



DANYA COOK TOWN PLANNING

Appendix E

Code Assessment

Prepared by Danya Cook Town Planning



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RECREATION AND OPEN SPACE ZONE		
Section 1 General		
Performance Outcomes	Acceptable Outcomes	Comment
PO1 The needs of the community for active and passive recreation and open space are met.	AO1.1 Development provides readily accessible community, recreation, and leisure activities. and AO1.2 Ancillary structures are limited to shelters, picnic facilities, interpretation facilities, clubhouses, kiosks, stands and amenities blocks.	Not applicable. This application seeks approval to establish a residential activity, being Multiple Dwelling.
PO2 Development for open space and recreation facilities contributes to the open space landscape character of the zone and avoids detrimental impact on the natural environment.	AO2.1 Site coverage does not exceed 10% of the site area. and AO2.2 All buildings are set back a minimum 6m from the frontage of the site. and AO2.3 Buildings and structures do not exceed the height of existing structures or if remote from other buildings: (a) not more than 8.5m in height above ground level; or (b) not more than 11.5m in height above ground level and set back a minimum of 10m from all site boundaries. and AO2.4 Any roads or driveways through the site have a maximum width of 7m. and AO2.5 Development protects all mature native vegetation.	Not applicable. This application seeks approval to establish a residential activity, being Multiple Dwelling.
PO3 The amenity of the local area is not adversely affected.	AO3.1 The building setback from a boundary abutting a residential area is a minimum of 3m or	Not applicable.



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	<p>half the height of the building at that point, whichever is greater.</p> <p>and</p> <p>AO3.2 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.</p> <p>and</p> <p>AO3.3 Site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining residential land a minimum of 3m and provided with a landscaped buffer.</p> <p>and</p> <p>AO3.4 Hours of operation of outdoor activities are restricted to 7am to 10pm.</p> <p>and</p> <p>AO3.5 Where adjoining residential land, loading and unloading of goods occurs only between the hours of 7am and 6pm Monday to Friday and 8am to 5pm Saturday.</p> <p>and</p> <p>AO3.6 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>and</p> <p>AO3.7 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p>	<p>This application seeks approval to establish a residential activity, being Multiple Dwelling.</p>
PO4 Development is adequately serviced.	<p>AO4.1 Reticulated water and sewerage is provided. Where not available, on site water storage and an approved waste disposal system is provided.</p>	<p>Not applicable.</p> <p>This application seeks approval to establish a residential activity, being Multiple Dwelling.</p>



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P05 Buildings and ancillary structures are responsive to the natural features and constraints of the land.	A05.1 Land with a gradient in excess of 1:8 on 50% or more of the allotment is not developed for any purpose.	Not applicable. This application seeks approval to establish a residential activity, being Multiple Dwelling.
P06 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.	A06.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or A06.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	Not applicable. This application seeks approval to establish a residential activity, being Multiple Dwelling.
Section 2 Caretaker's Accommodation		
P07 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.	A07.1 Only one caretaker's accommodation is established on the site. and A07.2 A caretaker's accommodation is not located at the front of the major use on the site. and A07.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.	Not applicable. This application does not seek approval to establish Caretaker's Accommodation.
P08 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	A08.1 A caretaker's accommodation does not exceed 8.5m in height. and A08.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use. and	Not applicable. This application does not seek approval to establish Caretaker's Accommodation.



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	<p>AO8.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m.</p> <p>and</p> <p>AO8.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room.</p> <p>and</p> <p>AO8.5 A caretaker's accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment. 	
<p>PO9 Caretaker's accommodation is adequately serviced by access and essential utility infrastructure.</p>	<p>AO9.1 A caretaker's accommodation is connected to reticulated infrastructure to a standard required or expected of new residential development.</p> <p>and</p> <p>AO9.2 Except where adjoining the Rural zone, the site has a bitumen surfaced road frontage.</p> <p>and</p> <p>AO9.3 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>	<p>Not applicable.</p> <p>This application does not seek approval to establish Caretaker's Accommodation.</p>
Section 3 For Development Affected by one or more Overlays		
Airport Environs Overlay		
Public Safety Sub-Area		
<p>PO10 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO10.1 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p>	<p>Not applicable.</p> <p>The site is not impacted by the Airport Environs Overlay.</p>



