

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

### **APPLICATION DETAILS**

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>FILE NO:</b>	MCU/17/0005	<b>ADDRESS:</b>	McDonald Street, Irvinebank
<b>APPLICANT:</b>	Telstra Corporation Limited	<b>RPD:</b>	Lot 3 on L3148
<b>LODGED BY:</b>	Service Stream Mobile Communications	<b>AREA:</b>	1,012m <sup>2</sup>
<b>DATE LODGED:</b>	4 September 2017	<b>OWNER :</b>	Telstra Corporation Limited
<b>TYPE OF APPROVAL:</b>	Development Permit		
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use - Telecommunications Facility		
<b>PLANNING SCHEME:</b>	Mareeba Shire Council Planning Scheme - July 2016		
<b>ZONE:</b>	Low Density Residential		
<b>LEVEL OF ASSESSMENT:</b>	Impact Assessment		
<b>SUBMISSIONS:</b>	No Submissions Received		

### **Relevant Development Codes**

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

- 6.2.6 Low density residential zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.11 Transport infrastructure overlay code
- 9.3.4 Energy and infrastructure activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

## 6.2.6 Low density residential zone code

### 6.2.6.1 Application

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

### 6.2.6.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
  - (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
  - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
  - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
  - (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
  - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
  - (d) Development provides for an efficient land use pattern and is well connected to other developments;
  - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
  - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
  - (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
  - (h) Development reflects and enhances the existing low density scale and character of the area;
  - (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
  - (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
  - (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;

- (l) Development takes account of the environmental constraints of the land; and
- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

### 6.2.6.3 Criteria for assessment

**Table 6.2.6.3A—Low density residential zone code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</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>	✓ Complies with PO1	<p>The proposed development will include the construction of a 40 metre high monopole telecommunications tower with antennas mounted at an elevation of 40 metres, bringing the developments overall height to 43.1 metres, which is non-compliant with AO1.</p> <p>The height and location of the proposed development is considered necessary to achieve the desired coverage objectives, and the subject site itself is not immediately adjoined by any residential uses. The proposed monopole tower is of a slimline design and a condition will be attached to any approval requiring the monopole to be</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>painted a 'pale eucalypt' colour in order to help achieve an effective visual blend with the surrounding environment. Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).</p> <p>Considering this, the proposed development is not likely to have a significant visual or functional impact on residential uses in the surrounding vicinity or on nearby road users. Some degree of visual impact is considered acceptable given the likely community benefit provided by the development (mobile phone reception). No submissions against the development were received during the applications public notification period, which would have indicated a perceived amenity</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>impact.</p> <p>On balance, the development is considered to achieve compliance with PO1.</p>
<b>Outbuildings and residential scale</b>			
<b>PO2</b> Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone.	<b>AO2</b> Domestic outbuildings do not exceed: (a) 100m <sup>2</sup> in gross floor area; and (b) 5.5 metres in height above natural ground level.	n/a	Not applicable.
<b>Siting, where not involving a Dwelling house</b>			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
<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; and (f) appearance of building bulk; and (g) relationship with road corridors.	<b>AO3.1</b> Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage.	✓	Complies
	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	✓	Complies

