

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

### **APPLICATION DETAILS**

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>FILE NO:</b>	MCU/18/0007	<b>ADDRESS:</b>	1 Herberton Street and 255 Byrnes Street, Mareeba
<b>APPLICANT:</b>	Porkdig Pty Ltd	<b>RPD:</b>	Lot 701 and 702 on M3565
<b>LODGED BY:</b>	Planz Town Planning	<b>AREA:</b>	Lot 701 - 1,019m <sup>2</sup> Lot 702 - 1,012m <sup>2</sup>
<b>DATE LODGED:</b>	23 March 2018	<b>OWNER:</b>	Porkdig Pty Ltd
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use - Service Station & Food and Drink Outlet		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Centre Zone		
<b>LEVEL OF ASSESSMENT:</b>	Impact Assessment		
<b>SUBMISSIONS:</b>	No properly made submissions		

### **Relevant Development Codes**

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

- 6.2.1 Centre zone code
- 8.2.12 Transport infrastructure overlay code
- 9.3.2 Commercial activities code
- 9.4.1 Advertising Devices Code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

### 6.2.1 Centre zone code

#### 6.2.1.1 Application

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

#### 6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities.

These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.

Centres are found at a variety of scales based on their location and surrounding activities.

- (2) Mareeba Shire Council's purpose of the Centre zone code is to facilitate the orderly development of the network of centres to meet the needs of the communities throughout the shire.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Promotion of a mix of commercial, business, professional, accommodation and retail activities;
  - (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas;
  - (c) Residential development is facilitated where it can integrate and enhance the fabric of the centre and is located behind or above commercial development;
  - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area;
  - (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  - (f) Development does not compromise the viability of the hierarchy and network of activity centres, namely:
    - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    - (iv) Bibohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities.

### 6.2.1.3 Criteria for assessment

**Table 6.2.1.3A—Centre zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	All buildings will have heights not exceeding 6 metres. One of the two proposed pylon signs will exceed the 8.5 metre height limit (by 100mm). This minor non-compliance is not likely to compromise PO1 (refer to further discussion within the advertising devices code).
<b>Siting</b>			
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of</li> </ul>	<b>AO2.1</b> Buildings are built to the road frontage/s of the site.  Note—Awning structures may extend into the road reserve where provided in accordance with <b>PO5</b> .	n/a	Not considered to be applicable for development including a service station use. The development complies with PO2.

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with pedestrian spaces.	<b>AO2.2</b> Buildings are setback and boundary treatment(s) are undertaken in accordance with <b>Table 6.2.1.3B</b> .	✓	Will comply.
<b>Accommodation density</b>			
<b>PO3</b> The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site.	<b>AO3</b> Development provides a maximum density for Accommodation activities of: (a) 1 dwelling or accommodation unit per 120m <sup>2</sup> site area; and (b) 1 bedroom per 60m <sup>2</sup> site area.	n/a	No accommodation activities proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Site cover</b>			
<b>PO4</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<b>AO4</b> Site cover does not exceed 90%.	✓	Complies.
<b>For assessable development</b>			
<b>Building design</b>			
<b>PO5</b> Building facades are appropriately designed to: <ul style="list-style-type: none"> <li>(a) provide an active and vibrant streetscape;</li> <li>(b) include visual interest and architectural variation;</li> <li>(c) maintain and enhance the character of the surrounds;</li> <li>(d) provide opportunities for casual surveillance;</li> <li>(e) include a human scale; and</li> <li>(f) encourage occupation of outdoor</li> </ul>	<b>AO5.1</b> Buildings address and provide pedestrian entrances to: <ul style="list-style-type: none"> <li>(a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot;</li> <li>(b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and</li> <li>(c) any adjoining public place, with the main entrance provided on this boundary.</li> </ul>	✓	Complies where relevant.