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	<ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, (e) hazardous or noxious materials. 	
Wildlife Hazards Sub-Area		
PO11 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.	No outcome specified.	<p>Not applicable.</p> <p>The site is not impacted by the Wildlife Hazards Sub-Area Overlay.</p>
Biodiversity Overlay		
PO12 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>or</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem</p>	<p>Not applicable.</p> <p>The site is not impacted by the Biodiversity Overlay.</p>



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	processes within or adjacent to the development site to the greatest extent practical.	
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Not applicable. The site is not impacted by the Biodiversity Overlay.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 Buildings, on-site effluent disposal, external activities or storage areas may be located within 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05 provided that the Waterway Corridors identified on Overlay Map 05 are rehabilitated using measures recommended by a suitably qualified ecologist.	Not applicable. The site is not impacted by the Biodiversity Overlay.
Bushfire Hazard Overlay		
PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design and the siting of buildings and uses so:	Not applicable. The site is not impacted by the Bushfire Hazard Overlay.



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	<ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. <p>(b) Including firebreaks that provide adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes. 	
PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.	No outcome specified.	<p>Not applicable.</p> <p>The site is not impacted by the Bushfire Hazard Overlay.</p>



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Extractive Industry Overlay		
PO17 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.	AO17.1 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry, or (b) other uses that would not constrain existing or future extractive, coal or mineral activities, or (c) a temporary use.	Not applicable. The site is not impacted by the Extractive Industry Overlay.
PO18 Development does not increase the number of people living or working in the separation area.	AO18.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07.	Not applicable. The site is not impacted by the Extractive Industry Overlay.
Flood Hazard Overlay		
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO19.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and AO19.2 New buildings are not located within the area identified on Overlay Map 03; or AO19.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and AO19.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:	Not applicable. The site is not impacted by the Flood Hazard Overlay.



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	<ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. <p>and</p> <p>AO19.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>and</p> <p>AO19.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	
PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	<p>AO20.1 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. 	<p>Not applicable.</p> <p>The site is not impacted by the Flood Hazard Overlay.</p>
PO21 Development avoids the release of hazardous materials into floodwaters.	<p>AO21.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p>	<p>Not applicable.</p> <p>The site is not impacted by the Flood Hazard Overlay.</p>



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	AO21.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	
PO22 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood events.	No outcome specified.	Not applicable. The site is not impacted by the Flood Hazard Overlay.
Historic Subdivisions Overlay		
PO23 Historic subdivisions are only developed in locations where there is adequate access to physical and social services. Editor's Note: This does not apply to outbuildings and extensions to an existing house.	AO23.1 The site is within 5km distance by road of a school if not on a current school bus route.	Not applicable. The site is not impacted by the Historic Subdivisions Overlay.
PO24 A site identified on the Overlay Map 09 is not developed where: (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.	AO24.1 The site has frontage to a gazetted and constructed road. Editor's Note: The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009. and AO24.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the Queensland Plumbing and Wastewater Code. and AO24.3 The site is: (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated own water area, and a rainwater tank or other supplementary water supply system is	Not applicable. The site is not impacted by the Historic Subdivisions Overlay.



	<p>installed with a minimum capacity of 45,000 litres.</p> <p>and</p> <p>AO24.4 Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.</p> <p>Editor's Note: Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p> <ul style="list-style-type: none">• formally recorded gauge heights records for a number of floods;• formally surveyed peak flood levels;• photographs of a historic flood;• 'high-water' marks recorded on public or private property; and• Interviews with long-term residents <p>AO24.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>AO24.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ol style="list-style-type: none">(a) without nuisance and annoyance to adjoining or downstream properties,(b) into natural systems, <p>and</p> <ol style="list-style-type: none">(c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems.	
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	AO24.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.	
Regional Infrastructure Overlay		
PO25 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development.	No outcome specified.	Not applicable. It is acknowledged that the site is triggered by the Regional Infrastructure Overlay: - Adjoins Rail Trail. However, the site is structurally vacant and does not comprise remnants of the rail.
PO26 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO26.1 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20 m for transmission lines up to 132 kilovolts (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40 m for transmission lines exceeding 275 kilovolts. Editor's Note: Information relating to the voltage of transmission lines is available from the relevant energy supplier.	Not applicable.
PO27 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.	AO27.1 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.	Not applicable.