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Accommodation density</b>			
<b>PO4</b> The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.6.3B</b> .	n/a	Not applicable - The proposed development is not an accommodation activity.
<b>Gross floor area</b>			
<b>PO5</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	<b>AO5</b> Gross floor area does not exceed 600m <sup>2</sup> .	✓	Complies.
<b>For assessable development</b>			
<b>Building design</b>			
<b>PO6</b> Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the	<b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.			
<b>PO7</b> Development complements and integrates with the established built character of the Low density residential 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>AO7</b> No acceptable outcome is provided.	✓ Complies with PO7.	The height and location of the proposed development is considered necessary to achieve the desired coverage objectives, and the subject site itself is not immediately adjoined by any residential uses. The proposed monopole tower is of a slimline design and a condition will be attached to any approval requiring the monopole to be painted a 'pale eucalypt' colour in order to help achieve an effective visual blend with the surrounding environment. Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>only).</p> <p>Considering this, the proposed development is not likely to have a significant visual or functional impact on residential uses in the surrounding vicinity or on nearby road users. Some degree of visual impact is considered acceptable given the likely community benefit provided by the development (mobile phone reception). No submissions against the development were received during the applications public notification period, which would have indicated a perceived amenity impact.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Non-residential development</b>			
<b>PO8</b> Non-residential development is only located in new residential areas and: <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) directly supports the day to day needs of the immediate residential community; and</li> <li>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</li> </ul>	<b>AO8</b> No acceptable outcome is provided.	✓ Complies with PO8	<p>The height and location of the proposed development is considered necessary to achieve the desired coverage objectives, and the subject site itself is not immediately adjoined by any residential uses. The proposed monopole tower is of a slimline design and a condition will be attached to any approval requiring the monopole to be painted a 'pale eucalypt' colour in order to help achieve an effective visual blend with the surrounding environment. Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).</p> <p>Considering this, the proposed development is not likely to have a significant visual or functional impact on residential uses in</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			the surrounding vicinity or on nearby road users. Some degree of visual impact is considered acceptable given the likely community benefit provided by the development (mobile phone reception). No submissions against the development were received during the applications public notification period, which would have indicated a perceived amenity impact.
<b>Amenity</b>			
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO9</b> No acceptable outcome is provided.	✓	Complies - The proposed development is an unmanned, remotely operated telecommunications tower which will generate minimal traffic (2-6 vehicle movements per year), will not include any advertising devices, and will not emit any light, odour or dust. Noise generated by the development will be limited to air conditioning units and as discussed above, given its location, is not likely to significantly impact on visual amenity. The proposed development complies with PO9.
<b>PO10</b>	<b>AO10</b>	✓	Complies - There is

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	No acceptable outcome is provided.		not considered to be any existing negative environmental impacts generated from the existing telecommunications infrastructure on site.

**Table 6.2.6.3B—Maximum densities for Accommodation activities**

Use	Maximum density
Dual occupancy	1 dwelling per 400m <sup>2</sup> of site area
Dwelling house	1 dwelling per lot
Multiple dwelling	(a) 1 dwelling per 400m <sup>2</sup> of site area; and (b) 1 bedroom per 200m <sup>2</sup> of site area.
Residential care facility	1 dwelling or accommodation unit per 250m <sup>2</sup> of site area.
Retirement facility	1 dwelling or accommodation unit per 400m <sup>2</sup> of site area

### 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>			
<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.  Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	<b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b> <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	n/a	Not applicable - the proposed development is for a an unmanned, remotely operated telecommunications facility and will not result in an increase in people living or working in a bushfire hazard area. Bushfire mitigation strategies and subsequent conditioning is not considered necessary in this instance.

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>	n/a	Not applicable - See PO1.

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> <ul style="list-style-type: none"> <li>(a) the bushfire risk compatibility of development;</li> <li>(b) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</li> </ul> <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> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) community care centre; or</li> <li>(c) correctional facility; or</li> <li>(d) educational establishment; or</li> <li>(e) emergency services; or</li> <li>(f) hospital; or</li> <li>(g) hostel; or</li> <li>(h) residential care facility; or</li> <li>(i) retirement facility; or</li> <li>(j) shopping centre; or</li> <li>(k) tourist park; or</li> <li>(l) tourist attraction.</li> </ul>	n/a	Not applicable - See PO1.
<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> <ul style="list-style-type: none"> <li>(a) is responsive to the nature and extent of bushfire risk; and</li> <li>(b) allows efficient emergency access to buildings for fire-fighting appliances.</li> </ul> <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 - See PO1.

Performance outcomes	Acceptable outcomes	Complies	Comments
by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	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.		

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 - See PO1.
	<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 - See PO1.
<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>	n/a	Not applicable - See PO1.

