpose:
  - (a) The Town centre core precinct will be maintained as the retail and cultural heart of Mareeba. Development will be managed to increase the walkability of the precinct and better integrate the street and built environments. Character elements of the precinct will be maintained and new buildings or works to existing buildings will be respectful of character values.
  - (b) The Town centre fringe precinct consists of commercial and residential uses. The precinct will facilitate destination specific commercial development where it can be demonstrated that design measures can be incorporated to adequately mitigate any impacts upon residential amenity. The precinct will not detract from the role of the Town centre core precinct as the town's primary retail and commercial precinct.
  - (c) The Mareeba Airport precinct includes the existing airport facilities and an area on the south west side of the runway that is intended to be development for aviation based industry. The precinct will facilitate the continuing development of the Mareeba Airport, for passenger and freight movements, and other activities associated with the airport's primary function including industry, where it is demonstrated that these uses do not compromise efficient aircraft operation.
  - (d) The Mareeba northern investigation precinct is intended to support long term future urban development beyond the life of the planning scheme. Development in this precinct (particularly subdivision) is limited so that the future urban intent is not compromised.
  - (e) The Mareeba north-eastern expansion precinct, the Mareeba south-eastern expansion precinct and the Mareeba south-western expansion precinct are intended for urban residential development. These precincts are constrained by a range of important features including slopes, gullies, watercourses, open space and riparian linkages and the Mareeba Bypass. Development in these precincts preserves and enhances these features while supporting the development of a walkable and well connected transport network. Development in the Mareeba north-eastern expansion precinct supports the construction of a new bridge over the Barron River connecting Hastie Road with Lloyd Street to enable greater

- access to the town centre while small scale local centres are encouraged in the Mareeba south-western expansion precinct.
- (f) The Stable precinct defines an established area of residential properties incorporating horse stables adjoining the Mareeba Racecourse. The precinct is intended to protect the ongoing use of the stables on these properties, in association with residential uses.
  - (g) The Industrial park precinct provides for the expansion, establishment and operation of General industry and Heavy industry uses within this precinct, where they are appropriately separated from incompatible uses.
  - (h) The Noxious and hazardous industry precinct provides for the expansion, establishment and relatively unconstrained operation of Special industry in the precinct where the use is sufficiently isolated from other land uses and potential on and off site impacts can be adequately managed. Uses other than Special industry and High impact industry should not occur in this precinct in order to prevent compromising the intended function of the precinct.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development recognises and protects the town centre as Mareeba’s most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;
  - (b) Development within the Town centre core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities;
  - (c) Development within the Town centre fringe precinct, accommodates destination-specific premises that requires car and service vehicle access;
  - (d) Development provides opportunities for greater utilisation of, and improved public access to, the Barron River and open spaces;
  - (e) Development protects Mareeba’s heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;
  - (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport’s primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;
  - (g) Development in the Stable precinct facilitates the combination of stables and houses whilst maintaining a low density to minimise impacts;
  - (h) Development provides for the expansion, establishment and relatively unconstrained operation of Special industry in the Noxious and hazardous industry precinct; and
  - (i) The establishment and operation of a range of industries in the Industrial park precinct is supported.

### 7.2.2.3 Criteria for assessment

**Table 7.2.2.3—Mareeba local plan - 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>If affected by the vegetated buffer area element</b>			