Performance outcomes	Acceptable outcomes	Complies	Comments
space.	<b>AO5.2</b> Building frontages: (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and (d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.	✓	Complies where relevant.
	<b>AO5.3</b> Buildings incorporate cantilevered awnings that are: (a) provided along the full length of the building's frontage to the street; (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s; (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.	n/a	Not applicable for the development proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO6</b> Development complements and integrates with the established built character of the Centre zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO6</b> No acceptable outcome is provided.	✓	Complies.
<b>Accommodation activities</b>			
<b>PO7</b> Accommodation activities are appropriately located in buildings in the Centre zone, having regard to: (a) the use of adjoining premises; and (b) the provision of an active and vibrant streetscape.	<b>AO7</b> Accommodation activities are located above the ground floor.	n/a	Not applicable - No accommodation activities proposed.
<b>Amenity</b>			
<b>PO8</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO8</b> No acceptable outcome is provided.	✓	Complies. The site contains an existing 24 hour service station use.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO9</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO9</b> No acceptable outcome is provided.	✓	Will comply. Conditions will be attached to any approval requiring the upgrade of boundary treatments which are likely to exceed the existing standard of boundary treatments on-site. The new development is also likely to be more attractive than the existing aged service station.

**Table 6.2.1.3B—Setbacks and treatments to side and rear boundaries**

Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone	Where including windows facing the side boundary	All other instances
Building and structure setback	2 metres	1 metre	0 metres
Boundary treatment	<ul style="list-style-type: none"> <li>• Landscape strip with a minimum width of 1.5 metres; and</li> <li>• 1.8 metre high solid screen fence</li> </ul>	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials



## 8.2.12 Transport infrastructure overlay code

### 8.2.12.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

### 8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
  - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
  - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
  - (d) Development compliments the use of 'Rail corridors' for tourist activities.

### 8.2.12.3 Criteria for assessment

**Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> ; or (b) the potential future use of an inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> .	<b>AO1</b> Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> a minimum of: (a) 40 metres where: (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise.	n/a	Not applicable.
<b>For assessable development</b>			
<b>PO2</b> Non-residential development adjoining a rail corridor identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> is designed to allow for the future use of the 'Rail corridor' by the land use.	<b>AO2</b> No acceptable outcome is provided	n/a	Not applicable.
<b>PO3</b> Development adjoining a 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> used for the transportation of tourists is designed to: (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire.	<b>AO3</b> No acceptable outcome is provided	n/a	Not applicable.

### 9.3.2 Commercial activities code

#### 9.3.2.1 Application

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

#### 9.3.2.2 Purpose

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

### 9.3.2.3 Criteria for assessment

**Table 9.3.2.3—Commercial activities code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>PO1</b> Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	<b>AO1</b> Building design does not incorporate: (a) highly reflective materials such as high performance glass or untreated galvanised metals; or (b) unrelieved, unpainted or un-rendered finishes; or (c) unarticulated concrete finishes; or (d) unarticulated cladding systems; or (e) fluorescent or iridescent paints; or (f) use of single colour or surface treatment.	✓	Can be conditioned to comply. It is likely that non-reflective modern building materials and finishes will be used.
<b>If for Sales office</b>			
<b>PO2</b> A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: (a) duration of use; (b) size and scale; (c) intensity and nature of use; (d) number of employees; and (e) hours of operation.	<b>AO2.1</b> The Sales office is limited in its duration to a period not greater than: (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or (b) 6 months, where involving land or buildings that can be won as a prize.	n/a	Not applicable.
	<b>AO2.2</b> The Sales office does not exceed 100m <sup>2</sup> gross floor area.  Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize.	n/a	Not applicable.
	<b>AO2.3</b> No more than 3 employees work within the sales office at any one time.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO2.4</b> The Sales office does not operate outside the hours of 8.00am to 6.00pm.	n/a	Not applicable.
<b>PO3</b> A Sales office is located to be accessible to visitors.	<b>PO3</b> The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.	n/a	Not applicable.
<b>For assessable development</b>			
<b>Visual amenity and character</b>			
<b>PO4</b> Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	<b>AO4</b> No acceptable outcome is provided.	✓	Has been designed to comply.
<b>Location and size</b>			
<b>PO5</b> Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	<b>AO5</b> No acceptable outcome is provided.	✓	Complies - The proposed development is for the replacement of an existing service station site and the additional of a complimentary land use, this being a fast food business.
<b>If for Service station or Car wash</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO6</b> The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	<b>AO6.1</b> The site has a: (a) minimum area of 1500m <sup>2</sup> ; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise.	✓	Will comply. The development is proposed over 2 allotments (to be amalgamated) with combined areas and frontages exceeding AO6.1.
	<b>AO6.2</b> Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.	✓	Can be conditioned to comply, although bulk fuel will be stored underground.
	<b>AO6.3</b> Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.	✓	The site has been designed to comply.
	<b>AO6.4</b> Fuel pumps, car wash bays and facilities including air and water points are: (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.	✓	The site has been designed to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO7</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources.	<b>AO7</b> No acceptable outcome is provided.	✓	The site has been designed to comply and will be required to obtain a trade waste permit.

