

6.2.1 LOW DENSITY RESIDENTIAL ZONE CODE

Performance Outcomes and Acceptable Outcomes for the Low density residential zone code

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Home based business			
<p><b>PO1</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p><b>AO1.1</b> The home based business:</p> <ol style="list-style-type: none"> <li>1. is carried out in an existing building or structure;</li> <li>2. does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>3. involves at least one or more residents of the dwelling house;</li> <li>4. involves not more than one non-resident employee;</li> <li>5. where bed and breakfast accommodation, does not exceed three bedrooms;</li> <li>6. does not generate more than 1 heavy vehicle trip per week;</li> </ol> <p><b>Editor’s note</b>—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p>	<p>N/A</p>	<p>Not applicable</p>

	<ol style="list-style-type: none"> <li>1. does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>2. contains visitor parking within the site;</li> <li>3. does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>4. does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site.</li> </ol> <p><b>Editor’s note</b>—home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p>		
	<p><b>AO1.2</b> Functional aspects of the use such as service areas, material storage or</p>	<p>N/A</p>	<p>Not applicable</p>

	use activities are not visible from the street.		
	<p><b>AO1.3</b> Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p>	N/A	Not applicable
	<p><b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.</p>	N/A	Not applicable
<p><b>PO2</b> Commercial vehicle parking:</p> <ol style="list-style-type: none"> <li>has a direct nexus with a home based business carried out on the site; and</li> <li>does not adversely affect the amenity of neighbouring properties.</li> </ol>	<p><b>AO2.1</b> Not more than one commercial vehicle is parked on the site.</p>	N/A	Not applicable
	<p><b>AO2.2</b> While on-site, vehicles:</p> <ol style="list-style-type: none"> <li>are not left idling for more than 5 minutes at any one time; and</li> <li>do not have a refrigeration unit running.</li> </ol>	N/A	Not applicable
	<p><b>AO2.3</b> Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.</p>	N/A	Not applicable

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comment
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For accepted development subject to requirements and assessable development			
Sales office			
PO3 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3 Development of the sales office is in place for no more than two years.	N/A	Not applicable

Low density residential zone code - Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comment
For accepted development subject to requirements and assessable development			
Secondary dwelling			
PO4 Secondary dwellings are:  1. are subordinate, small-scaled dwellings;  2. contribute to a safe and pleasant living environment; and  3. does not cause adverse impacts on adjoining properties.	AO4 The secondary dwelling:  1. has a GFA, exclusive of a single carport or garage, of not more than 90m <sup>2</sup> ; and  2. is located not more than 20m from the primary house.	N/A	Not applicable

Additional benchmarks for accepted development subject to requirements in precincts

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comment
<p>Additional benchmarks for accepted development subject to requirements and assessable development in precincts</p> <p><b>Note</b>—Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.</p>			
<p>For accepted development subject to requirements and assessable development</p>			
<p><b>Stables precinct</b></p>			
<p><b>PO5</b> Only dwelling houses or caretaker’s accommodation are established in the precinct.</p>	<p><b>A05</b> The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.</p>	N/A	Not applicable – the site is not located in the Stables precinct
<p><b>PO6</b> Reconfiguration does not result in additional lots being created.</p>	<p><b>A06</b> Lot size is no less than 1,000m<sup>2</sup>.</p>	N/A	
<p><b>PO7</b> The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.</p>	<p><b>A07</b> Where stables are proposed, the site has a minimum area of 1,000m<sup>2</sup>.</p>	N/A	
<p><b>PO8</b> Stables are established where provision is made for a manager living on-site.</p>	<p><b>A08</b> Stables are established on the same site as a dwelling house or caretaker’s accommodation.</p>	N/A	

<b>PO9</b> Residential uses in the precinct do not intensify.	<b>AO9.1</b> Not more than one dwelling house or caretaker's accommodation unit is established on each lot.	N/A	
	<b>AO9.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .	N/A	

For assessable development

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>For assessable development</b>			
<b>Amenity</b>			
<b>PO10</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: <ol style="list-style-type: none"> <li>1. noise;</li> <li>2. hours of operation;</li> <li>3. traffic;</li> <li>4. visual impact;</li> <li>5. odour and emissions;</li> <li>6. lighting;</li> <li>7. access to sunlight;</li> </ol>	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposal is considered to comply with PO10 as the proposed development seeks to mitigate potential impacts on adjoining residential uses and ensure an appropriate level of amenity within the site with key considerations outlined below <ul style="list-style-type: none"> <li>▪ <b>Appropriate visual screening:</b> The proposed bin storage area is located approximately 40 metres from the site's frontage and will be fitted with powder-coated aluminium gates. This treatment provides a high-quality, durable screen that will significantly reduce visual exposure of the enclosure when viewed from the street or access driveway.</li> <li>▪ <b>Minimising noise impacts:</b> Potential acoustic impacts associated with waste collection and vehicle movements will be effectively managed through the installation of 1.8-metre-high, gap-free, double-lapped timber</li> </ul>

<p>8. privacy; and</p> <p>9. outlook.</p>			<p>fencing along the full length of the site’s northern boundary. This fencing treatment is expected to assist in minimising potential noise impacts on nearby residential properties.</p> <ul style="list-style-type: none"> <li>▪ Hours of operation: The medical centre will operate between 7:00am and 7:00pm (with extension beyond these hours only in the case of a medical emergency), and the food and drink outlet between 6:00am and 3.00pm. These hours are consistent with community expectations for mixed-use development and reflect the nature of existing non-residential uses occurring in the locality. The restricted hours further limit the potential for noise or disturbance during sensitive periods.</li> <li>▪ Compatibility with the local character: The immediate area is already characterised by a range of established non-residential activities, including a car wash, service station and childcare centre. These uses service the needs of the local community and complement the nearby local centre. The proposed mixed use development supports and complements the nearby local centre by providing a compatible and practical addition.</li> <li>▪ Low-rise built form outcome: The development incorporates two storeys comprising commercial uses at ground level and two dwelling units above. This configuration maintains a low-rise built form that aligns with both the existing and planned character of the locality, while also supporting an appropriate interface with surrounding residential development.</li> </ul> <p>Having regard to the visual, acoustic and operational mitigation measures proposed, and the broader mixed-use context of the area,</p>
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			the development is not anticipated to generate unacceptable adverse impacts on surrounding residential amenity. On this basis, the proposal is considered to achieve compliance with Performance Outcome PO10.
<p><b>PO11</b> Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.	☑	<p><b>Complies</b> The proposed mixed use development will be landscaped in accordance with the Concept Landscape Plan (refer to Appendix E). The plan incorporates extensive landscape treatments throughout the site to soften the built form, enhance visual amenity, and provide effective perimeter buffer plantings. Mature trees are proposed to be retained along Lynwood Ave with additional verge plantings proposed to complement the existing streetscape. Shade trees and complementary planting are provided along the site’s northern boundary which adjoins future residential land. Shade trees are proposed at a rate of 1 tree per 3 car park spaces. This landscape outcome will establish an attractive and functional setting that enhances the developments amenity and contributes to the overall character of the area.</p>
<p><b>PO12</b> 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:</p> <ol style="list-style-type: none"> <li>achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</li> </ol>	No acceptable outcome is nominated.	N/A	<p><b>Not applicable</b> The subject site is not within 500m of any industrial or special purpose zoning.</p>

<p>2. achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and</p> <p>3. does not experience offensive odours.</p>			
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**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>For assessable development</b>			
<b>Crime prevention through environmental design</b>			
<p><b>PO13</b> Development facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> <li>1. opportunities for casual surveillance and sight lines;</li> <li>2. exterior building design that promotes safety;</li> <li>3. adequate lighting;</li> <li>4. appropriate signage and wayfinding;</li> </ol>	<p>No acceptable outcome is nominated.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed mixed use development has been architectural designed with Crime Prevention Through Environmental Design (CPTED) principles in mind to enhance safety and security. Key design features include:</p> <ul style="list-style-type: none"> <li>▪ The development provides clear sight lines and opportunities for casual surveillance across common low rise landscape areas.</li> <li>▪ The built form clearly delineates private and public spaces, reducing the potential for concealed or enclosed areas.</li> <li>▪ Adequate internal and external lighting will be installed throughout the development to improve visibility and surveillance.</li> <li>▪ The layout is highly legible, minimising the need for extensive signage or wayfinding measures.</li> </ul>

<p>5. minimisation of entrapment locations; and</p> <p>6. building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p><b>Editor's note</b>—Applicants should have regard to <u>Crime Prevention through Environmental Design Guidelines for Queensland</u>.</p>			<ul style="list-style-type: none"> <li>Building entrances, visitor parking and bin storage facilities are positioned in open, visible locations to discourage concealment and improve passive surveillance.</li> </ul>
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**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>General</b>			
<p><b>PO14</b> Development minimises impacts on remaining areas of ecological significance within the zone.</p>	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<p><b>Complies</b> The subject is not mapped as containing or adjoining any areas of ecological significance.</p>
<p><b>PO15</b> On elevated or steeply sloping sites:</p> <p>1. development is sympathetic to the natural landform through the use of terraced or split level building forms;</p>	No acceptable outcome is nominated.	N/A	<p><b>Not applicable</b> The site does not include elevated or steep sloping land.</p>

<p>2. the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</p> <p>3. buildings avoid highly reflective finishes.</p>			
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Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<b>Parking and servicing</b>			
<p><b>PO16</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO16</b> Vehicle parking structures are located:</p> <ol style="list-style-type: none"> <li>1. behind the building setback; or</li> <li>2. behind the building; or</li> <li>3. at basement level.</li> </ol> <p>Figure 6.4 – Concealment of parking structure illustrates.</p>	<input checked="" type="checkbox"/>	<p>Complies Car parking is illustrated on the proposal plan included as Appendix A. All spaces are provided behind the building line, behind the buildings/ internal to the site and barely visible from the street.</p>