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Industrial development is appropriately screened from view to minimise impacts on the:</p> <p>(a) visual amenity and character of the local plan area; and</p> <p>(b) amenity of nearby land uses.</p>	<p><b>AO1</b> A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.</p>	n/a	Not applicable.
<b>If in the Stable precinct</b>			
<p><b>PO2</b> Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of:</p> <p>(a) noise;</p> <p>(b) odour; and</p> <p>(c) light</p>	<p><b>AO2</b> Stables house no more than 10 animals and are:</p> <p>(a) separated by a minimum distance of 3 metres from any residential building on the same site;</p> <p>(b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and</p> <p>(c) setback a minimum of 6 metres from any road frontage.</p>	n/a	Not applicable.
<b>If on a site with a frontage to the Byrnes Street core element</b>			
<p><b>PO3</b> Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by:</p> <p>(a) providing vehicular access from an alternative frontage;</p> <p>(b) minimising the size of necessary vehicle access; and</p> <p>(c) maximising the area of the frontage used for pedestrian focussed activities.</p>	<p><b>AO3.1</b> Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.</p> <p>Note—Refer to Figure A for further detail.</p>	n/a	Not applicable.
	<p><b>AO3.2</b> Vehicular access is not provided from Byrnes Street where a site has more than one frontage.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If on a site affected by the Town centre fringe 6 metre setback element</b>			
<p><b>PO4</b> Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour;</li> <li>(c) light; and</li> <li>(d) overlooking and privacy.</li> </ul>	<p><b>AO4</b> Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.</p>	n/a	Not applicable.
<b>If in the Town centre fringe precinct</b>			
<p><b>PO5</b> Development's address to the primary street frontage ensures:</p> <ul style="list-style-type: none"> <li>(a) car parking areas are not a dominant feature; and</li> <li>(b) sources of visual interest and casual surveillance of the street frontage are provided.</li> </ul>	<p><b>AO5.1</b> No more than 50% of car parking is to be located between the building and the primary street frontage.</p>	n/a	Not applicable.
	<p><b>AO5.2</b> Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<p><b>PO6</b> Development in the Mareeba local plan area:</p> <p>(a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire;</p> <p>(b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct;</p> <p>(c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and</p> <p>(d) contributes to the vibrancy and local identity of the Mareeba community.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	✓	The application is for a boundary realignment only.
<p><b>PO7</b> Development does prejudice the future construction of the Mareeba Bypass.</p>	<p><b>AO7</b> Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.</p>	n/a	Not applicable.
<p><b>PO8</b> Development integrates the following elements identified on the Mareeba local plan maps:</p> <p>(a) open space elements;</p> <p>(b) indicative collector roads as higher order road linkages;</p> <p>(c) indicative minor roads in a similar design as shown as mapped; and</p> <p>(d) possible connections as important road linkages between developments.</p>	<p><b>AO8</b> No acceptable outcome is provided.</p>	n/a	Not applicable.

