

## ASSESSMENT BENCHMARKS

- Low density residential code
- Airport environs overlay code
- Flood hazard overlay code
- Healthy waters code
- Landscape code
- Traffic impact, access and parking code
- Works code

## **6.2.1 Low density residential zone code**

### **6.2.1.1 Application**

This code applies to development where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### **6.2.1.2 Purpose**

1. The purpose of the Low density residential zone code is to provide for predominately dwelling houses.
2. The particular purpose of the code is to:
  1. primarily accommodate dwelling houses and dual occupancy dwellings;
  2. provide for housing choice and affordability by allowing for a range of lot sizes;
  3. maintain the low-rise and lower density character of Townsville's suburbs;
  4. maintain a high level of residential amenity; and
  5. achieve accessible, well-serviced and well-designed communities.
1. The purpose of the zone will be achieved through the following overall outcomes:
  1. built form is of a house compatible scale and consistent with the local streetscape character;
  2. reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m<sup>2</sup> or greater (unless otherwise intended in a precinct);
  3. development maintains a high level of residential amenity on the site and in the neighbourhood;
  4. residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;
  5. the design of development promotes accessibility by walking, cycling and public transport;

6. the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;
7. low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;
8. non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;
9. development minimises impacts on remaining areas of ecological significance within the zone; and
10. the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.

1. The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Ross River Road corridor precinct:

1. existing non-residential uses continue operation without significantly expanding;
2. no additional non-residential development is established within the precinct to avoid the continuation of strip commercial development; and
3. redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities.

Stables precinct:

1. stables are established in a manner that minimises impacts on residential amenity; and
2. residential uses in the precinct do not intensify.

Marlow Street precinct:

1. residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover;

2. 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>;
3. development facilities viable wildlife corridors through the precinct; and
4. built form and infrastructure is sub-ordinate to the vegetation and the natural landform.

### 6.2.1.3 Assessment benchmarks

For accepted development subject to requirements and assessable development

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Home based business</b>		
<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>a) is carried out in an existing building or structure;</li> <li>b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>c) involves at least one or more residents of the dwelling house;</li> <li>d) involves not more than one non-resident employee;</li> <li>e) where bed and breakfast accommodation, does not exceed three bedrooms;</li> <li>f) does not generate more than 1 heavy vehicle trip per week;</li> </ol>	<p><b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.</p>

	<p><b>Editor's note</b>—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>g) 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>h) contains visitor parking within the site;</li> <li>i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>j) 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> </ul> <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 use activities are not visible from the street.</p>	<p><b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.</p>
	<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</p>	<p><b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.</p>

	to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.	
	<b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2008.	<b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.
<b>PO2</b> Commercial vehicle parking: a) has a direct nexus with a home based business carried out on the site; and b) does not adversely affect the amenity of neighbouring properties.	<b>AO2.1</b> Not more than one commercial vehicle is parked on the site.	<b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.
	<b>AO2.2</b> While on-site, vehicles: a) are not left idling for more than 5 minutes at any one time; and b) do not have a refrigeration unit running.	<b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.
	<b>AO2.3</b> Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.	<b>N/A</b> The development is for a Multiple dwelling and does not include a home based business.

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

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Compliance</b>
<b>For accepted development subject to requirements and assessable development</b>		
<b>Sales office</b>		
<b>PO3</b> The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO3</b> Development of the sales office is in place for no more than two years.	<b>N/A</b> The development is for a Multiple dwelling and does not include a sales office.

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

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Compliance</b>
<b>For accepted development subject to requirements and assessable development</b>		
<b>Secondary dwelling</b>		
<b>PO4</b> Secondary dwellings are: <ul style="list-style-type: none"> <li>a) are subordinate, small-scaled dwellings;</li> <li>b) contribute to a safe and pleasant living environment; and</li> <li>c) does not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO4</b> The secondary dwelling: <ul style="list-style-type: none"> <li>a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</li> <li>b) is located not more than 20m from the primary house.</li> </ul>	<b>N/A</b> The development is for a Multiple dwelling and does not include a secondary dwelling.

