

## Assessment of application against relevant Development Codes

### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>FILE NO:</b>	MCU/18/0010	<b>ADDRESS:</b>	Country Road, Mareeba
<b>APPLICANT:</b>	A & A Zugno	<b>RPD:</b>	Lot 23 on SP219118
<b>LODGED BY:</b>	Northern Building Approvals	<b>AREA:</b>	7,374m <sup>2</sup>
<b>DATE LODGED:</b>	28 March 2018	<b>OWNER:</b>	A & A Zugno
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use - Dwelling House (Secondary Dwelling)		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE:</b>	Rural residential zone		
<b>LEVEL OF ASSESSMENT:</b>	Code assessment		
<b>SUBMISSIONS:</b>	N/A - Code assessment only		

### Relevant Development Codes

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

- 6.2.10 Rural residential zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.10 Residential dwelling house and outbuilding overlay code
- 9.3.1 Accommodation activities code

## 6.2.10 Rural residential zone code

### 6.2.10.1 Application

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

### 6.2.10.2 Purpose

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

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

### 6.2.10.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <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>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	Complies.
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Rural residential zone.</li> </ul>	<p><b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 150m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres above natural ground level.</li> </ul>	n/a	Not applicable.
	<p><b>AO2.2</b> On lots greater than 2 hectares, domestic</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	outbuildings do not exceed: (a) 200m <sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.		
<b>Siting</b>			
<b>PO3</b> Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	<b>AO3</b> Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road; (c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m <sup>2</sup> precinct; and (e) 3 metres from a side or rear boundary otherwise.	n/a	Not applicable. Refer to Residential dwelling house and outbuilding overlay code.
<b>Accommodation density</b>			
<b>PO4</b> The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and	<b>AO4</b> Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) is commensurate to the scale and frontage of the site.			
<b>For assessable development</b>			
<b>Site cover</b>			
<p><b>PO5</b> Buildings and structures occupy the site in a manner that:</p> <p>(a) makes efficient use of land;</p> <p>(b) is consistent with the bulk and scale of surrounding buildings; and</p> <p>(c) appropriately balances built and natural features.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	✓	Complies.
<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <p>(a) include visual interest and architectural variation;</p> <p>(b) maintain and enhance the character of the surrounds;</p> <p>(c) provide opportunities for casual surveillance;</p> <p>(d) include a human scale; and</p> <p>(e) encourage occupation of outdoor space.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	✓	Complies.
<b>Non-residential development</b>			
<p><b>PO8</b> Non-residential development:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of nearby residential uses;</li> <li>(c) does not impact on the orderly provision of non-residential development in other locations in the shire; and</li> <li>(d) directly supports the day to day needs of the immediate residential community; or</li> <li>(e) has a direct relationship to the land on which the use is proposed.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Amenity</b>			
<p><b>PO9</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>	✓	Complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			
<b>PO10</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO10</b> No acceptable outcome is provided.	n/a	Not applicable.

### 8.2.3 Bushfire hazard overlay code

#### 8.2.3.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
  - (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

#### 8.2.3.2 Purpose

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

#### 8.2.3.3 Criteria for assessment

**Table 8.2.3.3—Bushfire hazard overlay code — For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Water supply for fire-fighting purposes</b>			
<p><b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR</p>	✓	Complies.



Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO1.2</b>            Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a dam; or</li> <li>(d) a swimming pool.</li> </ul> <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	<b>n/a</b>	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>Land use</b>			
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <p>(a) child care centre; or</p> <p>(b) community care centre; or</p> <p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) hostel; or</p> <p>(h) residential care facility; or</p> <p>(i) retirement facility; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>	n/a	Not applicable.
<b>Lot design</b>			
<p><b>PO3</b> Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b> No new lots are created.</p> <p>OR</p> <p><b>AO3.2</b> All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>		

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Firebreaks and access</b>			
<p><b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <p>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</p> <p>ii. the minimum cleared width not less than 6 metres;</p> <p>iii. the formed width is not less than 2.5 metres;</p> <p>iv. the formed gradient is not greater than 15%;</p> <p>v. vehicular access is provided at both ends;</p> <p>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>A04.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	n/a	Not applicable.
	<p><b>A04.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <p>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</p> <p>(b) a minimum cleared width of 20 metre;</p> <p>(c) a maximum gradient of 12.5%; and</p> <p>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	n/a	Not applicable.
<b>Hazardous materials</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO5</b> The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>n/a</b></p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Landscaping</b>			
<p><b>PO6</b> Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <p>(a) fire ecology; (b) slope of site; and (c) height and mix of plant species.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p>	n/a	Not applicable.
<b>Infrastructure</b>			
<p><b>PO7</b> Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO7</b> The following infrastructure services are located below ground:</p> <p>(a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications</p>	✓	Complies where applicable.
<b>Private driveways</b>			
<p><b>PO8</b> All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer</p>	<p><b>AO8</b> Private driveways: (a) do not exceed a length of 60 metres from the street frontage;</p>	✓	Complies where relevant.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<ul style="list-style-type: none"> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>		