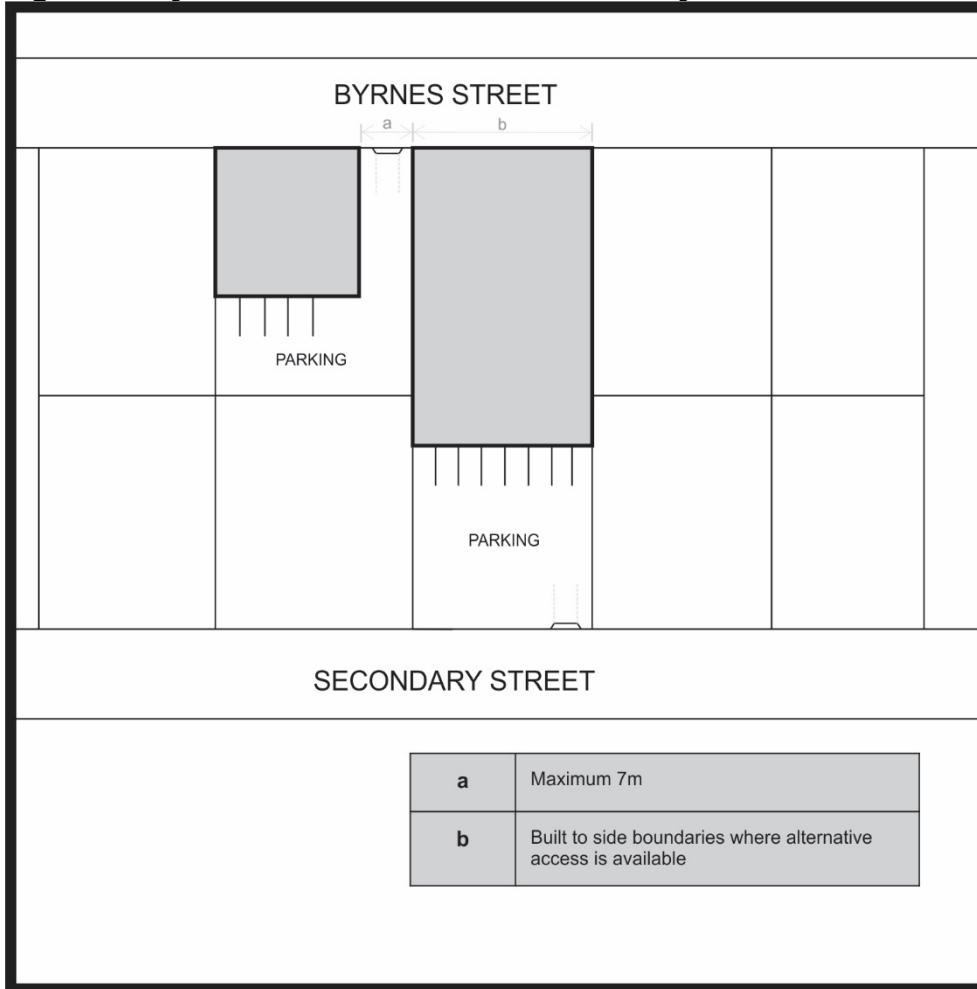
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> Development integrates small-scale local retail centres that:</p> <ul style="list-style-type: none"> <li>(a) service the local neighbourhood; and</li> <li>(b) do not prejudice the ongoing operation of the Mareeba town centre.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If in the Stable precinct</b>			
<p><b>PO10</b> Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.</p>	<p><b>AO10.1</b> Development does not result in a higher accommodation density than currently exists.</p>	n/a	Not applicable.
	<p><b>AO10.2</b> Development does not result in the creation of any new lots.</p>	n/a	Not applicable.
<b>If in the Mareeba Airport precinct</b>			
<p><b>PO11</b> Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.</p>	<p><b>AO11</b> Development is limited to activities which have a direct associated with aviation.</p>	n/a	Not applicable.
<b>If in the Town centre core precinct</b>			
<p><b>PO12</b> Development is to be of a scale and form which complements the character of the precinct, having regard to:</p> <ul style="list-style-type: none"> <li>(a) building location;</li> <li>(b) building height;</li> <li>(c) interface with the street; and</li> <li>(d) scale of windows, doors and structural elements</li> </ul>	<p><b>AO12</b> No acceptable outcome is provided.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO13</b> The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.</p>	<p><b>AO13.1</b> Buildings are re-used for new uses without alteration to their : (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials.</p> <p>Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</p>	n/a	Not applicable.
	<p><b>AO13.2</b> Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.</p>	n/a	Not applicable.
<b>If in the Town centre fringe precinct</b>			
<p><b>PO14</b> Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.</p>	<p><b>AO14</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If in the Noxious and hazardous industry precinct</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO15</b> Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, 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>Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.</p>	<p><b>AO15</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If in the Industrial park precinct</b>			
<p><b>PO16</b> Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.</p>	<p><b>AO16</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If in the Northern investigation precinct</b>			
<p><b>PO17</b> Development does not compromise the long term future urban intent of this precinct.</p>	<p><b>AO17</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct</b>			
<p><b>PO18</b> Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.</p> <p>Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.</p>	<p><b>AO18</b> No acceptable outcome is provided.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO19</b> Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.</p>	<p><b>AO19</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<p><b>PO20</b> The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.</p>	<p><b>AO20</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<p><b>PO21</b> The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by:</p> <ul style="list-style-type: none"> <li>(a) being based on a street grid network;</li> <li>(b) having walkable block sizes;</li> <li>(c) providing safe, efficient and provides for the needs of all users;</li> <li>(d) having a high level of connectivity for all users; and</li> <li>(e) being linked to destinations such as shops, open space and schools.</li> </ul>	<p><b>AO21</b> No acceptable outcome is provided.</p>	n/a	Not applicable.