## 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	Compliance
<b>Additional benchmarks for accepted development subject to requirements and assessable development in precincts</b>		
<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.		
<b>For accepted development subject to requirements and assessable development</b>		
<b>Stables precinct</b>		
<b>PO5</b> Only dwelling houses or caretaker's accommodation are established in the precinct.	<b>AO5</b> The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.	<b>N/A</b> The subject site is not within the Stables precinct.
<b>PO6</b> Reconfiguration does not result in additional lots being created.	<b>AO6</b> Lot size is no less than 1,000m <sup>2</sup> .	<b>N/A</b> The subject site is not within the Stables precinct.
<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.	<b>AO7</b> Where stables are proposed, the site has a minimum area of 1,000m <sup>2</sup> .	<b>N/A</b> The subject site is not within the Stables precinct.
<b>PO8</b> Stables are established where provision is made for a manager living on-site.	<b>AO8</b> Stables are established on the same site as a dwelling house or caretaker's accommodation.	<b>N/A</b> The subject site is not within the Stables precinct.
<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.	<b>N/A</b> The subject site is not within the Stables precinct.

	<b>AO9.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .	<b>N/A</b> The subject site is not within the Stables precinct.
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**For assessable development**

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

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Compliance</b>
<b>For assessable development</b>		
<b>Amenity</b>		
<p><b>PO10</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) visual impact;</li> <li>e) odour and emissions;</li> <li>f) lighting;</li> <li>g) access to sunlight;</li> <li>h) privacy; and</li> <li>i) outlook.</li> </ul>	No acceptable outcome is nominated.	<p><b>Complies</b></p> <p>The proposed multiple dwelling development has been carefully designed to minimise impacts on the surrounding land and ensure a high level of residential amenity within the site. The building orientation and landscape buffers assist in reducing noise impacts to adjoining neighbours and future residents within the site.</p> <p>The on-site car parking and vehicle access are designed to manage expected traffic volumes safely and efficiently, with minimal disruption to the surrounding road network.</p> <p>The building layout maximises access to natural sunlight to future residents as well as adjoining neighbours, including</p>

		screening and suitable setbacks to ensure privacy is maintained.
<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 development provides appropriate landscaping throughout the subject site which has been demonstrated in the attached Landscape Concept Plan.</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> <ul style="list-style-type: none"> <li>a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</li> <li>b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and</li> <li>c) does not experience offensive odours.</li> </ul>	No acceptable outcome is nominated.	<p><b>N/A</b> The development is for a sensitive use, however located outside of the distances listed in PO12.</p>

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

Performance outcomes	Acceptable outcomes	Compliance
<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> <ul style="list-style-type: none"> <li>a) opportunities for casual surveillance and sight lines;</li> <li>b) exterior building design that promotes safety;</li> <li>c) adequate lighting;</li> <li>d) appropriate signage and wayfinding;</li> <li>e) minimisation of entrapment locations; and</li> <li>f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><small><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</small></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p> <p>The proposed development facilitates the safety and security of people and property through a design that promotes casual surveillance, with clear sight lines to communal areas, pathways, and entrances. The exterior of buildings incorporates features that enhance visibility and reduce concealment, while lighting is provided in all key areas to support safe movement and deter unlawful activity.</p> <p>The layout avoids entrapment locations, and clear signage and wayfinding support ease of navigation throughout the site, further contributing to a safe and secure environment.</p>

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

Performance outcomes	Acceptable outcomes	Compliance
<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>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b> There are no ecological significant values located on the subject site.</p>
<p><b>PO15</b> On elevated or steeply sloping sites:</p> <ul style="list-style-type: none"> <li>a) development is sympathetic to the natural landform through the use of terraced or split level building forms;</li> <li>b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</li> <li>c) buildings avoid highly reflective finishes.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b> The subject site is not considered to be elevated or steeply sloping.</p>

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

Performance outcomes	Acceptable outcomes	Compliance
<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: a) behind the building setback; or b) behind the building; or c) at basement level. Figure 6.4 – Concealment of parking structure illustrates.</p>	<p><b>Complies</b> As demonstrated on the attached Architectural Plans, vehicle parking for the development are located internally to the site and are concealed from public view which contributes to facilitating an attractive streetscape along Janilla Avenue.</p>
<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>	<p><b>Complies</b> As demonstrated on the attached Architectural Plans, the refuse storage area is located centrally in the site which appropriate screened enclosures and landscaping. This assists in ensuring adverse amenity impacts on adjoining properties are minimised.</p>

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development — where a non-residential or tourist accommodation use</b>		
<p><b>PO18</b> Non-residential uses are established only where:</p>	<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>	<p><b>N/A</b> The development is for a Multiple dwelling which is a residential use.</p>

