

APPENDIX G

Code Response Tables

Prepared by:

Property Projects Australia Pty Ltd

Part 3 – Strategic Framework

Themes

Theme	Applicant Response
Strategic Intent	<p>Complies</p> <p>The proposed development contributes to ensuring Bushland Beach will continue to grow as a self-contained community. Residents throughout Bushland Beach will benefit from the mixed-use precinct which will enhance accessibility, availability, choice and competition in local supply.</p> <p>The proposed development caters to growing population of Bushland Beach, through the immediate expansion of the existing developed urban area, further consolidating population and population related needs and services within Bushland Beach.</p> <p>The proposed development is not deemed incompatible with the surrounding residential uses, however, in order to ensure the long-term viability of both the uses and surrounding areas, measures to sufficiently mitigate any impacts of the development have been incorporated into its design.</p> <p>The proposed development has considered current and future infrastructure requirements, assessing utility provisions and transport access, concluding that the development is able to sufficiently integrate into the existing infrastructure available to the site, but will not jeopardise the ability of the Townsville City Council to provide adequate infrastructure in the future.</p> <p>The proposed development is able to capitalise on a site that adjoins non-residential land uses, and located along a sub-arterial transport corridor, while ensuring the prolonged sustainability of the surrounding infrastructure, amenity and economic viability through a thorough assessment of the development's benefits and impacts.</p>
Shaping Townsville	
■ Strategic Outcome	<p>Complies</p> <p>The proposed development contributes to ensuring Bushland Beach will continue to grow as a self-contained community. Residents throughout Bushland Beach will benefit from the mixed-use precinct which will enhance accessibility, availability, choice and competition in local supply.</p>

■ Element - City Shape and Housing	Complies The proposed development is for an urban use within the urban environment. The proposal reflects the growing population of Bushland Beach.
■ Element - Character and Heritage	Not Applicable The site is not located in a character residential area.
■ Element - Activity Centres	Complies The site is not located in an activity centre, however, does seek to integrate with the adjoining Local Centre Zone by providing a mixed-use precinct. The proposed development is consistent with the intent for the Local Centre Zone as it will provide for the day-to-day needs of the community in a convenient manner.
■ Element - Transport, Accessibility and Mobility	Complies The proposed development does not involve new public transport infrastructure, rather proposes a new vehicle crossover to Lionel Turner Drive, internal vehicle manoeuvring, and carpark areas.
■ Element - Integrated Infrastructure Planning and Provision	Complies As outlined in the Engineering Report at Appendix D , the proposed development demonstrates that infrastructure exists, or infrastructure can be extended or upgraded to service the development, without impacting on the existing infrastructure network.
Strong and Connected Community	
■ Strategic Outcomes	Complies The proposed development provides a precinct that supports the growing community of Bushland Beach. The proposed design is consistent with the surrounding character and provides good urban design outcomes.
■ Element - Urban Design	Complies

	<p>The proposed development has been designed to orientate and locate the buildings in a manner that reduces the perceived bulk when reviewed from Lionel Turner Drive, as they are located along the side boundaries and oriented inward to ensure the shortest building length is visible from the public realm.</p> <p>The building design features a variety of materials and colours, integrated with signage along the facades, to create a high-quality, articulated built form that contributes to the amenity of the area.</p> <p>The proposed development incorporates landscaping, specifically along the boundaries and within the car park, to reduce the perceived dominance of the built form. Ample landscaping is proposed, with a landscaped area of 771m², comprising 21% of the development area. The proposed landscaping will provide screening of the built form, while positively contributing to the streetscape of Lionel Turner Drive.</p> <p>The proposal addresses crime prevention through environmental design as follows:</p> <ul style="list-style-type: none"> ■ Clear sightlines to allow for casual surveillance through building scale and location that creates ample open space to allow for visibility; ■ Clear, delineated pedestrian pathways to ensure visitors can easily navigate the development; ■ Low profile, simple building design that promotes safety and minimises entrapment opportunities; ■ Clear building entrances that are accessed directly from the carpark; and ■ Logical lighting.
<p>■ Element - Open Space Network</p>	<p>Complies</p> <p>The proposed development is not zoned as part of the open space network, however it does directly adjoin (over Lionel Turner Drive) Bushland Beach Park. The café has been strategically located at the south-eastern corner of Building One (1) to integrate with this adjoining land use, where visitors can walk across from the café space.</p>
<p>■ Element - Strong and Connected Community</p>	<p>Complies</p>

	<p>The proposed development has been designed to integrate into the surrounding locality. The café can be enjoyed by the community to the area, appropriately located directly adjacent the largest open space in the area, being Bushland Beach Park.</p>
<p>■ Element - Managing the Impacts of Development</p>	<p>Complies</p> <p>The proposed development is protects the amenity of the local character by providing a built form of low density scale, incorporating visually cohesive materials of a colour palette that is consistent with the character of the area, and integrating landscaping throughout the development particularly along boundaries.</p> <p>The proposed land uses are not considered to result in excessive noise, beyond what is anticipated in the Low Density Residential Zone, and will not result in adverse odour and emissions.</p>
<p>Environmentally Sustainable Future</p>	
<p>■ Strategic Outcomes</p>	<p>Complies</p> <p>The proposed development will be designed and constructed in accordance with best practice to ensure water quality is protected. There are no areas of importance for the maintenance of habitat, biodiversity and biophysical and ecological functions on the site.</p>
<p>■ Element - Natural Assets</p>	<p>Complies</p> <p>The proposed development will not jeopardise natural areas, as an area intended for urban development where bulk earthworks have already been undertaken. There are no areas of importance for the maintenance of habitat, biodiversity and biophysical and ecological functions on the site.</p>
<p>■ Element - Integrated Water Cycle Management and Ecosystem Health</p>	<p>Complies</p> <p>The proposed development is not directly located in or around wetlands and waterways, however water quality will be managed on site. The proposed development will establish an underground stormwater cartridge treatment system to manage stormwater, which will ensure that the water discharged from the site post-development meets the quality</p>

