



RECEIVED
29/09/2026
**TOOWOOMBA
REGIONAL COUNCIL**

PLANNING REPORT

Prepared by
Go To Town Planning

TABLE OF CONTENTS

1 INTRODUCTION	3
2 DEVELOPMENT APPLICATION SUMMARY	4
2.1 Planning Instrument Details	4
2.2 Site Development History	5
3 SITE CHARACTERISTICS AND SURROUNDING LAND USES	5
3.1 Site Description	5
3.2 Surrounding Land Uses and Facilities	6
4 PROPOSED DEVELOPMENT	6
4.1 General Description	6
5 STATE PLANNING FRAMEWORK AND ASSESSMENT	7
5.1 ShappingSEQ 2023	7
5.2 State Planning Policy 2017	7
5.3 Priority Development Areas (PDA)	7
5.4 State Assessment and Referral Agency (SARA)	8
5.5 Other Referral Agencies	8
6 PLANNING SCHEME PROVISIONS AND ASSESSMENT	9
6.1 Use Definition	9
6.2 Zoning	9
6.3 Assessment Category	9
6.4 Assessment Benchmarks	10
6.4.1 Character Residential Zone Code	10
6.4.2 Ithaca District Neighbourhood Plan Code	10
6.4.3 Traditional Building Character (Design) Overlay Code	10
6.4.4 Dwelling House (Small Lot) Code	11
6.5 Overlay Codes	11
6.6 Temporary Local Planning Instrument (TLPI)	12
7 CONCLUSION	12
 APPENDICES	
Appendix A - Proposed Development Plans	
Appendix B - Planning Scheme Code Assessment	
Appendix C - DA Form 1 & Titles Search	
Appendix D - On-Site Sewerage Facility Report	
Appendix E - Detail & Contour Survey	

1 INTRODUCTION

This town planning report has been prepared by Go To Town Planning on behalf of the applicants, Cody Joel Hutchings & Maddison Faith Dolbel. It is submitted to Toowoomba Regional Council as part of a development application for a Development Permit for a Material Change of Use for a Dwelling House, at 24 William Street, Pechey.

The structure for this report comprises the following sections:

- Section 2 – provides a summary of application details;
- Section 3 – outlines site characteristics and surrounding land uses;
- Section 4 – provides details on the proposed development;
- Section 5 – reviews and assesses applicable State planning framework;
- Section 6 – provides a summary of the relevant assessment benchmarks in the Toowoomba Regional Council Planning Scheme; and
- Section 7 – provides concluding comments.

Supporting documentation includes:

- DA Form 1;
- Title Search;
- Proposed Development Plans; and
- Assessment of Planning Scheme Codes.

2 DEVELOPMENT APPLICATION SUMMARY

Details for the application are outlined in **Table 1**.

Table 1: Development Application Details

Site Address	<i>24 William Street, Pechey QLD 4352</i>
Real Property Description	<i>Lot 61 on CSH2379</i>

Aspect of Development	Development Permit for a Material Change of Use for a Dwelling House
Type of Approval Sought	<i>Development Permit</i>
Level of Assessment	<i>Impact Assessment</i>
Assessment Manager	<i>Toowoomba Regional Council</i>

Owner Details	Cody Joel Hutchings & Maddison Faith Dolbel
Applicant Details	Cody Joel Hutchings & Maddison Faith Dolbel C/- SMB BUSINESS HOLDINGS PTY LTD – Zack Soper Email: info@gototownplanning.com.au Phone: 07 3112 8900

2.1 Planning Instrument Details

Relevant planning instrument details are outlined in Table 2.

Table 2: Planning Instrument Details

State Planning Policy	<i>State Planning Policy 2017 (SPP)</i>
Regional Plan Designation	<i>ShappingSEQ 2023</i>
Referral	<i>nil</i>
Planning Scheme	<i>Toowoomba Regional Council Planning Scheme</i>
Strategic Framework	<i>Not Applicable</i>
Zone	<i>Limited Development (Constrained Land) Zone</i>
Neighbourhood / Local Plan	<i>Nil</i>

Applicable Overlays	<i>Flood Hazard Water Resource Catchment.</i>	
Applicable Codes	<i>Limited Development (Constrained Land) Zone Code Environmental Standards Code Integrated Water Cycle Management Code</i>	<i>Transport, Access and Parking Code Works and Services Code</i>

2.2 Site Development History

There is no recent development history located on this site

3 SITE CHARACTERISTICS AND SURROUNDING LAND USES

3.1 Site Description

The site is situated in the suburb of *Pechey* and is located approximately 6.2km from the township of Crows Nest. Please see the proposed site in **Figure 1**.



Figure 1: Site Location (Source: Google Maps)

Relevant site characteristics are identified in **Table 4**.

Table 4: Site Characteristics

Site Area	Approximately 4048sqm
Site Dimensions	Approximately 50m x 130m allotment
Existing Land Use	Vacant Allotment
Existing Driveway Crossover	2 existing gates onto william street.
Infrastructure	The site has no connection to any Council Infrastructure
Environmental Values / On Site Vegetation	Nil

Flooding	A small area of induced flooding is mapped along the south-eastern boundary. The proposed development is located outside that area and is not expected to cause adverse flood impacts.
Easements	Nil

3.2 Surrounding Land Uses and Facilities

As depicted on Council's zoning map (Figure 2), the surrounding properties are zoned Open Space and *Limited Development (Constrained Land)*. The existing development in the area contains predominantly dwelling houses and agricultural uses.



Figure 2: Zoning Map (Source: Toowoomba Regional Council Planning Scheme)

4 PROPOSED DEVELOPMENT

4.1 General Description

The proposal seeks Council approval for a new dwelling house on Lot 61 CSH2379 at 24 William Street, Pechey. The site has an area of approximately 4,048m², with the proposed dwelling positioned on an existing building pad and accessed via an internal driveway from William Street.

The development includes:

- A single-storey dwelling house comprising approximately 183.1m² of living area, together with a 38.2m² integrated garage and 4.9m² porch, providing a total floor area of approximately 226.2m².

- Four bedrooms, including a master bedroom with ensuite and walk-in robe, together with associated living, dining, family, kitchen, office and service areas.
- An integrated residential garage providing covered vehicle parking.
- An internal driveway connecting the dwelling with William Street, with the approximate driveway location identified on the submitted site plan.
- An on-site HSTP and associated surface irrigation area for the treatment and disposal of domestic wastewater.
- Roofwater storage tanks and rubble pits for the management of roofwater generated by the dwelling.

