

## Assessment of application against relevant Development Codes

### APPLICATION DETAILS

APPLICATION		PREMISES	
FILE NO:	MCU/17/0002	ADDRESS:	105 Inveradi Road, Dimbulah
APPLICANT:	Ontario Mangoes Pty Ltd	RPD:	Lot 107 on RP749635
LODGED BY:	Gilvear Planning Pty Ltd	AREA:	30.163 hectares
DATE LODGED:	24 July 2017	OWNER :	D & P Courtice Investments Pty Ltd
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Material Change of Use - Rural Industry (Packing Shed) and Rural Workers Accommodation		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme - July 2016		
ZONE:	Rural Zone		
LEVEL OF ASSESSMENT:	Code Assessment		
SUBMISSIONS:	N/A - Code Assessment Only		

### Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 9.3.1 Accommodation activities code
- 9.3.6 Rural activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

## 6.2.9 Rural zone code

### 6.2.9.1 Application

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

### 6.2.9.2 Purpose

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

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
  - (b) protect the rural character of the region;
  - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
  - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
  - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
  - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
  - (g) prevent adverse impacts of development on ecological values;
  - (h) preserve land in large holdings; and
  - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
    - (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
    - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
    - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;

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

### 6.2.9.3 Criteria for assessment

**Table 6.2.9.3—Rural zone code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	Complies - The proposed packing shed (rural activity) will have a maximum height of 10 metres while the rural workers accommodation component of the development will have a maximum height of just 5 metres.
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	✓	Complies - The proposed packing shed will have a maximum height of 10 metres.
<b>Siting, where not involving a Dwelling house</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
<p><b>PO2</b> Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<p><b>AO2.1</b> Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul>	✓	Complies.
	<p><b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.</p>	n/a	Not applicable - not a road side stall.
	<p><b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	✓ Complies with PO2	<p>(a) Complies.</p> <p>(b) The subject site contains frontage to an under constructed section of road reserve to the south. The road reserve contains a private driveway only which appears to be used solely to access Lot 110 on HG94 (to the south).</p> <p>The reduced siting to this under developed road reserve would not compromise the criteria mentioned in PO2.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Accommodation density</b>			
<b>PO3</b> The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.	✓ Complies with PO3	The proposed development includes a rural workers accommodation component for up to 96 rural farm workers. Larger rural workers accommodation developments are considered to be a regular element of a modern, labour intensive, farming enterprise. The development is not considered to be of a scale or design that would adversely affect the rural amenity of the area and is considered allied with and ancillary to the primary rural land use (fruit tree orchard).  The proposed development is considered to comply with PO3.
	<b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m <sup>2</sup> ; or (c) Rural worker's accommodation.	✓ Complies with PO3	See above comment for AO3.1.
<b>For assessable development</b>			
<b>Site cover</b>			
<b>PO4</b> Buildings and structures occupy the site in a manner that:	<b>AO4</b> No acceptable outcome is provided.	✓ Complies with PO4	Complies with performance outcome - The proposed packing shed and rural workers

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</p> <p>(c) appropriately balances built and natural features.</p>			<p>accommodation facility is appropriately located on an unused portion of the site adjacent the farming operations for which the development will service. Although the bulk and scale of the development will be unlike anything in the immediate surrounds of the site, the scale of the development is considered necessary given the size and labour intensive nature of the cropping activity it will service. Large packing sheds and rural worker accommodation facilities are becoming increasingly common in the rural landscape. Extensive landscape buffering will be incorporated to minimise visual impact.</p>
<p><b>PO5</b> Development complements and integrates with the established built character of the Rural 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>AO5</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>Complies with Performance Outcome - See PO4 above. A condition can be attached to any approval requiring standard building materials and finishes be incorporated into the development.</p>
<p><b>Amenity</b></p>			
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) advertising devices;</p> <p>(e) visual amenity;</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>Complies with PO6 - The proposed development is for a large packing shed and rural workers accommodation and is <u>considered to be appropriately located in a rural area adjacent the large fruit orchard that it will service.</u></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(f) privacy;  (g) lighting;  (h) odour; and  (i) emissions.</p>			<p>Noise &amp; hours of operation - The applicants have stated that the packing shed will generally operate from 6am - 6pm 7 days per week during the Mango season. The workers accommodation component of the development will be in use outside the packing sheds operational hours. The nearest sensitive land use (dwelling) is situated to the south of the site approximately 150 metres from the packing shed and approximately 80 metres from the rural worker accommodation. The separation distances achieved as well as landscape buffering proposed along the southern boundary of the site should reduce noise impact on the nearby dwelling to an acceptable level.</p> <p>Traffic - The fruit orchard that the proposed development will service currently packs its fruit off-site and sources its work force off-site. The proposed development is likely to result in an overall reduction in traffic associated with the fruit orchard.</p> <p>Advertising devices - Can be conditioned to minimise impact.</p> <p>Visual amenity - The development will include extensive landscape treatments along the side and front boundaries of the site to reduce visual</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>impact. This will be secured by condition of approval.</p> <p>Privacy - The development will include extensive landscape treatments along the side and front boundaries of the site which should maintain the privacy of adjoining properties. This will be secured by condition of approval.</p> <p>Lighting - A condition will be attached to any approval ensuring any lighting does not cause nuisance to adjoining properties.</p> <p>Odour &amp; Emissions - The proposed development is not likely to produce significant amounts of odour or other emissions such as dust and smoke. All trafficable areas will be surface treated to remove dust nuisance. The separation distances achieved between the packing shed/accommodation facility and the nearby dwelling should minimise any odour nuisance issues.</p> <p>With appropriate conditioning, the development is likely to achieve compliance with PO6.</p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise;</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>See PO5 above.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
(b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			