<ul style="list-style-type: none"> <li>a) compatible with local character and amenity;</li> <li>b) limited in scale and supporting the day-to-day needs of the local community; and</li> <li>c) not impacting on the role and function of the city's network of centres or more appropriately 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><b>N/A</b> The development is for a Multiple dwelling which is a residential use.</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 <b>AO20.2</b> Where a new building is proposed:</p> <ul style="list-style-type: none"> <li>a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;</li> <li>b) the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>c) site cover does not exceed 60%; and</li> </ul>	<p><b>N/A</b> The development is for a Multiple dwelling which is a residential use.</p> <p><b>N/A</b> The development is for a Multiple dwelling which is a residential use.</p>

	d) the maximum length of any wall is 12m.	
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**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development – where a multiple dwelling, residential care facility or retirement facility development</b>		
<b>Location</b>		
<p><b>PO21</b> Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p> <ul style="list-style-type: none"> <li>a) they can be designed to be compatible with local character and low density scale of development;</li> <li>b) having convenient walkable access to the city’s network of centres;</li> <li>c) having convenient walkable access to public transport; and</li> <li>d) having convenient walkable access to recreational facilities.</li> </ul>	<p><b>AO21</b> The premises:</p> <ul style="list-style-type: none"> <li>a) is located within 400m of a centre zone or public transport stop on a major road;</li> <li>b) has a minimum site area of 1,000m<sup>2</sup> and 20m frontage where for a multiple dwelling;</li> <li>c) 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>d) is located within 400m of a park.</li> </ul>	<p><b>Complies</b></p> <ul style="list-style-type: none"> <li>• The subject site is located 182m from the nearest centre located at the corner of Ross River Road and Alice Street.</li> <li>• There are bus stops located along Ross River Road, 280m and 220m from the subject site.</li> <li>• The subject site has a total site area of 6,115m<sup>2</sup> and a frontage of 60m to Janilla Avenue and 63m to Ross River Road.</li> <li>• The closest park to the subject site is 186m and it is worth noting the Ross River parkland is approximately 480m from the site.</li> </ul>
<p><b>PO22</b> Buildings are low-rise and of a house compatible scale.</p>	<p><b>AO22</b> Building design achieves:</p> <ul style="list-style-type: none"> <li>a) a site cover that does not exceed 65% of site area;</li> </ul>	<p><b>Complies</b> The development has a maximum building height of 2 storeys along Ross River Road and 1 storey for the remainder of the site. A site cover of 3,568m<sup>2</sup> (58.3%) is provided</p>

	<ul style="list-style-type: none"> <li>b) 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>c) the maximum length of any wall is 12m.</li> </ul>	<p>which is compliant with AO22. Additionally, there are no walls which exceed 12m in length.</p>
<p><b>PO23</b> Building setbacks and landscaping:</p> <ul style="list-style-type: none"> <li>a) create an attractive, consistent and cohesive streetscape;</li> <li>b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>c) do not prejudice the development or amenity of adjoining sites.</li> </ul>	<p><b>AO23.1</b> Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> <li>a) within 20% of the average front setback of adjoining buildings; or</li> <li>b) where there are no adjoining buildings, 3m.</li> </ul> <p><small>Figure 6.5 – Appropriate front setbacks illustrates.</small></p>	<p><b>Complies</b> Janilla Avenue has a varied streetscape with front setbacks ranging from 2m – 7m. The development has been designed with a front setback to Janilla Avenue of 2.5m which is considered to be appropriate for the street context. Ross River Road also has a varied streetscape, the development has a 3m – 12m front setback to Ross River Road which is consistent with the streetscape.</p>
	<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). <small>Figure 6.6 – Appropriate front and rear setbacks illustrates.</small></p>	<p><b>Complies</b> The subject site has dual road frontage to Ross River Road and Janilla Avenue. Both frontages have been provided with a landscaping strip exceeding 1m in width.</p>
	<p><b>AO23.3</b> The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> <li>a) 1.5m for a wall up to 4.5m high;</li> <li>b) 2m for a wall up to 7.5m high; and</li> </ul>	<p><b>Complies</b> The development provides a 2m wide setback to both side boundaries.</p>