The proposed dwelling will be positioned on an existing building pad at approximately RL 100.28m, utilising an already established and disturbed portion of the property. The use of the existing pad concentrates the development within an established development area and reduces the need for additional site disturbance. The submitted site plan also identifies the approximate driveway location and associated on-site wastewater disposal areas.

The dwelling adopts a low-rise residential form appropriate to the rural residential setting. The proposed building incorporates a 20-degree Colorbond roof, Linea board external cladding, aluminium-framed windows and doors, and a 2.7m internal ceiling height.

The development has been designed to provide the necessary residential infrastructure to allow the dwelling to function independently, including vehicle access, covered parking, on-site wastewater treatment and disposal, and roofwater collection and management. The dwelling and associated infrastructure are concentrated around the existing building pad, with the balance of the property remaining largely unaffected by the proposed works.

Please see below Development summary and attached **Appendix A (Proposal Plans)** and **Appendix B (Code Assessment)**.

Table 5: Development Summary

Boundary Setbacks	Front Setback		Approximately 17m to the wall
	Side Setbacks	North West	Approximately 12m to the wall
		North East	Approximately 10m to the wall
Materials	- Colourbond Roofing - Linea Board Cladding - Concrete Slab		
Proposed Accesses	Onto William Street to the north east.		

5 STATE PLANNING FRAMEWORK AND ASSESSMENT

5.1 ShappingSEQ 2023

The site is included within the **Darling Downs Regional Plan 2013** and is adopted into Toowoomba Regional Council Planning Scheme.

5.2 State Planning Policy 2017

State Planning Policy 2017 (SPP) is adopted into Toowoomba Regional Council Planning

Scheme.

5.3 Priority Development Areas (PDA)

Priority Development Areas (PDAs) are parcels of land within Queensland, identified for specific accelerated development with a focus on economic growth. The site is not located in a PDA.

5.4 State Assessment and Referral Agency (SARA)

Through SARA, the Director-General of the Department of State Development, Manufacturing, Infrastructure and Planning is a referral agency for the assessment of development applications where a matter of State interest is involved.

SARA mapping and State referral triggers contained in Schedule 10, *Planning Regulation 2017* have been reviewed for this application as set out in **Table 6**.

Table 6: Schedule 10 – Referral Triggers

State Interest	Applicable	State Interest	Applicable
Clearing native vegetation		State Controlled Transport Tunnels and Future State Controlled Tunnels	
Contaminated land		Koala Habitat in SEQ Region	
Environmentally Relevant Activity (if not devolved to a local government)		Land within Port of Brisbane's port limits	
Fisheries		SEQ Development Area	
Hazardous Chemical Facilities		SEQ Regional Landscape and Rural Production Area or SEQ Rural Living Area	
Queensland Heritage Place		Tidal works or works in a Coastal Management District	
Infrastructure – designated premises		Urban Design	
State Transport Infrastructure - Generally		Water Related Development	
State Transport Corridors and Future State Transport Corridors		Wetland Protection Area	

On the basis of the above, the application does not necessitate referral.

5.5 Other Referral Agencies

Schedule 10, *Planning Regulation 2017* does not necessitate referral of the application to other agencies (ie. port authority, local government or utilities providers) that act outside the SARA framework, as outlined in **Table 7**.

Table 7: Non-SARA Referral Triggers

State Interest	Applicable	State Interest	Applicable
Airport Land		Brisbane Core Port Land	
Environmentally Relevant Activity (if devolved to a local government)		Strategic Port Land	
Local Heritage Place		Land within limits of another Port	
Electricity Infrastructure		Tidal works or Land in Coastal Management District in Gold Coast Waters	
Oil and Gas Infrastructure		Tidal Works or Land in a Coastal Management District	

On the basis of the above, the application does not necessitate referral.

6 PLANNING SCHEME PROVISIONS AND ASSESSMENT

6.1 Use Definition

As per Schedule 1, *Toowoomba Regional Council Planning Scheme*, the proposal is defined as Dwelling House, being:

- ***Dwelling house means a residential use of premises involving—***
 - a. 1 dwelling and any domestic outbuildings associated with the dwelling; or***
 - b. 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.***

6.2 Zoning

The site is zoned Limited Development (Constrained Land) and an assessment against the Limited Development (Constrained Land) Zone Code is provided in **Appendix B**.

6.3 Overlays

the proposed site is located within the below overlays in the Toowoomba Regional Council Planning Scheme;

- *Flood Hazard*
- *Water Resource Catchment.*

6.3 Assessment Category

The proposed development is **Impact Assessable** pursuant to **Table 5.5.16 of the Toowoomba Regional Planning Scheme**, as the proposed **Dwelling House** triggers Impact Assessment.

IMPACT ASSESSMENT

As an Impact Assessable application and pursuant to section 45(5), Planning Act

2016, “assessment must be carried out only:

- (a) against the assessment benchmarks in a categorising instrument for the development; and
- (b) having regard to any matters prescribed by regulation”. Additionally, and as per section 26(2), Planning Regulation 2017, “if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks:
 - (a) the assessment benchmarks stated in:
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
 - (iii) any temporary State planning policy applying to the premises;
 - (b) if the local government is an infrastructure provider, the local government’s LGIP”.

6.4 Assessment Benchmarks

As an impact assessable application, the proposed development is to be assessed against the following *Toowoomba Regional Council Planning Scheme* provisions and assessment benchmarks:

- Strategic Framework
- Limited Development (Constrained Land) Zone Code
- Environmental Standards Code
- Integrated Water Cycle Management Code
- Transport, Access and Parking Code
- Works and Services Code
- Flood Hazard Overlay
- Water Resource Catchment Overlay

6.4.1 Strategic Framework

The proposal is considered to generally align with the Strategic Framework of the Toowoomba Regional Planning Scheme, having regard to the nature and scale of the proposed Dwelling House, the established development pattern of Pechey and the site's inclusion within the Limited Development (Constrained Land) Zone.

Settlement Pattern

The proposal generally complies with the Settlement Pattern outcomes of the Strategic Framework.

The site is an existing residential-sized allotment within Pechey township, where Dwelling Houses form an established component of the surrounding development pattern, including on other land within the Limited Development (Constrained Land) Zone. The proposed Dwelling House is therefore consistent with the established settlement pattern and does not represent an expansion of residential development into an otherwise undeveloped area. The proposal does not involve subdivision, the creation of additional residential lots or a material increase in residential density.