## 8.2.1 Agricultural land overlay code

### 8.2.1.1 Application

- (1) This code applies to assessing development where:
- land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; and
  - it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

### 8.2.1.2 Purpose

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

### 8.2.1.3 Criteria for assessment

**Table 8.2.1.3 – Agricultural land overlay code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<p><b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless:</p> <ol style="list-style-type: none"> <li>an overriding need exists for the development in terms of public benefit;</li> <li>no suitable alternative site exists; and</li> </ol>	<p><b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> unless they are associated with:</p> <ol style="list-style-type: none"> <li>animal husbandry; or</li> <li>animal keeping; or</li> <li>cropping; or</li> <li>dwelling house; or</li> <li>home based business; or</li> <li>intensive animal industry (only where</li> </ol>	✓	Complies - The proposed development is directly associated with cropping on the same allotment and on the adjoining lot owned by the same landowner.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) loss or fragmentation is minimised to the extent possible.	(g) for feedlotting); or intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.		
For assessable development			
<p><b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to:</p> <p>(a) avoid land use conflict;</p> <p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</p> <p>(c) avoid reducing primary production potential; and</p> <p>(d) not adversely affect public health, safety and amenity.</p>	<p><b>AO2</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>Complies - The proposed development is for a large packing shed and rural workers accommodation on an active Mango farm. The use is ancillary to the cropping occurring on the subject site and adjacent allotment also owned by the applicant. Given the nature of the use and its location, the chance of land use conflict with nearby bona-fide rural uses is negligible.</p>
<p><b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>:</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>Generally complies - The proposed development will be sited on GQAL and will result in the permanent alienation of approximately 7 hectares of GQAL. However, both proposed uses are agricultural support uses critical to the ongoing viability of the applicants large scale cropping activity both on the subject site and adjacent property. On balance, the loss of a small portion of GQAL is considered acceptable given the benefits that the proposed development</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>will provide to the applicants farming operations.</p> <p>The development will not constrain the viability or use of surrounding agricultural land.</p>
<b>If for Reconfiguring a lot</b>			
<p><b>PO4</b> The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b> Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>.</p>	n/a	Not applicable
<p><b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	n/a	Not applicable
<p><b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>, including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency;</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) resolves boundary</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	n/a	Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
issues where a structure is built over the boundary line of two lots.			

### 9.3.1 Accommodation activities code

#### 9.3.1.1 Application

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

#### 9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  - (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  - (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  - (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  - (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres; and
  - (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

#### 9.3.1.3 Criteria for assessment

**Table 9.3.1.3A—Accommodation activities code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>All Accommodation activities, apart from Dwelling house</b>			
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: <ol style="list-style-type: none"> <li>(a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and</li> <li>(b) to avoid adverse impacts on the amenity or privacy of nearby land uses.</li> </ol>	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b> .	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>			
<p><b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are:</p> <p>(a) sufficient to meet the anticipated demand for refuse storage; and</p> <p>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p><b>AO2.1</b> A refuse area is provided that:</p> <p>(a) includes a water connection;</p> <p>(b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</p> <p>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.</p>	✓	Will be conditioned to comply where relevant.
<b>All Accommodation activities, except for Dwelling house</b>			
<p><b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>AO3</b> The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high</p>	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
	screen fence along the common boundary.		
<b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> <li>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</li> <li>(b) provide a range of opportunities for passive and active recreation;</li> <li>(c) provide a positive outlook and high quality of amenity to residents;</li> <li>(d) is conveniently located and easily accessible to all residents; and</li> <li>(e) contribute to an active and attractive streetscape.</li> </ul>	<b>AO4.1</b> Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C.</b>	✓	Complies where relevant.
	<b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D.</b>	n/a	Not applicable.
	<b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	Can be conditioned to comply.
	<b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> <li>(a) is located to facilitate loading and unloading from a motor vehicle;</li> <li>(b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas;</li> <li>(c) has a minimum space of 2.4m<sup>2</sup> per dwelling or accommodation unit;</li> <li>(d) has a minimum height of 2.1 metres;</li> <li>(e) has minimum dimensions to enable secure bicycle storage;</li> <li>(f) is weather proof; and</li> <li>(g) is lockable.</li> </ul>	n/a	Not applicable.
	<b>If for Caretaker's Accommodation</b>		
<b>PO5</b>	<b>AO5.1</b>	n/a	Not applicable.



Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".</p>	<p>Only one caretaker's accommodation is established on the title of the non-residential use.</p>		
	<p><b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m<sup>2</sup>.</p>	n/a	Not applicable.
<b>If for Dwelling house</b>			
<p><b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <p>(a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;</p>	<p><b>AO6.1</b> The secondary dwelling is located within:</p> <p>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</p>	n/a	Not applicable.
	<p><b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	n/a	Not applicable.
<b>If for Dual occupancy</b>			
<p><b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to:</p> <p>(a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.</p>	<p><b>AO7.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	n/a	Not applicable.
	<p><b>AO7.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>			
<p><b>PO8</b> Development is appropriately located within the Shire to:</p> <p>(a) maximise the efficient utilisation of existing infrastructure, services and facilities; and</p> <p>(b) minimise amenity impacts through the collocation of compatible uses.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under “for assessable development”.</p>	<p><b>AO8</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.</p>	n/a	Not applicable.
<p><b>PO9</b> Buildings associated with more intensive Accommodation activities are designed to:</p> <p>(a) reduce the appearance of building bulk;</p> <p>(b) provide visual interest through articulation and variation;</p> <p>(c) be compatible with the embedded, historical character for the locality; and</p> <p>(d) be compatible with the scale of surrounding buildings</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under “for assessable development”.</p>	<p><b>AO9.1</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <p>(a) a change in roof profile; or</p> <p>(b) a change in parapet coping; or</p> <p>(c) a change in awning design; or</p> <p>(d) a horizontal or vertical change in the wall plane; or</p> <p>(e) a change in the exterior finishes and exterior colours of the development.</p>	n/a	Not applicable.
	<p><b>AO9.2</b> For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	n/a	Not applicable.
	<p><b>AO9.3</b> For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.</p>	n/a	Not applicable.
<b>If for Residential care facility or Retirement facility</b>			
<p><b>PO10</b> The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under “for assessable development”.</p>	<p><b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	n/a	Not applicable.
	<p><b>AO10.2</b> Pedestrian paths include navigational signage at intersections.</p>	n/a	Not applicable.
	<p><b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.</p>	n/a	Not applicable.
	<p><b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.</p>	n/a	Not applicable.
	<p><b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	n/a	Not applicable.
<b>If for Home based business</b>			
<p><b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.</p>	<p><b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p>	n/a	Not applicable.
	<p><b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m<sup>2</sup>.</p>	n/a	Not applicable.
	<p><b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.</p>	n/a	Not applicable.
	<p><b>AO11.4</b> The Home based business,</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.		
	<b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.	n/a	Not applicable.
	<b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	n/a	Not applicable.
	<b>AO11.7</b> Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	n/a	Not applicable.
	<b>AO11.8</b> The business does not involve the use of power tools or similar noise generating devices.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.</p>	<p><b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b>.</p>	n/a	Not applicable.
	<p><b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.</p>	n/a	Not applicable.
	<p><b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.</p>	n/a	Not applicable.
	<p><b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.</p>	n/a	Not applicable.
<b>If for Rural workers' accommodation</b>			
<p><b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.</p>	<p><b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.</p>	<p>✓ Complies with specific outcome</p>	<p>Larger scale rural workers accommodation is considered to be appropriate where located in association with modern, labour intensive farming enterprises such as the fruit cropping on the subject site and adjacent rural property (also owned by the applicant).</p> <p>The proposed accommodation is considered to be consistent with the nature and scale of the Ontario Mango farming operation.</p> <p>The accommodation will not be used to house workers not associated with the Ontario Mango</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	✓	farming operations. Complies.
<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	<b>AO14.1</b> The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	✓	Complies - The rural workers accommodation will be fully self-contained and suitable for permanent occupation.
	<b>AO14.2</b> The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	✓	See above.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>If for Caretaker's Accommodation</b>			
<b>PO15</b> The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) nature of the use;</li> <li>(c) security requirements;</li> <li>(d) site location and access; and</li> <li>(e) proximity to other land uses.</li> </ul>	<b>AO15</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>If for Residential care facility or Retirement facility</b>			
<b>PO16</b> Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> <li>(a) meet the needs of residents;</li> <li>(b) allow for 'ageing in place';</li> <li>(c) consider differing mobility needs;</li> <li>(d) accommodate differing financial situations; and</li> <li>(e) cater for different household types.</li> </ul>	<b>AO16</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>If for Tourist park</b>			
<b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	<b>AO17</b> No acceptable outcome is provided.	n/a	Not applicable.
<b>PO18</b> The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> <li>(a) is commensurate with the size and utility of the site;</li> <li>(b) is consistent with the scale and character of development in the surrounding area;</li> <li>(c) ensures sufficient infrastructure and services can be</li> </ul>	<b>AO18.1</b> Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: <ul style="list-style-type: none"> <li>(a) 40 caravan or motor home sites per hectare of the nominated area(s); or</li> <li>(b) 60 tent sites per hectare of the nominated area(s); or</li> <li>(c) 10 cabins (maximum 30m<sup>2</sup> gross floor area per</li> </ul>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(d) provided; does not adversely impact on the existing amenity of nearby uses;</p> <p>(e) ensures a high level of amenity is enjoyed by residents of the site; and</p> <p>(f) does not place undue pressure on environmental processes in the surrounding area.</p>	<p>cabin) per hectare of the nominated area(s).</p> <p><b>AO18.2</b> Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	<p>n/a</p>	<p>Not applicable.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO19</b> Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	<b>AO19.1</b> A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	n/a	Not applicable.
	<b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	n/a	Not applicable.
<b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.	<b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.	n/a	Not applicable.
	<b>AO20.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	n/a	Not applicable.
	<b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.	n/a	Not applicable.
	<b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	n/a	Not applicable.
	<b>AO20.5</b> Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	n/a	Not applicable.