## 8.2.10 Residential dwelling house and outbuilding overlay code

### 8.2.10.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is located within a 'Residential dwelling house and outbuilding area' identified on the **Residential dwelling house and outbuilding overlay maps (OM-010a-o)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

### 8.2.10.2 Purpose

- (1) The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area;
  - (c) Development is responsive to site characteristics and employs best practice industry standards;
  - (d) Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;
  - (e) Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;
  - (f) Parking spaces and associated manoeuvring areas are safe and functional;
  - (g) Development is provided with an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
  - (h) Development is connected to infrastructure that 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;
  - (i) Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
  - (j) Development is provided with electricity and telecommunications services that meet desired requirements;
  - (k) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
  - (l) Development does not affect the efficient functioning of public utility mains, services or installations; and
  - (m) Work associated with development does not cause adverse impacts on the surrounding area.



### 8.2.10.3 Criteria for assessment

**Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <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>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	Complies.
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the zone in which the land is located.</li> </ul>	<p><b>AO2.1</b> Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO2.2</b> Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m <sup>2</sup> in gross floor area; and (b) 5.5 metres above natural ground level.	n/a	Not applicable.
	<b>AO2.3</b> Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m <sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.	n/a	Not applicable.
<b>Gross floor area</b>			
<b>PO3</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	<b>AO3</b> Gross floor area does not exceed 600m <sup>2</sup> .	✓	Complies.
<b>Secondary dwellings</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <p>(a) not dominate the site;</p> <p>(b) remain subservient to the primary dwelling; and</p> <p>(c) be consistent with the character of the surrounding area;</p>	<p><b>AO4.1</b> The secondary dwelling is located within:</p> <p>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</p> <p>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</p>	<p>✓ Complies with PO4</p>	<p>The proposed secondary dwelling will be sited approximately 23 metres from the primary dwelling and is therefore non-compliant with AO4.1 (a).</p> <p>Despite this non-compliance, considering the size of the site and size of the proposed secondary dwelling (under 100m<sup>2</sup>), the development will not dominate the site and will not compromise the character of the surrounding area.</p> <p>Considering the proposed design of the secondary dwelling (1 bedroom, 1 carport) Council officers are satisfied that the proposed secondary dwelling will remain subservient to the primary dwelling moving forward.</p> <p>The proposed development is considered to comply with PO4.</p>
	<p><b>AO4.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	<p>✓</p>	<p>Complies.</p>
<p><b>Car parking</b></p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</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>AO5</b> Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> <li>(a) one covered space per dwelling house; and</li> <li>(b) one space per secondary dwelling.</li> </ul>	✓	Complies.
<b>Vehicle crossovers</b>			
<p><b>PO6</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> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO6.1</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>	✓	Can be conditioned to comply.
	<p><b>AO6.2</b> Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	n/a	Not applicable.
	<p><b>AO6.3</b> A secondary dwelling shares a vehicle crossover with the primary dwelling.</p>	✓	Will comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <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>	<p><b>AO7</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 8.2.10.3B</b>.</p>	<p><b>n/a</b></p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Water supply</b>			
<p><b>PO8</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO8.1</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 in the Rural residential zone and outside a reticulated water supply service area.</p>	✓	Will comply.
	<p><b>AO8.2</b> Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	n/a	Not applicable.
<b>Wastewater disposal</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p><b>AO9.1</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 in the Rural residential zone and outside a reticulated sewerage service area.</p>	n/a	Not applicable.
	<p><b>AO9.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Stormwater infrastructure</b>			
<p><b>PO10</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO10.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	Can be conditioned to comply.
	<p><b>AO10.2</b> On-site drainage systems are constructed:</p> <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>	✓	Can be conditioned to comply.



<b>Electricity supply</b>			
<p><b>PO11</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO11</b> The premises:</p> <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>	<p>✓</p>	<p>Can be conditioned to comply.</p>
<b>Telecommunications infrastructure</b>			
<p><b>PO12</b> Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p><b>AO12</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>

<b>Existing public utility services</b>			
<p><b>PO13</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO13</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>
<b>Excavation and filling</b>			
<p><b>PO14</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>AO14.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>n/a</p>	<p>Not applicable.</p>
	<p><b>AO14.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>n/a</p>	<p>Not applicable.</p>
	<p><b>AO14.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	<p>n/a</p>	<p>Not applicable.</p>

	<p><b>AO14.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	n/a	Not applicable.
	<p><b>AO14.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	Not applicable.
	<p><b>AO14.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	Not applicable.
	<p><b>AO14.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	Not applicable.

**Table 8.2.10.3B—Pavement Standards for Access, Manoeuvring and Car Parking areas**

Compacted Base (minimum thickness)	Gravel Surfacing Options
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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.