Section 3.3.11 seeks to ensure that development constraints are appropriately managed so that risks to life, land use and natural systems are avoided or mitigated. The proposed Dwelling House utilises an existing development pad within an existing cleared and disturbed portion of the site, limiting additional disturbance and providing a site-responsive development outcome.

The proposal therefore provides for a small-scale and low-intensity Dwelling House within an established residential setting, without further fragmenting constrained land or facilitating broader residential intensification. Relevant site constraints can be appropriately managed through the siting and design of the development, the applicable assessment benchmarks and, where necessary, reasonable and relevant conditions imposed by Council.

Community Identity and Diversity

The proposal generally complies with the Community Identity and Diversity outcomes of the Strategic Framework, which seek to maintain the individual character, identity and sense of place of communities throughout the Region.

The proposed Dwelling House is consistent with the established residential character and development pattern of Pechey, where Dwelling Houses are established throughout the surrounding locality. The proposal maintains the existing scale and low-intensity nature of residential development and does not introduce a substantially different land use, built form or intensity that would adversely affect the character or amenity of the locality.

Accordingly, the proposal maintains the established character and identity of Pechey and generally complies with the relevant Community Identity and Diversity outcomes of the Strategic Framework.

Infrastructure and Services

The proposal generally complies with the Infrastructure and Services outcomes of the Strategic Framework, which seek to ensure that development is appropriately serviced while protecting public health, environmental values and the amenity of the locality.

The proposed Dwelling House can be appropriately serviced by an on-site wastewater system, consistent with the scale and nature of the development. Stormwater generated by the development can also be appropriately managed, with any detailed stormwater requirements capable of being addressed through reasonable and relevant conditions imposed by Council.

The proposed servicing arrangements are appropriate for the small-scale residential nature of the development and enable the Dwelling House to be established without placing an unreasonable demand on infrastructure or services. Accordingly, the proposal generally complies with the relevant Infrastructure and Services outcomes of the Strategic Framework.

Overall, the proposal provides for a small-scale Dwelling House on an existing residential-sized allotment within Pechey township, where Dwelling Houses form an established component of the surrounding development pattern, including on land within the Limited Development (Constrained Land) Zone.

6.4.2 Limited Development (Constrained Land) Zone Code

The proposal generally complies with the Limited Development (Constrained Land) Zone Code through a performance-based assessment. Although a Dwelling House is identified as an inconsistent use under the acceptable outcomes, the site is an existing residential-sized allotment within the Pechey township, where dwelling houses form part of the established surrounding development pattern. The proposal is small-scale and low-intensity, maintains the existing character and amenity of the locality, provides adequate on-site parking and can be appropriately serviced by an on-site wastewater system. Stormwater requirements can be addressed through reasonable and relevant approval conditions.

Please see attached code response for full detailed assessment.

6.4.3 Environmental Standards Code

The proposal generally complies with the Environmental Standards Code. As a conventional Dwelling House, the development is not expected to generate unacceptable noise, odour, air emissions, dust, vibration or other environmental nuisance. Residential lighting, mechanical plant, construction impacts and waste management can be appropriately managed through reasonable and relevant approval conditions, while the dwelling can be serviced by Council's standard residential refuse collection service.

Please see attached code response for full detailed assessment.

6.4.4 Integrated Water Cycle Management Code

The proposal generally complies with the Integrated Water Cycle Management Code. An On-Site Sewerage Facility Report demonstrates that wastewater can be appropriately managed within the site, while the dwelling is not expected to worsen upstream or downstream flooding or drainage conditions. The submitted survey identifies the existing building pad above the lowest point of the road frontage, with the proposed roof height also above the adjoining road level, allowing stormwater to be directed toward a lawful point of discharge at the road frontage. Detailed roofwater and stormwater infrastructure can be secured through reasonable and relevant approval conditions requiring compliance with Council's engineering standards.

Please see attached code response for full detailed assessment.

6.4.5 Transport, Access and Parking Code

The proposal generally complies with the Transport, Access and Parking Code through a performance-based response. The dwelling generates a low level of residential traffic and provides the required two on-site parking spaces within the proposed 6m x 6m garage. The submitted survey identifies an existing gated access from the sealed road, consistent with the prevailing residential access pattern. The crossover and driveway can be appropriately designed and constructed through reasonable and relevant conditions addressing its location, width, grade, materials, safe vehicle movements, road reserve infrastructure and retention of vegetation where practicable.

Please see attached code response for full detailed assessment.

6.4.6 Works and Services Code

The proposal generally complies with the Works and Services Code. As the site is outside Council's reticulated water and wastewater areas, an adequate on-site water supply can be provided through appropriately sized water tanks, while wastewater treatment and disposal is supported by the submitted On-Site Sewerage Facility Report. Electricity, telecommunications and other servicing requirements can be secured through reasonable and relevant conditions. The dwelling is positioned to minimise earthworks, with access, stormwater, refuse storage and construction impacts capable of being appropriately managed through conditions requiring compliance with Council's relevant engineering standards.

Please see attached code response for full detailed assessment.

6.4.7 Flood Hazard Code

A small area of induced flooding is mapped along the south-eastern boundary of the site. However, the proposed development is located entirely outside the mapped area and is not expected to cause adverse flood impacts.

Accordingly, the mapped flood hazard does not affect the proposed development and no further response to the Flood Hazard Code was undertaken.

6.4.8 Water Resource Catchment Code

The proposal is for a Dwelling House and does not involve a land use involving significant wastewater, nutrient or contaminant generation. An On-Site Sewerage Facility Report has been prepared and submitted with the application, demonstrating that wastewater generated by the development can be appropriately treated and disposed of on-site. The proposed on-site wastewater treatment facility is not located within 100m of a watercourse and is appropriately separated from identified water resources.

Stormwater management has also been addressed under the Integrated Water Cycle Management Code. Given the residential scale and nature of the development, stormwater infrastructure and management measures can be appropriately secured through reasonable and relevant conditions of approval requiring compliance with Council's applicable engineering standards.

Accordingly, the proposed development can appropriately manage stormwater and wastewater to minimise potential adverse impacts on water quality and water resources within the catchment and is considered to satisfy the relevant Performance Outcomes of the Water Resource Catchments Overlay Code.

6.6 Temporary Local Planning Instrument (TLPI)

7 CONCLUSION

This town planning report has been prepared by Go To Town Planning to Toowoomba Regional Council as part of a development application for a Development Permit for a Material Change of Use for a Dwelling House, at 24 William Street, Pechey.