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MEDIUM DENSITY RESIDENTIAL ZONE CODE		
Performance Outcomes	Requirements for Accepted Development and Assessment Benchmarks	Comment
Section 1 General		
<p>PO1 The density, built form and appearance of development reflects the intended character of the zone, is climatically responsive and facilitates casual surveillance of the street.</p>	<p>AO1.1 Site cover does not exceed 60%. and AO1.2 Buildings are a maximum of 2 storeys and 8.5m above ground level. and AO1.3 Maximum gross floor area does not exceed: (a) for conventional allotments, 50% of the site area. (b) for rear allotments, 40% of the site area. and AO1.4 Where adjoining a dwelling house, a 1.8m high screen fence is provided to the common boundary. and AO1.5 Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, refuse bins, telecommunication devices, etc) are integrated into the building. and AO1.6 Rooves incorporate at least 400mm eaves over each wall. and AO1.7 Front fences are less than 1.2 metres high.</p>	<p>Complies.</p> <p>Whilst the subject site is not included within the Medium Density Residential Zone, this application seeks to apply the provisions of the Medium Density Residential Zone Code to the development of the site, which seeks approval to establish 15 x 2 bedroom Dwelling Units intended to accommodate veterans.</p> <p>As demonstrated by the Design Plans included at Appendix D, site cover does not exceed 60%, whilst the single storey design does not exceed 8.5m above ground level.</p> <p>Appropriate boundary fencing will be established, and plant and service equipment will be integrated into the built form and screened from view.</p> <p>Furthermore, eaves of at least 400mm will be incorporated into the roof design.</p>
<p>PO2 Development is adequately serviced.</p>	<p>AO2.1 Development is connected to reticulated water supply and sewerage. and</p>	<p>Complies.</p> <p>The site comprises access to:</p>



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	<p>AO2.2 Development is supplied with reticulated electricity and telecommunications services.</p> <p>and</p> <p>AO2.3 Stormwater is discharged to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p>	<ul style="list-style-type: none"> • Reticulated water supply infrastructure. • Reticulated sewerage infrastructure (Declared Sewerage Service Area). • A reticulated supply of electricity. • A reticulated supply of telecommunications. <p>The abovementioned reticulated infrastructure services will be extended and upgraded to ensure each dwelling unit comprises appropriate connections to all standard urban infrastructure services.</p> <p>Furthermore, at the subsequent Development Approval stage, a Site Based Stormwater Management Plan will be prepared to:</p> <ul style="list-style-type: none"> • Manage discharge of stormwater. • Ensure post-development stormwater will be mitigated to achieve non-worsening to adjoining and surrounding premises. • Determine the lawful point of discharge to convey stormwater flows.
PO3 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.	No outcome specified,	<p>Complies.</p> <p>As demonstrated by the Design Plans included at Appendix D, vehicle access to the site is achieved via Stephens Street West via adjoining Lot 3 on M55131, which functions as the Murgon RSL Drop In Centre. A sealed access driveway will extend along the north western boundary of Lot 3 on M55131 to meet with Lot 110 on SP315753, to then extend along the full length of the north west / south western boundary of Lot 110 on SP315753 to service dwelling unit garages and open-air car parking spaces.</p>
PO4 Refuse storage areas are located for convenient collection, screened from public view and provided with facilities for self-contained cleaning.	<p>AO4.1 Where the total number of multiple dwelling units is less than 10, the refuse storage area allows for individual general waste and recycling bins for each unit.</p> <p>and</p> <p>AO4.2 Where the total number of multiple dwelling units is 10 or more or for rooming</p>	<p>Complies.</p> <p>Considering the application seeks approval for more than 10 dwelling units, it is anticipated that two (2) communal industrial-sized bins (one (1) general waste and one (1) recycling waste) will be provided at an on-site location that supports the collection vehicle entering and exiting the site in a forward gear and collecting the waste via a maximum of three (3) manoeuvres.</p>



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	<p>accommodation, communal industrial-sized bins are provided in a location that allows the collection vehicle to enter and exit the site in a forward gear and collect the waste with a maximum of 3 manoeuvres.</p> <p>and</p> <p>AO4.3 The refuse storage area is no closer than 4m to any frontage and 1.5m to any other site boundary except where servicing 10 dwelling units or more, where the storage area is 5m from any site boundary.</p> <p>and</p> <p>AO4.4 Refuse storage areas are provided with an impervious base that is drained to an approved waste disposal system and provided with a dedicated hose cock.</p> <p>and</p> <p>AO4.5 The refuse storage area is enclosed on 3 sides to a minimum height of 0.2m above the height of the refuse receptacles.</p>	<p>The refuse storage area will be appropriately sited with respect to adjoining premises and common property boundaries, screened from view via adequate fencing treatments, and serviced by a dedicated hose cock.</p>
<p>PO5 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO5.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO5.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Complies.</p> <p>The subject site does not comprise contaminated land.</p>