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

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

**Table 9.3.1.3C – Communal open space**

Use	Minimum area	Minimum dimension	Design elements
Hostel	Rate of 5m <sup>2</sup> per resident	5 metres	<ul style="list-style-type: none"> <li>One continuous area;</li> <li>20% shaded; and</li> <li>10% of the provided area is screened for use for clothes drying.</li> </ul>
Multiple dwelling	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>Provides for clothes drying and recreational facilities;</li> <li>One continuous area; and</li> <li>Separated from any habitable room by a minimum of 3 metres.</li> </ul>
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
<ul style="list-style-type: none"> <li>Indoor communal space</li> </ul>	Rate of 1m <sup>2</sup> per resident and 40m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>Located centrally; and</li> <li>Provides a range of facilities.</li> </ul>
<ul style="list-style-type: none"> <li>Communal open space</li> </ul>	30% site area and 50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>Provided at ground level.</li> </ul>
Short-term accommodation	50m <sup>2</sup> and 20% site area	5 metres	<ul style="list-style-type: none"> <li>Located at ground level;</li> <li>One continuous area; and</li> <li>10% of the provided area is screened for use for clothes drying.</li> </ul>
Tourist park	Includes at least each of the below communal facilities.		<ul style="list-style-type: none"> <li>Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and</li> <li>Separated from any site by a minimum of 10 metres.</li> </ul>
<ul style="list-style-type: none"> <li>Covered cooking area</li> </ul>	50m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>Including barbeque and dish washing facilities</li> </ul>
<ul style="list-style-type: none"> <li>Laundry</li> </ul>	-	-	<ul style="list-style-type: none"> <li>Including clothes drying facilities.</li> </ul>
<ul style="list-style-type: none"> <li>Recreational open space</li> </ul>	Rate of 5m <sup>2</sup> per site	-	<ul style="list-style-type: none"> <li>Including a children's playground.</li> </ul>

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

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

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

**Table 9.3.1.3D – Private open space**

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
<ul style="list-style-type: none"> <li>• Ground level</li> </ul>	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>• Provided as unobstructed area; and</li> <li>• Directly accessible from the main living area.</li> </ul>
<ul style="list-style-type: none"> <li>• Above ground level</li> </ul>	15m <sup>2</sup>	2.5 metres	<ul style="list-style-type: none"> <li>• Provided as a balcony.</li> </ul>
<ul style="list-style-type: none"> <li>• Outdoor service court</li> </ul>	5m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>• Provided for clothes drying</li> </ul>
Dual occupancy	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level.</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Dwelling house	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Home based business	40m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Located at ground level;</li> <li>• 20% shaded; and</li> <li>• Accessed from the main living area of the dwelling.</li> </ul>
Hostel	As specified below.		
<ul style="list-style-type: none"> <li>• Ground level</li> </ul>	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>
<ul style="list-style-type: none"> <li>• Above ground level</li> </ul>	10m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• Directly accessible from the main living area.</li> </ul>
Multiple dwelling	As specified below.		
<ul style="list-style-type: none"> <li>• Ground level</li> </ul>	35m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li>• 20% shaded; and</li> <li>• Directly accessible from the main living area.</li> </ul>

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
<ul style="list-style-type: none"> <li data-bbox="201 331 448 390">• Above ground level</li> </ul>	15m <sup>2</sup>	3 metres	<ul style="list-style-type: none"> <li data-bbox="898 331 1230 426">• Directly accessible from the main living area.</li> </ul>
Residential care facility	6m <sup>2</sup>	2 metres	<ul style="list-style-type: none"> <li data-bbox="898 443 1260 537">• Provided as a shaded courtyard or balcony; and</li> <li data-bbox="898 537 1230 632">• Directly accessible from the main living area.</li> </ul>

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

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

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

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

### 9.3.6 Rural activities code

#### 9.3.6.1 Application

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

#### 9.3.6.2 Purpose

- (1) The purpose of the Rural activities code is to facilitate the provision of Rural activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Rural activities meet the needs of the community through safe, accessible and well located uses;
  - (b) Rural activities are designed, located and operated to minimise any adverse impacts on the natural environment and surrounding uses;
  - (c) Rural activities employ best practice industry standards;
  - (d) Rural activities maintain the rural landscape character and amenity of the surrounding area;
  - (e) Rural activities facilitate employment opportunities where appropriate; and
  - (f) Forestry for wood production is given equal regard to other forms of cropping.