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> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <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 - No landscaping is proposed.
<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> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	n/a	Not applicable - the development is source telecommunications infrastructure and cannot be located underground.
<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:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> </ul>	n/a	Not applicable - See PO1.

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>	<p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5 metres;</p> <p>(d) have a minimum vertical clearance of 4.8 metres;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than three dwellings or buildings.</p>		

## 8.2.8 Hill and slope overlay code

### 8.2.8.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-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.

### 8.2.8.2 Purpose

- (1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is located to avoid sloping land where practical; and
  - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

### 8.2.8.3 Criteria for assessment

**Table 8.2.8.3 – Hill and slope overlay code - For assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>For assessable development</b>			
<b>Slope stability</b>			
<b>PO1</b> Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: <ol style="list-style-type: none"><li>(a) the long term stability of the development site;</li><li>(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and</li><li>(c) development will not adversely affect other property outside the</li></ol>	<b>AO1</b> No acceptable outcome is provided.	n/a	Upon inspection of the development site, it is acknowledged that the proposed telecommunications facility will be constructed on relatively level ground and not on land with a slope of at least 15%. Assessment against the hill and slope overlay code is not considered necessary in this instance.

Performance outcomes	Acceptable outcomes	Complies	Comment
development site through landslide activity or alterations to surface or groundwater.			

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>PO2</b> Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion.	<b>AO2.1</b> Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> .	n/a	Not applicable - See PO1.
	<b>AO2.2</b> Development is not located on land with a gradient of greater than 25%.	n/a	Not applicable - See PO1.
	<b>AO2.3</b> No lot less than 2,000m <sup>2</sup> is created in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> .  Note – Where a minimum lot size of less than 2,000m <sup>2</sup> applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	n/a	Not applicable - See PO1.
<b>Community infrastructure and essential services</b>			
<b>PO3</b> Community infrastructure and essential services located within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> are able to function effectively during and immediately after landslide events.	<b>AO3</b> No acceptable outcome is provided.	n/a	Not applicable - See PO1.

## 8.2.11 Transport infrastructure overlay code

### 8.2.11.1 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-011a-j)**; and
  - (b) it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 11 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-011i-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.

### 8.2.11.2 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.

### 8.2.11.3 Criteria for assessment

**Table 8.2.11.3 – Transport infrastructure overlay code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>PO1</b> Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-011a-j)</b> ; or (b) the potential future use of an inactive 'Rail corridor' identified on the <b>Transport infrastructure</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-011a-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 - the development does not front an active or inactive rail corridor.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>overlay maps (OM-011a-j).</b>			
<b>For assessable development</b>			
<b>PO2</b> Non-residential development adjoining a rail corridor identified on the <b>Transport infrastructure overlay maps (OM-011a-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 - the development does not front an active or inactive rail corridor.
<b>PO3</b> Development adjoining a 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-011a-j)</b> used for the transportation of tourists is designed to: <ul style="list-style-type: none"> <li>(a) provide visual interest;</li> <li>(b) screen or enhance areas of limited visual interest; and</li> <li>(c) complement and enhance the character of the shire.</li> </ul>	<b>AO3</b> No acceptable outcome is provided	n/a	Not applicable - the development does not front an active or inactive rail corridor.