The proposed dwelling is generally compliant with all relevant assessment benchmarks in the **Toowoomba Regional Planning Scheme**, where assessed against Acceptable and Performance Outcomes (as shown in **Appendix B**).

On this basis, the application is recommended to Council for approval subject to reasonable and relevant conditions.

Code Response

- **Limited Development (Constrained Land) Zone Code**
 - **Environmental Standards Code**
- **Integrated Water Cycle Management Code**
 - **Transport, Access and Parking Code**
 - **Works and Services Code**

LIMITED DEVELOPMENT (CONSTRAINED LAND) ZONE CODE		
Performance outcomes	Acceptable outcomes	
General		
PO1 Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO1.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on surrounding land in the Limited Development (Constrained Land) Zone or the Rural Zone - 50m; and (b) land included in a residential zone or the Rural Residential zone - 100m.	Not Applicable The proposal is for a dwelling house.
PO2 Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO2.1 Building height (other than for silos, windmills and similar structures) does not exceed 2 (two) storeys or 10.5m in height above natural ground level.	Complies The proposed development will be single story and will be under the 10.5m height requirement.
Roadside stalls – n/a		
Building Work (not associated with a Material Change of Use)		
PO4 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety	PO4.1 Car parking is provided in accordance with the Transport, Access and Parking Code.	Complies The proposal is for a dwelling house and will provide 2 carspaces within the garage.

or capacity of the road network or unduly impact on local amenity.		
PO5 Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO5.1 No reduction of previously approved landscaping areas is to occur.	Complies The proposed dwelling house will not result in a reduction of approved landscaping.
PO6 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO6.1 Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.102	Can Comply Through Reasonable And Relevant Conditions.
PO7 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO7.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR	Not Applicable The proposal is not located within the reticulated wastewater system.
	PO7.2 Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	Complies Please see attached On-Site Sewerage Facility Report.
Assessment benchmarks for assessable development		
Cropping being forestry – n/a		
Uses		
P04 The zone primarily accommodates a limited range of rural activities and other non urban and low intensity activities.	AO4.1 Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) cropping; (c) home based business; (d) major electricity infrastructure; (e) roadside stalls; and (f) substation.	Performance Outcome Although accommodation activities, including a Dwelling House, are identified as inconsistent uses under AO4.2, the proposal is located on an existing residential-sized allotment within the Pechey township. The proposed Dwelling House reflects the established surrounding development pattern, which predominantly comprises urban-sized residential allotments containing dwelling houses. The proposal is low-intensity and is considered
	AO4.2 Uses which are inconsistent with the intent of the zone include:	

	(a) accommodation activities; (b) business activities; (c) entertainment activities; (d) industry activities; (e) rural activities (other than those listed in AO4.1); and (f) recreation activities.	appropriate for the size, context and location of the site. It is also noted that a Home-based Business is identified as accepted development in the applicable Table of Assessment. As this use must operate from an existing Dwelling House, the planning scheme implicitly anticipates the presence of dwelling houses within the locality.
P05 Development is small scale and low intensity.	No acceptable outcome is nominated.	Complies The proposal is for a dwelling house which will be limited in scale and be of low intensity.
P06 Development is compatible with the area's constraints and values.	No acceptable outcome is nominated.	Complies The proposal is located on an existing residential-sized allotment area within the Pechey township.
Effects of development		
P07 Development does not unduly impact on the amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Complies The proposal is located on an existing residential-sized allotment within the Pechey township, where the surrounding development pattern includes multiple dwelling houses. The development is consistent with the established scale and character of the locality and is not expected to result in any undue impacts on surrounding amenity.
P08 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to the environment, life and property.	No acceptable outcome is nominated.	
P09 Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies The proposal fronts an existing sealed road and will not generate traffic beyond what is acceptable for this road standard.

ENVIRONMENTAL STANDARDS CODE		
Performance outcomes	Acceptable outcomes	
Outdoor Lighting		
PO1 Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO1.1 No outdoor lighting is proposed as part of the development. OR	Complies with AO1.2 through Reasonable and Relevant Conditions Any lights outside of the dwelling house can be conditioned to comply with Australian Standard 'AS4282-1997'.
	AO1.2 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'.	
	AO1.3 For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS42821997 – Control of the obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4).	Not Applicable The proposal is for a dwelling house.
	AO1.4 Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO1.3 the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors.	Complies through Reasonable and Relevant Conditions Any lights outside of the dwelling house can be conditioned to comply with Australian Standard 'AS4282-1997'.

	AO1.5 For private sporting courts the lighting system: (a) is baffled or shielded to ensure that a light source is not directly visible from a Habitable Room window of an adjoining Dwelling; and (b) the luminaire does not exceed a height of 8m above the court surface.	Not Applicable The proposal is for a dwelling house.
	AO1.6 The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.	Complies The proposed access is located approximately 40m from the nearest dwelling house.
PO2 Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO2.1 Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements.	Complies through Reasonable and Relevant Conditions Any lights outside of the dwelling house can be conditioned to comply with Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting .
PO3 Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment.	AO3.1 The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.	Not Applicable The proposal is for a dwelling house.

PO4 Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.	AO4.1 Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing: (a) shielding or louvers on windows facing the light source; (b) orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) utilising earth embankments, landscaping or other physical measures to shield existing light sources.	Not Applicable The proposal is not located in close proximity to non-residential uses.
Odour		
PO5 Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.	AO5.1 The development does not involve activities that create odorous air emissions. OR AO5.2 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008. AO5.3 The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. <i>Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3.</i>	Not Applicable The proposal is for a dwelling house and will not involve activities that create odorous air emissions.