#### 9.3.6.3 Criteria for assessment

**Table 9.3.6.3A—Rural activities code — For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>If for Aquaculture</b>			
<b>PO1</b> Aquaculture is of an appropriate scale and does not adversely impact on surrounding land uses, having regard to: <ol style="list-style-type: none"> <li>(a) the nature of surrounding land use;</li> <li>(b) the proximity of surrounding land use;</li> <li>(c) hours of operation; and</li> <li>(d) emissions of:               <ol style="list-style-type: none"> <li>(i) odour;</li> <li>(ii) noise; and</li> <li>(iii) light.</li> </ol> </li> </ol>	<b>AO1.1</b> If located in the Rural zone, Aquaculture: <ol style="list-style-type: none"> <li>(a) is located in an existing dam; or</li> <li>(b) does not involve any filling or excavation greater than 1,000m<sup>3</sup>.</li> </ol>	n/a	Not applicable.
	<b>AO1.2</b> If located in the Rural residential zone, Aquaculture is located on land greater than 2 hectares and: <ol style="list-style-type: none"> <li>(a) is located in an existing dam; or</li> <li>(b) does not involve any filling or excavation.</li> </ol>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO1.3</b> If located in a zone other than the Rural zone or the Rural residential zone, Aquaculture:</p> <p>(a) is enclosed within a building; or</p> <p>(b) does not involve any filling or excavation.</p>	n/a	Not applicable.
<p><b>PO2</b> Aquaculture:</p> <p>(a) does not result in contamination or the reduction in quality of ground or surface waters; or</p> <p>(b) adversely impact upon surrounding ecological systems, including existing native vegetation.</p>	<p><b>AO2.1</b> All wastewater from the facility (including wash-down water) is discharged directly into the sewer or in accordance with a trade waste permit.</p>	n/a	Not applicable.
	<p><b>AO2.2</b> A bund is provided to contain a minimum of 110% of the total capacity of the tanks within the facility.</p>	n/a	Not applicable.
	<p><b>AO2.3</b> Site design includes physical measures for interrupting and treating surface water drainage prior to release from the site.</p>	n/a	Not applicable.
	<p><b>AO2.4</b> Bunding is provided to protect areas where waste water storage or treatment occurs.</p>	n/a	Not applicable.
	<p><b>AO2.5</b> The establishment of the Aquaculture use does not involve clearing of native vegetation.</p>	n/a	Not applicable.
<p><b>PO3</b> Aquaculture is located on sites which have sufficient area to:</p> <p>(a) accommodate all buildings, structures and infrastructure</p>	<p><b>AO3</b> Aquaculture is established on a site with a minimum site area of 1 hectare.</p>	n/a	Not applicable.