### 9.3.4 Energy and infrastructure activities code

#### 9.3.4.1 Application

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

#### 9.3.4.2 Purpose

- (1) The purpose of the Energy and infrastructure activities code is to ensure the appropriate location, planning, design, installation and operation of Energy and infrastructure activities to meet community standards and minimise any adverse impacts on nearby land uses and the natural environment. Renewable energy facility development will aim to achieve social, environmental and economic benefits to the community at both the local and regional level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Energy and infrastructure activities meet the needs of the local and regional community through safe, accessible and convenient points of service;
  - (b) Energy and infrastructure activities are designed to promote improved sustainability and efficient use of resources;
  - (c) Energy and infrastructure activities are co-located where appropriate.
  - (d) Energy and infrastructure activities are consistent with industry standards and objectives;
  - (e) Energy and infrastructure activities minimise any negative impacts to public health, safety and the environment;
  - (f) Energy and infrastructure activities are located, designed and operated to address and minimise potential impacts on environmental, economic and social values;
  - (g) Any variation to existing amenity, visual, light, noise, electromagnetic interference and aircraft safety conditions or circumstances as a result of the Renewable energy facility is maintained within acceptable limits.
  - (h) Renewable energy facilities are located within an area which provides economically viable resources;
  - (i) Renewable energy facilities are operated in accordance with site-specific management plans that adequately control and monitor variable impacts such as turbine noise, shadow flicker, bird strike, maintenance and environmental management over the operational life of the facility;
  - (j) Renewable energy facilities takes comprehensive account of national and/or state government recognised scientific knowledge and standards and are commensurate with significance, magnitude and extent of both direct and non-direct impacts; and
  - (k) Comprehensive site rehabilitation is carried out at the end of the operational life of the Energy and infrastructure activity to restore the site to its pre-development state.

### 9.3.4.3 Criteria for assessment

**Table 9.3.4.3—Energy and infrastructure activities code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Design</b>			
<b>PO1</b> Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.	<b>AO1</b> Cable connections between infrastructure are located underground.	✓ Complies with PO1	Aboveground cable connections will be limited to connections between the monopole tower and the existing Telstra equipment shelter. Given the scale of development, visual clutter is not likely.
<b>PO2</b> The Energy and infrastructure activity is appropriately designed to ensure public safety is maintained.	<b>AO2.1</b> Security fencing with a minimum height of 1.8 metres is provided around perimeter of the proposed energy and infrastructure facility.	✓ Complies with PO2	The proposed facility does not require additional fencing in addition to what is existing. The monopole is designed so as to deter climbing of the monopole and exclude public access to parts of the facility which pose risk to public health and safety.
	<b>AO2.2</b> Warning or information signs are erected to the perimeter security fence.	✓	Can be conditioned to comply. This is likely regardless of conditioning.
<b>If for Telecommunications facility</b>			
<b>PO3</b> Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.	<b>AO3.1</b> Telecommunication facilities are located: (a) underground; or (b) aboveground where: (i) with other telecommunications facilities; (ii) in or on an existing building or structure; and (iii) in areas where the predominant land uses are telecommunication facilities, industrial or	✓ Complies with PO3	The height and location of the proposed development is considered necessary to achieve the desired coverage objectives, and the subject site itself is not immediately adjoined by any

Performance outcomes	Acceptable outcomes	Complies	Comments
	commercial uses.		<p>residential uses. The proposed monopole tower is of a slimline design and a condition will be attached to any approval requiring the monopole to be painted a 'pale eucalypt' colour in order to help achieve an effective visual blend with the surrounding environment.</p> <p>Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).</p> <p>Considering this, the proposed development is not likely to have a significant visual or functional impact on residential uses in the surrounding vicinity or on nearby road users. Some degree of visual impact is considered acceptable given the likely community benefit provided by the development</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>(mobile phone reception). No submissions against the development were received during the applications public notification period, which would have indicated a perceived amenity impact.</p> <p>The proposed development is considered to achieve compliance with PO3.</p>
	<p><b>AO3.2</b> Telecommunication facilities:</p> <p>(a) include external finishes, materials and colours which blend into the visual landscape and prevent recognition of the building or structure as a Telecommunications facility; or</p> <p>(b) integrated within an existing building or structure by:</p> <p>(i) concealment as an integral part of the building or structure; and</p> <p>(ii) not increasing the bulk of the building or structure which it is a part of; or</p> <p>(iii) being co-located within existing communication facilities.</p>	✓	<p>A condition will be attached to any approval requiring the monopole tower to be painted a pale eucalypt colour to blend in with the surrounding natural landscape.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>Location, site suitability and design</b>			
<b>PO4</b> Energy and infrastructure activities are appropriately located and designed: (a) to ensure the privacy and amenity of existing land uses in the surrounding area is not adversely impacted; (b) to ensure public health and safety is not adversely impacted; (c) having regard to the existing built and natural character of the immediate vicinity; (d) to allow direct connection to existing high voltage electricity infrastructure; (e) where sufficient resources are available to make the activity viable; and (f) considering the visibility of the activity in the surrounding area.	<b>AO4</b> No acceptable outcome is provided.	✓	Complies - the proposed development is considered to be essential community infrastructure and is not likely to have a detrimental impact on surrounding residential uses.
<b>Noise impacts</b>			
<b>PO5</b> Energy and infrastructure activities are designed to ensure that existing urban and rural uses are not subject to unacceptable noise emissions, having regard to: (a) potential nuisance; and (b) risk to human health or wellbeing.	<b>AO5</b> No acceptable outcome is provided.	✓	Complies - Noise generated by the development will be limited to air conditioning units.
<b>Shadow impacts</b>			
<b>PO6</b> Buildings or structures associated with the Energy and infrastructure activity do not cast shadows that would cause	<b>AO6</b> No acceptable outcome is provided.	✓	Complies - Shadow casting infrastructure associated with the proposed development will be limited to a 43.1