	<p>c) 2.5m for any part of a wall over 7.5m high.</p> <p>Editor's note—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><b>N/A</b> The subject site does not have a rear boundary.</p>
<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> <ul style="list-style-type: none"> <li>a) are for non-habitable rooms or spaces only;</li> <li>b) are not located within the front or rear setback;</li> <li>c) are not located within 1.5m of a habitable room or house on an adjoining lot;</li> <li>d) have a maximum height of 3m; and</li> <li>e) have a maximum length of 9m.</li> </ul>	<p><b>N/A</b> The development does not include built to boundary walls.</p>
<p><b>PO25</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> <li>a) minimising the extent of shadows on usable private open space or public spaces; and</li> <li>b) providing adequate sunlight to habitable rooms.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The development is designed to maximise solar access by minimising overshadowing of private and public open spaces and ensuring adequate sunlight reaches all habitable rooms as demonstrated on the attached Architectural Plans.</p>

<p><b>PO26</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li> <li>b) variations in material and building form;</li> <li>c) modulation in the façade, horizontally or vertically;</li> <li>d) articulation of building entrances and openings;</li> <li>e) corner treatments to address both street frontages;</li> <li>f) elements which assist in wayfinding and legibility; and</li> <li>g) 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>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The development achieves an attractive and engaging streetscape through a well-articulated built form that incorporates projections, recesses, and modulation to reflect internal functions and break up building mass. A variety of materials and finishes are used to create visual interest, while clearly defined entrances and openings enhance legibility and wayfinding. Overall, the design responds thoughtfully to its context, integrating with the surrounding streets, open spaces, and built environment.</p>
<p><b>PO27</b> Roof form assists in reducing the appearance of building bulk by:</p> <ul style="list-style-type: none"> <li>a) articulating individual dwellings; and</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> As demonstrated on the attached Architectural Plans, the development reduces the building bulk by providing variety in the skillion roof for the dwellings as well as varied heights.</p>

<p>b) incorporating variety in design through use of roof pitch, height, gables and skillions.</p> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>		
<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.</p> <p>Figure 6.8 – Design for casual surveillance illustrates.</p>	<p><b>Complies</b> As demonstrated on the attached Architectural Plans, the dwellings have outdoor areas and window openings towards Ross River Road and Janilla Avenue.</p>
	<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><b>Complies</b> The development incorporates a timber fence achieving the heights detailed in AO28.2.</p>
<p><b>PO29</b> Development provides private open space that is:</p> <ul style="list-style-type: none"> <li>a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>b) provides a high level of privacy for residents and neighbours; and</li> <li>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<p><b>AO29.1</b> For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ul style="list-style-type: none"> <li>a) a minimum area of 35m<sup>2</sup>;</li> <li>b) a minimum dimension of 3m; and</li> <li>c) clear of any utilities such as gas, water tanks or air-conditioning units.</li> </ul>	<p><b>Complies</b> Each dwelling has been provided with an appropriate dimension of private open space ranging between 20m<sup>2</sup> and 40m<sup>2</sup>, clear of utilities and services. The private open space areas are easily accessible, functional and promote outdoor living.</p>
	<p><b>AO29.2</b> For a dwelling above ground storey, private open space is provided as a balcony with:</p>	<p><b>Complies</b> The 2 storey dwellings fronting Ross River Road have been provided with ground level</p>

	<p>a) 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;</p> <p>b) a minimum dimension of 3m; and</p> <p>c) clear of any utilities such as air conditioning units or drying space.</p>	courtyards as well as upper level balconies which exceed the minimum requirements.
	<p><b>AO29.3</b> Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>	<p><b>N/A</b> Clothes drying areas have not been nominated on the plans.</p>
	<p><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.</p>	<p><b>Complies</b> The development will be appropriately fenced which will act as screening and ensure there is no direct overlooking to adjoining dwellings.</p>
<p><b>PO30</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	No acceptable outcome is nominated.	<p><b>Complies</b> The development provides communal areas central to the site which will include bbq areas and facilities to allow for a range of activities.</p>
<p><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.</p>	No acceptable outcome is nominated.	<p><b>Complies</b> The development provides communal areas central to the site which will landscaping and seated areas.</p>

<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.	<b>Complies</b> Any plant or servicing will be screened from view and acoustically attenuated.
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**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Compliance
<b>Additional benchmarks for assessable development in precincts</b>		
Note—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>		
<b>PO33</b> No new non-residential development is established within the precinct.	No acceptable outcome is nominated.	<b>N/A</b> The subject site is not located within the Ross River Road corridor precinct.
<b>PO34</b> Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	<b>AO34</b> New gross floor area is only added through internal building work to an existing building.	<b>N/A</b> The subject site is not located within the Ross River Road corridor precinct.