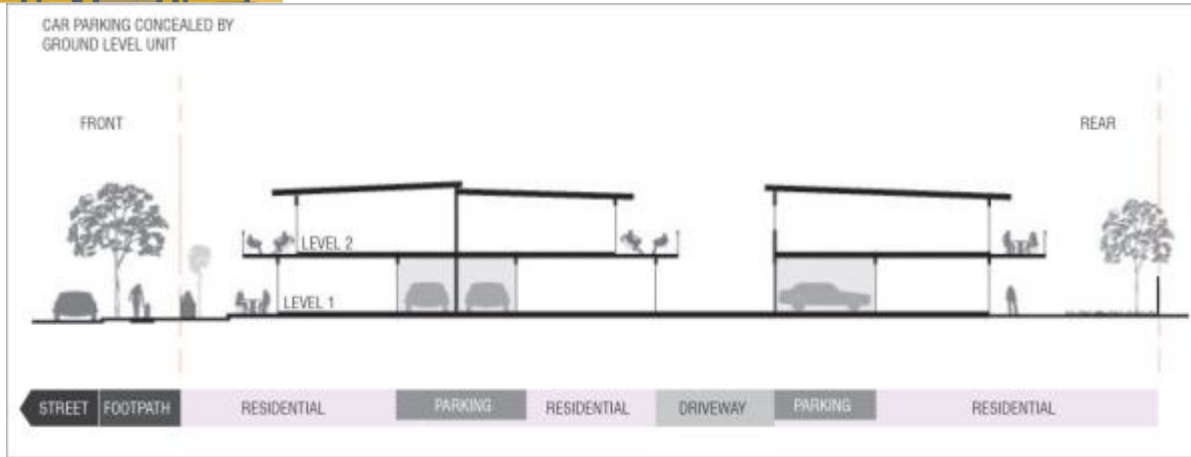


Figure 6.4 Concealment of parking structure

<p><b>PO17</b> 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed waste storage and servicing areas are illustrated on plans included in Appendix A. The waste storage areas are located within the site, screened from public view and will not result in adverse impacts on adjoining premises.</p>
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Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development — where a non-residential or tourist accommodation use			
<p><b>PO18</b> Non-residential uses are established only where:</p> <ol style="list-style-type: none"> <li>compatible with local character and amenity;</li> </ol>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposal is for a mixed use development incorporating a medical centre, food and drink outlet and 2 dwelling units above ground. The proposal is compliant with PO18 along the following grounds:</p> <ul style="list-style-type: none"> <li>The proposed mixed development is compatible with the existing low rise, low density character and amenity prevailing in the area.</li> </ul>

<p>2. limited in scale and supporting the day-to-day needs of the local community; and</p> <p>3. not impacting on the role and function of the city's network of centres or more appropriately located in another zone.</p>			<ul style="list-style-type: none"> <li>▪ The proposed mixed use development is limited to the subject site and seeks to establish a medical centre, pharmacy and local café. All the proposed uses are intended to be complementary of each other and will service the everyday needs and requirements of the surrounding residential community.</li> <li>▪ An economic impact assessment has been prepared by Urban Economics (refer to Appendix D) which demonstrates that the proposed uses will not adversely impact on the role and function of the city's network of centres nor would they be better located in another zone.</li> </ul>
<p><b>PO19</b> 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.</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p><b>Not applicable</b></p>
<p><b>PO20</b> Development is of a house compatible scale.</p>	<p><b>AO20.1</b> The use does not involve any building work or only minor building work. OR</p>	<p>N/A</p>	<p><b>Not applicable – refer below.</b></p>
	<p><b>AO20.2</b> Where a new building is proposed:</p> <ol style="list-style-type: none"> <li>1. buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;</li> </ol>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> The proposal exceeds the preferred GFA of 250 m<sup>2</sup>, with the two proposed buildings providing a combined GFA of 852 m<sup>2</sup>, and the western wall of the medical centre exceeding the preferred maximum wall length of 12 m.</p>

	<ol style="list-style-type: none"> <li>2. the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>3. site cover does not exceed 60%; and</li> <li>4. the maximum length of any wall is 12m.</li> </ol>		<p>Accordingly, the development must be assessed against the related Performance Outcome PO20, which requires the proposed development to be of a house compatible scale.</p> <p>The proposal is considered to comply with PO20 based on the following grounds:</p> <ul style="list-style-type: none"> <li>▪ The built form remains low-rise, at two storeys and under 8.5m in height.</li> <li>▪ The development is located on a large corner allotment and achieves a modest site cover of 41%.</li> <li>▪ The architectural design incorporates a high-quality built form, including varied rooflines, articulated façades, balconies, and projections that reduce perceived bulk and reflect the scale and pattern of residential buildings.</li> <li>▪ A mix of materials, finishes, textures, and colours typical of residential dwellings has been utilised, supporting integration with the existing and intended streetscape character.</li> <li>▪ The second-storey component incorporates a skillion roof form commonly seen in dwelling houses, further assisting the development to blend with surrounding residential streetscapes.</li> <li>▪ The design features numerous door openings, building separations, and a variety of window types, avoiding large uninterrupted glazing and reinforcing a residential scale.</li> <li>▪ Existing vegetation is retained where possible, and new landscaping, including canopy trees and soft plantings, are proposed to softening the built form and enhance the desired neighbourhood character.</li> </ul>
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Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comment
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For assessable development – where a multiple dwelling, residential care facility or retirement facility development			
Location			
<p><b>PO21</b> Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p> <ol style="list-style-type: none"> <li>they can be designed to be compatible with local character and low density scale of development;</li> <li>having convenient walkable access to the city’s network of centres;</li> <li>having convenient walkable access to public transport; and</li> <li>having convenient walkable access to recreational facilities.</li> </ol>	<p><b>AO21</b> The premises:</p> <ol style="list-style-type: none"> <li>is located within 400m of a centre zone or public transport stop on a major road;</li> <li>has a minimum site area of 1,000m<sup>2</sup> and 20m frontage where for a multiple dwelling;</li> <li>has a minimum site area of 3,000m<sup>2</sup> and 20m frontage where for a residential care facility or retirement facility; and</li> <li>is located within 400m of a park.</li> </ol>	N/A	Not applicable
<p><b>PO22</b> Buildings are low-rise and of a house compatible scale.</p>	<p><b>AO22</b> Building design achieves:</p> <ol style="list-style-type: none"> <li>a site cover that does not exceed 65% of site area;</li> </ol>	N/A	Not applicable

	<ol style="list-style-type: none"> <li>2. a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and</li> <li>3. the maximum length of any wall is 12m.</li> </ol>		
<p><b>PO23</b> Building setbacks and landscaping:</p> <ol style="list-style-type: none"> <li>1. create an attractive, consistent and cohesive streetscape;</li> <li>2. maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>3. do not prejudice the development or amenity of adjoining sites.</li> </ol>	<p><b>AO23.1</b> Buildings are set back from street frontages:</p> <ol style="list-style-type: none"> <li>1. within 20% of the average front setback of adjoining buildings; or</li> <li>2. where there are no adjoining buildings, 3m.</li> </ol> <p>Figure 6.5 – Appropriate front setbacks illustrates.</p>	N/A	Not applicable
	<p><b>AO23.2</b> A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only). Figure 6.6 – Appropriate front and rear setbacks illustrates.</p>	N/A	Not applicable
	<p><b>AO23.3</b> The side boundary setback is a minimum of:</p> <ol style="list-style-type: none"> <li>1. 1.5m for a wall up to 4.5m high;</li> </ol>	N/A	Not applicable

	<p>2. 2m for a wall up to 7.5m high; and</p> <p>3. 2.5m for any part of a wall over 7.5m high.</p> <p><b>Editor's note</b>—Development should also comply with the requirements of AO21 (b), such that any part of the building that is 3 storeys is 10m or more from a site boundary.</p>		
	<p><b>AO23.4</b> The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.</p>	<p>N/A</p>	<p><b>Not applicable</b></p>