PO6 Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.	AO6.1 Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code.				
	AO6.2 Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance. <table><tr><th>Existing Use/Activity</th><th>Odour Level at Sensitive Receiving Environment</th></tr><tr><td rowspan="2">All Activities</td><td>2OU/m³ 3 minute average, 99.5th percentile.</td></tr><tr><td>4OU/m³ 3 minute average, 99.9th percentile.</td></tr></table>	Existing Use/Activity	Odour Level at Sensitive Receiving Environment	All Activities	2OU/m³ 3 minute average, 99.5th percentile.
Existing Use/Activity	Odour Level at Sensitive Receiving Environment				
All Activities	2OU/m³ 3 minute average, 99.5th percentile.				
	4OU/m³ 3 minute average, 99.9th percentile.				
PO7 Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.	AO7.1 The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.				
Noise					

PO8 The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses. (a) Development: (i) is located in an appropriate zone; (ii) proposes best practice design and construction materials (in relation to noise attenuation); and (iii) proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses.	AO8.1 The development will achieve the following noise levels (when measured at the nearest sensitive receiver): (a) Background (L90) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L90) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (measured within bedrooms assuming open windows); (c) Background (L90) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit L_{Amax} 45dB(A) inside dwellings; and The development will achieve the Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2008. HOWEVER AO8.2 Where a development is unable to meet noise levels specified in AO8.1 an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).	Not Applicable The proposal is for a dwelling house and will not cause any noise impacts beyond acceptable requirements.
PO9 Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment	AO9.1 Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound	Not Applicable The proposal is for a dwelling house

is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.	equipment, existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion: <table><tr><th colspan="9">Frequency - Hz - "A" Weighted</th></tr><tr><th></th><th>31</th><th>63</th><th>125</th><th>250</th><th>500</th><th>1K</th><th>2K</th><th>4K</th></tr><tr><th>Background Level SPL dB(A)</th><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td><td>L₉₀ + 5dB(A)</td></tr></table>	Frequency - Hz - "A" Weighted										31	63	125	250	500	1K	2K	4K	Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	
Frequency - Hz - "A" Weighted																													
	31	63	125	250	500	1K	2K	4K																					
Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)																					
PO10 Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.	AO10.1 The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the Environmental Protection (Noise) Policy 2008. AO10.2 Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. AO10.3 Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic assessment of existing background octave levels and designed the sensitive land use component to	Not Applicable The proposal is for a dwelling house and can meet the internal noise criterion.																											

	mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).	
PO11 Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated 'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	Where development involves a sensitive land use adjoining a Council controlled arterial road (other than designated 'Transport Noise Corridors': AO11.1 The development is designed and constructed in a manner that achieves the internal noise Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2008. AO11.2 The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671:1989 Acoustics – Road traffic noise intrusion – Building siting and construction.	Not Applicable The proposal is for a dwelling house that does not adjoin a Council controlled arterial road.
PO12 Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.	AO12.1 Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government comply with the Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor' for all habitable rooms adjoining the corridor.	Not Applicable The proposal is for a dwelling house that does not adjoin a Transport Noise Corridor.
PO13 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive land uses.	AO13.1 Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audible at adjoining sensitive receivers.	Complies through Reasonable and Relevant Conditions
	AO13.2 Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L90) at the nearest sensitive receiver.	Not Applicable There are no proposed roof-top mounted plant and equipment.
PO14 The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.	AO14.1 Building work (including excavation and filling) is only conducted between the hours of 6:30 am and	Complies through Reasonable and Relevant Conditions

	6:30 pm Monday to Saturday (excluding public holidays).	
	AO14.2 Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a ‘construction management plan’ which adequately addresses noise mitigation measures.	Complies through Reasonable and Relevant Conditions
PO15 Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers.	AO15.1 Private sporting courts are not used between 10:00 pm and 7:00 am.	Not Applicable The proposal is for a dwelling house
	AO15.2 Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.	
PO16 Vibration from the development does not affect the amenity of surrounding sensitive land uses 49or cause environmental harm or nuisance.	AO16.1 The development does not result in vibration impacts outside of the development site.	Complies through Reasonable and Relevant Conditions
	AO16.2 Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause adverse amenity impacts or cause environmental harm or nuisance at any sensitive land use surrounding the development.	Complies through Reasonable and Relevant Conditions
PO17 The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).	AO17.1 Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur.	Complies through Reasonable and Relevant Conditions
	AO17.2 Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly	Complies through Reasonable and Relevant Conditions

	(particularly during periods of high or constant wind) to reduce dust generation.	
	AO17.3 Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete.	Complies through Reasonable and Relevant Conditions
	AO17.4 Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. <i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i>	Complies through Reasonable and Relevant Conditions
PO18 Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues	AO18.1 Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	Complies through Reasonable and Relevant Conditions
PO19 Water used for dust suppression activities does not itself create environmental harm.	AO19.1 Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	Complies through Reasonable and Relevant Conditions
PO20	AO20.1	Complies through Reasonable and Relevant Conditions

The ongoing operation of the development site does not create dust nuisance for adjoining landholders.	Areas within the site that are frequently used for vehicular purposes are imperviously sealed. AO20.2 Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems. AO20.3 Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers. AO20.4 All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads. AO20.5 Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.	Not Applicable The proposal is for a dwelling house
PO21 Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.	AO21.1 Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.	Performance Outcome The proposal is located within the established residential area of Pechey, approximately 180m from the Pechey Forest Arboretum. While forestry activities occur within the broader locality, these activities are not considered to represent a significant or frequent source of dust emissions comparable to uses such as landfill sites, quarries, cropping activities or motor sport facilities.

		Given the nature of the surrounding land uses, the separation distance provided and the established residential character of the locality, the proposed Dwelling House is considered to be appropriately located and adequately separated from existing lawful land uses that may generate dust emissions.
PO22 Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.	AO22.1 Dustfall averaged over an annual period of time does not exceed 133mg/m ² /day when measured at the nearest sensitive receiver.	Complies through Reasonable and Relevant Conditions
General Emissions		
PO23 Air emissions resulting from development do not cause environmental harm (including environmental nuisance).	AO23.1 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008.	Not Applicable The proposal is for a dwelling house and will not exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008.
	AO23.2 Where a type of air emission is not listed within the Environmental Protection (Air) Policy 2008 the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification.	
	AO23.3 Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.	
PO24 Child Care Centres are well located to avoid any harmful impacts from air pollution.	AO24.1 Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.	Not Applicable The proposal is for a dwelling house