Performance outcomes	Acceptable outcomes	Complies	Comments
the amenity of surrounding premises, or the useability of public open space, to be unacceptably reduced.			metre high monopole tower and antenna infrastructure located on the monopole. Considering the location of the subject site, shadowing is likely to be minimal.
<b>Radio frequency emissions</b>			
<b>P07</b> Radiofrequency emission levels from equipment and infrastructure associated with an Energy and infrastructure activity have no adverse impact on: (a) human health and safety; and (b) existing television or radio reception or transmission.	<b>A07</b> No acceptable outcome is provided.	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Construction management</b>			
<b>PO8</b> Construction of Energy and infrastructure activities is carried out in accordance with an approved Construction Management Plan which contains management controls to ensure: (a) any adverse impact on the amenity or privacy of an existing use in the immediate surrounds of the site is minimised; (b) disruption to public facilities, such as roads and open space, is minimised; and (c) construction occurs in a timely manner.	<b>AO8</b> No acceptable outcome is provided.	n/a	Not applicable - Given the scale of the development, a Council audited construction management plan is not considered necessary.
<b>Operational and maintenance management</b>			
<b>PO9</b> The operation and maintenance of Energy and infrastructure activities is carried out in accordance with an approved Operations and Maintenance Plan which contains management controls to ensure: (a) any impact on the surrounding area is not increased in intensity or severity during the operation of the facility; (b) the ongoing monitoring of operations with respect to emissions levels; and (c) ongoing maintenance is undertaken to provide for efficient operation.	<b>AO9</b> No acceptable outcome is provided.	n/a	Not applicable - Given the scale of the development, a Council audited operations and maintenance plan is not considered necessary.
<b>Decommissioning and rehabilitation</b>			
<b>PO10</b> Comprehensive site decommissioning and rehabilitation is carried out when the Energy and	<b>AO10</b> No acceptable outcome is provided.	✓	Will be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>infrastructure activity is discontinued to restore the site to its pre-development state, allowing future land uses that are consistent with the character and use of the immediate surrounds. The site is rehabilitated through the:</p> <p>(a) removal of all infrastructure and facilities associated with the Energy and infrastructure activity;</p> <p>(b) landscaping and planting of the site in a manner which is consistent with the landscape character within the immediate vicinity; and</p> <p>(c) restoration of any built or natural on-site features that existed prior to the site's use for the Energy and infrastructure activity.</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Renewable energy facility</b>			
<b>PO11</b> The Renewable energy facility has environmental, economic and social benefits at both a local and regional scale throughout its operational life.	<b>AO11</b> No acceptable outcome is provided.	n/a	Not applicable
<b>PO12</b> Shadow flicker from a Renewable energy facility that has the potential to impact on urban and rural uses does not result in unacceptable levels of impacts on existing amenity, relating to unfettered access to sunlight absent shadow flicker.	<b>AO12</b> Modelled blade shadow flicker impacts do not exceed 30 hours per annum and 30 minutes/day at existing urban or rural developments.	n/a	Not applicable
<b>PO13</b> Audible and inaudible noise emissions resulting from a Renewable energy facility do not result in unacceptable impact(s): (a) on the ability to enjoy the expected level of acoustic amenity anticipated for the zone and/or precinct; (b) to human or animal health.	<b>AO13</b> No acceptable outcome is provided.	n/a	Not applicable
<b>PO14</b> The siting of renewable energy facilities and associated infrastructure takes account of and is sensitive to existing urban and rural development, environment, heritage, landscape and scenic values.	<b>AO14</b> No acceptable outcome is provided.	n/a	Not applicable
<b>PO15</b> The material, finish and colour of a Renewable energy facility (including associated infrastructure) minimises visual impacts on the landscape setting.	<b>AO15</b> No acceptable outcome is provided.	n/a	Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO16</b> Site access: (a) for construction of the facility does not adversely alter the existing natural drainage pattern; (b) services are co-located within accesses where possible and desirable; (c) is controlled and managed by a Construction Management Plan during construction; and (d) is controlled and managed by a Maintenance Management Plan during operation.	<b>AO16</b> No acceptable outcome is provided.	n/a	Not applicable