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

Performance outcomes	Acceptable outcomes	Compliance
<b>Additional benchmarks for assessable development in precincts</b>		
Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.		
<b>Marlow Street precinct</b>		
<b>PO35</b> Reconfiguration creates large residential	<b>AO35</b> Lots are not smaller than 750m <sup>2</sup> and the	<b>N/A</b> The subject site is not located within the Marlow Street precinct.

lots which support the protection of environmental values.	minimum average lot size across the whole of the precinct is not less than 1,700m <sup>2</sup> .	
<b>PO36</b> Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.	No acceptable outcome is nominated.	<b>N/A</b> The subject site is not located within the Marlow Street precinct.
<b>PO37</b> Built form and infrastructure is subordinate to vegetation and the natural landform.	No acceptable outcome is nominated.	<b>N/A</b> The subject site is not located within the Marlow Street precinct.

## 8.2.1 Airport environs overlay code

### 8.2.1.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Airport environs overlay. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### 8.2.1.2 Purpose

1. The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.
2. The purpose of the code will be achieved through the following overall outcomes:
  1. development avoids adversely affecting the safety and efficiency of an airport's operational airspace or the functioning of aviation facilities;
  2. large increases in the numbers of people adversely affected by significant aircraft noise are avoided; and
  3. development does not increase the risk to public safety near airport runways.

### 8.2.1.3 Assessment benchmarks

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

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Operational airspace (overlay map OM-01.1)</b>		
<b>PO1</b> Development does not involve permanent	<b>AO1.1</b> Development involving a permanent or	<b>Complies</b>

<p>or temporary physical obstructions that will adversely affect the airport’s operational airspace area identified on overlay <a href="#">map OM-01.1</a>.</p> <p><b>Editor’s note</b>—The <a href="#">Defence (Areas Control) Regulation</a> (DACR) is a Commonwealth regulation under the <a href="#">Defence Act 1903</a>. Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.</p>	<p>temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1.</p> <p><b>Editor’s note</b>-Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed AO1 above.</p>	<p>The development does not involve permanent structures that will adversely impact the airport’s operational space.</p>
<p><b>PO2</b></p> <p>Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport’s operational airspace area identified on overlay <a href="#">map OM-01.1</a>.</p>	<p><b>AO1.2</b></p> <p>Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.</p>	<p><b>Complies</b></p> <p>The development does not involve transient intrusions within the operational airspace.</p>
<p><b>PO2</b></p> <p>Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport’s operational airspace area identified on overlay <a href="#">map OM-01.1</a>.</p>	<p><b>AO2</b></p> <p>Development does not generate:</p> <ul style="list-style-type: none"> <li>a) a gaseous plume with a velocity exceeding 4.3m per second; or</li> <li>b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.</li> </ul>	<p><b>Complies</b></p> <p>The development is for a residential use and does not generate the emissions detailing in AO2.</p>

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Wildlife hazard buffer zones (overlay map OM-01.2)</b>		

<b>PO3</b> Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay <a href="#">map OM-01.2</a> .	<b>AO3.1</b> Within 13km of airport runways, development does not involve a putrescible waste disposal facility.	<b>N/A</b> The subject site is not located on OM-01.2.
	<b>AO3.2</b> Within 8km of airport runways, development does not involve: <ul style="list-style-type: none"> <li>a) aquaculture; or</li> <li>b) food handling or processing of an industrial nature; or</li> <li>c) stock handling or slaughtering; or</li> <li>d) pig production; or</li> <li>e) fruit production; or</li> <li>f) turf production; or</li> <li>g) the keeping or protection of wildlife outside enclosures.</li> </ul>	<b>N/A</b> The subject site is not located on OM-01.2.
	<b>AO3.3</b> Within 3km of airport runways, development does not involve: <ul style="list-style-type: none"> <li>1. the keeping, handling or racing of horses; or</li> <li>2. outdoor dining, food handling or food consumption.</li> </ul>	<b>N/A</b> The subject site is not located on OM-01.2.