	<p>objectives and is therefore compliant in accordance with the State Planning Policy water quality targets.</p> <p>The proposed development has been designed in accordance with best practice, including the incorporation of landscaping, to water efficiency is integrated.</p>
■ Element - Coastal Protection	<p>Complies</p> <p>The proposed development is appropriately 1km from the coastline and has been appropriately designed to mitigate risk to people and property from coastal hazards.</p>
■ Element - Natural Hazards (Bushfire, Landslide and Flood)	<p>Complies</p> <p>The site is located within the Flood Hazard Overlay, encompassing areas identified as low, medium, and high hazard zones. The proposed development can achieve flood immunity, as part of the approved development which saw earthworks establish a raised, flood-immune pad level suitable for the proposed development.</p> <p>There are no known bushfire or landslide hazards applicable to the site.</p>
■ Element - Sustainability	<p>Complies</p> <p>The proposed development facilitates a built form that is responsive to climatic conditions by orientating the buildings inwards, providing ample windows along the facades, and large areas of open space.</p>
Sustainable Economic Growth	
■ Element - Strategic Outcomes	<p>Complies</p> <p>The proposed development provides commercial consolidation, consumer choice, improved customer accessibility and local employment to the surrounding community, and does not jeopardise the requirements of the area's future population or the viability of existing commercial operations in the area.</p>
■ Element - Industrial Land	<p>Not Applicable</p> <p>The site is not identified as industrial land, nor is the proposed development for an industrial activity.</p>

■ Element - Airport, Seaport and Department of Defence Land	Not Applicable The proposed development is not located on land providing for or in proximity to the Airport, Seaport and Department of Defence land.
■ Element - Natural Economic Resources (including Rural and Extractive Industry)	Not Applicable The proposed development is not for natural economic resources.
■ Element - Tourism	Complies Whilst the proposed development is not for a tourism use, it does support and encourage tourism in Bushland Beach by providing services and amenities in a central and accessible location. The café can be enjoyed by visitors to the area, appropriately located directly adjacent the largest open space in the area, being Bushland Beach Park.

6.2.1 Low Density Residential Code

Performance Outcomes	Acceptable Outcomes	Response
For Assessable Development		
Home Based Business		
Not Applicable The proposal does not involve a home-based business.		
Sales Office		
Not Applicable The proposal does not involve a sales office.		
Secondary Dwelling		
Not Applicable The proposal does not involve a secondary dwelling.		
Stables Precinct		
Not Applicable The subject site is not located in the stables precinct.		
Amenity		
P010 Development minimises impacts on surrounding land	No acceptable outcome is nominated.	Complies (P010)

<p>and provides for an appropriate level of amenity within the site, having regard to:</p> <ol style="list-style-type: none"> 1. noise; 2. hours of operation; 3. traffic; 4. visual impact; 5. odour and emissions; 6. lighting; 7. access to sunlight; 8. privacy; and 9. outlook. 		<p>The proposal seeks to establish a high-quality mixed-use precinct that contributes to the growing community of Bushland Beach. While located in the Low Density Residential Zone, the proposed development is uniquely positioned as it is within a vacant allotment which is proposed to be developed by the Applicant for residential use. This proposed development is part of a broader strategy for the site to provide amenity directly adjacent to the proposed 80 allotment residential development.</p> <p>Strategically located by the Bushland Beach Plaza, the proposed development is an appropriate land use and has been designed to provide a high level of amenity.</p> <p>The proposed buildings have been located and oriented to ensure level of amenity is maintained, orienting the buildings into the site to avoid overlooking and maintain privacy. It is noted that directly adjoining the site to the west is the car park of the Bushland Beach Plaza, therefore it is not considered that there will be an adverse amenity impact as a result of the proposed development.</p> <p>The two (2) proposed buildings are low profile, limited to one (1) storey, with variation of materials used to provide articulation. The architectural design is</p>
---	--	--

		<p>supported by landscaping to soften the visual impact of the built form and provide privacy where required, such as the screening of servicing areas.</p> <p>The proposed land uses are not considered to result in excessive noise, beyond what is anticipated in the Low Density Residential Zone. Typical hours of operation are proposed, consistent with the adjoining Bushland Beach Plaza.</p> <p>The proposed development is not considered to result in adverse odour and emissions.</p>
P011 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.	<p>Complies (P011)</p> <p>The proposal maintains existing street trees along the Lionel Turner Drive frontage to provide a green edge to the development. Furthermore, the proposal incorporates landscaping along the frontage Lionel Turner Drive to create an attractive on-site environment.</p>
P012 Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone: 1. achieves indoor noise levels consistent with the objectives set	No acceptable outcome is nominated.	<p>Not Applicable (P011)</p> <p>The proposal does not involve a sensitive use.</p>

<p>out in the Environmental Protection (Noise) Policy 2008;</p> <ol style="list-style-type: none"> 2. achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and 3. does not experience offensive odours. 		
---	--	--

Crime Prevention through environmental design

<p>P013 Development facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> 1. opportunities for casual surveillance and sight lines; 2. exterior building design that promotes safety; 3. adequate lighting; 4. appropriate signage and wayfinding; 5. minimisation of entrapment locations; and 6. building entrances, loading and storage areas that are well lit and lockable after hours. 	<p>No acceptable outcome is nominated.</p>	<p>Complies (P013)</p> <p>The proposal addresses crime prevention through environmental design as follows:</p> <ul style="list-style-type: none"> ■ Clear sightlines to allow for casual surveillance through building scale and location that creates ample open space to allow for visibility; ■ Clear, delineated pedestrian pathways to ensure visitors can easily navigate the development; ■ Low profile, simple building design that promotes safety and minimises entrapment opportunities; ■ Clear building entrances that are accessed directly from the carpark; and ■ Logical lighting.
--	--	---

<p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>		
General		
<p>P014 Development minimises impacts on remaining areas of ecological significance within the zone.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P014) The proposal will not adversely impact any areas of ecological significance as there is no matters of ecological significance mapped within or surrounding the site.</p>
<p>P015 On elevated or steeply sloping sites:</p> <ol style="list-style-type: none"> 1. development is sympathetic to the natural landform through the use of terraced or split level building forms; 2. the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and 3. buildings avoid highly reflective finishes. 	<p>No acceptable outcome is nominated.</p>	<p>Complies (P015) In accordance with TCC File Ref: OP13/0053, the subject site was filled as approved by Council to achieve a level pad which achieves flood immunity. To this end, there are no steep slopes across the site.</p>
Parking and Servicing		
<p>P016 Parking facilities are located to be concealed</p>	<p>A016 Vehicle parking structures are located:</p>	<p>Complies (P017)</p>

<p>from public view to ensure an attractive streetscape.</p>	<p>1. behind the building setback; or 2. behind the building; or 3. at basement level.</p> <p>Figure 6.4 – Concealment of parking structure illustrates</p>	<p>Parking facilities are well setback from the street frontage of Lionel Turner Drive, with significant landscaping provided to soften the hardstand.</p>
<p>P017 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P017) The waste and servicing area is located behind Building Two (2) to ensure it is screened from public view.</p>
<p>For assessable development – where a non-residential or tourist accommodation use</p>		
<p>P018 Non-residential uses are established only where:</p> <ol style="list-style-type: none"> compatible with local character and amenity; limited in scale and supporting the day-to-day needs of the local community; and not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>Complies (P018) The proposed development is a non-residential use, however is appropriate and compatible for the following reasons:</p> <ul style="list-style-type: none"> ■ The proposed development is compatible with the local character and amenity as it of a low profile design, limited to one (1) storey), with variation of materials used to provide articulation; ■ The proposed land uses are appropriate for the locality and support the day-to-day needs of the existing and future local community without saturating the area; ■ The proposed development does not impact or undermine the role and function of Bushland Beach's sole Local Centre, as it