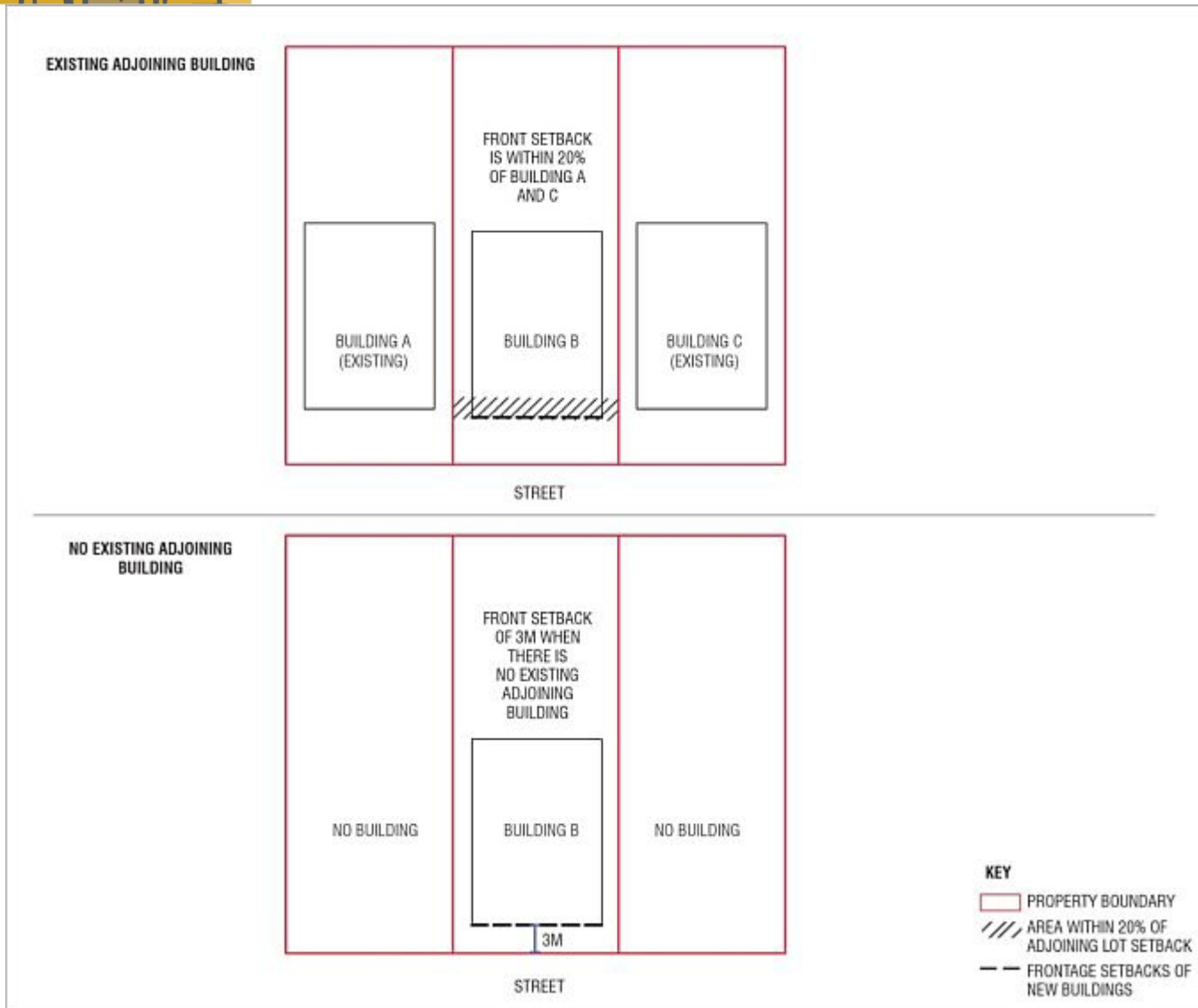


Figure 6.5 Appropriate front setbacks

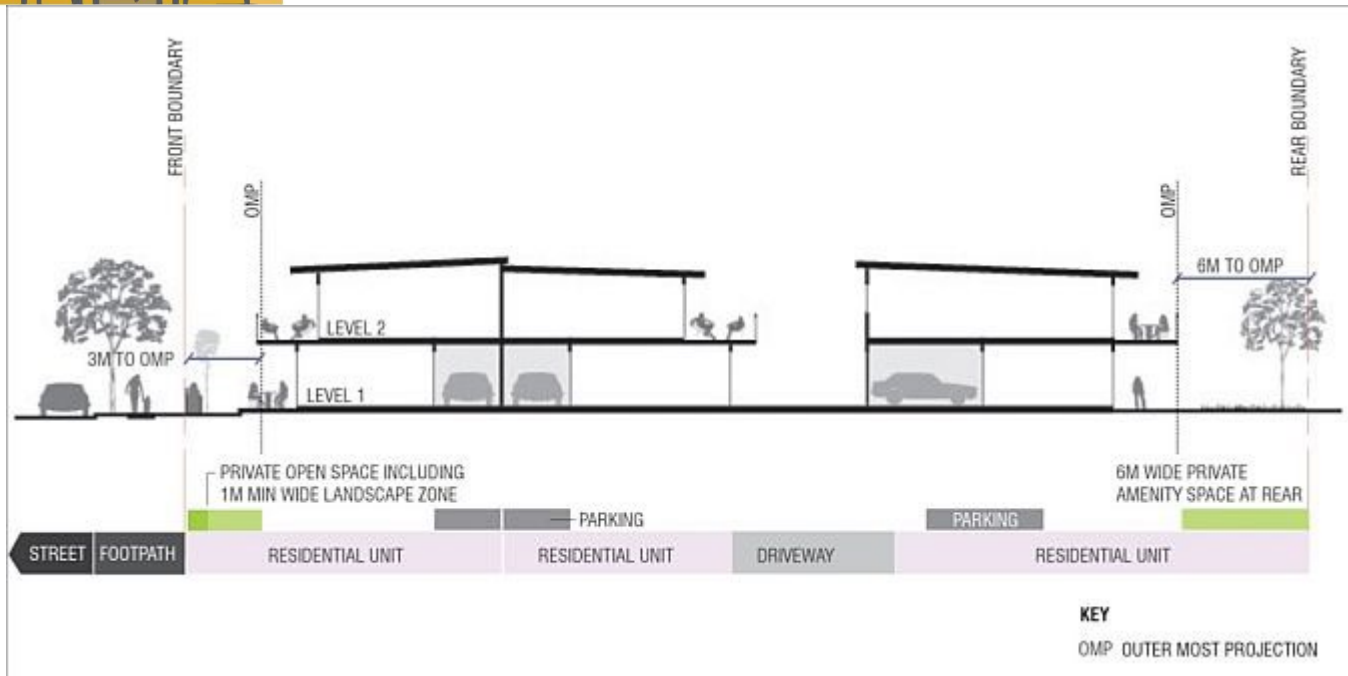


Figure 6.6 Appropriate front and rear setbacks

<p><b>PO24</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>	<p><b>AO24</b> Built to boundary walls:</p> <ol style="list-style-type: none"> <li>1. are for non-habitable rooms or spaces only;</li> <li>2. are not located within the front or rear setback;</li> <li>3. are not located within 1.5m of a habitable room or house on an adjoining lot;</li> </ol>	<p>N/A</p>	<p>Not applicable</p>
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	<ul style="list-style-type: none"> <li>4. have a maximum height of 3m; and</li> <li>5. have a maximum length of 9m.</li> </ul>		
<p><b>PO25</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> <li>1. minimising the extent of shadows on usable private open space or public spaces; and</li> <li>2. providing adequate sunlight to habitable rooms.</li> </ul>	No acceptable outcome is nominated.	N/A	Not applicable
<p><b>PO26</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>1. the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li> <li>2. variations in material and building form;</li> </ul>	No acceptable outcome is nominated.	N/A	Not applicable

<ul style="list-style-type: none"> <li>3. modulation in the façade, horizontally or vertically;</li> <li>4. articulation of building entrances and openings;</li> <li>5. corner treatments to address both street frontages;</li> <li>6. elements which assist in wayfinding and legibility; and</li> <li>7. elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>			
<p><b>PO27</b> Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> <li>1. articulating individual dwellings; and</li> <li>2. incorporating variety in design through use of roof</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>Not applicable</p>

<p>pitch, height, gables and skillions.</p> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>			
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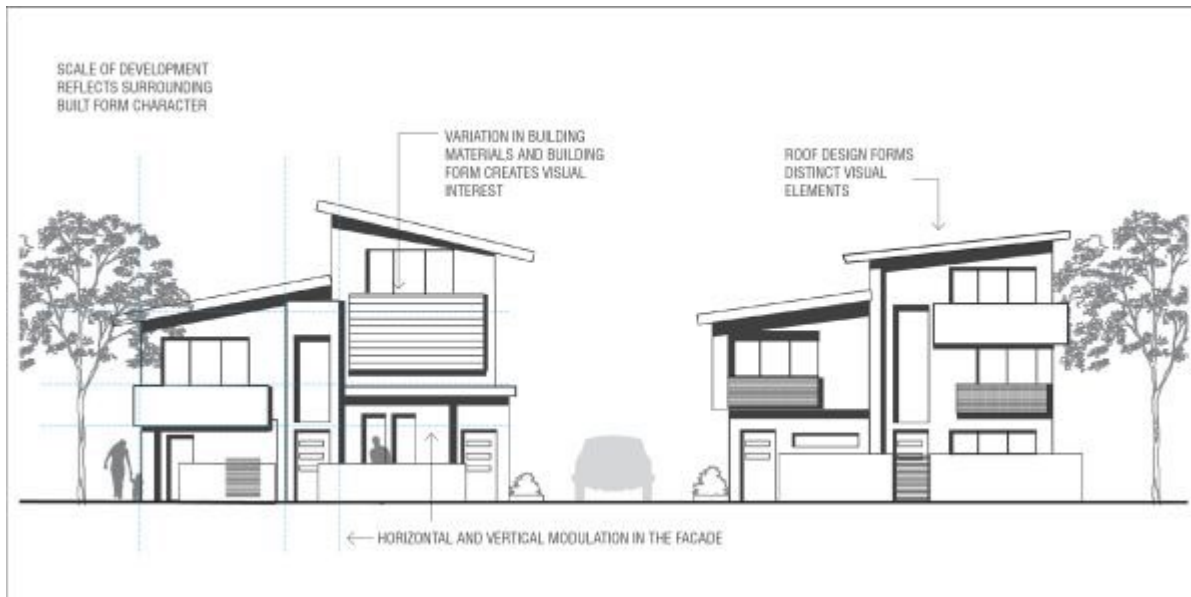


Figure 6.7 Building design elements

<p><b>PO28</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p><b>AO28.1</b> Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.8 – Design for casual surveillance illustrates.</p>	<p>N/A</p>	<p>Not applicable</p>
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	<p><b>AO28.2</b> Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</p>	<p>N/A</p>	<p>Not applicable</p>
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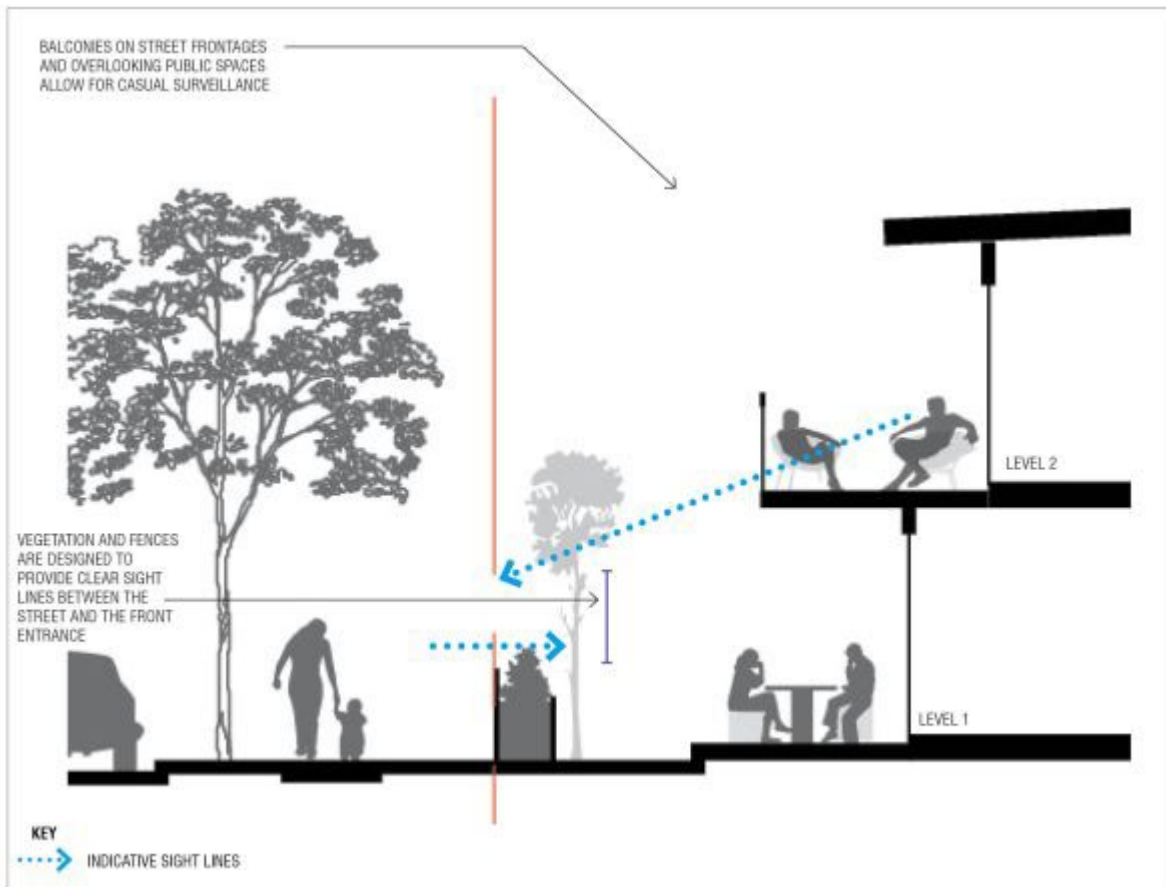