### 9.4.1 Advertising devices code

#### 9.4.1.1 Application

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

#### 9.4.1.2 Purpose

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



### 9.4.1.3 Criteria for assessment

**Table 9.4.1.3A—Advertising devices code - For accepted development subject to requirements and assessable development**

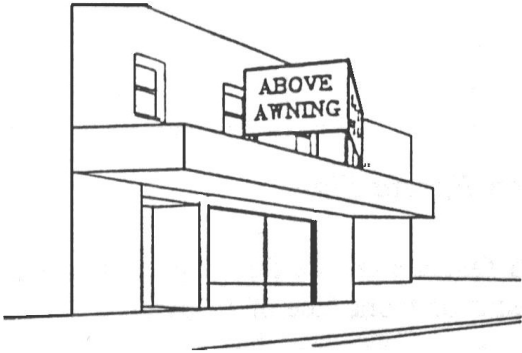

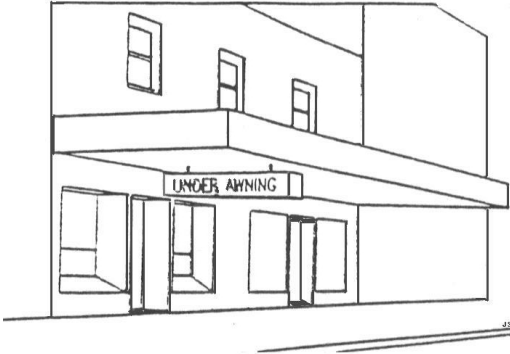
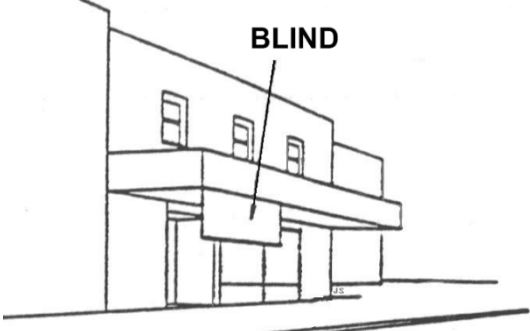
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Public safety</b>			
<b>PO1</b> Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	<b>AO1.1</b> Advertising devices do not: <ul style="list-style-type: none"> <li>(a) resemble traffic control devices; or</li> <li>(b) give instructions to traffic; or</li> <li>(c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or</li> <li>(d) cause interference with the visibility and effectiveness of hazard or warning lights; or</li> <li>(e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or</li> <li>(f) incorporate highly reflective materials and finishes; or</li> <li>(g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.</li> </ul>	✓	Complies - based on the plans submitted which are typical advertising devices for service station and food and drink outlet uses.
<b>Character and amenity</b>			

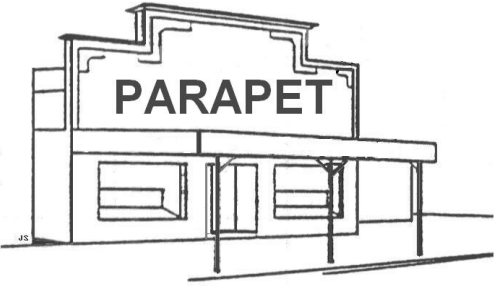
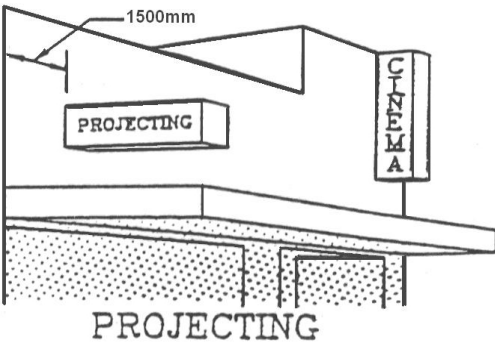