		<p>directly adjoins and integrates with it by providing smaller scale tenancies and the alternative land use of a gym; and</p> <ul style="list-style-type: none"> ■ The proposed buildings have been located and oriented to ensure level of amenity is maintained, orienting the buildings into the site to avoid overlooking and maintain privacy.
P019 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.	No acceptable outcome is nominated.	<p>Not Applicable (P019)</p> <p>The proposed development is not for tourist accommodation.</p>
P020 Development is of a house compatible scale.	<p>A020.1</p> <p>The use does not involve any building work or only minor building work.</p> <p>OR</p> <p>A020.2</p> <p>Where a new building is proposed:</p> <ul style="list-style-type: none"> d. buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; e. the building does not exceed 250m² in gross floor area; f. site cover does not exceed 60%; and 	<p>Complies (P020)</p> <p>The proposed development includes two (2) buildings with centrally located vehicle access off Lionel Turner Drive into the manoeuvring and parking area to provide for building separation. The low-rise built form, restricted to one (1) storey, is compatible with the Low Density Residential Zone to ensure amenity impacts are minimised.</p> <p>The proposed buildings are oriented and located to reduce the perceived bulk when reviewed from Lionel Turner Drive, as they are located along the side boundaries and oriented inward to ensure the shortest</p>

	<p>g. the maximum length of any wall is 12m.</p>	<p>building length is visible from the public realm.</p> <p>The building design features a variety of materials and colours, integrated with signage along the facades, to create a high-quality, articulated built form that contributes to the amenity of the area.</p>
For assessable development – where a multiple dwelling, residential care facility or retirement facility development		
Not applicable		
The proposal is for Reconfiguring a Lot and does not involve a use listed above		
Ross River Road corridor precinct		
Not Applicable		
The proposal is not located in the Ross River Road Precinct		
Ross River Road corridor precinct		
Not Applicable		
The proposal is not located in the Marlow Street Precinct		

8.2.1 Airport Environs Overlay Code

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Editor's note – This code will apply to accepted development subject to requirements as well as assessable development.

Performance Outcomes	Acceptable Outcomes	Response
SECTION A – IF IN THE OLS SUB CATEGORIES, THE PANS OPS SUB CATEGORIES OR THE HEIGHT RESTRICTION ZONE SUB CATEGORIES		
For accepted development subject to requirements and assessable development		
Operational airspace (overlay map OM-01.1)		
<p>P01 Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on overlay map OM-01.1.</p> <p>Editor's note—The Defence (Areas Control) Regulation (DACR) is a Commonwealth regulation under the <i>Defence Act 1903</i>. Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.</p>	<p>A01.1 Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1.</p> <p>Editor's note—Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed A01 above.</p> <p>A01.2 Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.</p>	<p>Complies (A01.1) The proposed development does not include any structures or landscaping that enters into operational airspace, shown on Overlay map OM-01.1.</p> <p>Complies (A01.2) The proposed development does not produce any transient intrusions with the capability of projecting into the operational airspace.</p>

P02 Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay map OM-01.1.	A02 Development does not generate: <ol style="list-style-type: none"> A gaseous plume with a velocity exceeding 4.3m per second; or smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1. 	Complies (A02) The proposed development does not include a gaseous plume capable of travelling more than 4.3m per second. The proposal will not produce smoke, dust, ash, or steam that will penetrate the operational airspace identified on Overlay map OM-01.1.
---	---	--

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development (Part)		
Wildlife hazard buffer zones (overlay map OM-1.2)		
P03 Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay map OM-01.2.	A03.1 Within 13km of airport runways, development does not involve a putrescible waste disposal facility. A03.2 Within 8km of airport runways, development does not involve: <ol style="list-style-type: none"> aquaculture; or food handling or processing of an industrial nature; or stock handling or slaughtering; or pig production; or fruit production; or 	Complies (A03.1) The proposed development does not include a putrescible waste disposal facility. Complies (A03.2) The proposed development, being within 8km of the airport runway, does not involve any of the following: <ol style="list-style-type: none"> aquaculture; food handling or industrial processing; stock handling or slaughtering; pig production; fruit production;

	<p>f. turf production; or</p> <p>g. the keeping or protection of wildlife outside enclosures.</p>	<p>f. turf production;</p> <p>g. wildlife keeping or protection.</p>
	<p>A03.3</p> <p>Within 3km of airport runways, development does not involve:</p> <p>a. the keeping, handling, or racing of horses; or</p> <p>b. outdoor dining, food handling or food consumption.</p>	<p>Complies (A03.3)</p> <p>The proposed development, being within 3km of the airport runway, does not involve the following:</p> <p>a. Horse keeping, handling, or racing; or</p> <p>b. Outdoor dining, food handling or consumption.</p>

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Response
For accepted development subject to requirements and assessable development		
Public safety areas (overlay map OM-01.2)		
<p>P04</p> <p>A significant increase in the numbers of people living, working or congregating in public safety areas identified on overlay map OM-01.2 is avoided.</p>	<p>A04</p> <p>Within a public safety area identified on overlay map OM-01.2, development does not involve the following:</p> <p>a. residential uses; or</p> <p>b. a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or</p>	<p>Complies (P04)</p> <p>The proposed development is for a service station, to provide the retail sale of fuel to the local community. This will not result in significant numbers of people congregating in public safety areas, given the purchase of fuel is typically a short-term stay.</p>

	c. any activities involving the manufacture or bulk storage of hazardous or flammable materials.	
--	--	--

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes	Accepted Outcomes	Response
For accepted development subject to requirements and assessable development		
Aviation facilities (overlay map OM-1.3)		
P05 Development within the area identified on overlay map OM-01.3 is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.	<p>A05.1 No building, structures or other works which exceed 7.9m in height are located between 150m and 500m of non-directional beacon (NDB) site (as depicted on overlay map OM-01.3).</p> <p>A05.2 Within the buffer area of the Townsville Airport distance measuring equipment (DME) site (as depicted on overlay map OM-01.3), no building, structure or other works involving a change to, or a physical projection above, the ground level are located:</p> <ul style="list-style-type: none"> a. within 115m of the DME site; or b. between 115m and 230m of the DME site if exceeding 1m in height; or c. between 230m and 500m of the DME site if exceeding 2m in height; or 	<p>Complies (A05.1) No part of the proposed development is located within 150m and 500m of a non-directional beacon site, as shown on Overlay map OM-01.3.</p> <p>Not Applicable (A05.2) The proposed development is not located within the buffer area of the Townsville Airport distance measuring equipment, as shown on Overlay map OM-01.3.</p>