Figure 6.8 Design for casual surveillance

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<p><b>PO29</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>1. well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>2. provides a high level of privacy for residents and neighbours; and</li> <li>3. has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ol>	<p><b>AO29.1</b> For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>1. a minimum area of 35m<sup>2</sup>;</li> <li>2. a minimum dimension of 3m; and</li> <li>3. clear of any utilities such as gas, water tanks or air-conditioning units.</li> </ol>	N/A	Not applicable
	<p><b>AO29.2</b> For a dwelling above ground storey, private open space is provided as a balcony with:</p> <ol style="list-style-type: none"> <li>1. a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit;</li> <li>2. a minimum dimension of 3m; and</li> <li>3. clear of any utilities such as air conditioning units or drying space.</li> </ol>	N/A	Not applicable
	<p><b>AO29.3</b> Where clothes drying areas are provided on private balconies they are screened</p>	N/A	Not applicable

	from public view and do not take up more than 10% of the balcony area.		
	<b>AO29.4</b> Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.	N/A	Not applicable
<b>PO30</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.	N/A	Not applicable
<b>PO31</b> Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.	N/A	Not applicable
<b>PO32</b> Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.	N/A	Not applicable

Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.			
<b>Ross River Road corridor precinct</b>			

<p><b>PO33</b> No new non-residential development is established within the precinct.</p>	No acceptable outcome is nominated.	N/A	Not applicable
<p><b>PO34</b> Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.</p>	<p><b>AO34</b> New gross floor area is only added through internal building work to an existing building.</p>	N/A	Not applicable

**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Complies	Comment
<p><b>Additional benchmarks for assessable development in precincts</b>  <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>			
<p><b>Marlow Street precinct</b></p>			
<p><b>PO35</b> Reconfiguration creates large residential lots which support the protection of environmental values.</p>	<p><b>AO35</b> Lots are not smaller than 750m<sup>2</sup> and the minimum average lot size across the whole of the precinct is not less than 1,700m<sup>2</sup>.</p>	N/A	Not applicable
<p><b>PO36</b> Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.</p>	No acceptable outcome is nominated.	N/A	Not applicable
<p><b>PO37</b> Built form and infrastructure is subordinate to vegetation and the natural landform.</p>	No acceptable outcome is nominated.	N/A	Not applicable

1.1.1 WORKS CODE

Assessable development - Performance Outcomes and Acceptable Outcomes for the Works Code

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Services and utilities</b>			
<b>PO13</b> A potable water supply is provided that is adequate for the needs of the intended use.	<b>AO13.1</b> 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 - <a href="#">SC6.4.11.2 Water Supply Planning and Design Guidelines</a> . OR <b>AO13.2</b> Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.11.7 On-Site Water Supply</a> .	☑	<b>Complies</b> The subject site is located in an urban zone and is connected to reticulated water which is available on the Poole Way frontage. Further detail is provided in the Infrastructure report included in <b>Appendix C</b> .
	<b>AO13.3</b> 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 Design Guidelines, <a href="#">SC6.4.11.3 Water Supply Construction</a> and <a href="#">SC6.4.3 Standard Drawings</a> .	☑	<b>Complies</b> The water supply and connections will be designed and constructed in accordance with the development manual planning scheme policy No.SC6.4 -SC6.4.11.2 water supply planning and design guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO14</b> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.</p>	<p><b>AO14.1</b> 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><b>AO14.2</b> Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.11.8 On-Site Sewerage Facilities</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The subject site is in an urban zone and is connected to reticulated sewer which is available along the site’s frontage to Lynwood Ave and Poole Way. Further details are provided in the attached Infrastructure Report included in Appendix C.</p>
	<p><b>AO14.3</b> Waste water 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 Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, <a href="#">SC6.4.11.5 Sewerage System Constructions</a> and SC6.4.3 Standard Drawings.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The wastewater system and connections will be designed and constructed in accordance with the development manual planning scheme policy No.SC6.4 -SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.</p>
<p><b>PO15</b> The design and management of the development integrates water cycle elements having regard to:</p>	<p><b>AO15</b> Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The design and management of the proposed development integrates water cycle elements in accordance with the Planning Scheme Policy No. SC6.4 Stormwater Quality and Waste Sensitive Urban Design.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(a) reducing potable water demand; (b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water.	- <a href="#">SC6.4.10 Stormwater Quality</a> and <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a> .		Refer to the accompanying Site Based Stormwater Management Plan included in Appendix B, which includes the following measures: <ul style="list-style-type: none"> <li>▪ The amount of runoff leaving the site during construction is kept to a minimum.</li> <li>▪ ESC plan to be endorsed and implemented incorporates sedimentation basin/s, diversion drains, silt fences and construction entry/ exit pads.</li> <li>▪ Gross pollutant traps to be provided to all inlets within the car parking area.</li> <li>▪ Stormwater to be discharged into an existing drainage channel located in the north west corner of the site and the to the kerb and channel in Lynwood Ave.</li> </ul>
<b>PO16</b> The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	<b>AO16</b> For other than the Rural zone, premises are serviced by: <ul style="list-style-type: none"> <li>(a) an underground electricity supply approved by the relevant energy authority; or</li> <li>(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</li> </ul>	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed development is proposed to be connected to underground electricity supply approved by an approved supplier. It is understood there is an existing electricity supply and Pad Mount Transformer located in Poole Way.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>2,500m<sup>2</sup> within an area where the existing supply is overhead.</p> <p><b>Editor's note</b>—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural)</a> and <a href="#">SC6.4.14.3 Utility Services</a>.</p>		
<p><b>PO17</b> Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p><b>AO17</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> <p><b>Editor's note</b>—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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed development will be connected to telecommunication infrastructure in accordance with Council's conditions of approval and the relevant regulatory authority requirements.</p>
<p><b>PO18</b> Provision is made for future telecommunications services (for example fibre optic cable).</p>	<p>No acceptable outcome is nominated.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Provision will be made for future telecommunication service such optic fibre cable housing. This will be undertaken in accordance with any conditions of approval and the relevant regulatory body's requirements</p>
<p><b>PO19</b> Where available, provision is made for reticulated gas.</p>	<p><b>AO19</b> 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</p>	<p>N/A</p>	<p><b>Not applicable</b> Reticulated gas is not known to be available in Bushland Beach.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	(Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services. <b>Editor’s note</b> —Applicants should also have regard to the metering requirements of other relevant authorities.		
PO20 Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. <b>Editor's note</b> —The <a href="#">Development manual planning scheme policy no. SC6.4</a> provides additional information and requirements for applicants, including when council will require easements over public services and utilities.	<input checked="" type="checkbox"/>	<b>Complies</b> Future infrastructure (where necessary) will also be located in an easement in favour of the relevant service provider.
<p><b>Earthworks</b></p> <p><b>Editor’s note</b>—Applicants should be aware that some retaining walls constitute building works that are assessable under the <i>Building Regulation 2006</i>. No approval is required under <a href="#">the Building Regulation 2006</a> for retaining walls if:</p> <ul style="list-style-type: none"> <li>(a) there is no surcharge loading; and</li> <li>(b) the height of wall or height of fill or excavation is not more than 1m; and</li> <li>(c) the wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall. In these cases, the “applicable code” for the purposes of the Act is the Building Code of Australia (refer to <a href="#">BCA</a> Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar).</li> </ul> <p><b>Editor’s note</b>—Applicants should note that council may request the submission of an engineering report undertaken by suitably qualified engineer to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.</p>			
PO21 Filling and excavation does not result in contamination of land or pose a health and safety risk.	AO21 Filling and excavation does not:  (a) use contaminated materials as fill;	<input checked="" type="checkbox"/>	<b>Complies</b> The proposal involves a small amount of excavation and fill to be undertaken in accordance with the accompanying Infrastructure report included in

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	(b) excavate contaminated material; and (c) use waste material as fill. <b>Editor’s note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.7.4 Earthworks Construction</a> and <a href="#">SC6.4.23.1 Construction Management</a> .		Appendix C. No significant filling is proposed and nor is any contaminated material proposed to be used as fill.
<b>PO22</b> Earthworks result in stable landforms and structures.	<b>AO22</b> Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.7.3 Earthworks Design</a> and SC6.4.7.4 Earthworks Construction.	☑	<b>Complies</b> The proposed earthworks and any ancillary retaining walls and batters will be undertaken in accordance with the proposed Infrastructure report (included as appendix C) and certified by a RPEQ. It is understood the engineering plan have been designed in accordance with Council PSP No 6.4 – Earthworks design and earthworks construction.
<b>PO23</b> Earthworks are undertaken in a manner that: <ol style="list-style-type: none"> <li>1. maintains natural landforms as far as possible; and</li> <li>2. minimises height of retaining walls and batter faces.</li> </ol>	<b>AO23.1</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	☑	<b>Complies</b> Refer above
	<b>AO23.2</b> Retaining walls are designed and constructed: <ol style="list-style-type: none"> <li>(a) certified as stable by a Registered Professional Engineer of Queensland; and</li> </ol>	☑	<b>Performance outcome</b> All retaining walls will be designed and certified by RPEQ engineer. The combined fence and retaining wall height may exceed 2m in height, noting the external fences are proposed to be 1.8m in height. The proposal complies with PO21 as the earthworks will be

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	(b) have a combined height of retaining wall and fence of not more than 2 metres.		undertaken in a manner that maintains the natural ground level as much as possible and seeks to minimise the height of retaining walls where possible (Appendix C).
<b>PO24</b> Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks are minimal and will not unduly impact the amenity or privacy of the future occupants or persons on adjoining land.
<b>PO25</b> Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks will not cause or result in environmental harm.
<b>PO26</b> Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	<b>AO26</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks will be undertaken in accordance with accompanying Stormwater management plan and civil engineering plans included in Appendices B & C. The proposed works will be undertaken in accordance with the PSP No. 6.4 Earthworks design and earthworks construction and will not result in adverse impacts on downstream owners.
<b>PO27</b> Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface	<b>AO27</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks will be undertaken in accordance with accompanying Stormwater management plan and civil engineering plans included