Performance outcomes	Acceptable outcomes	Complies	Comments
associated with the use; and (b) provide sufficient separation between the use and adjoining premises and uses.			
<b>If for Intensive animal industries</b>			
<b>PO4</b> Buildings, structures, equipment and machinery associated with the use are located so that they do not have a detrimental impact on sensitive land uses, having regard to offsite emissions of: (a) fume (b) particle (c) smoke (d) odour; (e) light; and (f) noise.  Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report ' <i>Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing</i> ' ) may be appropriate in demonstrating the compliance of an alternative to Acceptable Outcome AO4 with Performance Outcome PO4.	<b>AO4</b> Intensive animal industries are separated by a minimum distance of 2 kilometres from: (a) land included in the Low density residential zone, Medium density residential zone, Emerging community zone or Rural residential zone; (b) any existing dwellings or accommodation units; and (c) any community facility where people gather.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Animal keeping or Intensive animal industries</b>			
<b>PO5</b> Animal keeping or Intensive animal industries are located on land which has an area, dimensions and topography which allow the use to function appropriately and be sufficiently separated from adjoining properties and uses.	<b>AO5.1</b> Development is located on a site which has an area of 60 hectares or greater.	n/a	Not applicable.
	<b>AO5.2</b> Development is located on land which has a gradient which is not greater than 10%.	n/a	Not applicable.
<b>If for Forestry for wood production or Permanent plantation</b>			
<b>PO6</b> The impacts of the use on soil structure, fertility and stability are minimised through appropriate design of the site and operation of the use.	<b>AO6</b> The establishment and maintenance (including associated tracks and roads) of the use utilises the following methods: (a) mechanical strip cultivation on the contour, spot cultivation or manual cultivation for slopes greater than 10 per cent and less than 25 per cent; (b) spot cultivation or manual cultivation for slopes equal to or greater than 25 per cent; and (c) tracks and roads are located to avoid natural drainage features and areas that are subject to erosion and landslips to the greatest possible extent. Where it is necessary for tracks to cross these areas the crossing is designed and constructed to maximise surface stability.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> The Forestry for wood production or Permanent plantation use is designed to:</p> <p>(a) reduce the potential bushfire hazard of the use; and</p> <p>(b) prevent the spread of bushfire between the use and adjoining premises.</p>	<p><b>A07.1</b> Firebreaks with a minimum width of 10 metres are established and maintained between the use and adjoining uses.</p>	n/a	Not applicable.
	<p><b>A07.2</b> The outer rows of forestry for wood production trees within 10 metres of the cleared firebreak are pruned up to a minimum height of 2 metres, commencing once trees are greater than 4 metres in height.</p>	n/a	Not applicable.
	<p><b>A07.3</b> Planting in hollows, gullies or drainage features preserves cold air drainage flow paths to prevent creation of frost hollows.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Roadside stall</b>			
<p><b>PO8</b> The Roadside stall is consistent with the scale, intensity and character of land use within the immediate surrounds, having regard to matters of:</p> <p>(a) size of buildings; (b) building materials and design; (c) relationship with other on-site uses; and (d) balance between built and natural elements</p>	<p><b>AO8.1</b> The Roadside stall is for the sale of produce grown on the same rural site or on rural properties in the immediate locality.</p>	n/a	Not applicable.
	<p><b>AO8.2</b> Buildings and structures comprising the roadside stall do not exceed 20m<sup>2</sup> gross floor area.</p>	n/a	Not applicable.
	<p><b>AO8.3</b> Buildings and structures are constructed of materials such as timber, tin and shade cloth.</p>	n/a	Not applicable.
	<p><b>AO8.4</b> Buildings and structures are temporary in nature unless the Roadside stall forms part of an existing farm building.</p>	n/a	Not applicable.
	<p><b>AO8.5</b> The Roadside stall is a maximum of 5 metres in height.</p>	n/a	Not applicable.
<b>If for Rural industry</b>			
<p><b>PO9</b> Rural industry is located on sites which have sufficient area to:</p> <p>(a) accommodate all buildings, structures and infrastructure associated with the use; and (b) provide sufficient separation between the use and adjoining premises and uses.</p>	<p><b>AO9</b> Development is located on a lot with a minimum area of 10 hectares.</p>	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>All Rural activities, other than Aquaculture, Forestry for wood production, Permanent plantation, Roadside stall or Rural industry</b>			
<p><b>PO10</b> A site specific Environmental Management Plan is provided addressing (as appropriate):</p> <ul style="list-style-type: none"> <li>(a) farming / nursery operations;</li> <li>(b) erosion and sediment control;</li> <li>(c) surface water and storm water management;</li> <li>(d) groundwater protection;</li> <li>(e) nutrient management for substrate utilisation or spray irrigation program;</li> <li>(f) use and storage of chemicals and pesticides;</li> <li>(g) integrated pest management;</li> <li>(h) operations and maintenance requirements;</li> <li>(i) composting;</li> <li>(j) air quality management;</li> <li>(k) odour reduction and management;</li> <li>(l) emergency preparedness plan;</li> <li>(m) wastewater management;</li> <li>(n) spent substrate management;</li> <li>(o) waste management and disposal;</li> <li>(p) separation distances between farm uses and surrounding properties; and</li> <li>(q) other matters appropriate to the use, as determined by Government regulations, guidelines, licence requirements and industry best practice.</li> </ul>	<p><b>AO10</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>If for Forestry for wood production</b>			
<p><b>PO11</b> Forestry for wood production is located to minimise impacts on nearby land uses and infrastructure, including:</p>	<p><b>AO11.1</b> Forestry for wood production is separated a distance of 1.5 times the maximum anticipated</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) damage as a result of fallen trees; (b) reduced access due to fallen trees; (c) spreading of plant matter and seedlings; and (d) shadowing.	height of the tree at harvest from: (a) dwellings and accommodation units; (b) machinery sheds; and (c) above-ground pipelines not subject to an easement (excluding infrastructure servicing only the farm).		
	<b>AO11.2</b> Within a setback or separation area: (a) cultivation and planning for wood production does not occur; (b) self-propagated seedlings (wildlings) generated from forestry for wood production are eradicated; and (c) road and track establishment may occur.  Note—AO2.2 is not limited to a separation distance provided in accordance with AO2.1 and applies to all setbacks and separation distances applicable to Forestry for wood production, including those provided by a zone code or overlay code.	n/a	Not applicable.
<b>If for Animal keeping or Intensive animal industries</b>			
<b>PO12</b> The operation of the development must implement and maintain biosecurity measures that: (a) prevent the introduction of infectious disease agents to the development; (b) prevent the spread of	<b>AO12</b> No acceptable outcome is provided.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(c) disease agents from an infected area to an uninfected area; and minimise the incidence and spread of microorganisms of public health significance.</p>			
<p><b>PO13</b> Poultry farms, intensive animal feedlots and pig keeping uses are sited and operated in accordance with best practice industry standards, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of surrounding land use;</li> <li>(b) separation from other land uses;</li> <li>(c) the size and nature of the use; and</li> <li>(d) potential for odour dispersion.</li> </ul> <p>Note—The use of the S factor methodology and odour dispersion modelling (in accordance with the methodology identified in PAE Holmes report <i>'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing'</i> ) may be appropriate in demonstrating compliance with Performance Outcome PO13.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<p><b>PO14</b> All buildings used as part of a poultry farm complex must be appropriately separated from adjoining land, existing infrastructure and areas of environmental interest.</p> <p>Note—Where a poultry farm involves 1,000 birds or less, no Acceptable Outcome is provided.</p>	<p><b>AO14.1</b> All buildings used as part of a poultry farm complex which involves more than 1,000 birds are setback from property boundaries in accordance with Table 9.3.6.3B.</p>	n/a	Not applicable.
	<p><b>AO14.2</b> All buildings used as part of a poultry farm complex which involves more than 1,000 birds are separated by a distance which is no less than that specified in Table 9.3.6.3B from the following:</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	(a) surface water, wells and bores; (b) declared fish habitat areas; and (c) high ecological value waters.		
<b>If for Aquaculture</b>			
<b>PO15</b> Water used as part of an Aquaculture operation is appropriately managed to ensure that it does not impact on environmental values.	<b>AO15</b> Water used as part of an Aquaculture operation does not reach a waterway, wetland or other waterbody via overland or stormwater flows.	n/a	Not applicable.
<b>PO16</b> Development is located and designed to avoid or minimise impacts on areas host to fisheries resources.	<b>AO16.1</b> All elements of the Aquaculture operation are separated from fish habitats by a minimum distance of: (a) 50 metres from bankfull width outside an urban area; or (b) 25 metres from bankfull width within an urban area.	n/a	Not applicable.
	<b>AO16.2</b> There is an overriding functional requirement for the development component or infrastructure to be located on areas host to fisheries resources.	n/a	Not applicable.
<b>PO17</b> A pond, tank or any other similar containment structure used for Aquaculture is appropriately designed to prevent leakage.	<b>AO17</b> No acceptable outcome is provided.	n/a	Not applicable.