	<p>d. between 500m and 1,000m of the DME site if exceeding 4m in height; or</p> <p>e. between 1,000m and 1,500m of the DME site if exceeding 8.5m in height.</p>	
	<p>A05.3</p> <p>Within the buffer area of the Townsville Airport VHF omni-directional radio range (VOR) site (as depicted on overlay map OM-01.3):</p> <p>a. no building, structures or other works involving a change to, or a physical projection above, the ground level are located within 300m of the site; and</p> <p>b. the following are not located between 300m and 1,000m of the site:</p> <p>i. fences exceeding 2.5m in height; or</p> <p>ii. overhead lines exceeding 5m in height; or</p> <p>iii. metallic structures exceeding 8m in height; or</p> <p>iv. trees and open lattice towers exceeding 10m in height; or</p> <p>v. wooden structures exceeding 13m in height.</p>	<p>Not Applicable (A05.3)</p> <p>The proposed development site is not located within the Townsville Airport VHF omni-directional radio range (VOR) site, as shown on Overlay map OM-01.3.</p>
	<p>A05.4</p> <p>Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works</p>	<p>Not Applicable (A05.4)</p> <p>The proposed development site is not located within the Townsville Airport Glidepath site, as shown on Overlay map OM-01.3.</p>

	<p>involving a change to, or a physical projection above, the ground level are located between:</p> <ol style="list-style-type: none"> 700m and 1,000m of the site if exceeding 6m in height; or 1,000m and 1,500m of the site if exceeding 8.7m in height. 	
	<p>A05.5 Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical projection above, the ground level occurs that exceed 20m in height.</p>	<p>Not Applicable (A05.5) The proposed development site is not located within the Townsville Airport middle marker site, as shown on Overlay map OM-01.3.</p>
	<p>A05.6 No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).</p>	<p>Not Applicable (A05.6) The proposed development site is not located within the Townsville Airport localiser buffer area, as shown on Overlay map OM-01.3.</p>

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
For accepted development subject to requirements and assessable development		
Australian noise exposure forecast contours (overlay map OM-01.4)		
<p>P06 Development within the area identified on overlay map OM-01.4 is compatible</p>	<p>A06.1 Above the 25 ANEF contour (as depicted on overlay</p>	<p>Complies (A06.1) The proposed development, being in the 25-30 ANEF category, does not involve a childcare</p>

<p>with forecast levels of aircraft noise unless there is an overriding need in the public interest and there is no reasonable alternative site available for the use.</p> <p>Editor's note – Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be engaged in order to demonstrate compliance with this performance outcome.</p>	<p>map OM-01.4), development does not involve the following:</p> <ul style="list-style-type: none"> a. child care centre; b. educational establishment; or c. hospital. 	<p>centre, educational establishment or hospital.</p>
	<p>A06.2</p> <p>Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve a community use or community care centre.</p>	<p>Not Applicable (A06.2)</p> <p>The proposed development site is not located within the ANEF 30 contour, as shown on Overlay map OM-01.4.</p>
	<p>A06.3</p> <p>Above the 35 ANEF contour areas (as depicted on overlay map OM-01.4), development does not involve residential uses.</p>	<p>Not Applicable (A06.3)</p> <p>The proposed development site is not located within the ANEF 35 contour area, as shown on Overlay map OM-01.4.</p>
	<p>A06.4</p> <p>The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.</p>	<p>Complies (A06.4)</p> <p>The proposed development has been designed and sited in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.</p>

Table 8.2.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
<p>For accepted development subject to requirements and assessable development</p>		
<p>Lighting area buffer zones (overlay map OM-01.5)</p>		

<p>P07</p> <p>Development within the area identified on overlay map OM-01.5 does not involve external lighting or reflective surfaces that could distract or confuse pilots.</p> <p>Editor's note – The standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers, may be used to demonstrate compliance with this performance outcome.</p>	<p>A07.1</p> <p>Development within the 6km radius shown on overlay map OM-01.5 does not involve:</p> <ul style="list-style-type: none"> a. straight parallel lines of lighting 500m to 1000m long; or b. lighting which extends more than 3 degrees above the horizon; or c. flare plumes; or d. buildings with reflective cladding; or e. upward-shining lights; or f. flashing lights; or g. sodium lights. 	<p>Complies (A07.1)</p> <p>The proposed development, being within the 6km radius shown on Overlay map OM-01.5, does not incorporate:</p> <ul style="list-style-type: none"> a. straight parallel lines of lighting 500mm to 1000mm long; b. lighting that extends more than 3 degrees above the horizon; c. flare plumes; d. building with reflective cladding; e. upward-shining lights; f. flashing lights; or g. sodium lights.
	<p>A07.2</p> <p>In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.</p>	<p>Not Applicable (A07.2)</p> <p>The proposed development is not located within Zone A, as shown on Overlay map OM-01.5.</p>
	<p>A07.3</p> <p>In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.</p>	<p>Not Applicable (A07.3)</p> <p>The proposed development is not located within Zone B, as shown on Overlay map OM-01.5.</p>
	<p>A07.4</p> <p>In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.</p>	<p>Not Applicable (A07.4)</p> <p>The proposed development is not located within Zone C, as shown on Overlay map OM-01.5.</p>

	<p>A07.5 In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.</p>	<p>Complies (A07.5) Being within Zone D, the lighting associated with the proposed development will not exceed 450 candela.</p>
--	---	--

8.2.3 Coastal Environment Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
For Assessable Development		
Development in Coastal Hazard Areas - Erosion Prone Area		
Not Applicable		<p>The subject site is not located in an Erosion Prone Area.</p>
Development In Coastal Hazard Areas – Storm Tide Inundation Areas		<p>Complies</p> <p>The subject site is located within the Flood Hazard Overlay, encompassing areas identified as low, medium, and high hazard zones, as per the Townsville City Plan interactive mapping system. Additionally, the site is mapped within the Storm Tide Inundation Areas of the Coastal Environment Overlay Code.</p> <p>As part of the approved development (TCC File Ref: OP13/0053), the site has undergone bulk earthworks to establish a raised, flood-immune pad level suitable for residential development. The approved earthworks plan under OP13/0053 specifies the use of engineered fill to achieve a finished surface level with a maximum RL of 5.148, ensuring compliance with flood immunity requirements. The site has been graded to fall from south to north at a 1 in 200 slope, directing surface water towards the dedicated drainage corridor along the northern boundary, ensuring effective stormwater management. It is understood that the earthworks have been completed in accordance with the approved development plan.</p> <p>Furthermore, discussions during pre-lodgement meeting PLM24/0193 between Council and the applicant confirmed that the works completed under OP13/0053 provide 1% AEP flood and storm tide immunity.</p>

9.3.2 Healthy Waters Code

Table 9.3.2.3 – Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Response
For Assessable Development		
Stormwater management - protecting water quality		
P01 Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.	No acceptable outcome is nominated.	Complies (P01) The proposed development does not adversely impact water quality of receiving waters to the extent practicable within the context of the application.
P02 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 – High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.	No acceptable outcome is nominated.	Not Applicable (P02) The subject site is not located within a high environmental value water and slightly disturbed water catchment.
P03 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated.	Complies (P03) Construction activities will occur in accordance with best practices, specifically erosion and sediment control measures. Where possible, the contamination of stormwater is minimised, within the context of the application.

