

APPENDIX F

Local Planning Assessment

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Table 7 – Category of Assessment

Aspect of Development	Category of Assessment	Assessment Benchmark
Zone – Low Density Residential Zone		
Material Change of Use	Table 5.5.1 Assessable Development – Impact Assessment	<p>The planning scheme, including:</p> <ul style="list-style-type: none"> ■ Strategic Framework ■ Low Density Residential Zone Code ■ Healthy Waters Code ■ Landscape Code ■ Transport Impact, Access and Parking Code ■ Works Code ■ Advertising Devices Code
Overlays		
Airport Environs Overlay	Table 5.9.1 No Change	■ Airport Environs Overlay Code
Coastal Environment Overlay	Table 5.9.1 No Change	■ Coastal Environment Overlay Code
Flood Hazard Overlay (High and Medium Hazard Areas)	Table 5.9.1 No Change	■ Flood Hazard Overlay Code

Table 8 – Response to Local Assessment Benchmarks / Matters

Assessment Benchmark	Response
Zone Code	
Low Density Residential Code	A detailed response demonstrating compliance with the applicable outcomes in the Low Density Residential Zone Code has been provided in Appendix G.
Overlays	
Airport Environs Overlay Code	The subdivision of the land for residential and commercial purposes will have no impact on the operational efficiency of the Townsville Airport which is located approximately 10km south-east of the site. To this end, a detailed response is not required in this instance as the proposed development complies with the Airport

Assessment Benchmark	Response
	Environs Overlay Code or compliance can be achieved via conditions.
Coastal Environment Overlay Code	A detailed response demonstrating compliance with the applicable outcomes in the Coastal Environment Overlay Code has been provided in Appendix G .
Flood Hazard Overlay Code	<p>The site has undergone bulk earthworks under development application OP13/0053 to establish a raised level to achieve flood and storm time immunity. Therefore, a detailed response against the Flood Hazard Overlay Code is not required.</p> <p>Refer to the Engineering Report at Appendix D.</p>
Development Codes	
Healthy Waters Code	A detailed response demonstrating compliance with the applicable outcomes in the Healthy Waters Code has been provided in Appendix G .
Landscape Code	A detailed response demonstrating compliance with the applicable outcomes in the Landscape Code has been provided in Appendix G .
Transport Impact, Access and Parking Code	A detailed response demonstrating compliance with the applicable outcomes in the Transport Impact and Access and Parking Code has been provided in Appendix G .
Works Code	A detailed response demonstrating compliance with the applicable outcomes in the Works Code has been provided in Appendix G .