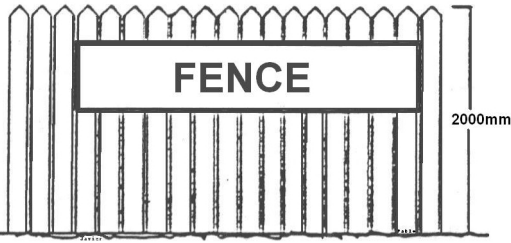
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO2</b> Advertising devices are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid visual clutter;</li> <li>(b) avoid overshadowing of adjoining premises or public places;</li> <li>(c) prevent loss of daylight or sunlight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

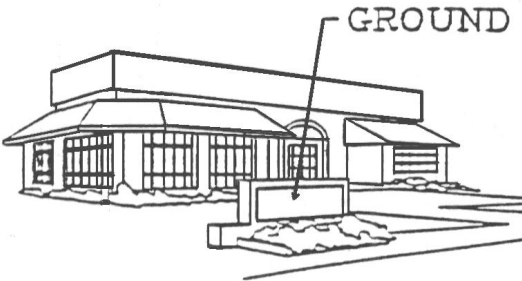
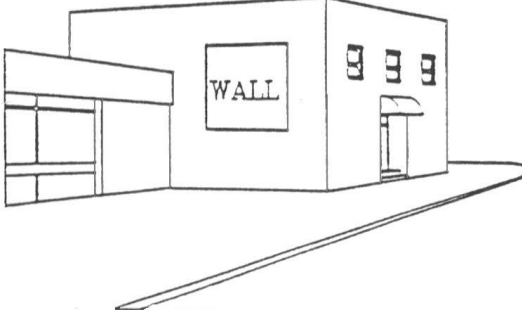

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>A02.2</b> The number, type and design of advertising devices complies with <b>Table 9.4.1.3D</b> .	✓ Complies with PO2	<p>Six illuminated signs are proposed on site in total (2 x freestanding pylon signs and 4 x fascia signs) which is non-compliant with the maximum number of 3 allowed for by A02.2. The 2 freestanding signs, with heights of 8.6m and 8.1m are also non-compliant with A02.2 which includes a height limit for freestanding advertising devices equal to building height (5m) or 7.5m, whichever is lesser.</p> <p>Despite containing double the amount of signage allowed for by A02.2, the signage proposed is not unreasonable for a development of this nature and scale and is not likely to result in any visual clutter or over-crowding when viewed by road users or nearby residential uses. Furthermore, the heights proposed for the two freestanding pylon signs is also typical of the two uses proposed and is not likely to cause any overshadowing or loss of daylight and sunlight to adjoining properties. It is considered that the proposed developments advertising devices component will comply with PO2.</p>

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

**Table 9.4.1.3B—Acceptable advertising devices**

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

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

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

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

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



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

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

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

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

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

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

## 9.4.2 Landscaping code

### 9.4.2.1 Application

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

### 9.4.2.2 Purpose

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

#### 9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO1</b> Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<b>AO1</b> Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓ <b>Complies with PO1</b>	<p>Approximately 3.6% of the site will be landscaped. The development is therefore non-compliant with AO1 which requires 10% of the site to be landscaped.</p> <p>The landscaping will include vegetated strips primarily along the southern and western property boundaries (fronting Byrnes and Herberton Streets) excluding access driveways as well as some landscaping along the northern and eastern property boundaries adjacent the drive-through lane.</p> <p>Despite not achieving the required 10% (200m<sup>2</sup> of landscaping) the landscaping proposed will satisfy the performance outcome in that it will contribute to the landscape character of Mareeba's CBD and will soften the appearance of the development when viewed from both streets. The landscaping proposed will be substantially more than that provided at the existing Mobil service station site.</p> <p>Landscaping to the north is not considered critical due to the building on the northern adjoining property (Betta</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			Electrical) being built to boundary, nor is landscaping along the eastern boundary considered critical as 1.8 metre high solid screen fencing will be required along the entirety of this boundary to minimise impacts on adjoining residential uses. A condition will be attached to any approval requiring the submission of a detailed landscape plan for Officer endorsement and will be required to be planted prior to the commencement of the use. The landscaping proposed will satisfy PO1.
<b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓ Complies with PO2	See comment for AO1/PO1.