<p>P04</p> <p>Within the areas identified as potential acid sulfate soils on Figure 9.2 – Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> a. not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or b. where disturbance of acid sulfate soils cannot be avoided, development: <ul style="list-style-type: none"> i. neutralises existing acidity and prevents the generation of acid and metal contaminants; and ii. prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. 	<p>A04.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> c. involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or d. permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or e. involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> i. actual acid sulfate soils being moved below the water table; or ii. previously saturated acid sulfate soils being aerated. <p>OR</p> <p>A04.2</p> <p>Development manages waters so that:</p> <ul style="list-style-type: none"> a. all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; b. the pH of all site any water including discharges and seepage to groundwater, is maintained between 	<p>Complies (A04.2)</p> <p>Acid sulfate soils which may be disturbed during the construction of the proposed development will be appropriately managed as to not create any adverse environmental, ecological, or visual impacts. A standard condition of approval can be applied to ensure compliance.</p>
--	---	--

	<p>6.5 and 8.5 (or an agreed pH in line with natural background);</p> <p>c. waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;</p> <p>d. there are no visible iron stains, flocs or sums in discharge water;</p> <p>e. all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and</p> <p>f. infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p>	
P05 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated.	<p>Complies (P05)</p> <p>Construction of the proposed development will be performed to minimise any adverse impacts on stormwater quality or hydrological processes.</p>
Hydrological Processes		
P06 The stormwater management system: a. retains natural waterway corridors and drainage paths; and	A06.1 All existing waterways and overland flow paths are retained.	<p>Complies (A06.1)</p> <p>The proposed development will not impact the surrounding hydrological paths and will positively contribute and direct flow to the existing processes and stormwater paths.</p>

<p>b. maximises the use of natural channel design in constructed components.</p>	<p>A06.2 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.10.2 Water Sensitive Urban Design.</p>	<p>Complies (A06.2) A standard condition of approval can be applied to ensure compliance.</p>
<p>P07 The development is designed to minimise run-off and peak flows by:</p> <ul style="list-style-type: none"> a. minimising large areas of impervious material; and b. maximising opportunities for capture and reuse. 	<p>No acceptable outcome is nominated.</p>	<p>Complies (P07) The proposed development has reduced impervious areas where possible within the context of the application. Refer to the Engineering Report at Appendix D.</p>
<p>P08 Stormwater management is designed to:</p> <ul style="list-style-type: none"> a. protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and b. create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions. <p>Editor's note—Frequent flow management is distinct from flood management purposes, which is concerned with the management of less</p>	<p>A08 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.</p>	<p>Complies (A08) A standard condition of approval can be applied to ensure compliance.</p>

<p>frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.</p>		
<p>P09 Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.</p>	<p>A09 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.</p>	<p>Complies (A09) A standard condition of approval can be applied to ensure compliance.</p>
<p>Stormwater Drainage Generally</p>		
<p>P010 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.</p>	<p>A010.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p>	<p>Complies (A010.1) The proposal will not adversely impact nearby properties.</p>
	<p>A010.2 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p>Complies (A010) A standard condition of approval can be applied to ensure compliance</p>

P011 Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.	A011 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies (A011) A standard condition of approval can be applied to ensure compliance
P012 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	A012 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies (A012) A standard condition of approval can be applied to ensure compliance
P013 The stormwater management system: a. provides for safe access and maintenance; and b. where relevant, provides for safe recreational use of stormwater management features.	No acceptable outcome is nominated.	Complies (P013) The proposed development will provide a suitable stormwater management system which provides for safe access and maintenance. A standard condition of approval can be applied to ensure compliance
Point Source Waste Water Management (Other Than Contaminated Stormwater And Sewage)		
P014 Waste water is managed in accordance with a waste management hierarchy that: a. avoids waste water discharge to waterways; or	No acceptable outcome is nominated.	Complies (P014) Refer to the Engineering Report at Appendix D.

<p>b. if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>		
<p>P015 Any treatment and disposal of waste water to a waterway:</p> <ul style="list-style-type: none"> a. protects the applicable water quality objectives for the receiving waters; and b. avoids adverse impact on ecosystem health of receiving waters. 	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P015) No wastewater discharge to waterways is proposed.</p>
<p>P016 Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P016) The subject site is not identified as a nutrient hazardous area.</p>
<p>P017 Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P017) No wastewater discharge to waterways is proposed.</p>
<p>Constructed Lakes and Waterways</p>		

<p>Not Applicable</p> <p>The proposal does not involve constructed lakes or waterways.</p>			
<p>Efficiency and whole of life cycle cost</p>			
<p>P029</p> <p>Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P029)</p> <p>The proposed development accounts for life cycle costs.</p>	
<p>P030</p> <p>The design of the development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P030)</p> <p>The proposed development allows for sufficient area in future development of the site for an effective stormwater management system.</p>	
<p>P031</p> <p>The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ol style="list-style-type: none"> existing capacity of stormwater infrastructure and ultimate catchment conditions; discharge for existing and future upstream development; and protecting the integrity of adjacent and downstream development. 	<p>No acceptable outcome is nominated.</p>	<p>Complies (P031)</p> <p>The proposed development takes into consideration the existing stormwater infrastructure surrounding the subject site and the impacts from and caused to surrounding development.</p>	

P032 Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated.	Complies (P032) Stormwater infrastructure is designed and constructed for the life of the development.
P033 Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	A033 The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies (A033) A standard condition of approval can be applied to ensure compliance.
Water Management in Reconfiguring a Lot		
P034 Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to: a. minimise impacts on the water cycle; b. protect waterway health by improving stormwater quality and reducing site run-off; and c. avoid large areas of impervious surfaces.	No acceptable outcome is nominated.	Complies (P034) Refer to the Engineering Report at Appendix D.
Ship-sourced Pollutants		
Not Applicable The proposal does not involve ship-sourced pollutants.		