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<p>PO6 Landscaping enhances the appearance of the site, provides buffering and screening and shades activity areas.</p>	<p>AO6.1 A minimum 2m wide landscaped area with species selected to suit the streetscape is provided adjacent to all road frontages (excluding crossover and pedestrian access). and AO6.2 Landscaping of pedestrian areas uses plant species which at maturity have limited foliage below 1.8m. and AO6.3 The minimum area for site landscaping is: (a) For multiple dwellings – 20% (b) For retirement facilities – 35% (c) For other uses – not specified.</p>	<p>Complies.</p> <p>The proposed development will provide an attractive and high-quality landscaping outcome that effectively buffers the dwelling units from the streetscape to contribute to delivering a visually appealing development, whilst providing an appropriate level of amenity and privacy, softening of built form, relief of impervious areas, and effective management of stormwater.</p>
<p>Section 2 Home Based Business</p>		
<p>PO7 The activity, occupation or business is subordinate to the dwelling on the site.</p>	<p>AO7.1 The home-based business is conducted in, under or within 20m of the principal dwelling and is conducted by a person living in the dwelling. and AO7.2 The maximum internal floor area used is the greater of 50m² of the gross floor area or 20m² of outdoor area. and AO7.3 No more than one non-resident of the site is employed in the home-based business. and AO7.4 A home-based business is setback from the road frontage of the site a distance greater than the existing building line. and AO7.5 A single un-illuminated business sign bearing the name and nature of the business is limited to 0.3m² in area.</p>	<p>Not applicable.</p> <p>This application does not seek approval to establish a Home Based Business.</p>



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<p>PO8 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO8.1 Home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. and AO8.2 Access is taken from the same crossover and driveway servicing the existing dwelling.</p>	<p>Not applicable.</p> <p>This application does not seek approval to establish a Home Based Business.</p>
<p>PO9 The amenity of the local residential area is not adversely affected.</p>	<p>AO9.1 Operating hours are limited to 7am to 8pm Monday to Friday and 8am to 4pm Saturday, Sunday, and public holidays. and AO9.2 The home-based business does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and AO9.3 The home-based business does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling. and AO9.4 The home-based business does not involve servicing, repair or hiring of vehicles, machinery, or equipment. and AO9.5 The home-based business does not necessitate an environmental licence.</p>	<p>Not applicable.</p> <p>This application does not seek approval to establish a Home Based Business.</p>
<p>Section 3 Caretaker's Accommodation</p>		
<p>PO10 Caretaker's accommodations are subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site. and AO10.2 A caretaker's accommodation is not located at the front of the primary major use on the site. and</p>	<p>Not applicable.</p> <p>This application does not seek approval to establish Caretaker's Accommodation.</p>



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	AO10.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.	
PO11 Caretaker's accommodations are compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.	AO11.1 A caretaker's accommodation does not exceed 8.5m in height. and AO11.2 A caretaker's accommodation has a floor area no greater than 125m ² , has a balcony, verandah or deck with a minimum area of 6m ² with minimum dimensions of 3m. and AO11.3 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and AO11.4 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the primary use of the site.	Not applicable. This application does not seek approval to establish Caretaker's Accommodation.
Section 4 Dual Occupancies, Multiple Dwellings and Retirement Facilities		
PO12 Development is located on land that provides easy, safe and convenient movement by pedestrians.	AO12.1 Development is located on land with slopes less than: (a) For multiple dwellings – 12.5%; (b) For retirement facilities – 8%; (c) For dual occupancies – not specified.	Complies. The subject site comprises slope less than 12.5%.
PO13 The development site is of an appropriate size to accommodate activities, buildings, infrastructure, services and works associated with the residential use.	AO13.1 The site has a minimum area of: (a) For dual occupancies – 600m ² ; (b) For multiple dwellings – 800m ² ; (c) For retirement facilities – 2,000m ² . and AO13.2 The site has a minimum road frontage of:	Complies. The subject site comprises an area of 8589m ² and minimum road frontages of 20m.