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
water to be a nuisance to neighbouring properties.	SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.		in Appendices B & C. The proposed works will be undertaken in accordance with the PSP No. 6.4 Earthworks design and construction and will not result in adverse impacts on downstream owners.
<b>PO28</b> Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	<b>AO28</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks will not result in adverse impacts on the operation of existing or proposed infrastructure or any future access to these services for future maintenance.
<b>PO29</b> Filling or excavation does not prevent or create difficult access to any property.	<b>AO29</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	<b>Complies</b> Earthworks will not impact any existing or proposed access as a result of the proposed works.
<b>PO30</b> Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.	<b>AO30</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed earthworks are expected to be minimal and undertaken in accordance with PSP for Earthworks construction and Construction management guidelines. Appropriate measures will be implemented during construction to prevent any potential noise and dust impacts because of the development.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Movement networks</b>			
<p><b>PO31</b></p> <p>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> <ul style="list-style-type: none"> <li>(a) paved roadway;</li> <li>(b) appropriate pavement edging (including kerb and channel);</li> <li>(c) pedestrian paths and cycleways;</li> <li>(d) streetscaping and street tree planting;</li> <li>(e) stormwater drainage;</li> <li>(f) street lighting systems; and</li> <li>(g) conduits to facilitate the provision of and other utility services.</li> </ul>	<p><b>AO31</b></p> <p>Design and construction of external road works are undertaken in accordance with the <a href="#">Development manual planning scheme policy no. SC6.4</a>.</p> <p><b>Editor's note</b>—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural)</a>; <a href="#">SC6.4.14.3 Utility Services</a>; <a href="#">SC6.4.8 Stormwater Management</a>; <a href="#">SC6.4.9 Stormwater Quantity</a>; <a href="#">SC6.4.10 Stormwater Quality</a>; <a href="#">SC6.4.6.2 Pavement Design &amp; Seal Design</a>; <a href="#">SC6.4.4 Active Transport Infrastructure</a>; <a href="#">SC6.4.12 Landscaping and Open Space</a>; <a href="#">SC6.4.6.1 Geometric Road Design</a>; <a href="#">SC6.4.20.1 Footpath Treatment Policy</a>; and <a href="#">SC6.4.23 Construction Management, Quality Management, Inspection and Testing</a>.</p>	N/A	<p><b>Not applicable</b></p> <p>No external road works are proposed. Any impacts to the external roadworks as result of the development will be re-established as necessary.</p>
<p><b>PO32</b></p> <p>Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a</p>	<p><b>AO32</b></p> <p>Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</p>	Complies	<p><b>Complies</b></p> <p>The site is currently serviced with streetscape works, including footpaths and street trees provided as part of the higher order RAL.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
manner consistent with: <ul style="list-style-type: none"> <li>(a) the current and projected level of usage;</li> <li>(b) the desired streetscape character; and</li> <li>(c) activities which are anticipated to occur within the verge.</li> </ul>	<b>Editor’s note</b> —Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.20.1 Footpath Treatment Policy</a> ; <a href="#">SC6.4.6.1 Geometric Road Design</a> ; <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> ; <a href="#">SC6.4.4 Active Transport Infrastructure</a> ; <a href="#">SC6.4.12 Landscaping and Open Space</a> ; <a href="#">SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural)</a> ; and <a href="#">SC6.4.14.3 Utility Services</a> in demonstrating compliance.		New street trees are proposed to embellish the existing trees along Lynwood Ave to ensure consistency with the existing streetscape character.
<b>PO33</b> 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.	<b>AO33</b> Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a> .	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed car park design has been reviewed and considered acceptable by project traffic engineers Colliers International (refer to Appendix E). The proposed design will also be constructed in accordance with proposed engineering drawings included in Appendix C.
<b>PO34</b> Movement networks can be easily and efficiently maintained.	<b>AO34</b> Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.6.1 Geometric Road Design</a> , <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	<input checked="" type="checkbox"/>	<b>Complies</b> The proposed infrastructure and movement networks will be provided in accordance PSP No. 6.4 – Geometric road design, Road hierarchy and Traffic impact assessment guidelines. The proposed movement networks have been reviewed and endorsed by the project traffic engineers Colliers International (Appendix E).

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Waste management</b>			
<p>PO35</p> <p>Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <ul style="list-style-type: none"> <li>(a) is of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>(b) is in a position that is conveniently accessible for collection at all times;</li> <li>(c) is able to be kept in a clean, safe and hygienic state at all times; and</li> <li>(d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</li> </ul>	<p>AO35</p> <p>Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.22 Waste Management</a>.</p> <p><b>Editor's note</b>—Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.22 Waste Management.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>The proposal includes a single waste storage facility conveniently located in the site’s norther west corner securing bulk bins for both general waste and recycling (Appendix A). The waste management facility will be provided in accordance with Council PSP for waste management.</p>
<b>Construction management</b>			

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO36</b></p> <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><b>Editor's note</b>—Applicants should refer to the <a href="#">Development manual planning scheme policy no.SC6.4</a> for assistance in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>All works will be undertaken in accordance with Council's conditions of approval and Council planning scheme policies related to works. This will ensure dust, noise and lighting impacts relating to the proposed works are mitigated. It is anticipated that any Conditions of approval will incorporate measures to address such matters.</p>
<p><b>PO37</b></p> <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><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>The proposal will be undertaken by a yet to be determined building contractor. It is anticipated that any approvals associated with the use will include reasonable and relevant conditions that encourage works to be undertaken in a tidy, safe and hygienic manner.</p>
<p><b>PO39</b></p> <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><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>Traffic and parking generated during the construction phase will be managed in manner that minimises any amenity impacts on adjoining premises.</p>
<p><b>PO40</b></p> <p>Council's infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>Any impact to existing Council infrastructure will be avoided and if the does occur the infrastructure will be reinstated in accordance with Council requirements and conditions of approval.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO41</b> The integrity of new infrastructure is maintained.</p>	<p>No acceptable outcome in nominated. <b>Editor's note</b>—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.23.1 Construction Management</a>; and <a href="#">SC6.4.24 Acceptance of Completed Works</a> in demonstrating compliance.</p>	N/A	<p><b>Not applicable</b> No new infrastructure is proposed.</p>
<p><b>PO42</b> Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.</p>	<p><b>AO42</b> Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.23.1 Construction Management</a>.</p>	N/A	<p><b>Not applicable</b> The site has already developed as part of the higher ROL approval.</p>
<p><b>PO43</b> Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.</p>	<p><b>AO43</b> Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.7.1 Clearing and Grubbing</a>. <b>Editor's note</b>—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</p>	N/A	<p><b>Not applicable</b> As above</p>

1.1.2 HEALTHY WATERS CODE

Performance Outcomes and Acceptable Outcomes of the Healthy Waters Code

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Stormwater management - protecting water quality</b>			
<p><b>PO1</b> Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.</p> <p><b>Editor’s note</b> - The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—Applicants should refer to the Development manual planning scheme policy SC6.4 - <a href="#">SC6.4.8.10 Stormwater Management Plans</a>; and <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b></p> <p>As per the prelodgement discussion with Council, no water quality treatment measures are required. Although, it is proposed to provide gross pollutant traps to the inlets within the car parking area to provide a ‘best practice’ water quality treatment solution (Refer Appendix B).</p>
<p><b>PO2</b> 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</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—Refer to the <i>Queensland Water Quality Guidelines (QWQG)</i> for details on how to establish a minimum water quality data set for these areas.</p>	N/A	<p><b>Not applicable</b></p> <p>The site is not located on or near any places of High environmental value or slightly disturbed waters.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
regimes and riparian areas are maintained or enhanced.			
<p><b>PO3</b> The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy SC6.4 - <a href="#">SC6.4.8.10 Stormwater Management Plans</a>; and <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> As per the prelodgement discussion with Council, no water quality treatment measures are required. Although, it is proposed to provide gross pollutant traps to the inlets within the car parking to provide a 'best practice' water quality treatment solution. Refer to the Site Based Stormwater Management Plan included as Appendix B.</p>
<p><b>PO4</b> 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> <p>(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</p> <p>(b) where disturbance of acid sulfate soils cannot be avoided, development:</p> <p>(i) neutralises existing acidity and prevents the generation of acid</p>	<p><b>AO4.1</b> Development does not:</p> <p>(a) involve excavating or removing 100m<sup>3</sup> or more of soil and sediment at or below 5m AHD; or</p> <p>(b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or</p> <p>(c) involve filling with 500m<sup>3</sup> or more with an average depth of 0.5m or greater that results in:</p> <p>(i) actual acid sulfate soils being moved below the water table; or</p> <p>(ii) previously saturated acid sulfate soils being aerated.</p> <p>OR</p> <p><b>AO4.2</b></p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Some minor filling is proposed over the developable portion of the site as illustrated on the engineering plans included in Appendix C. It considered that there is a low risk of disturbance to acid sulfate soils. However, precautionary measures could be incorporated through conditions of approval if required.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>and metal contaminants; and</p> <p>(ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p>	<p>Development manages waters so that:</p> <ul style="list-style-type: none"> <li>(a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals;</li> <li>(b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background);</li> <li>(c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;</li> <li>(d) there are no visible iron stains, flocs or sums in discharge water;</li> <li>(e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and</li> <li>(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</li> </ul> <p><b>Editor's note</b>—Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate</p>		

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and relevant State Planning Policy. Applicants should also refer to the <i>Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland</i>, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</p>		
<p><b>PO5</b> Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy SC6.4 - <a href="#">SC6.4.8.10 Stormwater Management Plans</a>, <a href="#">SC6.4.23.1 Construction Management</a>; and <a href="#">SC6.4.10.2 - Water Sensitive Urban Design</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Construction activities will be undertaken in accordance with the erosion and sedimentation control plan and recommendations of the Stormwater management plan included as Appendix B.</p>
<b>Hydrological processes</b>			
<p><b>PO6</b> The stormwater management system:</p> <p>(a) retains natural waterway corridors and drainage paths; and</p>	<p><b>AO6.1</b> All existing waterways and overland flow paths are retained.</p>	N/A	<p><b>Not applicable</b> The site does not include any natural water courses or overland flow paths.</p>
	<p><b>AO6.2</b> The stormwater management system is designed in accordance with the Development manual planning</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> A stormwater management plan has been prepared in accordance with Council's PSP No.6.4 - Water Sensitive Urban Design</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(b) maximises the use of natural channel design in constructed components.	scheme policy no. SC6.4 — <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a> .		
<p><b>PO7</b> The development is designed to minimise run-off and peak flows by:</p> <p>(a) minimising large areas of impervious material; and (b) maximising opportunities for capture and reuse.</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>—Applicants should refer to the Development manual planning scheme policy SC6.4 - <a href="#">SC6.4.8.10 Stormwater Management Plans</a>; and <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a>.</p>	☑	<p><b>Complies</b> The development is designed to minimise run-off and peak flows. Roof and surface water flows will be directed to Poole Way. The remaining flows will be piped through the car park and to north west corner and directed to the adjoining drainage channel. Refer to the Site based stormwater management plan included in Appendix B.</p>
<p><b>PO8</b> Stormwater management is designed to:</p> <p>(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. <b>Editor’s note</b>—Frequent flow management is distinct from flood management purposes,</p>	<p><b>AO8</b> The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.8 Stormwater Management</a>, <a href="#">SC6.4.9 Stormwater Quantity</a> and <a href="#">SC6.4.10 Stormwater Quality</a>.</p>	☑	<p><b>Complies</b> The stormwater management system is designed in accordance with the PSP for Stormwater management, stormwater quantity and stormwater quality. Refer to the Site based stormwater management system in Appendix B.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
which is concerned with the management of less 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><b>PO9</b> 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><b>AO9</b> The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.10.2 Water Sensitive Urban Design</a> and <a href="#">SC6.4.8.10 Stormwater Management Plans</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed stormwater management system will be designed in accordance with the Site based stormwater management system (Appendix B), which includes erosion and sedimentation control measures.</p>
<b>Stormwater drainage generally</b>			
<p><b>PO10</b> 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><b>AO10.1</b> The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The site’s drainage will be undertaken in accordance with the Site based stormwater management plan which outlines measures to ensure non worsening of nearby and/ or downstream properties.</p>
	<p><b>AO10.2</b> The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – <a href="#">SC6.4.8 Stormwater Management</a>, <a href="#">SC6.4.9 Stormwater Quantity</a>; and <a href="#">SC6.4.10 Stormwater Quality</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The Site based stormwater management plan (refer to Appendix B) has been prepared in accordance with Council’s PSP for Stormwater management, Stormwater Quantity and Stormwater Quality.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.</p>	<p><b>AO11</b> 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The site’s drainage will be undertaken in accordance with the Site base stormwater management plan which includes measures to ensure non worsening of nearby and/ or downstream properties.</p>
<p><b>PO12</b> The drainage network has sufficient capacity to safely convey stormwater run-off from the site.</p>	<p><b>AO12</b> 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.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The development network has capacity to safely convey stormwater flows for the site (refer to Appendix B).</p>
<p><b>PO13</b> The stormwater management system:</p> <ul style="list-style-type: none"> <li>(a) provides for safe access and maintenance; and</li> <li>(b) where relevant, provides for safe recreational use of stormwater management features.</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—Applicants should refer to 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The stormwater management system will provide safe access and maintenance.</p>
<p><b>Point source waste water management (other than contaminated stormwater and sewage)</b></p>			