9.3.3 Landscape Code

Table 9.3.3.3 – Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
Landscape Design and Character		
<p>P01 The overall landscape design of both public and private spaces:</p> <ol style="list-style-type: none"> 1. creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and 2. is functional and designed to be visually appealing in the long-term as well as when first constructed. 	<p>A01 When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area.</p> <p>Otherwise, no acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Complies (A01) A standard condition of approval can be applied to ensure compliance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p>P02 Tree and plant selection ensures:</p> <ol style="list-style-type: none"> 1. climatically appropriate landscaping; 2. creation of a diverse palette: in form, texture and seasonal colour; 3. longevity of plants and the form and function of landscaped areas; and 	<p>A02.1 Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Complies (A02.1 – A02.2) A standard condition of approval can be applied to ensure species are selected from the list in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
	<p>A02.2 Plant species do not include undesirable species as listed in the</p>	

<p>4. cost effective and convenient maintenance over the long-term.</p>	<p>Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	
<p>P03 Where appropriate, provision is made for on-street planting that:</p> <ol style="list-style-type: none"> 1. complements the local streetscape; 2. ensures visibility is maintained from entrances and exits to properties and at intersections; 3. establishes healthy vegetation of suitable species; 4. minimises the potential for vegetation to cause damage to persons, property or infrastructure; and 5. does not limit or hinder pedestrian or vehicular flow and movement. 	<p>A03 Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space. Editor's note—Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design.</p>	<p>Not Applicable (A03) The proposed development does not include street planting.</p>
<p>P04 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.</p>	<p>A04.1 All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>A04.2 Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy</p>	<p>Not Applicable (A04.1 - A04.3) The proposed development does not propose any change to the streetscape.</p>

	<p>no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>A04.3 Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	
<p>P05 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.</p>	<p>A05.1 Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 – 10 years of planting.</p> <p>A05.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.</p>	<p>Not Applicable (A05.1 – A05.2) The proposed development does not include communal recreation areas.</p>
<p>P06 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.</p>	<p>A06 Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>Editor's note—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</p>	<p>Complies (A06) A standard condition of approval can be applied to ensure landscaping are in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>

<p>P07 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.</p>	<p>A07 Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Complies (A07) A standard condition of approval can be applied to ensure surface treatments are in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p>Edge Treatments</p>		
<p>P08 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.</p>	<p>A08 Landscaped areas along the frontage of a site consists of:</p> <ol style="list-style-type: none"> 1. shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting; 2. shrubs that provide screening to blank walls and privacy as required; and 3. low shrubs and ground covers that reach a maximum height of 750mm at maturity. 	<p>Complies (P08) The proposed development provides a generous landscaped setback along the entirety of the frontage of at least 3m. Refer to Proposal Plans at Appendix B.</p>
<p>P09 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P09) The proposed development does not require acoustic barriers or fencing along road frontages.</p>

<p>P010</p> <p>Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.</p>	<p>A010.1</p> <p>Screen planting is provided along the side or rear boundary of a site, which consists of:</p> <ol style="list-style-type: none"> 1. either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and 2. low shrubs and ground covers, where appropriate, to allow for complete covering of planting area. <p>A010.2</p> <p>A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.</p>	<p>Complies (P010)</p> <p>The proposed development incorporates landscaping along the side and rear boundaries to assist in maintaining privacy and screening, as demonstrated in the Proposal Plans at Appendix B.</p>
<p>P011</p> <p>Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Complies (P011)</p> <p>The proposed development incorporates landscaping around service areas and parking areas to assist in minimising their visual impact, as demonstrated in the Proposal Plans at Appendix B.</p>
<p>P012</p> <p>Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P012)</p> <p>Refer to the Proposal Plans at Appendix B.</p>

available, orientation and functional requirements of the area.		
Maintenance, Drainage, Utilities, Services, and Construction		
P013 Plant selection and location protects the integrity and function of overhead and underground services.	A013 Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Complies (A013) A standard condition of approval can be applied to ensure species are selected from the list in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
P014 Landscape elements do not adversely affect stormwater quantity or quality by ensuring: <ol style="list-style-type: none"> 1. the flow of water along overland flow paths is not restricted; 2. opportunities for water infiltration are maximised; and 3. areas of pavement, turf and mulched garden beds are appropriately located and adequately drained. 	No acceptable outcome is nominated. Editor's note—Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.	Complies (P013) The landscaping provided through the proposed development will not adversely affect stormwater quantity or quality.
P015 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. Editor's note—Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Not Applicable (P015) No public landscaping is proposed.

<p>of landscaping treatment lifecycle costs to the community.</p>		
<p>P016 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p>Not Applicable (P016) No turf areas are proposed.</p>
<p>P017 Drainage of podium planters allows for flush out in future and are adequately drained.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P017) No podium planters are proposed.</p>
<p>P018 Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.</p>	<p>A018 Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space. Editor's note—Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.</p>	<p>Complies (A018) A standard condition of approval can be applied to ensure irrigation is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p>P019 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p>Complies (P019) A low maintenance landscaping strategy has been provided.</p>

P020 Container sizes and planting stock maturity is consistent with the intended role of the landscaping.	A020 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Complies (A020 - A022) A standard condition of approval can be applied to ensure landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.
P021 Planting stocks are of a quality to ensure vigorous growth.	A021 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	
P022 Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	A022 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	
Sustainability		
P024 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	A024.1 Site design integrates and incorporates retained and significant trees and vegetation within and external to the site. A024.2 Removed or damaged significant vegetation is	Not Applicable (A024.1 - A025.4) There is no existing significant trees or vegetation within the site.

	replaced with mature vegetation of a comparable quantity and species.	
P025 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	<p>A025.1 Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970- 2009 Protection of Trees on Development Sites.</p> <p>A025.2 Any required pruning or trimming work is undertaken in accordance with AS4373 – Pruning of Amenity Trees and is carried out by a qualified arborist.</p> <p>A025.3 Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist.</p> <p>A025.4 Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction management.</p>	
P026 Landscape design optimises water and energy	No acceptable outcome is nominated. Editor's note—Applicants should refer to	Complies (P026) A low maintenance landscaping strategy has been provided.