Performance outcomes	Acceptable outcomes	Complies	Comments
<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> .	✓	See comment for AO1/PO1.
	<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.	✓	Will be conditioned to comply.
	<b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO4</b> Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	<b>AO4.1</b> Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m <sup>2</sup> : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping.  Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	n/a	Not applicable.
	<b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	Not applicable.
<b>PO5</b> Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose	<b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	<b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Can be conditioned to comply.
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	✓	Can be conditioned to comply.
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	✓	Can be conditioned to comply.
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	n/a	Not applicable.
<b>For assessable development</b>			

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

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

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

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

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	✓	<p>Table 9.4.3.3B requires the following car parking:</p> <p>Service Station - 4 Spaces, 1 AV space (articulated vehicle)</p> <p>Food and Drink Outlet - 1 space per 50m<sup>2</sup> of GFA, 1 heavy rigid space, 6 spaces for queuing traffic where including a drive through lane.</p> <p>The development provides 9 standard parking spaces, including 1 disabled parking space, has a drive through lane large enough to accommodate more than 6 queuing vehicles, includes one heavy rigid space (loading dock), 1 RV parking space and enough room on site to park articulated vehicles either to fuel up or to deliver fuel. These car parking numbers do not include the parking or queuing spaces at each fuel bowser or the car was bays. The development complies with AO1.</p>
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> </ul>	<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.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) minimise pedestrian to vehicle conflict.	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	✓ Complies with PO2	Complies with PO2 - The proposed development is for a services station and food and drink outlet to replace an existing services station and dwelling on the subject land. Both existing uses contain access from both Byrnes Street and Herberton Street. Given the type of uses proposed, access from both streets is considered necessary and reasonable.
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	✓	Complies where relevant (10m wide crossover proposed onto Herberton Street however no footpath is in place along this frontage). Byrnes Street crossover does not exceed 9m in width.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	✓	Complies.
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the</li> </ul>	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	Will be conditioned to comply.



Performance outcomes	Acceptable outcomes	Complies	Comments
character of the surrounding locality.	<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.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	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 or rear of a building in all other instances.	✓	Complies.
<b>Site access and manoeuvring</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: <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>	<b>AO5.1</b> Access and manoeuvrability is in accordance with : <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>	✓	Complies.
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✓	Complies.
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✓	Complies.
	<b>AO5.4</b> Pedestrian and cyclist access to the site: <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>	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO6</b> Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	<b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	n/a	Not applicable.
	<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: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	n/a	Not applicable.
	<b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	n/a	Not applicable.
	<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.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	n/a	Not applicable.
	<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.	n/a	Not applicable.
	<b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	n/a	Not applicable.
<b>Servicing</b>			
<b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road	<b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) network; provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	✓	Complies.
	<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</b> <b>9.4.3.3B.</b>	✓	Complies.
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	Will comply.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Will comply.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table</b> <b>9.4.3.3D.</b>	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	✓	Will be conditioned to comply.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	n/a	Not applicable.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	n/a	Not applicable.

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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Food and drink outlet</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m<sup>2</sup> GFA, whichever is greater.</p>	One space. HRV
<b>Service station</b>	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.

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

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

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

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



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

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

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

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

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

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

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

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

## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

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

### 9.4.5.2 Purpose

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

### 9.4.5.3 Criteria for assessment

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

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

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

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



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

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>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.	✓	Will be conditioned to comply.
	<b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	✓	Can be conditioned to comply.
<b>Public infrastructure</b>			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>A09</b> Development is 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>Stormwater quality</b>			

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO11</b> Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	<b>AO11</b> No acceptable outcome is provided.	✓	Can be conditioned to comply.
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	✓	Can be conditioned to comply.
	<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.

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: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to 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.	n/a	Not applicable.
<b>Contaminated land</b>			



Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✓	Can be conditioned to comply.
<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.