**Figure A - Byrnes Street Core vehicle access-ways**





## 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.  The application is for a boundary realignment only.
	<b>AO1.2</b> Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	n/a	Not applicable.
	<b>AO1.3</b> Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> .	n/a	Not applicable.
	<b>Lighting</b>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development does not include lighting that:</p> <p>(a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or</p> <p>(b) could distract or confuse pilots.</p>	<p><b>AO2</b> Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b> does not:</p> <p>(a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and</p> <p>(b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.</p>	n/a	Not applicable.
<b>Noise exposure</b>			
<p><b>PO3</b> Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p>	<p><b>AO3</b> Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on <b>Airport environs overlay map (OM-002d)</b>.</p>	n/a	Not applicable.
<b>Public safety</b>			
<p><b>PO4</b> Development does not compromise public safety or risk to property.</p>	<p><b>AO4</b> Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on <b>Airport environs overlay map (OM-002e)</b>.</p>	n/a	Not applicable.
<b>State significant aviation facilities associated with Mareeba Airport</b>			
<p><b>PO5</b> Development does not impair the function of state significant aviation facilities by creating:</p> <p>(a) physical obstructions; or</p>	<p><b>AO5.1</b> Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on <b>Airport environs overlay map (OM-002a.1)</b> does not exceed a height of 640 metres AHD.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) electrical or electro-magnetic interference; or (c) deflection of signals.	<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.
	<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: (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height.	n/a	Not applicable.
<b>For assessable development</b>			
<b>Mareeba Airport</b>			
<b>Protection of operational airspace</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO6</b> Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <p>(a) movement of aircraft; or</p> <p>(b) safe operation of the airport or facility.</p>	<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> <p>(a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b>; or</p> <p>(b) Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b>.</p>	n/a	Not applicable.
	<p><b>AO6.2</b> Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b>.</p>	n/a	Not applicable.
<p><b>PO7</b> Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p><b>AO7</b> Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <p>(a) the Airport environs: OLS area of Mareeba Airport identified on <b>Airport environs overlay map (OM-002c)</b>; or</p> <p>(b) the Airport environs: OLS area of Cairns Airport identified on <b>Airport environs overlay map (OM-002c.1)</b>; or</p> <p>(c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on <b>Airport environs overlay map (OM-002f)</b>.</p>	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.
	<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: (a) Mareeba Airport identified on <b>Airport environs overlay map (OM-002b)</b> ; or (b) Cairns Airport identified on <b>Airport environs overlay map (OM-002b.1)</b> .	n/a	Not applicable.

## 9.4.2 Landscaping code

### 9.4.2.1 Application

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

### 9.4.2.2 Purpose

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

### 9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	<p>Both existing allotments are already developed.</p> <p>The application proposes to realign the common boundary around the existing development, with no obvious on ground changes.</p> <p>Landscaping is not required.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	n/a	See comment for AO1 above.
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	n/a	See comment for AO1 above.
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	n/a	See comment for AO1 above.
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	See comment for AO1 above.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>: <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	n/a	See comment for AO1 above.
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	See comment for AO1 above.
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	See comment for AO1 above.

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

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

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

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

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

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol 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> </ol>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	n/a	The application is for boundary realignment only.
<b>Vehicle crossovers</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	<p>Existing access arrangements will remain in place.</p> <p>An access easement will be provided to allow continued shared use of the existing crossover and driveway.</p>
	<p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	n/a	Not applicable.
	<p><b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b>.</p>	n/a	The application is for boundary realignment only.
<p><b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p><b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b>.</p>	n/a	The application is for boundary realignment only.
<b>For assessable development</b>			
<b>Parking area location and design</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p><b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	n/a	The application is for boundary realignment only.
	<p><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.</p>	n/a	The application is for boundary realignment only.
	<p><b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	n/a	The application is for boundary realignment only.
	<p><b>AO4.4</b> Parking and any set down areas are:</p> <p>(a) wholly contained within the site;</p> <p>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</p> <p>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</p> <p>(d) provided at the side or rear of a building in all other instances.</p>	n/a	The application is for boundary realignment only.



Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Site access and manoeuvring</b>			
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	n/a	The application is for boundary realignment only.
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRROADS.</p>	n/a	The application is for boundary realignment only.
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	n/a	The application is for boundary realignment only.
	<p><b>AO5.4</b> Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined;</p> <p>(b) easily identifiable; and</p> <p>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	n/a	The application is for boundary realignment only.
<p><b>PO6</b> Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>uses on the site and on adjoining sites, having regard to matters of:</p> <ul style="list-style-type: none"> <li>(i) hours of operation;</li> <li>(ii) noise</li> <li>(iii) light; and</li> <li>(iv) odour;</li> </ul> <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> 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> <ul style="list-style-type: none"> <li>(a) a minimum approach and departure curve radius of 12 metres; and</li> <li>(b) a minimum turning circle radius of 8 metres.</li> </ul>	n/a	Not applicable.
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	n/a	Not applicable.
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	Not applicable.
	<p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	n/a	Not applicable.

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

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> .	n/a	The application is for boundary realignment only.
<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.	n/a	The application is for boundary realignment only.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	The application is for boundary realignment only.
<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
<p><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.</p>	<p><b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies:</p> <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.
<p><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></p>			
<p><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.</p>	<p><b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies:</p> <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>
<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>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<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.
<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>Definition</b>	<b>Minimum number of Car parking spaces</b>	<b>Minimum Service Vehicle Space Provision</b>
<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
<b>Educational establishment</b>	<p><u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
<b>Emergency services</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	As determined by Council.
<b>Environment facility</b>	As determined by Council.	As determined by Council.
<b>Extractive industry</b>	As determined by Council.	As determined by Council.



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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Hardware and trade supplies</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.
<b>Health care services</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m<sup>2</sup> of or part thereof of net lettable area.</p>	One SRV space per 500m <sup>2</sup> GFA.
<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>	<p><u>Bed and breakfasts:</u> One space per guest room.</p> <p><u>Other home based business:</u> One space for home based business and one covered space for the dwelling.</p>	Nil.
<b>Hospital</b>	<p>One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.</p>	<p>One HRV space. One SRV for every 800m<sup>2</sup> of GFA and part thereof; and One space for an emergency vehicle.</p>
<b>Hotel</b>	<p>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.</p>	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Indoor sport and recreation</b>	<p><u>If accepted development subject to requirements:</u> One space per 25m<sup>2</sup> of net lettable area.</p> <p><u>If assessable development:</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>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>Definition</b>	<b>Minimum number of Car parking spaces</b>	<b>Minimum Service Vehicle Space Provision</b>
<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.
<b>Motor sport facility</b>	As determined by Council.	As determined by Council.
<b>Multiple dwelling</b>	One covered space per dwelling.  One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.  A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	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>	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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<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>	<p>One AV if the site has an area of greater than 2,000m<sup>2</sup>, otherwise One HRV space.</p>
<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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Relocatable home park</b>	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
<b>Renewable energy facility</b>	As determined by Council.	As determined by Council.
<b>Research and technology industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1,000m <sup>2</sup> , otherwise One SRV space.
<b>Residential care facility</b>	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
<b>Resort complex</b>	As determined by Council.	As determined by Council.
<b>Retirement facility</b>	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
<b>Roadside stall</b>	One space per stall.	Nil.
<b>Rooming accommodation</b>	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
<b>Rural industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space.
<b>Rural workers' accommodation</b>	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.
<b>Sales office</b>	One space per 25m <sup>2</sup> GFA or part thereof.	Nil.

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

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



Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<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.