**Table 9.3.6.3B— Poultry farming (over 1,000 birds) setback distances**

Aspect	Distance (measured from poultry farm building complex to relevant aspect)
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<b>Areas of environmental interest</b>	
Surveyed bank of a permanent water course	100 metres
Water supply dam	250 metres
Upper flood margin level of an urban water supply storage	800 metres
Wetlands and tidal waters	250 metres
Other surface waters (not covered by other categories)	100 metres
<b>Property boundaries</b>	
Property boundary where adjoining land is not located in the Rural Zone	300 metres
Property boundary in all other cases	100 metres

## 9.4.2 Landscaping code

### 9.4.2.1 Application

This code applies where it is identified in the assessment criteria 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 self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable 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>	n/a	Not applicable.
<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> </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>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) provide shade for pedestrians; and (f) includes a range and variety of planting.	Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip		
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .	✓	Complies - the applicants propose the planting of vegetation buffering along the Leedingham Creek Road frontage of the site (excluding access driveways) and along the southern boundary in order to screen the development from view and help reserve the areas rural amenity.
	<b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Can be conditioned to comply. Will need to exceed 2 metres in height.
	<b>AO3.3</b> Any landscape strip provided	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.		
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: <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>	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: <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>	✓	Can be conditioned to comply.
	<b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Can be conditioned to comply.
<b>PO5</b> Landscaping areas include a range and variety of planting that: <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> </ul>	<b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	will be conditioned to comply.
	<b>AO5.2</b>	✓	Can be conditioned

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	<u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.		to comply.
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	✓	Will comply.
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	✓	Can be conditioned to comply.
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	n/a	Not applicable.
<b>For assessable development</b>			
<b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site;	<b>AO7</b> No acceptable outcome is provided.	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(b) allow sufficient area and access to sunlight and water for plant growth;</p> <p>(c) not cause a nuisance to occupants of the site or members of the public; and</p> <p>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</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 criteria 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 self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable 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.	✓	The proposed plans indicate the following car parking provision:  Rural industry - 46 spaces and loading and unloading areas.  Rural workers accommodation - 16 spaces and bus pick up and drop off facilities.  This level of parking is considered acceptable having

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>regard to the nature of the use with many of the workers in the packing shed being accommodated on-site and limited visitor car parking required for the use. Furthermore, worker transportation would be provided as part of the operation of the accommodation further reducing the demand for car parking spaces. The proposed development is able to satisfy the performance outcomes.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to::</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	Will be conditioned to comply.
	<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>	✓	The proposed development will be accessed from the constructed Leadingham Creek Road. The sites other road frontage is not constructed and is not considered suitable for access purposes.
	<p><b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b>.</p>	✓	Can be conditioned to comply.
<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>	✓	A condition will be attached to any approval ensuring that all trafficable areas are appropriately sealed.
<b>For assessable development</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	Will be conditioned to comply.
	<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.	✓	Will be conditioned to comply where relevant.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	Generally complies.
	<b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side	✓	Complies where relevant. Although loading, unloading and staff car parking will occur at the front of the building it will be effectively screened from view from Leadingham Creek Road users by vegetation buffering.

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
	with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.		
	<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.	✓	Will comply.
	<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.	✓	Will comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	Will comply.
	<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>	✓	Will comply.
	<p><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>.</p>	✓	Will comply.
<b>Maintenance</b>			
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><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.</p>	✓	Will be conditioned to comply.
	<p><b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	✓	Will be conditioned to comply.



Performance outcomes	Acceptable outcomes	Complies	Comments
<b>End of trip facilities</b>			
<p><b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p><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>.</p>	✓	Will be conditioned to comply where relevant.
	<p><b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b>.</p>	✓	Will be conditioned to comply where relevant.
<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><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> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>	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>			
<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> <p>(d) the expected traffic movements to be generated by the facility;</p> <p>(e) any associated</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	(f) impacts on the road network; and any works that will be required to address the identified impacts.		

**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 Self-assessable 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 self-assessable development:</u> One space per 200m<sup>2</sup> or part thereof of net lettable area.</p> <p>If assessable development: As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Animal husbandry</b>	<p><u>If self-assessable development:</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Animal keeping</b>	Minimum of three spaces or one space per 200m <sup>2</sup> of use area, whichever is greater.	One SRV space.
<b>Aquaculture</b>	<p><u>If self-assessable development:</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 self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Brothel</b>	As determined by Council.	As determined by Council.
<b>Bulk landscape supplies</b>	Minimum of five spaces or one space per 250m <sup>2</sup> of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m <sup>2</sup> ; or One HRV space.
<b>Car wash</b>	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
<b>Caretaker's accommodation</b>	One space per dwelling unit.	Nil.
<b>Cemetery</b>	As determined by Council.	As determined by Council.
<b>Child care centre</b>	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.

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

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

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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>High industry impact</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Home based business</b>	<u>Bed and breakfasts:</u> One space per guest room.  <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
<b>Hospital</b>	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m <sup>2</sup> of GFA and part thereof; and One space for an emergency vehicle.
<b>Hostel</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>Hotel</b>	One space per 10m <sup>2</sup> or part thereof of GFA per bar, beer garden and other public area. One space per 50m <sup>2</sup> or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.



Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Indoor sport and recreation</b>	<p><u>If self-assessable development:</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 self-assessable development:</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 self-assessable development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:</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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Office</b>	<p>Exempt in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Outdoor sales</b>	<p>A minimum of 5 spaces for customer parking or one space per 150m<sup>2</sup> of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m<sup>2</sup>, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.
<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>Definition</b>	<b>Minimum number of Car parking spaces</b>	<b>Minimum Service Vehicle Space Provision</b>
<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 self-assessable development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Place of worship</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Port services</b>	As determined by Council.	As determined by Council.
<b>Relocatable home park</b>	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
<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>Rural industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Rural workers' accommodation</b>	<p><u>If Self-assessable development:</u> Nil</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If Self-assessable development:</u> Nil</p> <p><u>If Assessable development:</u> As determined by Council.</p>
<b>Sales office</b>	One space per 25m <sup>2</sup> GFA or part thereof.	Nil.
<b>Service industry</b>	<p>Exempt 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>Exempt 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.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<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>	<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.</p>
<b>Short-term accommodation</b>	One space per unit.	<p>One HRV space if involves the serving of food or beverage; otherwise One SRV space.</p>
<b>Showroom</b>	<p>Exempt 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>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Substation</b>	<p><u>If assessable development:</u> As determined by Council.</p>	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Telecommunications facility</b>	<p><u>If self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Theatre</b>	One space per 15m <sup>2</sup> or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
<b>Tourist attraction</b>	As determined by Council.	As determined by Council.
<b>Tourist park</b>	<p>One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.</p> <p>Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.</p>	One HRV space.
<b>Transport depot</b>	One space per 125m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Utility installation</b>	<p><u>If self-assessable development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:</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>Veterinary services</b>	<p>Exempt 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>	<p>One HRV space if greater than 500m<sup>2</sup> GFA; and One SRV space per 500m<sup>2</sup> GFA.</p>
<b>Warehouse</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>Wholesale nursery</b>	<p>As determined by Council.</p>	<p>As determined by Council.</p>
<b>Winery</b>	<p>As determined by Council.</p>	<p>As determined by Council.</p>

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



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

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

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

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

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

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

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

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

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

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a

Service station	footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment criteria 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 self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health,</li> </ul>	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Compl es	Comments
(d) safety and convenience of the community; and minimises adverse impacts on the receiving environment.	(a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.		
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	✓	A condition will be applied to any approval requiring a potable water supply. A large water supply will be required for fire fighting purposes.
<b>Wastewater disposal</b>			
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving	<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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	n/a	Not applicable.



Performance outcomes	Acceptable outcomes	Complies	Comments
environment.	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with AS/NZS 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	✓	Will comply - Environmental Authority required (ERA as over 21EP)
<b>Stormwater infrastructure</b>			
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	Not applicable.
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	Will be conditioned to comply.
<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <p>(a) is connected to the electricity supply network; or</p> <p>(b) has arranged a connection to the transmission grid; or</p> <p>(c) where not connected to</p>	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Compl es	Comments
	<p>the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where:</p> <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul>		
<b>Telecommunications infrastructure</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	✓	Can be conditioned to comply.
<b>Existing public utility services</b>			
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><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.</p>	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Compl es	Comments
<b>Excavation or filling</b>			
<b>PO7</b> Excavation or filling must not have an adverse impact on the: <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>	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	Can be conditioned to comply.
	<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.	✓	Can be conditioned to comply.
	<b>A07.3</b> Earthworks batters: <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>	✓	Earthworks batters are not likely.
	<b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <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>	✓	Can be conditioned to comply.
	<b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
	<b>A07.6</b>	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	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.		
	<b>A07.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to comply where relevant.
<b>For assessable development</b>			
<b>Transport network</b>			
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>A08.1</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.	✓	Can be conditioned to comply.
	<b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	Not applicable.
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction	<b>A09</b> Development is in accordance	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Compl es	Comments
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.	with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
<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>	✓	Can be conditioned to comply.
	<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</p>	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Compl es	Comments
	<p>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>		
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p>Can be conditioned to comply where relevant.</p>

Performance outcomes	Acceptable outcomes	Compl es	Comments
(d) maximise community benefit; and (e) minimise risk to public safety.			
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	✓	Can be conditioned to comply where relevant. Large amounts of fill are not likely to be required.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	✓	Can be conditioned to comply where relevant. Large amounts of fill are not likely to be required.

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.	✓	Can be conditioned to comply.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Can be conditioned to comply.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	✓	Can be conditioned to comply.
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity; and</li> <li>(d) privacy of adjoining premises.</li> </ul>	<b>AO14</b> Access to the premises (including all works associated with the access): <ul style="list-style-type: none"> <li>(a) must follow as close as possible to the existing contours;</li> <li>(b) be contained within the premises and not the road reserve, and</li> <li>(c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</li> </ul>	✓	Will comply.
<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.	✓	Can be conditioned to comply.
<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	<b>AO16</b> Development is located where: <ul style="list-style-type: none"> <li>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>(b) contaminated soils are</li> </ul>	✓	There are no known pollutants on the subject site.



Performance outcomes	Acceptable outcomes	Compl es	Comments
levels of contaminants	remediated prior to plan sealing, operational works permit, or issuing of building works permit.		
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	n/a	Not applicable.
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	Not applicable.