## 9.4.2 Landscaping code

### 9.4.2.1 Application

This code applies where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

### 9.4.2.2 Purpose

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

### 9.4.2.3 Criteria for assessment

**Table 9.4.2.3A—Landscaping code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<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>	n/a	<p>The proposed development will have an overall height of 43 metres and will be co-located adjacent an existing Telstra Telecommunications facility. Landscaping is not considered necessary in this instance considering the likely ineffectiveness of any landscaping in screening the development from view. Furthermore, any landscape planting would likely fail in the Irvinebank climate without significant care and maintenance.</p> <p>Landscaping is not considered necessary in this instance.</p>
<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> </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>	n/a	Not applicable - refer to AO1 comment.

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) provide shade for pedestrians; and (f) includes a range and variety of planting.	Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip		
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .	n/a	Not applicable - refer to AO1 comment.
	<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.	n/a	Not applicable - refer to AO1 comment.
	<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.	n/a	Not applicable - refer to AO1 comment.
<b>PO4</b> Car parking areas are improved with a variety of landscaping that:	<b>AO4.1</b> Landscaping is provided in car parking areas which provides:	n/a	Not applicable - refer to AO1 comment.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	(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.		
	<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 - refer to AO1 comment.
<b>PO5</b> Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions;	<b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	Not applicable - refer to AO1 comment.
(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	<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.	n/a	Not applicable - refer to AO1 comment.

Performance outcomes	Acceptable outcomes	Complies	Comments
invasive plants or weeds.			
<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.	n/a	Not applicable - refer to AO1 comment.
	<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.	n/a	Not applicable - refer to AO1 comment.
	<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 - refer to AO1 comment.
<b>For assessable development</b>			
<b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and	<b>AO7</b> No acceptable outcome is provided.	n/a	Not applicable - refer to AO1 comment.

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.			

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

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

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

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

**Table 9.4.3.3A—Parking and access code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Car parking spaces</b>			
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none"><li>(a) nature of the use;</li><li>(b) location of the site;</li><li>(c) proximity of the use to public transport services;</li><li>(d) availability of active transport infrastructure; and</li><li>(e) accessibility of the use to all members of the community.</li></ol>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	n/a	Not applicable - The proposed telecommunications facility will operate unmanned on a daily basis with traffic generation likely to be limited to 2-6 maintenance vehicle movements per year. Formal parking or access driveways are not considered necessary in this instance.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Vehicle crossovers</b>			
<b>PO2</b> Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	<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.	n/a	Not applicable - see AO1
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	n/a	Not applicable - see AO1
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	n/a	Not applicable - see AO1
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	n/a	Not applicable - see AO1
<b>For assessable development</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	n/a	Not applicable - see AO1
	<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.	n/a	Not applicable - see AO1
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	n/a	Not applicable - see AO1
	<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	n/a	Not applicable - see AO1