<p>efficiency and responds appropriately to local conditions, by:</p> <ol style="list-style-type: none"> 1. maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; 2. minimising exposure to the prevailing winter winds and western summer sun; and 3. optimising shade to create useable and comfortable areas; 4. hydro-zoning planting. 	<p>Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	
<p>P027 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.</p>	<p>A027 Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Complies (A027, P028, A029) A standard condition of approval can be applied to ensure landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p>P028 Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	
<p>P029 Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.</p>	<p>A029 Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	
<p>Safety</p>		

<p>P030</p> <p>Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.</p> <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>A030.1</p> <p>Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.</p>	<p>Complies (A030.1)</p> <p>A standard condition of approval can be applied to ensure lighting is provided in accordance with the Development manual planning scheme policy.</p>
	<p>A030.2</p> <p>Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.</p>	<p>Complies (A030.2)</p> <p>A standard condition of approval can be applied to ensure compliance.</p>
	<p>A030.3</p> <p>Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.</p>	<p>Complies (P030)</p> <p>The proposed landscaping strategy locates trees and planting to discourage graffiti.</p>
<p>P031</p> <p>Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.</p>	<p>A031.1</p> <p>Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.</p>	<p>Complies (A031.1)</p> <p>A standard condition of approval can be applied to ensure compliance with AS1428 - Design for Access and Mobility.</p>
	<p>A031.2</p> <p>Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through</p>	<p>Complies (A031.2)</p>

	<p>contrasting materials, colours or level changes.</p>	<p>As demonstrated in the Proposal Plans at Appendix B, the proposal delineates pavement surfaces.</p>
	<p>A031.3 Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.</p>	<p>Complies (A031.3) The proposal does not include highly reflective materials.</p>

9.3.5 Transport Impact, Access and Parking Code

Performance Outcomes	Acceptable Outcomes	Response
Transport Impact		
<p>P01 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 of the road hierarchy.</p> <p>The road hierarchy is shown on Figure 9.5 – Road hierarchy existing and Figure 9.6 Road Hierarchy Future</p>	No acceptable outcome is nominated.	Complies (P01) The proposed development is provided access via Lionel Turner drive on the site's southern boundary by one (1) crossover. Lionel Turner Drive is a sub-arterial under Townsville City Council's Road hierarchy and is appropriate for the level of traffic generation.
<p>P02 Development does not compromise the orderly provision or upgrading of the transport network.</p>	No acceptable outcome is nominated.	Complies (P02) The proposal will not impact any future upgrades to the local road network.
<p>P03 On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p> <p>Editor's note-To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may</p>	No acceptable outcome is nominated.	Complies (P03) The proposal includes the construction of transport infrastructure including parking and pedestrian access which facilitates internal movement whilst connecting to external infrastructure along the road frontage.

<p>be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.</p>		
<p>P04 As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P04) The proposal encourages active and public transport through the construction of pedestrian pathways which connect to external paths along the road frontage. Public transport stops are accessible via these pathways.</p>
<p>Site Access</p>		
<p>P05 Access arrangements are appropriate for:</p> <ol style="list-style-type: none"> 1. the capacity of the parking area; 2. the volume, frequency and type of vehicle usage; 3. the function and characteristics of the access road and adjoining road network; and 4. the safety and efficiency of the road network. 	<p>A05 Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p>Complies (A05) A standard condition of approval can be applied to ensure compliance.</p>
<p>P06 Where practical, access for cyclists</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P06)</p>

<p>and pedestrians is clearly distinguished from vehicle access.</p>		<p>Access to the site and within the site for pedestrians and vehicles is clearly distinguished by the construction of mode-specific infrastructure with a landscaped buffer to separate the two.</p>
<p>P07 Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.</p>	<p>A07 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings</p>	<p>Complies (A07) A standard condition of approval can be applied to ensure compliance.</p>
<p>P08 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.</p>	<p>A08 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p>Complies (A08) A standard condition of approval can be applied to ensure compliance.</p>
<p>P09 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.</p>	<p>A09 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.</p>	<p>Complies (A09) A standard condition of approval can be applied to ensure compliance.</p>
<p>P010 Driveways are designed to withstand loadings</p>	<p>A010 Access is provided in accordance with the standards identified in the</p>	<p>Complies (A010) A standard condition of approval can be applied to ensure compliance.</p>

from all vehicles reasonably expected to use the site.	Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways.	
P011 A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	A011 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways.	Complies (A011) A standard condition of approval can be applied to ensure compliance.
P012 Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	A012 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings.	Complies (A012) A standard condition of approval can be applied to ensure compliance.
P013 All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	A013 Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	Complies (A013) A standard condition of approval can be applied to ensure compliance.
Pedestrian and Cyclist Facilities		

<p>P014</p> <p>Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p>Complies (P014)</p> <p>The proposal encourages the safe and convenient movement of pedestrians through the construction of pedestrian pathways which connect to external paths along the road frontage.</p>
<p>P015</p> <p>Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility.</p> <p>Editor's note—End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 – Sustainable Buildings. "Major development" is defined in MP4.1.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p>Complies (P015)</p> <p>The proposal provides for safe and convenient cycle movement through a low-speed and legible internal road network that connect to external paths along the road frontage.</p>
<p>P016</p> <p>Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p> <ol style="list-style-type: none"> 1. provision of opportunities for casual surveillance; 2. provision of lighting; 	<p>No acceptable outcome is nominated.</p>	<p>Complies (P016)</p> <p>The transport network infrastructure will be designed in accordance with the relevant provisions and guidelines.</p>

<p>3. the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines;</p> <p>4. minimising potential concealment points and assault locations;</p> <p>5. minimising opportunities for graffiti and other vandalism; and</p> <p>6. restricting unlawful access to buildings and between buildings.</p> <p>Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>		
---	--	--

Parking		
<p>P017</p> <p>Provision is made for on-site vehicle parking to:</p> <p>a. meet the demand likely to be generated by the development; and</p> <p>b. avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p>A017</p> <p>Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.</p>	<p>Complies (P017)</p> <p>Based on the Parking rates planning scheme policy no. SC6.10, the proposed development must provide parking as follows:</p> <ul style="list-style-type: none"> ■ Food and Drink Outlet: Four (4) spaces; ■ Indoor Sport and Recreation: Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use; ■ Office and Shop: 26 spaces – note, this was combined and conservatively relied on one (1) space per 25m² of gross floor area.