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO14</b> Waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> <li>(a) avoids waste water discharge to waterways; or</li> <li>(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.</li> </ul> <p><b>Editor's note</b>—To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.</p>	No acceptable outcome is nominated.	N/A	<p><b>Not applicable</b> Waste water will be directed to Council's sewer system.</p>
<p><b>PO15</b> Any treatment and disposal of waste water to a waterway:</p> <ul style="list-style-type: none"> <li>(a) protects the applicable water quality objectives for the receiving waters; and</li> </ul>	No acceptable outcome is nominated.	N/A	<p><b>Not applicable</b> As above.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(b) avoids adverse impact on ecosystem health of receiving waters.			
<b>PO16</b> Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.	N/A	<b>Not applicable</b> As above.
<b>PO17</b> 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. <b>Editor's note</b> —Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.	No acceptable outcome is nominated.	N/A	<b>Not applicable</b> As above.
<b>Constructed lakes and artificial waterways</b>			
<b>PO18</b> Where established, a constructed lake or artificial waterway is designed to maintain a reasonable standard of water quality, having regard to factors affecting lake health, including:  (a) nutrients and eutrophication;	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. <a href="#">SC6.4.8 Stormwater Management</a> , <a href="#">SC6.4.9 Stormwater Quantity</a> ; and <a href="#">SC6.4.10 Stormwater Quality</a> .	N/A	<b>Not applicable</b>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(b) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals.			
<b>PO19</b> Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO20</b> The location, design and operation of a constructed lake or artificial waterway:  (a) protects environmental values in downstream and upstream waterways;	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality..	N/A	Not applicable

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(b) protects any groundwater recharge areas;</p> <p>(c) incorporates low lying areas of a catchment connected to an existing waterway;</p> <p>(d) does not disrupt natural wetlands and any associated buffer areas;</p> <p>(e) avoids disturbing soils or sediments; and</p> <p>(f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p> <p><b>Editor’s Note</b>—Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.</p>			
<p><b>PO21</b> The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>For constructed lakes — No acceptable solution is nominated.</p> <p><b>AO21</b> For an artificial waterway:</p> <p>Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p>	N/A	<b>Not applicable</b>

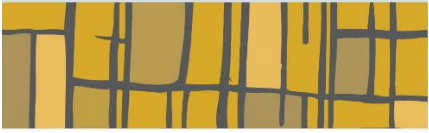
HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	(a) there is sufficient flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments.  <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.		
<b>PO22</b> The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO23</b> A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO24</b> The lake design provides for suitable machinery access to enable maintenance of the lake, including the	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
removal of terrestrial and aquatic weeds.			
<b>PO25</b> A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO26</b> A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO27</b> A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>PO28</b> Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	N/A	Not applicable
<b>Efficiency and whole of life cycle cost</b>			
<b>PO29</b> Life cycle costs are minimised, taking into account acquisition,	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the <a href="#">Development manual planning scheme policy</a>	<input checked="" type="checkbox"/>	Complies

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	<a href="#">SC6.4</a> for assistance in demonstrating this outcome.		Stormwater infrastructure will be implemented in accordance with the accompanying Stormwater management plan included in Appendix B and the conditions of any forthcoming approval.
<b>PO30</b> The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	<input checked="" type="checkbox"/>	<b>Complies</b> The accompanying Site based stormwater management plan (refer to Appendix B) outlines that no stormwater quality is required although gross pollutant traps are proposed in the car park inlet for best practice management.
<b>PO31</b> The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:  a) existing capacity of stormwater infrastructure and ultimate catchment conditions; b) discharge for existing and future upstream development; and c) protecting the integrity of adjacent and downstream development.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	<input checked="" type="checkbox"/>	<b>Complies</b> The proposal will provide for the orderly development of stormwater infrastructure within catchment and will be provided in accordance with the recommendations of the accompanying Site based stormwater management plan included as Appendix B.
<b>PO32</b> Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	<input checked="" type="checkbox"/>	<b>Complies</b> The intent is for the proposed stormwater infrastructure to remain fit for purpose for the life of the development.

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO33</b> Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.</p>	<p><b>A033</b> The stormwater management system is designed in accordance with the Development manual planning <a href="#">SC6.4.8 Stormwater Management</a>, <a href="#">SC6.4.9 Stormwater Quantity</a>; and <a href="#">SC6.4.10 Stormwater Quality</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies.</b> The stormwater management system is designed in accordance with Council’s standards. Please refer to the Stormwater management plan included as Appendix B.</p>
<b>Water management in reconfiguring a lot</b>			
<p><b>PO34</b> Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to:</p> <ul style="list-style-type: none"> <li>(a) minimise impacts on the water cycle;</li> <li>(b) protect waterway health by improving stormwater quality and reducing site run-off; and</li> <li>(c) avoid large areas of impervious surfaces.</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>—Applicants should refer to the <a href="#">Development manual planning scheme policy SC6.4</a> for assistance in demonstrating this outcome.</p>	N/A	<p><b>Not applicable.</b></p>
<b>Ship-sourced pollutants</b>			
<p><b>PO35</b> Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving</p>	<p>No acceptable outcome is nominated.</p>	N/A	<p><b>Not applicable.</b></p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>a marina or berthing facilities.</p> <p><b>Editor's note</b>—Refer to: <i>Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i></p>			
<p><b>PO36</b> Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.</p>	No acceptable outcome is nominated.	N/A	Not applicable.
<p><b>PO37</b> Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.</p>	No acceptable outcome is nominated.	N/A	Not applicable.
<p><b>PO38</b> Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.</p> <p><b>Editor's note</b>—Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>	No acceptable outcome is nominated.	N/A	Not applicable.



1.1.3 TRANSPORT IMPACT, ACCESS AND PARKING CODE

Performance Outcomes and Acceptable Outcomes of the Transport Impact, Access and Parking Code

TRANSPORT IMPACT, ACCESS AND PARKING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Transport impact</b> <b>Editor’s note</b> —Applicants should note that the Department of Transport and Main Roads may have additional requirements. <b>Editor’s note</b> —Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.			
<b>PO1</b> 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.  The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future	No acceptable outcome is nominated. <b>Editor’s note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> , <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	<input checked="" type="checkbox"/>	<b>Complies</b> Poole Way is classified as a local access street and Lynwood Ave is a Major Collector under Council’s Road hierarchy. Colliers International have prepared a Traffic impact assessment (Appendix E) which supports the proposed development in this location as it will not adversely impact on the surrounding road network.
<b>PO2</b> Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated. <b>Editor’s note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> , <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	<input checked="" type="checkbox"/>	<b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E), which demonstrates the proposed development will not compromise the local traffic network or require upgrading of the existing transport network.
<b>PO3</b> On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist	No acceptable outcome is nominated. <b>Editor’s note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a> , <a href="#">SC6.4.5.4 Car Parking</a> , <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a> , <a href="#">SC6.4.4 Active Transport</a>	<input checked="" type="checkbox"/>	<b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E), which demonstrates that the proposed onsite transport infrastructure is appropriately integrated with the surrounding road network.

<p>facilities) appropriately integrates and connects with surrounding networks.  <b>Editor’s note</b>—To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may 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><a href="#">Infrastructure, SC6.4.6.1 Geometric Road Designs</a>, and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>.</p>		
<p><b>PO4</b>                  As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<p>No acceptable outcome is nominated.  <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a>, <a href="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a>, and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b>                  Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates the proposed development as far as practical encourages public transport, walking and cycling travel modes particularly considering the site’s close proximity to existing pedestrian footpaths and bus stops.</p>
<p><b>Site access</b>  <b>Editor’s note</b>—Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.</p>			
<p><b>PO5</b>                  Access arrangements are appropriate for:</p> <ul style="list-style-type: none"> <li>(a) the capacity of the parking area;</li> <li>(b) the volume, frequency and type of vehicle usage;</li> <li>(c) the function and characteristics of the access road and adjoining road network; and</li> </ul>	<p><b>A05</b>                  Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — <a href="#">SC6.4.5.5 Driveways</a>, <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.  <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b>                  Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates the proposed access arrangements are appropriate in terms of:</p> <ul style="list-style-type: none"> <li>▪ Parking capacity</li> <li>▪ Volume frequency and type of vehicle use</li> <li>▪ Function and characteristics of the access road and adjoining network; and</li> <li>▪ Safety and efficiency of the road network</li> </ul>

(d) the safety and efficiency of the road network.			
<p><b>PO6</b> Access for cyclists and pedestrians is clearly distinguished from vehicle access.</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.</p>	<p>N/A</p>	<p><b>Not applicable</b> Given the small scale of the development and the low speed environment of the internal access road, it is not practical for cyclist and pedestrian access areas to be distinguished from the vehicular access areas. The design layout encourages pedestrian flows from outside the site via the external awning and footpath network.</p>
<p><b>PO7</b> Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.</p>	<p><b>A07</b> 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 <a href="#">SC6.4.3 Standard Drawings</a> <b>Editor’s note</b>— 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 Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E), which demonstrates access is located and designed to provide safe access having regard to its position, width and gradient.</p>
<p><b>PO8</b> 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><b>A08</b> 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><input checked="" type="checkbox"/></p>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrate that all expected vehicles anticipated are able to access all parts of the site in an orderly and compliant manner.</p>
<p><b>PO9</b> A driveway does not cause change in the level of a footpath that is unsafe</p>	<p><b>A09</b> Access is provided in accordance with the standards identified in the Development manual planning scheme</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates that the proposed grades of the access driveway are consistent with relevant standards outlined in</p>