PO25 Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.	AO25.1 Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.	Not Applicable The proposal is for a dwelling house
PO26 Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.	AO26.1 Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.	Not Applicable The proposal is for a dwelling house
PO27 Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants.	AO27.1 Car park exhaust stacks are located away from adjoining sensitive receivers.	Not Applicable The proposal is for a dwelling house
	AO27.2 Emissions are discharged vertically and have an exit velocity of at least 10m/second.	
	AO27.3 Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater.	
	AO27.4 Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS19402004 The Storage and handling of flammable and combustible liquids (for hydrocarbons) and AS1596:2008 The Storage and Handling of LP Gas.	
Waste Management		
PO28 The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council's Technical Guidelines for New Developments Waste Storage and Collection Requirements. ⁵⁰	AO28.1 For commercial premises and industry activities(other than those premises utilising Council's wheelie bin waste collection program): (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers	Not Applicable The proposal is for a dwelling house

	while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewerred areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and drained to a sewer system (requiring trade waste approval) within sewerred areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewerred areas; and (f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or	
--	---	--

	noise issues resulting from collection programs.	
	AO28.2 For a Multiple Dwelling of three (3) – six (6) units the development satisfies one of the following criteria: (a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development requiring eight (8) bins must have at least 8m of useable road reserve (in terms of bin collection, excluding a 1m clearance around power poles and any area below a street trees canopy where bins cannot be collected); - OR (b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and (c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and (d) bin storage areas are screened behind buildings for amenity purposes; and (e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for	Not Applicable The proposal is for a dwelling house

	collection purposes; and (f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and (g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s); OR (h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose cock and grading/drainage towards a grassed area or other porous surface.	
	AO28.3 For a Multiple Dwelling above six (6) units the development satisfies one of the following criteria: (a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that accompanies the environmental standard); OR (b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable; OR (c) Where 'internal collection' is proposed the internal design complies with the waste management guideline that accompanies	Not Applicable The proposal is for a dwelling house

	this environmental standard and a certification from a registered RPEQ has been provided to demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle.	
	AO28.4 Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste: (a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre; (b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any adjoining sensitive land uses will not experience amenity issues i.e. odour; (c) store bins on an impervious surface; (d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height.	Not Applicable The proposal is for a dwelling house
PO29 Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.	AO29.1 For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline.	Not Applicable The proposal is for a dwelling house.
PO30 High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to	AO30.1 The applicant has provided a waste management plan that as a minimum has addressed the following issues: (a) likely waste quantity and waste type to be	Not Applicable The proposal is for a dwelling house and will be suitably serviced by a standard residential bin service.

enable best practice waste management principles to be applied.	generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis; (c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; (k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
PO31 Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and re-use.	AO31.1 The development will be carried out in accordance with the waste management hierarchy outlined in the Technical Guideline for New Developments Waste Storage and Collection Requirements⁵¹ and the applicant has nominated	Not Applicable The proposal is for a dwelling house and will be suitably serviced by a standard residential bin service.

	the quantity and type of materials that will be disposed of to landfill.	
PO32 Development that involves the generation of 'clinical and related waste' as per the definition of the Technical Guideline for New Developments Waste Storage and Collection Requirements ⁵² is designed to adequately cater for legislative storage and collection requirements.	Where involving development that involves the generation of 'clinical and related waste' as per the definition of the Technical Guideline for New Developments Waste Storage and Collection Requirements ⁵³ : AO32.1 The storage of 'clinical and related waste' is in accordance with the Technical Guideline for New Developments Waste Storage and Collection Requirements ⁵⁴ with storage locations being demonstrated on submitted site/floor plans.	Not Applicable The proposal is for a dwelling house
	AO32.2 The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.	Not Applicable The proposal for a dwelling house will not involve on site waste collection.
PO33 Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.	AO33.1 The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's Technical Guidelines for Waste Storage and Collection Requirements for New Developments, including: (a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins;	Not Applicable The proposal is for a dwelling house and will be suitably serviced by a standard residential bin service.

	(f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised.	
PO34 Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.	AO34.1 The applicant will utilise the following control measures: (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); (b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and (c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and (d) bins will be cleaned on an 'as needed' basis if odour is identified as an issue.	Complies Through Reasonable And Relevant Conditions

INTEGRATED WATER CYCLE MANAGEMENT CODE		
Performance outcomes	Acceptable outcomes or compliance outcomes if made application to compliance assessable development	
Stormwater Management		
PO1 Development does not adversely impact on the quality of receiving waters by avoiding or minimising pollutants entering and being transported with stormwater.	AO1.1 Stormwater quality treatment measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies through Reasonable and Relevant Conditions Stormwater quality treatment measures and applicable pollutant load reduction requirements can be appropriately addressed during construction and upon completion of the development in accordance with SC6.2 PSP No.
	AO1.2 Pollutant load reductions are achieved in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁵⁷	

		2 – Engineering Standards – Roads and Drainage Infrastructure. Compliance with these requirements can be appropriately secured through the imposition of reasonable and relevant conditions by Council.
PO2 Adverse impacts of construction activities on stormwater quality are avoided or minimised using best practice environmental management for erosion and sediment control.	AO2.1 Sediment and erosion control measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies through Reasonable and Relevant Conditions During construction and upon completion of the development, compliance with SC6.2 PSP No. 2 – Engineering Standards can be appropriately achieved through the imposition of reasonable and relevant conditions by Council.
PO3 Stormwater management incorporates water sensitive urban design techniques and avoids adverse impacts from water quantity, flow rates and duration and frequency in receiving waters, having regard to: (a) channel, bed and bank stability; (b) aquatic and riparian ecosystems; and (c) hydrological functions.	AO3.1 Stormwater flow control measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies through Reasonable and Relevant Conditions
Waste Water Management		
PO4 Development does not discharge waste water to a waterway or external to the site unless demonstrated to be best practice environmental management for that site and has appropriate regard for: (a) cumulative effects; (b) the applicable water quality objectives for the receiving waters; (c) adverse impact on ecosystem health of receiving waters; and (d) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	AO4.1 Waste water management measures are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies Please see attached On-Site Sewerage Facility Report in regards to the proposed waste water system proposed for this development.
Artificial Waterways and Water Bodies - Not Applicable		

Flooding and Drainage		
PO8 Flooding and drainage characteristics upstream or downstream of the site are not worsened.	AO8.1 Development is undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁵⁸	Complies The proposed development for a dwelling house is not considered to impact the upstream or downstream drainage characteristics of the site.
PO9 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO9.1 Development is undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Performance Outcome The survey submitted with the application identifies that the existing building pad is above the lowest point of the site's road frontage. The proposed roof height will also be above the adjoining road level. Accordingly, stormwater from the proposed development can be directed to a lawful point of discharge at the road frontage. It is recommended that Council impose reasonable and relevant conditions requiring the stormwater drainage system to be designed and constructed to Council's standards.
PO10 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO10.1 Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies through Reasonable and Relevant Conditions
Water Cycle Management		
PO11 The design and management of the development integrates water cycle elements so that: (a) water is used efficiently and potable water demand is reduced; (b) wastewater production is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as possible; (e) large, uninterrupted impervious surfaces are minimised;	AO11.1 Integrated water management practices and infrastructure are implemented in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies through Reasonable and Relevant Conditions