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Public safety areas (overlay <a href="#">map OM-01.2</a>)</b>		

<p><b>PO4</b> A significant increase in the numbers of people living, working or congregating in public safety areas identified on overlay <a href="#">map OM-01.2</a> is avoided.</p>	<p><b>AO4</b> Within a public safety area identified on overlay map OM-01.2, development does not involve the following:</p> <ol style="list-style-type: none"> <li>1. residential uses; or</li> <li>2. a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or</li> <li>3. any activities involving the manufacture or bulk storage of hazardous or flammable materials.</li> </ol>	<p><b>N/A</b> The subject site is not located on OM-01.2.</p>
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**Table 8.2.1.3 - Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Aviation facilities (overlay <a href="#">map OM-01.3</a>)</b>		
<p><b>PO5</b> Development within the area identified on overlay <a href="#">map OM-01.3</a> is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.</p>	<p><b>AO5.1</b> No building, structures or other works which exceed 7.9m in height are located between 150m and 500m of non-directional beacon (NDB) site (as depicted on overlay map OM-01.3).</p>	<p><b>N/A</b> The subject site is not located on OM-01.3.</p>
	<p><b>AO5.2</b> Within the buffer area of the Townsville Airport distance measuring equipment (DME) site (as depicted on overlay map OM-01.3), no building,</p>	<p><b>N/A</b> The subject site is not located on OM-01.3.</p>

	<p>structure or other works involving a change to, or a physical projection above, the ground level are located:</p> <ul style="list-style-type: none"> <li>a) within 115m of the DME site; or</li> <li>b) between 115m and 230m of the DME site if exceeding 1m in height; or</li> <li>c) between 230m and 500m of the DME site if exceeding 2m in height; or</li> <li>d) between 500m and 1,000m of the DME site if exceeding 4m in height; or</li> <li>e) between 1,000m and 1,500m of the DME site if exceeding 8.5m in height.</li> </ul>	
	<p><b>AO5.3</b>  Within the buffer area of the Townsville Airport VHF omni-directional radio range (VOR) site (as depicted on overlay map OM-01.3):</p> <ul style="list-style-type: none"> <li>a) no building, structures or other works involving a change to, or a physical projection above, the ground level are located within 300m of the site; and</li> <li>b) the following are not located between 300m and 1,000m of the site:</li> </ul>	<p><b>N/A</b>  The subject site is not located on OM-01.3.</p>

	<ul style="list-style-type: none"> <li>(i) fences exceeding 2.5m in height; or</li> <li>(ii) overhead lines exceeding 5m in height; or</li> <li>(iii) metallic structures exceeding 8m in height; or</li> <li>(iv) trees and open lattice towers exceeding 10m in height; or</li> <li>(v) wooden structures exceeding 13m in height.</li> </ul>	
	<p><b>AO5.4</b>  Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works involving a change to, or a physical projection above, the ground level are located between:</p> <ul style="list-style-type: none"> <li>a) 700m and 1,000m of the site if exceeding 6m in height; or</li> <li>b) 1,000m and 1,500m of the site if exceeding 8.7m in height.</li> </ul>	<p><b>N/A</b>  The subject site is not located on OM-01.3.</p>
	<p><b>AO5.5</b>  Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical</p>	<p><b>N/A</b>  The subject site is not located on OM-01.3.</p>

	projection above, the ground level occurs that exceed 20m in height.	
	<b>AO5.6</b> No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).	<b>N/A</b> The subject site is not located on OM-01.3.

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Australian noise exposure forecast contours (overlay <a href="#">map OM-01.4</a>)</b>		
<b>PO6</b> Development within the area identified on overlay <a href="#">map OM-01.4</a> is compatible with forecast levels of aircraft noise unless there is an overriding need in the public interest and there is no reasonable alternative site available for the use. <b>Editor's note</b> —Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be engaged in order to demonstrate compliance with this performance outcome.	<b>AO6.1</b> Above the 25 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following: <ul style="list-style-type: none"> <li>a) child care centre;</li> <li>b) educational establishment; or</li> <li>c) hospital.</li> </ul>	<b>N/A</b> The subject site is not located on OM-01.4.
	<b>AO6.2</b> Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve a community use or community care centre.	<b>N/A</b> The subject site is not located on OM-01.4.
	<b>AO6.3</b> Above the 35 ANEF contour areas (as depicted on overlay map OM-	<b>N/A</b> The subject site is not located on OM-01.4.

	01.4), development does not involve residential uses.	
	<b>AO6.4</b> The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.	<b>N/A</b> The subject site is not located on OM-01.4.