<p>or inaccessible for people with mobility difficulties.</p>	<p>policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.</p>		<p>the PSP for Driveways and Council standard drawings. These levels and grades will be formally resolved as part of the detailed design phase of the development (ie OPW's).</p>
<p><b>PO10</b> Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.</p>	<p><b>AO10</b> Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> JFP Urban Consultants have prepared engineering plans (Appendix C), which support the proposed traffic impact assessment and demonstrate the driveways are designed to withstand the loads from all vehicles attending the site.</p>
<p><b>PO11</b> 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.</p>	<p><b>AO11</b> Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> JFP Urban Consultants have prepared engineering plans (Appendix C), which illustrate the proposed driveways do not allow water to pond or enter adjacent properties or buildings.</p>
<p><b>PO12</b> Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.</p>	<p><b>AO12</b> 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.</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> JFP Urban Consultants have prepared engineering plans (Appendix C), which illustrate the construction of the proposed driveway will not interfere or damage location, function or access to any services or infrastructure.</p>
<p><b>PO13</b> All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.</p>	<p><b>AO13</b> 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</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E), which demonstrates that all anticipated vehicles including a waste servicing vehicle can enter and exit the site in a forward direction.</p>

	forward motion with no more than a three-point turn.		
<b>Pedestrian and cyclist facilities</b>			
<p><b>PO14</b> 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. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no.SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The development provides for safe pedestrian access from the site’s front footpath and rear and side carpark areas, which are accessible to the public. Colliers International have prepared a Traffic impact assessment (Appendix D), which addresses pedestrian access relating to the development.</p>
<p><b>PO15</b> 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. <b>Editor’s note</b>—End of trip bicycle facilities will need to be provided for major development in accordance with <a href="#">the Queensland Development Code</a> Mandatory Part 4.1 — Sustainable Buildings. “Major development” is defined in MP4.1.</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposal includes a shared vehicle and cycling access arrangement. Colliers International have prepared a Traffic impact assessment (Appendix D), which reviews the proposed cycling provision in the context of the planning scheme’s applicable planning scheme policies.</p>
<p><b>PO16</b> Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, <a href="#">SC6.4.14.2 Public Lighting (Urban,</a></p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed parking areas, driveways and other transport infrastructure are design to enhance public safety and discourage antisocial behaviour through:</p> <ul style="list-style-type: none"> <li>▪ Incorporating opportunities for casual surveillance</li> <li>▪ Provision of lighting</li> </ul>

<p>regard to:</p> <ul style="list-style-type: none"> <li>(a) provision of opportunities for casual surveillance;</li> <li>(b) provision of lighting;</li> <li>(c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines;</li> <li>(d) minimising potential concealment points and assault locations;</li> <li>(e) minimising opportunities for graffiti and other vandalism; and</li> <li>(f) restricting unlawful access to buildings and between buildings.</li> </ul> <p><b>Editor’s note</b>—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>	<p><a href="#">Urban Residential and Rural</a>), <a href="#">SC6.4.14.3 Utility Services</a> and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>		<ul style="list-style-type: none"> <li>▪ Well considered landscaping include low and tall landscaping elements</li> <li>▪ Minimal areas for concealment and</li> <li>▪ Well defined public and private property</li> </ul>
<b>Parking</b>			
<p><b>PO17</b> Provision is made for on-site vehicle parking to:</p> <ul style="list-style-type: none"> <li>(a) meet the demand likely to be generated by the development; and</li> <li>(b) avoid on street parking that would adversely impact on the</li> </ul>	<p><b>AO17</b> Parking is provided in accordance with the standards identified in <a href="#">Parking rates planning scheme policy no. SC6.10</a>. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a>, and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Parking provision results in a minor shortfall of 4 spaces compared to the standards identified in Parking rates planning scheme policy SC6.10. However, the Traffic impact assessment included in Appendix E concludes that the proposed carparking provision is appropriate for the likely demand anticipated for the development.</p>

<p>safety or capacity of the road network or unduly impact on local amenity.</p>			
<p><b>PO18</b> Parking ensures access is provided for people with disabilities.</p>	<p><b>AO18</b> 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.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed PWD parking is provided in accordance with the proposal plans (refer to Appendix A) and the Traffic impact assessment included in Appendix E.</p>
<p><b>PO19</b> 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:</p> <ul style="list-style-type: none"> <li>(a) are safe for pedestrians and vehicles;</li> <li>(b) are conveniently connected to the main component of the development by pedestrian pathway; and</li> <li>(c) provide for pedestrian priority and clear sight lines.</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—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 <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed develop may create isolated opportunities for set down and pick up opportunities. The proposed layout includes sufficient space in the rear parking area to facilitate safe and convenient drop off or up pick opportunities.</p>
<p><b>PO20</b> Parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be clearly defined, marked and signed;</li> <li>(b) be convenient and accessible;</li> </ul>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—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, <a href="#">SC6.4.5.5 Driveways</a>, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> <li>▪ Be clearly marked and signed</li> <li>▪ Convenient and accessible</li> <li>▪ Safe for vehicles, pedestrian and cyclist</li> <li>▪ Minimises hard stand areas</li> </ul>

<ul style="list-style-type: none"> <li>(c) minimise large unbroken areas of hardstand to the extent practicable;</li> <li>(d) be safe for vehicles, pedestrians and cyclists;</li> <li>(e) provide shading;</li> <li>(f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and</li> <li>(g) minimise any adverse impacts on the amenity of surrounding land.</li> </ul>			<ul style="list-style-type: none"> <li>▪ Provides shade and</li> <li>▪ Minimises any adverse amenity impacts on adjoining premises</li> </ul>
<p><b>PO21</b> Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p><b>AO21</b> Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates the proposed car parking spaces are compliant with the relevant standards and fit for purpose.</p>
<p><b>PO22</b> Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The pavement will be constructed to an appropriate standard with the construction material (eg concrete) being confirmed as part of the detailed design phase.</p>
<p><b>PO23</b> 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Parking and servicing areas will remain accessible at all times.</p>
<p><b>PO24</b> Visitor parking for accommodation</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p><b>Not applicable</b> No visitor parking is required for the accommodation component of the application.</p>

<p>activities remains accessible and useable to visitors at all times.</p>			
<p><b>PO25</b> 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.</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p><b>Not applicable</b></p>
<b>Servicing</b>			
<p><b>PO26</b> Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> <li>(a) are adequate to meet the demands generated by the development;</li> <li>(b) are able to accommodate the design service vehicle requirements; and</li> <li>(c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.</li> </ul>	<p><b>AO26</b> Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b> Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates how onsite servicing is proposed and appropriate to meet the demands of the development.</p>
<p><b>PO27</b> Refuse collection vehicles are able to</p>	<p><b>AO27</b> Refuse collection areas are provided and designed in accordance with the</p>	<p><input checked="" type="checkbox"/></p>	<p><b>Complies</b></p>

safely access on-site refuse collection facilities.	standards identified in the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.22 Waste Management</a> , SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.		Colliers International have prepared a Traffic impact assessment (Appendix E) which demonstrates that refuse collection can safely be undertaken on site.
<p><b>PO28</b> 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>	No acceptable outcome is nominated.	☑	<p><b>Complies</b> The proposed servicing arrangements are suitably designed and located to avoid adverse impacts on the amenity of adjoining premises with respect to noise, dust, odour and proximity to sensitive uses.</p> <p>The proposed hours of operation for the mixed use proposal are limited to the daytime hours of 6am to 7pm seven days a week and a 1.8m double lapped gap free timber fence is proposed along the northern boundary to minimise any potential noise impacts associated with the access driveway and bin storage location.</p>

1.1.4 LANDSCAPING CODE

Performance Outcomes and Acceptable Outcomes of the Landscaping Code

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
Landscape design and character			

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> The overall landscape design of both public and private spaces:</p> <ul style="list-style-type: none"> <li>(a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and</li> <li>(b) is functional and designed to be visually appealing in the long-term as well as when first constructed.</li> <li>(c) considers maintenance as an integral part of the landscape design and provides sustainable maintenance outcomes.</li> </ul>	<p><b>AO1</b> When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space</a>, landscape design is in accordance with the requirements for that area.</p> <p>Otherwise, no acceptable outcome is nominated. <b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> As illustrated in the proposed Landscape plan included as Appendix F. The landscape design provides a visually appealing landscape outcome consistent with the landscape character envisaged for this low density residential area.</p>
	<p><b>PO2</b> Tree and plant selection ensures:</p> <ul style="list-style-type: none"> <li>(a) climatically appropriate landscaping;</li> <li>(b) creation of a diverse palette: in form, texture and seasonal colour;</li> <li>(c) longevity of plants and the form and function of landscaped areas; and</li> <li>(d) cost effective and convenient maintenance over the long-term.</li> </ul>	<p><b>AO2.1</b> Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>
	<p><b>AO2.2</b> Plant species do not include</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposal does not include undesirable species listed in the PSP for Landscaping and open space.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.		
<p><b>PO3</b> Where appropriate, provision is made for on-street planting that:</p> <ul style="list-style-type: none"> <li>(a) complements the local streetscape;</li> <li>(b) ensures visibility is maintained from entrances and exits to properties and at intersections;</li> <li>(c) establishes healthy vegetation of suitable species;</li> <li>(d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and</li> <li>(e) does not limit or hinder pedestrian or vehicular flow and movement.</li> </ul>	<p><b>AO3</b> 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. <b>Editor's note</b>—Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.6.1 Geometric Road Design</a>.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The site's Poole Way frontage already includes existing street trees that were established as part of the higher order ROL approval. The Lynwood Ave frontage also includes a number of existing trees, most of which will be retained. Some are required to be removed to accommodate the new access and built form. Additional street trees are proposed along this frontage to ensure the development is consistent with the existing streetscape outcomes in the area.</p>
<p><b>PO4</b> Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.</p>	<p><b>AO4.1</b> 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</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The general streetscape elements are provided in accordance with PSP for Landscaping and Open space, to ensure a functional and attractive overall landscape scheme.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	Landscaping and Open Space.		
	<b>AO4.2</b> Streetscape pavements 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.	N/A	<b>Not applicable</b> No new streetscape pavements are proposed
	<b>AO4.3</b> 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.	<input checked="" type="checkbox"/>	<b>Not applicable</b> No streetscape furniture is proposed
<b>PO5</b> 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.	<b>AO5.1</b> Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting.	N/A	<b>Not applicable</b> The proposal is for a commercial/ mixed use development which doesn't involve any communal open spaces areas.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO5.2</b> 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>	<input checked="" type="checkbox"/>	<p><b>Performance outcome</b> As shown in the Landscape Plan (Appendix F), the proposal provides 15% of the site as landscaped areas (ie turf areas and planting beds), and 11.5% of the site area (or 75% the total landscape area) incorporates deep plantings.</p> <p>Notwithstanding this, the proposal is considered to comply with Performance Outcome PO5, as the landscape design:</p> <ul style="list-style-type: none"> <li>▪ is well-considered and responsive to the site’s features</li> <li>▪ incorporates effective buffering and shade elements</li> <li>▪ complements and softens the built form</li> <li>▪ achieves a balanced integration of soft and hard landscaping elements.</li> </ul>
<p><b>PO6</b> 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><b>AO6</b> 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><b>Editor’s note</b>—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</p>	N/A	<p><b>Not applicable</b> No local recreational parks are proposed as part of the application.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> 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><b>A07</b> 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposal surface treatments are consistent with the standards set out in PSP for Landscaping and open spaces. This includes ensuring impervious areas do not detract from the amenity of the development and large unbroken spaces are avoided.</p>
<b>Edge treatments</b>			
<p><b>PO8</b> 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><b>A08</b> Landscaped areas along the frontage of a site consists of:</p> <ul style="list-style-type: none"> <li>(a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting;</li> <li>(b) shrubs that provide screening to blank walls and privacy as required; and</li> </ul>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposal frontage consists of:</p> <ul style="list-style-type: none"> <li>▪ Shade trees that provide 50% coverage within 5 years of planting</li> <li>▪ shrubs that provide screening to blank walls and privacy as required and</li> <li>▪ low shrubs and ground covers that reach a maximum height of 750mm at maturity</li> </ul>