		This results in a required total of 30 car parking spaces, which the proposed development provides, however this does not address the Indoor Sport and Recreation use. Overall, the car parking proposed is considered appropriate, as supported by the Traffic Impact Assessment at Appendix C .
P018 Parking ensures access is provided for people with disabilities.	A018 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.4 Car Parking.	Complies (A018) A standard condition of approval can be applied to ensure compliance.
P019 Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: a. are safe for pedestrians and vehicles; b. are conveniently connected to the main component of the development by pedestrian pathway; and c. provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	Complies (P019) Sufficient parking has been provided within the proposed development to ensure dedicated set-down and pick-up facilities are not required.
P020 Parking and servicing areas are designed to: a. be clearly defined, marked and signed; b. be convenient and accessible;	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car	Complies (P020) The proposed development has designed parking and service areas in accordance with the

<p>c. minimise large unbroken areas of hardstand to the extent practicable;</p> <p>d. be safe for vehicles, pedestrians and cyclists;</p> <p>e. provide shading;</p> <p>f. be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and</p> <p>g. minimise any adverse impacts on the amenity of surrounding land.</p>	<p>Parking, SC6.4.5.5 Driveways, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.</p>	<p>Development manual planning scheme policy to ensure they are:</p> <ul style="list-style-type: none"> ■ clearly defined, marked and signed; ■ convenient and accessible; ■ minimise large unbroken areas of hardstand to the extent practicable; ■ safe for vehicles, pedestrians and cyclists; and ■ minimise any adverse impacts on the amenity of surrounding land.
<p>P021</p> <p>Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p>A021</p> <p>Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p>Complies (A021)</p> <p>A standard condition of approval can be applied to ensure compliance.</p>
<p>P022</p> <p>Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P022)</p> <p>A standard condition of approval can be applied to ensure compliance.</p>
<p>P023</p> <p>Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P023)</p> <p>The proposed development is publicly accessible at all times.</p>
<p>P024</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable (P024)</p>

Visitor parking for accommodation activities remains accessible and useable to visitors at all times.		The proposed development is not for accommodation activities.
P025 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.	No acceptable outcome is nominated.	Not Applicable (P025) The proposed development does not include multi-level parking areas.
Servicing		
P026 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: a. are adequate to meet the demands generated by the development; b. are able to accommodate the design service vehicle requirements; and c. does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	A026 Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies (A026) The proposed servicing area has been designed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.
P027	A027 Refuse collection areas are provided and designed in accordance with the standards	Complies (A027)

<p>Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p>identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p>A standard condition of approval can be applied to ensure compliance.</p>
<p>P028</p> <p>Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (P028)</p> <p>The proposed development has incorporated landscaping and screening of the service area to minimise any adverse impact on amenity.</p>

9.3.6 Works Code

Performance Outcomes	Acceptable Outcomes	Response
For Assessable Development		
Services and Utilities		
P011 A potable water supply is provided that is adequate for the needs of the intended use.	A011.1 Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR A011.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.7 On-Site Water Supply.	Complies (A011.1) A standard condition of approval can be applied to ensure compliance.
	A011.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and	Complies (A011.3) A standard condition of approval can be applied to ensure compliance.

	Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	
P012	<p>A012.1</p> <p>Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines.</p> <p>OR</p> <p>A012.2</p> <p>Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.8 On-Site Sewerage Facilities.</p>	<p>Complies (A012.1)</p> <p>A standard condition of approval can be applied to ensure compliance.</p>
P013	<p>A013</p> <p>Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.</p>	<p>Complies (A013)</p> <p>Refer to the Engineering Report at Appendix D.</p>

<p>e. reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and</p> <p>f. efficient use of water.</p>		
<p>P014</p> <p>The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p>A014</p> <p>For other than the Rural zone, premises are serviced by:</p> <ul style="list-style-type: none"> a. an underground electricity supply approved by the relevant energy authority; or b. an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m² within an area where the existing supply is overhead. <p>Editor's note—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p>	<p>Complies (A014)</p> <p>Refer to the Engineering Report at Appendix D.</p>
<p>P015</p> <p>Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p>A015</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p>Complies (A015)</p> <p>Refer to the Engineering Report at Appendix D.</p>

	<p>Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services provides additional information regarding the supply of telecommunications.</p>	
P016 Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.	Complies (P016) Refer to the Engineering Report at Appendix D .
P017 Where available, provision is made for reticulated gas.	<p>A017</p> <p>Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p> <p>Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.</p>	Not Applicable (A017) The proposed development does not provide for reticulated gas.
P018 Adequate access is provided to public services and utilities for future maintenance.	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.</p>	Complies (P018) All public services and utilities are accessible.
Earthworks		

<p>Not Applicable</p> <p>No earthworks are proposed. All earthworks have been completed as part of development application OP13/0053.</p>		
<p>Movement Networks</p>		
<p>P029 The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality:</p> <ol style="list-style-type: none"> 1. paved roadway; 2. appropriate pavement edging (including kerb and channel); 3. pedestrian paths and cycleways; 4. streetscaping and street tree planting; 5. stormwater drainage; 6. street lighting systems; and 7. conduits to facilitate the provision of and other utility services. 	<p>A029 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.</p>	<p>Complies (A029) A standard condition of approval can be applied to ensure compliance.</p>
<p>P030 Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p>	<p>A030 Streetscaping works, footpaths and cycle paths are provided in accordance with Development</p>	<p>Complies (A030) A standard condition of approval can be applied to ensure compliance.</p>

<ol style="list-style-type: none"> 1. the current and projected level of usage; 2. the desired streetscape character; and 3. activities which are anticipated to occur within the verge. 	<p>manual planning scheme policy no. SC6.4.</p>	
<p>P031 Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.</p>	<p>A031 Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p>Complies (A031) A standard condition of approval can be applied to ensure compliance.</p>
<p>P032 Movement networks can be easily and efficiently maintained.</p>	<p>A032 Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<p>Complies (A032) A standard condition of approval can be applied to ensure compliance.</p>
<p>Waste Management</p>		
<p>P033 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <ol style="list-style-type: none"> a. is of adequate size to accommodate the expected amount of refuse to be generated by the use; 	<p>A033 Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management.</p> <p>Editor's note–Applicants may be requested to prepare a Waste management plan in accordance</p>	<p>Complies (P033) The proposed development provides adequate waste management facilities on site for storage of waste to accommodate the proposed land uses.</p>

<ul style="list-style-type: none"> b. is in a position that is conveniently accessible for collection at all times; c. is able to be kept in a clean, safe and hygienic state at all times; and d. minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts. 	<p>with the Development manual planning scheme policy no. SC6.4-SC6.4.22 Waste Management.</p>	
Construction Management		
P034 <p>Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (A033) A standard condition of approval can be applied to ensure compliance.</p>
P035 <p>While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (A035) A standard condition of approval can be applied to ensure compliance.</p>
P036 <p>Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies (A036) A standard condition of approval can be applied to ensure compliance.</p>
P037 <p>Council's infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated. no. SC6.4 for assistance in complying with this outcome</p>	<p>Complies (A037) A standard condition of approval can be applied to ensure compliance.</p>

P038 The integrity of new infrastructure is maintained.	No acceptable outcome in nominated. Editor's note—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management; and SC6.4.24 Acceptance of Completed Works in demonstrating compliance.	Complies (A038) A standard condition of approval can be applied to ensure compliance.
P039 Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	A039 Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management.	Complies (A039) A standard condition of approval can be applied to ensure compliance.