(f) reuse of stormwater and grey-water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.		
--	--	--

TRANSPORT, ACCESS AND PARKING CODE		
Performance outcomes	Acceptable outcomes	
Driveway Crossovers		
PO1 Vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road; (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users; (iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering: (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc);	AO1.1 Vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; (g) within the Tree Protection Zone, as defined by Australian Standard 49702009; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage / width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage / width of greater than 20m. <i>Note: An additional site access is considered to be more than one site access.</i>	Complies The proposal utilises the existing gated access from William Street to provide vehicular access to the proposed dwelling. The proposal plans identify the driveway extending from the existing site access to the proposed dwelling, and no additional property access is proposed. William Street is a sealed road constructed to a rural standard without formal kerbing. An existing street pole is located approximately 1m from the existing access. The existing access and proposed driveway are otherwise considered appropriate for the residential nature and scale of the development. It is recommended that Council impose reasonable and relevant conditions requiring the driveway crossover and associated access works to be designed and constructed in accordance with Council's applicable standards.

(B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	AO1.2 Except where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and (i) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant) and the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.</i>	
--	---	--

	AO1.3 Where in a Rural Zone, vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the Relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable The proposal is not located in the rural zone.
Car Parking Provision		

PO2 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. <i>Note: Where the development does not meet the acceptable outcomes, or where no acceptable outcome is specified, a parking demand analysis report prepared by a suitably qualified person may assist in demonstrating compliance with the performance outcome.</i>	AO2.1 Where in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rate of: (a) Non-Residential Use one (1) parking space per 50m² of GFA; and (b) Residential Use - one (1) parking space per dwelling.	Not Applicable The proposal is not located in the Principal Centre Zone or Mixed Use Zone Car parking.
	AO2.2 Where not in the Principal Centre Zone or Mixed Use Zone Car parking is provided at the rates set out in Table 9.4.6:3 to this Code. <i>Note: Where a parking rate for a use is unspecified in Table 9.4.6:3 – no acceptable outcome is provided.</i> <i>Note: If the number of car parking spaces calculated in accordance with AO2.1 and AO2.2 is not a whole number, the number of parking spaces to be provided is rounded-up to next highest whole number.</i> <i>Note: Where application is made for establishment of two or more uses on the same premises, the parking demand is calculated by totalling the requirements for each use.</i>	Complies The proposed garage is 6 x 6m and will have capacity for the required 2 car parking spaces.
Assessment benchmarks for assessable development		
Performance outcomes	Acceptable outcomes	
Transport Network		
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the transport network hierarchy contained in SC 6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure.</i>	No acceptable outcome is nominated.	Complies The proposal is for a dwelling house and will not impact on the existing road network.

PO2 Development does not compromise the orderly provision or upgrading of the transport network. ⁹⁸	No acceptable outcome is nominated.	Not Applicable The proposal is for a dwelling house and will not impact on the existing road network.
PO3 Onsite transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates with surrounding networks and facilitates the orderly development of adjoining land. ⁹⁹	No acceptable outcome is nominated.	
PO4 Development is designed to encourage travel by public transport, walking and cycling. This may include integrated access between adjoining sites and/or the provision of midblock connections which are safe, functional and legible for potential users.	No acceptable outcome is nominated.	Not Applicable The proposal is for a dwelling house that has no access to public transport, walking and/or cycling.
PO5 Car parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and anti-social behaviour, having regard to:100 (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	AO5.1 Car parking areas, pathways and other elements of transport network infrastructure are designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines</i> .	Not Applicable The proposal is for a dwelling house.
PO6 Directional signage is provided within a development site to assist legibility and wayfinding, including for pedestrians and cyclists.	No acceptable outcome is nominated.	Not Applicable The proposal is for a dwelling house.

Access		
PO7 Vehicle access arrangements and queuing areas are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO7.1 Access driveways and queuing areas are located and designed in accordance with the provisions of Australian Standard AS 2890.1 <i>Part 1: Off Street Carparking</i> .	Not Applicable The proposal is for a dwelling house which will not include any queuing.
PO8 Access arrangements minimise any adverse impact on: (a) the integrity of any infrastructure within the road reserve; (b) the safety and convenience of pedestrians and cyclists; (c) the safety and convenience of access to adjacent properties; (d) the amenity of premises in the vicinity; and (e) street trees in the road reserve.	No acceptable outcome is nominated.	Complies The proposal is for a dwelling house and will not impact on the existing road network.
PO9 Where the nature of the proposed development creates a demand due to the frequency and volume of vehicle movements for the set-down and pick-up of passengers, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle.	No acceptable outcome is nominated.	Not Applicable The proposal is for a dwelling house and will not impact on the existing road network.
PO10 Where set-down and pick-up facilities for bus, taxi or private vehicles are provided as part of development they are: (a) safe for pedestrians, cyclists and vehicles; (b) conveniently connected to the main component of the development by pedestrian pathway; and (c) designed to provide for pedestrian priority and clear sightlines.	AO10.1 Bus pick-up/set-down areas: (a) allow a bus, based on the Long Rigid Bus (12m) in Austroads/Standards Australia HB72 – Design Vehicles and Turning Path Templates, to turn and manoeuvre in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting buses;	Not Applicable The proposal is for a dwelling house and will not require a bus, car and/or taxi pick-up/set-down area.

	(c) avoid standing or queuing buses from obstructing access to car parking spaces or circulation within the Site; and (d) avoid on-street queuing or boarding/alighting of buses that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.	
	AO10.2 Car and taxi pick-up/set-down areas: (a) allow a car to maneuver in and out of the area in an easy and safe manner; (b) afford maximum safety for passengers boarding or alighting cars; (c) avoid standing or queuing cars from obstructing access to car parking spaces or circulation within the site; and (d) avoid on-street queuing or boarding/alighting of cars that would reduce traffic flow or safety on the road network. One clear traffic lane in each direction should be maintained.	
Pedestrian and Cycle Facilities - Not Applicable - the proposal is for a dwelling house in a regional suburb with no existing Pedestrian and Cycle Facilities		
Servicing - Not Applicable - The proposal is for a dwelling house		

WORKS AND SERVICES CODE		
Performance outcomes	Acceptable outcomes	
Utilities		
PO1 A water supply is provided that is adequate for the current and future needs of the intended use.	AO1.1 Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR	Not Applicable The proposal is not located within the water supply area.