<b>Definition</b>	<b>Minimum number of bicycle parking spaces</b>	<b>Minimum end of trip facilities</b>
<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.
<b>Short term 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>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	<ul style="list-style-type: none"> <li>(a) a single vehicular access point is provided to the site; and</li> <li>(b) no accommodation site has individual vehicular access.</li> </ul>

#### 9.4.4 Reconfiguring a lot code

##### 9.4.4.1 Application

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

##### 9.4.4.2 Purpose

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

### 9.4.4.3 Criteria for assessment

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

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



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Boundary realignment</b>			
<p><b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p><b>AO4</b> No acceptable outcome is provided.</p>	✓	The proposed lots will comply.
<b>Access and road network</b>			
<p><b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity;</p> <p>(d) privacy of adjoining premises; and</p> <p>(e) service provision.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	✓	<p>Existing access arrangements will remain in place.</p> <p>An access easement will be provided to allow continued shared use of the existing crossover and driveway.</p>
<p><b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:</p> <p>(a) is consistent with that provided in the surrounding area;</p> <p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p><b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<p>Existing access arrangements will remain in place.</p> <p>An access easement will be provided to allow continued shared use of the existing crossover and driveway.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Rear lots</b>			
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	n/a	Not applicable.
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p>	n/a	Not applicable.
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	n/a	Not applicable.
	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.	n/a	Not applicable.
	<b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.	n/a	Not applicable.
<b>Crime prevention and community safety</b>			
<b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	<b>AO9</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>Pedestrian and cycle movement network</b>			
<b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO10</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>Public transport network</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Residential subdivision</b>			
<p><b>PO12</b> Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Rural residential zone</b>			
<p><b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m<sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Additional provisions for greenfield development only</b>			
<p><b>PO14</b> The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	n/a	Not applicable.
<p><b>PO16</b> The road network is designed to:</p> <ul style="list-style-type: none"> <li>(a) minimise the number of cul-de-sacs;</li> <li>(b) provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) include open cul-de-sacs heads.</li> </ul> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p><b>AO16</b> No acceptable outcome provided.</p>	n/a	Not applicable.
<p><b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p><b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	n/a	Not applicable.
<p><b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>	n/a	Not applicable.
<p><b>PO19</b> Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>(c) meet regional, district and neighbourhood open space requirements.</li> </ul>	<p><b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.</p>	n/a	Not applicable.
	<p><b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	n/a	Not applicable.

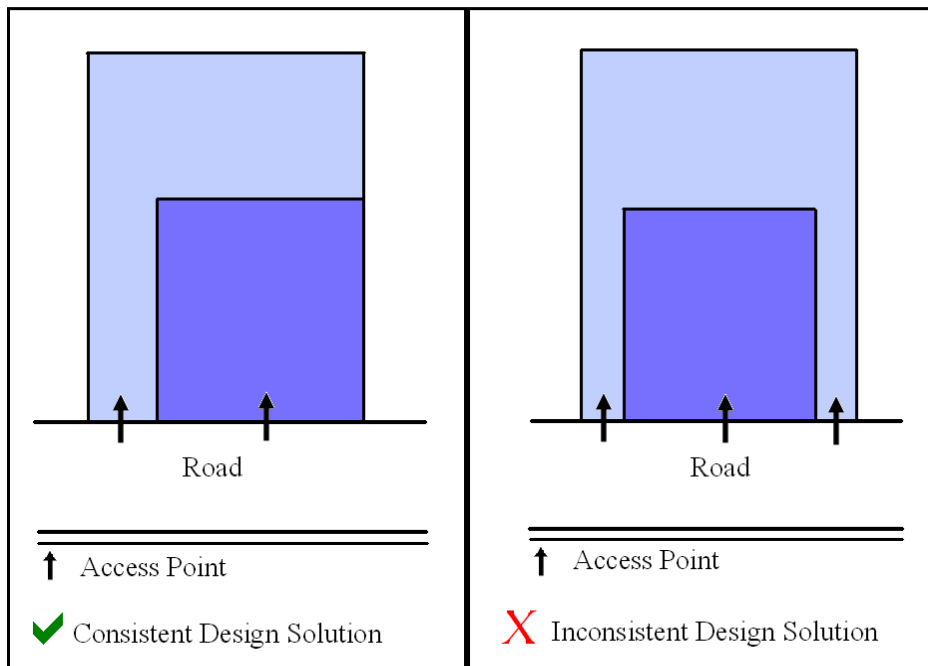
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO20</b> A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by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