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Performance outcomes	Acceptable outcomes	Complies	Comments
	(c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.		
<p><b>PO9</b> 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. <b>Editor's note</b>—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space</a>.</p>	N/A	<p><b>Not applicable</b> No fences are proposed along the site road frontages.</p>
<p><b>PO10</b> 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><b>AO10.1</b> Screen planting is provided along the side or rear boundary of a site, which consists of:</p> <p>(a) 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</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> As illustrated on the proposed Landscape plan (Appendix F) the proposal incorporates screening plantings along both the western and northern side boundaries through the provision of shade tree plantings and boundary shrubs which assist in providing buffer treatments to the adjoining residential allotment along the northern boundary.</p>

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	growing to a height of 3m within 2 years of planting; and (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.		
	<b>AO10.2</b> A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.	☑	<b>Complies</b> A minimum 25% of all trees are to grow above the height of the eaves of the second storey of the proposed buildings.
<b>PO11</b> 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.	No acceptable outcome is nominated. <b>Editor's note</b> —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.	☑	<b>Complies</b> Landscape Plan included as Appendix F, illustrates the use of an appropriate shade trees, shrubs and ground covers to mitigate any potential visual impacts of the service and parking areas at the rear of the site.
<b>PO12</b> Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	No acceptable outcome is nominated. <b>Editor's note</b> —Guidance on desirable treatments in particular circumstances is	☑	<b>Complies</b> The proposed planting selections have been designed to ensure that the proposed plantings are appropriate for the space, function and orientational requirements of the area.

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Performance outcomes	Acceptable outcome	Complies	Comments
	provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.		
<b>Maintenance, drainage, utilities, services and construction</b>			
<b>PO13</b> Plant selection and location protects the integrity and function of overhead and underground services.	<b>AO13</b> Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space</a> .	☑	<b>Complies</b> Plant selection complies with PSP for landscaping and open space such that plant selection and location protects the integrity and function of above and underground services.
<b>PO14</b> Landscape elements do not adversely affect stormwater quantity or quality by ensuring: <ul style="list-style-type: none"> <li>(a) the flow of water along overland flow paths is not restricted;</li> <li>(b) opportunities for water infiltration are maximised; and</li> <li>(c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.</li> </ul>	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should also refer to <a href="#">Section 9.3.6 Works code</a> and <a href="#">Section 9.3.2 Healthy waters code</a> and the <a href="#">Development manual planning scheme policy no. SC6.4</a> to assist in demonstrating the outcome.	☑	<b>Complies</b> Planting and landscape treatments will not adversely impact stormwater water quality by ensuring: <ul style="list-style-type: none"> <li>▪ Overland flow paths are not impeded</li> <li>▪ Opportunities for ground infiltration are optimised and</li> <li>▪ Pavement area, turf and mulched garden bed are appropriately located and adequately drained.</li> </ul>
<b>PO15</b> Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. <b>Editor's note</b> —Council may request a lifecycle	No acceptable outcome is nominated. <b>Editor's note</b> —Applicants should refer to the Development manual planning	☑	<b>Complies</b> The proposed landscape works, design and materials minimise maintenance cost over the life of the development.

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Performance outcomes	Acceptable outcome	Complies	Comments
cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.	scheme policy no. SC6.4 to assist in demonstrating the outcome, including <a href="#">SC6.4.12 Landscaping and Open Space</a> and <a href="#">SC6.4.12.6 Landscaping Construction Standards</a> .		
<b>PO16</b> All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated. <b>Editor's note</b> —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.	<input checked="" type="checkbox"/>	<b>Complies</b> All turf areas are accessible by standard lawn maintenance equipment and receive adequate sun light for the turf species used.
<b>PO17</b> Drainage of podium planters allows for flush out in future and are adequately drained.	No acceptable outcome is nominated.	N/A	<b>Not applicable</b> No podium planters are proposed as part of the development.
<b>PO18</b> 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.	<b>AO18</b> Irrigation is provided in accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space.  <b>Editor's note</b> —Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure	<input checked="" type="checkbox"/>	<b>Complies</b> Irrigation will be provided as necessary and will be further refined as part of the detailed design phase.

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Performance outcomes	Acceptable outcome	Complies	Comments
	due to landform and microclimate, for example.		
<p><b>PO19</b>                      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.  <b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b>                      Refer to the proposed landscape included as Appendix F, which illustrates the plant selection and proposed planning palette.</p>
<p><b>PO20</b>                      Container sizes and planting stock maturity is consistent with the intended role of the landscaping.</p>	<p><b>AO20</b>                      Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b>                      Container sizes and planting stock maturity will be consistent with the intended role of the landscape function. This will be further reviewed and determined as part of the detailed design phase.</p>
<p><b>PO21</b>                      Planting stocks are of a quality to ensure vigorous growth.</p>	<p><b>AO21</b>                      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.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b>                      Planting stocks will be provided in accordance with PSP for Landscaping and open space and construction standards. Details will be confirmed as part of the detailed design phase.</p>

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<p><b>PO22</b> Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.</p>	<p><b>AO22</b> 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.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Plantings will be provided in accordance with the accompanying landscape plan and maintained in-situ over the life of the development.</p>
<p><b>PO23</b> Site preparation works ensure a stable and enhanced landscape form.</p>	<p><b>AO23</b> 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.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> Site preparation will be resolved as part of the detailed design phase.</p>
<b>Sustainability</b>			
<p><b>PO24</b> Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.</p>	<p><b>AO24.1</b> Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The site includes several mature trees along the sites southern boundary adjoining Lynwood Ave. Most of these trees are proposed to be retained. Some trees are required to be removed to accommodate the development. New street trees are proposed to compensate for the loss of these trees and maintain the existing streetscape character.</p>

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	<p><b>AO24.2</b> Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The proposed trees to be removed will be replaced by suitable street trees in accordance with the proposed Landscape plan included in Appendix F. The maturity of these trees will be resolved as part of the detailed design phase of the development.</p>
<p><b>PO25</b> Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.</p>	<p><b>AO25.1</b> 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>	<input checked="" type="checkbox"/>	<p><b>Complies</b> This can be conditioned as part of the conditions of any development approval.</p>
	<p><b>AO25.2</b> 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>	N/A	<p><b>Not applicable</b></p>
	<p><b>AO25.3</b> Retained and significant vegetation damaged during development</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> This can be conditioned as part of any future OPW approval.</p>

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Performance outcomes	Acceptable outcome	Complies	Comments
	<p>or construction is treated to repair any damage to the extent practicable by a qualified arborist.</p> <p><b>AO25.4</b> Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.23.1 Construction management.</a></p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> This can be conditioned as part of any future OPW approval.</p>
<p><b>PO26</b> Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by:</p> <ul style="list-style-type: none"> <li>(a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun;</li> <li>(b) minimising exposure to the prevailing winter winds and western summer sun; and</li> <li>(c) optimising shade to create useable and comfortable areas;</li> <li>(d) hydro-zoning planting.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space.</a></p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape concept plan (Appendix F) which is designed to optimise water and energy efficiency and respond appropriately to local conditions.</p>

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<p><b>PO27</b> 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><b>AO27</b> Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix F), which has been designed to facilitate water infiltration, assists in the ease of maintenance and encourage vigorous plant growth.</p>
<p><b>PO28</b> 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. <b>Editor's note</b>—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix F), which illustrates the proposed buffering and species selection which is considered consistent and compatible with low ecological values of adjoining land.</p>
<p><b>PO29</b> Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.</p>	<p><b>AO29</b> Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix F), which illustrates the landscaping elements provided throughout the parking areas and the provision of adequate shading, and safe and legible parking areas.</p>
<b>Safety</b>			
<p><b>PO30</b> Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour. <b>Editor's note</b>—Applicants may find useful guidance</p>	<p><b>AO30.1</b> Access to a site, parking area, buildings or public open space is well lit, free from</p>	<input checked="" type="checkbox"/>	<p><b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix F), which demonstrates that the site access, parking and open space areas</p>

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in the <a href="#">Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland</a> .	obstructions and clearly defined by landscape treatments.		will be well lit and free from obstructions and clearly defined by landscaping.
	<b>AO30.2</b> 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.	☑	<b>Complies</b> The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix F), which illustrates the location of proposed shade trees, shrubs and ground covers for the proposed development.
	<b>AO30.3</b> Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	☑	<b>Complies</b> This can be conditioned to comply if necessary.
<b>PO31</b> Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	<b>AO31.1</b> Paving material, tactile indicators and construction complies	☑	<b>Complies</b> This can be conditioned and likely triggered as part of any future building approval.

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Performance outcomes	Acceptable outcomes	Complies	Comments
	with AS1428 - Design for Access and Mobility.		
	<b>AO31.2</b> Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.	☑	<b>Complies</b> Given the small scale of the development and low speed environment, it is not considered necessary to include different pavement treatments to separate pedestrian and vehicle areas.
	<b>AO31.3</b> Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.	☑	<b>Complies</b> The proposed hard landscaping or impervious areas will not involve any highly reflective surfaces, slipperiness or create a safety hazard.