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Lighting area buffer zones (overlay <a href="#">map OM-01.5</a>)</b>		
<b>PO7</b> Development within the area identified on overlay <a href="#">map OM-01.5</a> does not involve external lighting or reflective surfaces that could distract or confuse pilots. <b>Editor's note</b> —The standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers, may be used to demonstrate compliance with this performance outcome.	<b>AO7.1</b> Development within the 6km radius shown on overlay map OM-01.5 does not involve: <ul style="list-style-type: none"> <li>a) straight parallel lines of lighting 500m to 1000m long; or</li> <li>b) lighting which extends more than 3 degrees above the horizon; or</li> <li>c) flare plumes; or</li> <li>d) buildings with reflective cladding; or</li> <li>e) upward-shining lights; or</li> <li>f) flashing lights; or</li> <li>g) sodium lights.</li> </ul>	<b>N/A</b> The subject site is not located on OM-01.5.
	<b>AO7.2</b> In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.	<b>N/A</b> The subject site is not located on OM-01.5.

	<p><b>A07.3</b> In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.</p>	<p><b>N/A</b> The subject site is not located on OM-01.5.</p>
	<p><b>A07.4</b> In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.</p>	<p><b>N/A</b> The subject site is not located on OM-01.5.</p>
	<p><b>A07.5</b> In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.</p>	<p><b>N/A</b> The subject site is not located on OM-01.5.</p>

## **8.2.6 Flood hazard overlay code**

### **8.2.6.1 Application**

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Flood hazard overlay. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### **8.2.6.2 Purpose**

1. The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.
2. The purpose of the code will be achieved through the following overall outcomes:
  1. development is compatible with the nature of the flood hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
  2. where development is not compatible with the nature of the flood hazard and there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal:
    1. development minimises as far as practicable the adverse impacts from the hazard; and
    2. does not result in unacceptable risk to people or property;
  3. wherever practicable, facilities with a role in emergency management and vulnerable community services are located and designed to function effectively during and immediately after flood hazard event;
  4. development maintains the safety of people and minimises the potential damage to property from flood events on the development site; and

5. development does not result in adverse impacts on people’s safety, the environment or the capacity to use land within the floodplain.

### 8.2.6.3 Assessment benchmarks

**Note**—To avoid any doubt, the term medium hazard area used in this code includes areas shown on the overlay maps as medium hazard – further investigation areas.

**Editor’s note**—Areas shown on the overlay maps as medium hazard — further investigation areas are based on Queensland Reconstruction Authority mapping. Limited information is available on flood characteristics in these areas. Further investigation may be required as a result. [Flood hazard planning scheme policy no. SC6.7](#) will provide applicants with guidance in meeting the requirements of this code in these and other identified hazard areas.

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b> Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding.</p> <p><b>Editor’s note</b>—The <a href="#">Building Regulation 2006</a> may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request.</p> <p>Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <a href="#">Building Regulation 2006</a>.</p>	<p><b>AO1.1</b> Where the development is located within an area shown on overlay <a href="#">map OM-06.1</a> or <a href="#">06.2</a> as medium hazard — further investigation area, new buildings containing habitable rooms:</p> <ul style="list-style-type: none"> <li>a) are sited on a part of the site which is outside the medium hazard — further investigation area; or</li> <li>b) are sited on the highest part of the site.</li> </ul> <p>OR</p> <p><b>AO1.2</b> Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2:</p>	<p><b>Complies</b> There is a small portion of the frontages of the site which are impacted by low and medium hazard. The buildings have been located outside of the flood hazard area as demonstrated on the attached Architectural Plans.</p>

	<ul style="list-style-type: none"> <li>a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level;</li> <li>b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event;</li> <li>c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and</li> </ul> <p><b>Editor's note</b>—Class 10 buildings are identified under the <a href="#">Building Code of Australia</a> and includes carports and outbuildings.</p> <ul style="list-style-type: none"> <li>d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</li> </ul>	
<p><b>PO2</b> Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.</p>	<p><b>AO2.1</b> Development in high hazard areas do not involve:</p> <ul style="list-style-type: none"> <li>a) filling with a height greater than 150mm; or</li> <li>b) block or solid walls or solid fences; or</li> <li>c) garden beds or other structures with a height more than 150mm; or</li> <li>d) the planting of dense shrub hedges.</li> </ul>	<p><b>N/A</b> The subject site is not located within a high hazard area.</p>