	AO1.2 Where not in a water supply area, the development is provided with an on site water supply in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies through Reasonable and Relevant Conditions The proposed development is located outside of the water supply area and recommends that Council condition appropriate water tanks for the proposed development.
	AO1.3 Water supply systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Not Applicable The proposal is not located within the water supply area.
PO2 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO2.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. OR	Not Applicable The proposal is not located in Council's reticulated wastewater system.
	AO2.2 Where not within a wastewater area, on-site wastewater treatment and disposal is provided which complies with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies Please see attached On-Site Sewerage Facility Report in regards to the proposed waste water system proposed for this development.
	AO2.3 Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	
PO3 The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO3.1 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies through Reasonable and Relevant Conditions
PO4 Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO4.1 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory	Complies through Reasonable and Relevant Conditions

	authority.	
PO5 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO5.1 Conduits are provided in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure. ¹⁰⁵	Complies through Reasonable and Relevant Conditions
PO6 Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure from physical damage; and (d) allows ongoing necessary access for maintenance purposes.	AO6.1 Setbacks and loadings comply with the Queensland Development Code QDC MP1.4. ¹⁰⁶	Not Applicable The proposal is not located in close proximity to existing infrastructure services
PO7 Infrastructure is integrated with and efficiently extends existing networks.	No acceptable outcome is nominated.	Complies through Reasonable and Relevant Conditions
PO8 Water meter/s are installed and located for easy access by the relevant authority.	AO8.1 Water meter/s are installed in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure. ¹⁰⁷	Not Applicable The proposal is not located within the water supply area.
Movement Networks - Not Applicable - the proposal is for a dwelling house		
Vehicular Access – Non-residential - Not Applicable		
Vehicular Access - Residential		
PO14 Residential vehicular access arrangements, including driveway crossovers: (a) are appropriate for: (i) the capacity of the parking area; (ii) the volume, frequency and type of vehicle useage; and (iii) the function and configuration of the access road. (b) minimise any potentially adverse impact on: (i) the safety and efficiency of the road and pedestrian/cycle paths; (ii) the safety and efficiency of the road and footpath users;	AO14.1 Residential vehicular access and driveway crossovers are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25 m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public	Complies The proposal utilises the existing gated access from William Street to provide vehicular access to the proposed dwelling. The proposal plans identify the driveway extending from the existing site access to the proposed dwelling, and no additional property access is proposed. William Street is a sealed road constructed to a rural standard without formal kerbing. An existing street pole is located approximately 1m from the existing access. The existing access and proposed driveway are otherwise considered

(iii) the integrity of any infrastructure within the road reserve; and (iv) the safety of access to adjacent properties. (c) protect the amenity of premises in the vicinity by: (i) maintaining the predominant vehicular access pattern in the street, including consistent width, grade and location; (ii) preserving the residential amenity of the streetscape, including noise and visual impact, and consideration of existing landscaping by considering: (A) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (B) minimising the width and grade of the access; (C) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping; and (D) locating the access to minimise the impact of vehicle noise on neighbouring/adjoining properties.	utility asset; (g) within the Tree Protection Zone, as defined by Australian Standard 49702009; (h) for a lot with a frontage of 10m or less; (i) greater than 4m in width when for a lot with a frontage/width of more than 10m but less than 20m; and (j) greater than 6m in width when for a lot with a frontage/width of greater than 20m. <i>Note: An additional site access is considered to be more than one site access.</i> AO14.2 Except where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; or (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; and	appropriate for the residential nature and scale of the development. It is recommended that Council impose reasonable and relevant conditions requiring the driveway crossover and associated access works to be designed and constructed in accordance with Council's applicable standards.
---	---	--

	(i) are provided in accordance with the Australian Standard AS 2890.1 – Off Street Car Parking and Australian Standard AS 2890.2 (where relevant), the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 – Protection of Trees on Development Sites. AO14.3 Where in a Rural Zone, residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) are sealed where accessing a sealed formed road; (g) are perpendicular to the road edge; and (h) are provided in accordance with the relevant standard drawing in SC6.2 PSP	
--	---	--

	No. 2 Engineering Standards – Roads and Drainage Infrastructure.	
EARTHWORKS AND RETAINING WALLS		
PO15 Earthworks result in stable landforms and structures.	AO15.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable The proposal will not result in any retaining walls.
PO16 Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO16.1 Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies Through Reasonable and Relevant Conditions
PO17 Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO17.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies The dwelling house is positioned to minimise the extent of earthworks needed to create a level building area.
PO18 Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO18.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Performance outcome The dwelling house is positioned to minimise the extent of earthworks needed to create a level building area. Detailed stormwater management has not yet been designed. A condition of approval is recommended requiring the earthworks and stormwater drainage to be designed so they do not create or worsen flooding or drainage problems on the site or neighbouring properties.
PO19 Earthworks do not prevent access or create difficult access to the property.	AO19.1 Earthworks and the construction of retaining walls and batters ensure driveways can be provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies No proposed or existing slope will be greater than 4%.

PO20 Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO20.1 Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies Through Reasonable and Relevant Conditions
PO21 The transportation of material minimises adverse impact on the road system.	AO21.1 Material is transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies Through Reasonable and Relevant Conditions
Waste Management		
PO22 Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste ¹¹¹ such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.	Complies Through Reasonable and Relevant Conditions The site has sufficient area to accommodate refuse container storage. We recommend that Council impose reasonable and relevant conditions addressing refuse storage in accordance with Performance Outcome 22 and Acceptable Outcome 23.1.
PO23 Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO23.1 Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins	

	of a size appropriate to the nature and scale of use; and (e) are situated not closer than 6m to a road or 2m to any site boundary.	
	AO23.2 On sites greater than 2,000m² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn.¹¹²	Not Applicable The proposal is for a dwelling house that can be serviced by the standard residential refuse collection service.
	AO23.3 For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	
PO24 Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the premises, including in the refuse container storage area.	No acceptable outcome is nominated.	Not Applicable The proposal is for a dwelling house.
Construction Management		
PO25 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO25.1 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	Complies Through Reasonable and Relevant Conditions
PO26 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO26.1 Construction is undertaken in accordance with the Environmental Standards Code.	Complies Please see the above Environmental Standards Code.

PO27 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO27.1 Construction is undertaken in accordance with the Environmental Standards Code.	
PO28 Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO28.1 Construction is undertaken in accordance with the Environmental Standards Code.	
PO29 Council and state infrastructure is not damaged by construction activities.	AO29.1 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.¹¹³	
	AO29.2 Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	