Performance outcomes	Acceptable outcomes	Complies	Comments
	or rear of a building in all other instances.		
<b>Site access and manoeuvring</b>			
<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>	n/a	Not applicable - see AO1
	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	n/a	Not applicable - see AO1
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	n/a	Not applicable - see AO1
	<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>	n/a	Not applicable - see AO1

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 - see AO1
	<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 - see AO1
	<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 - see AO1
	<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 - see AO1
	<b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance	n/a	Not applicable - see AO1

Performance outcomes	Acceptable outcomes	Complies	Comments
	with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.		
	<b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	n/a	Not applicable - see AO1
	<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 - see AO1

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Servicing</b>			
<b>PO7</b> Development provides access, maneuvering and servicing areas on site that: <ul style="list-style-type: none"> <li>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</li> <li>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</li> <li>(c) do not adversely impact on the safety or efficiency of the road network;</li> <li>(d) provide for all servicing functions associated with the use; and</li> <li>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</li> </ul>	<b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: <ul style="list-style-type: none"> <li>(a) on the site;</li> <li>(b) to the side or rear of the building, behind the main building line;</li> <li>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</li> </ul>	n/a	Not applicable - see AO1
	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	n/a	Not applicable - see AO1
	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	n/a	Not applicable - see AO1
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	n/a	Not applicable - see AO1
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	Not applicable - see AO1

Performance outcomes	Acceptable outcomes	Complies	Comments
<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 9.4.3.3D</b> .	n/a	Not applicable - see AO1
(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> .	n/a	Not applicable - see AO1
<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: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	n/a	Not applicable - see AO1
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(d) the expected traffic movements to be generated by the facility;</li> <li>(e) any associated</li> </ul>	n/a	Not applicable - see AO1

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

## 9.4.5 Works, services and infrastructure code

### 9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

### 9.4.5.2 Purpose

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

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3 - Works, services and infrastructure code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For self-assessable and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health,	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:	n/a	Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) safety and convenience of the community; and minimises adverse impacts on the receiving environment.	(a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.		
	<b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	n/a	Not applicable
<b>Wastewater disposal</b>			
<b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	<b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	n/a	Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>A02.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	n/a	Not applicable
<b>Stormwater infrastructure</b>			
<b>P03</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>A03.1</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.	n/a	Not applicable
	<b>A03.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) 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>Electricity supply</b>			
<b>P04</b> Each lot is provided with an adequate supply of electricity	<b>A04</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an	✓	Will comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where:</p> <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul>		
<b>Telecommunications infrastructure</b>			
<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 comply.
<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.	n/a	Not applicable

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	Will comply.
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	Will likely comply. If deeper footings are required for the tower it is not likely to compromise PO7.
	<b>A07.3</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.
	<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.	✓	Will 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	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		
	<b>A07.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable - The proposed location of the facility on the site is cleared of vegetation.
<b>For assessable development</b>			
<b>Transport network</b>			
<b>P08</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.	✓	Not applicable - no development works are required.
	<b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	Not applicable.
<b>Public infrastructure</b>			
<b>P09</b> The design, construction and provision of any	<b>A09</b> Development is in accordance with the Design Guidelines and	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
<b>Stormwater quality</b>			
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <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>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <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>	n/a	Not applicable given the type and scale of development.
	<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	n/a	Not applicable given the type and scale of development.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>		
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) benefit; and minimise risk to public safety.			
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	Not applicable.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	✓	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.	n/a	Not considered necessary.
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable - Formal access is not required given the negligible vehicle movements generated by the use.
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	Can be conditioned to comply.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are	✓	Can be conditioned to comply where relevant.

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