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

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m <sup>2</sup>	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	350m <sup>2</sup>	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	600m <sup>2</sup>	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m <sup>2</sup>	5 metres
	All other lots	800m <sup>2</sup>	16 metres
Medium density residential	Rear lot	600m <sup>2</sup>	5 metres
	All other lots	400m <sup>2</sup>	10 metres
Industry	All lots	1,500m <sup>2</sup>	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		

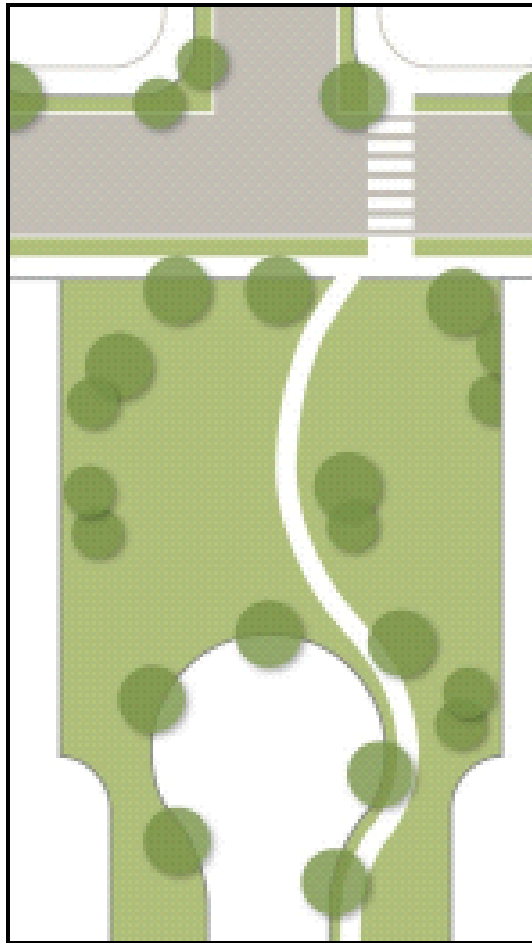
Zone	Type	Minimum area	Minimum frontage
	All lots	1 hectare	40 metres
	4,000m <sup>2</sup> precinct		
	All lots	4,000m <sup>2</sup>	40 metres

**Figure A – Examples of access to rear lots**





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



## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

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

### 9.4.5.2 Purpose

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

### 9.4.5.3 Criteria for assessment

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

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>	✓	The development will be conditioned to comply.
	<b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	n/a	Not applicable.
<b>Stormwater infrastructure</b>			
<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 be conditioned to comply.
	<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 be conditioned to comply.
<b>Electricity supply</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✓	The development will be conditioned to comply.
<b>Telecommunications infrastructure</b>			
<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 development complies.
<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>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	n/a	Not applicable.
	<p><b>A07.2</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.</p>	n/a	Not applicable.
	<p><b>A07.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(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;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	n/a	Not applicable.
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	n/a	Not applicable.
	<p><b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	Not applicable.
	<p><b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	Not applicable.
<b>For assessable development</b>			
<b>Transport network</b>			
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p>Existing access arrangements will remain in place.</p> <p>An access easement will be provided to allow continued shared use of the existing crossover and driveway.</p>
	<p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	Not applicable.
<b>Public infrastructure</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	The development will be conditioned to comply.
<b>Stormwater quality</b>			
<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>	✓	The development will be conditioned to comply.



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>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Excavation or filling</b>			
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	n/a	Not applicable.
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	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: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>Contaminated land</b>			
<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.	n/a	Not applicable.
<b>Fire services in developments accessed by common private title</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>	n/a	Not applicable.
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	n/a	Not applicable.