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	(a) For dual occupancies – 18m; (b) For multiple dwellings – 20m; (c) For retirement facilities – not specified.	
PO14 Development provides a setting that adds positively to the streetscape and provides reasonable access to natural light and ventilation.	AO14.1 Buildings have a minimum set back of 6m to the primary street frontage. and AO14.2 Setbacks to any secondary road frontage are a minimum of 4.5m. and AO14.3 Side and rear boundary setbacks for residential uses are a minimum of: (a) 1.5m – at ground level; (b) 2.0m – above ground level	Complies. The proposed dwelling units are appropriately setback from Stephens Street West, Gore Street, and Krebs Street, and at least 1.5m from the adjoining Murgon State School.
PO15 Development provides sufficient open space to meet the recreational and privacy needs of residents.	AO15.1 Each dwelling in a dual occupancy is provided with private open space of a minimum consolidated area of 50m ² with a minimum dimension of 5m and oriented northward. and AO15.2 Where a dual occupancy, each unit has: (a) independent driveway access to its respective street frontage; and (b) Its front door (and an associated front door identification structure) and living room windows or balconies oriented toward its respective street frontage. and AO15.3 Each dwelling in a multiple dwelling is provided with northward oriented private open space comprising: (a) a minimum consolidated area of 20m ² with a minimum dimension of 4m for ground level dwellings; and	Complies. As demonstrated by the Design Plans included at Appendix D , each dwelling unit is provided with compliant private open space.



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	<p>(b) a minimum consolidated area of 15m² with a minimum dimension of 3m for above ground level dwellings.</p> <p>and</p> <p>AO15.4 Each dwelling in a retirement facility is provided with private open space comprising:</p> <p>(a) a minimum consolidated area of 12m² with a minimum dimension of 3m for ground level dwellings; and</p> <p>(b) a minimum consolidated area of 20m² with a minimum dimension of 3m for above ground level dwellings.</p> <p>and</p> <p>AO15.5 Private open space of ground level dwellings is directly accessible from the living areas.</p> <p>and</p> <p>AO15.6 Screen fencing of ground level private open space achieves a minimum height of 1.5m.</p>	
<p>PO16 Development accommodates the relaxation, recreational, storage and clothes drying needs of residents.</p>	<p>AO16.1 Communal open space is provided at a minimum rate of 5% or 40m² of site area, whichever is the greater, and excludes access and vehicle parking areas and clothes drying areas.</p> <p>and</p> <p>AO16.2 For multiple dwellings and retirement facilities, a storage space with a minimum capacity of 8m³, which may form part of a carport or garage, is provided for each dwelling.</p> <p>and</p> <p>AO16.3 Each dwelling is provided with an open air clothes drying facility screened from public streets, communal open space and neighbouring properties.</p>	<p>Complies.</p> <p>Each dwelling unit is provided ample storage space within the garage, whilst an open air clothes drying facility will be installed at each unit that is screened from public streets, communal areas, and neighbouring properties.</p>



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PO17 For retirement facilities provision is also made for common indoor community and recreation areas that have facilities suitable for use for recreational and social events, and is of a size adequate to meet the needs of residents on the site.	AO17.1 An indoor communal area, having a minimum size of 1m ² for each bedspace (but not less than 25m ² overall), is provided on the site and is equipped with, at least, toilet, kitchen or kitchenette and storage facilities.	Not applicable. This application does not seek approval to establish a Retirement Facility.
PO18 Retirement facilities are provided with appropriate lighting to allow clear visibility along all pedestrian paths.	AO18.1 Bollard or overhead lighting is provided along all footpaths and car parking areas. and AO18.2 All external lighting complies with the requirements of the AS4282—Control of the Obtrusive Effects of Outdoor Lighting.	Not applicable. This application does not seek approval to establish a Retirement Facility.
PO19 Retirement facilities provide easy pedestrian and wheelchair access throughout the site.	AO19.1 No dwelling is more than 250m walking distance from a site entry/exit point. and AO19.2 All paths and outdoor recreational areas have a gradient 5% or less.	Not applicable. This application does not seek approval to establish a Retirement Facility.



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SERVICES AND WORKS CODE		
Performance outcomes	Assessment benchmarks	Comment
Section 1 General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Complies. At the subsequent Development Approval stage, a Site Based Stormwater Management Plan will be prepared to: <ul style="list-style-type: none"> • Manage discharge of stormwater. • Ensure post-development stormwater will be mitigated to achieve non-worsening to adjoining and surrounding premises. • Determine the lawful point of discharge to convey stormwater flows.
PO2 Development does not discharge wastewater to waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses : <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 	Complies. The subject site comprises access to reticulated sewerage infrastructure, being located within the Declared Sewerage Service Area. Connection to reticulated sewerage infrastructure will be addressed at the subsequent Operational Work Stage.
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Complies.



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		Appropriate measures will be implemented at the subsequent Operational Work Stage to ensure construction activities avoid or minimise adverse impacts on stormwater quality.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.	Complies. The development will incorporate stormwater flow and control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4, at the subsequent Operational Work Stage to ensure construction activities avoid or minimise adverse impacts on stormwater quality.
Section 2 Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies. Infrastructure will be designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards, which will be addressed at the subsequent Operational Work Stage.
Section 3 Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards	Complies. Each dwelling unit is serviced by a single garage accessible internally from each dwelling, plus an adjoining open air car park, which satisfies compliance with Table 9.4.5.



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	contained in PSP1 – Design and Construction Standards.	
Section 4 Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. and AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m ² and is unsealed and permeable. and AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	Complies. The proposed development will provide an attractive and high-quality landscaping outcome that effectively buffers the dwelling units from the streetscape to contribute to delivering a visually appealing development, whilst providing an appropriate level of amenity and privacy, softening of built form, relief of impervious areas, and effective management of stormwater.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure, and the safety of road networks	AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and AO8.2 Species selection avoids non-invasive plants. Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	Complies. Plant species will be appropriately selected to avoid adverse impacts on the natural and built environment, infrastructure, and the safety of the road network.
Section 5 Filling and Excavation		
PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and AO9.2 The toe of the	Complies. Filling and / or excavation will be addressed at the subsequent Operational Work Stage.



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(d) safety.	<p>fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water:</p> <ul style="list-style-type: none"> (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots. 	
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	<p>Complies.</p> <p>Filling and / or excavation will be addressed at the subsequent Operational Work Stage.</p>
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: <ul style="list-style-type: none"> (a) the premises: <ul style="list-style-type: none"> (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: <ul style="list-style-type: none"> (i) directed away from neighbouring properties; or 	<p>Complies.</p> <p>Filling and / or excavation will be addressed at the subsequent Operational Work Stage.</p>



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	(ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	
Section 6 All Operational Work Subject to an Overlay		
Biodiversity Overlay		
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2 Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values an underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	Not applicable. The site is not impacted by the Biodiversity Overlay.
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Not applicable. The site is not impacted by the Biodiversity Overlay.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Not applicable. The site is not impacted by the Biodiversity Overlay.
Flood Hazard Overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase	AO15.1 Works associated with the proposed development do not:	Not applicable. The site is not impacted by the Flood Hazard Overlay.



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the potential for flood damage either on site or other properties.	<ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. 	
Regional Infrastructure Overlay		
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	Not applicable.
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	Not applicable.
Water Catchments Overlay		
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the BjelkePetersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	<p>Not applicable.</p> <p>The site is not impacted by the Water Catchments Overlay.</p>



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	or AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.	
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LOCAL HERITAGE PLACE CODE		
Performance Outcomes	Requirements for Accepted Development and Assessment Benchmarks	Comment
Section 1 General		
PO1 Development conserves the features and values of the local heritage place that contribute to its cultural heritage significance.	AO1.1 Significant features of the place remain unaltered, intact, and visible.	Not applicable. The subject site is structurally vacant.
Section 2 Assessable Development		
PO2 Local heritage places are retained in their setting unless there is no feasible alternative to the demolition.	AO2.1 Engineering documentary evidence is provided to substantiate demolition need. and AO2.2 Recording of buildings or structures is undertaken by a suitably qualified person.	Not applicable. The subject site is structurally vacant, and as such, does not feature heritage significant structures.
PO3 Changes to a local heritage place occur appropriately and sensitively.	AO3.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.	Not applicable. The subject site is structurally vacant.
PO4 Filling or excavation does not have a detrimental impact on sites of local heritage significance.	AO4.1 The impact of excavation is minor and limited to parts of the local heritage place disturbed by previous excavation. AO4.2 If involving a high level of surface or subsurface disturbance an investigation precedes the commencement of work to confirm that the local heritage values of the site are undiminished.	Complies. Filling and / or excavation will be addressed at the subsequent Operational Work Stage. Earthworks will not have a detrimental impact on the subject site.