**Table 8.2.6.3(a)-Self-assessable and assessable development (Part)**

Performance outcomes	Acceptable outcomes	Complies
<b>For assessable development</b>		
<p><b>PO3</b> Development does not intensify use in high hazard areas, in order to avoid risks to people and property. <b>Editor’s note</b>—High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.</p>	<p><b>AO3.1</b> New buildings are located outside high hazard areas identified on overlay <a href="#">map OM-06.1</a> or <a href="#">06.2</a>.</p>	<p><b>N/A</b> The subject site is not located within a high hazard area.</p>
	<p><b>AO3.2</b> New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>N/A</b> The subject site is not located within a high hazard area.</p>
	<p><b>AO3.3</b> Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>N/A</b> The subject site is not located within a high hazard area.</p>
<p><b>PO4</b> Siting and layout of development maintains the safety of people and property in medium hazard areas. <b>Editor’s note</b>—The <i>Building Regulation 2006</i> establishes requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any</p>	<p><b>On existing lots</b> <b>AO4.1</b> Floor levels for residential buildings are 300mm above the defined flood level. <b>Editor’s note</b>—In medium hazard — further investigation area, a flood assessment in accordance with the <a href="#">Flood hazard planning scheme policy no. SC6.7</a> may be needed to establish the defined flood level.</p>	<p><b>Complies</b> The floor levels of the dwellings are located on the highest portion of the site which is not inundated with flood and will be above the defined flood level.</p>
	<p><b>AO4.2</b> Floor levels of non-residential buildings (other than class 10 buildings)</p>	<p><b>N/A</b> The development is for residential dwellings.</p>

<p>particular location upon request.</p> <p>Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <i>Building Regulation 2006</i>.</p>	<p>are above the defined flood level.</p> <p><b>Editor's note</b>—Class 10 buildings are identified under the <a href="#">Building Code of Australia</a> and includes carports and outbuildings.</p>	
	<p><b>AO4.3</b></p> <p>Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</p>	<p><b>N/A</b></p> <p>The development does not proposed underground parking.</p>
	<p><b>AO4.4</b></p> <p>Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay <a href="#">map OM-06.1</a> or <a href="#">06.2</a>.</p>	<p><b>N/A</b></p> <p>The development is for a multiple dwelling.</p>
	<p><b>Where reconfiguring a lot</b></p> <p><b>AO4.5</b></p> <p>Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.</p>	<p><b>N/A</b></p> <p>The development is for a multiple dwelling.</p>
	<p><b>AO4.6</b></p> <p>In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.</p>	<p><b>N/A</b></p> <p>The development is for a multiple dwelling.</p>

	<p><b>AO4.7</b> Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>N/A</b> The development is for a multiple dwelling.</p>
<p><b>PO5</b> Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.</p>	<p><b>AO5</b> Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.</p>	<p><b>N/A</b> There is a small portion of the frontages of the site which are impacted by low and medium hazard. The buildings have been located outside of the flood hazard area as demonstrated on the attached Architectural Plans and do not require signage.</p>
<p><b>PO6</b> Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. <small>Editor's note—Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.</small></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> There is a small portion of the frontages of the site which are impacted by low and medium hazard. There will be no changes to the depth, duration and velocity of flood waters within the site.</p>
<p><b>PO7</b> Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: a) increased scour and erosion; or b) loss of flood storage; or</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> There is a small portion of the frontages of the site which are impacted by low and medium hazard and will not worsen flood characteristics outside of the development site.</p>

<p>c) loss of or changes to flow paths; or  d) flow acceleration or retardation; or  e) reduction in flood warning times.</p> <p>Editor's note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>		
<p><b>PO8</b>  Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.  Editor's note—This provision applies to high, medium and low flood hazard areas.</p>	<p><b>A08</b>  The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).</p>	<p><b>Complies</b>  The development achieves flood immunity set out in Tab 8.2.6.3(B).</p>
<p><b>PO9</b>  Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.</p>	<p><b>A09.1</b>  Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.</p>	<p><b>N/A</b>  The development is for a multiple dwelling.</p>
	<p><b>A09.2</b>  Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.</p>	<p><b>N/A</b>  The development is for a multiple dwelling.</p>

## 9.3.2 Healthy waters code

### 9.3.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to [section 5.3.2](#) and where applicable, [section 5.3.3](#) located in Part 5.

### 9.3.2.2 Purpose

1. The purpose of the code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the [Environmental Protection \(Water\) Policy 2009](#).
2. The purpose of the code will be achieved through the following overall outcomes:
  1. environmental values of receiving water are protected from adverse development impacts arising from altered stormwater quality and altered stormwater flow;
  2. environmental values of receiving water are protected from waste water impacts;
  3. environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways such as urban lakes;
  4. potential adverse impacts on the natural and built environment, including infrastructure and human health as a result of acid sulfate soils are avoided;
  5. public health and safety are protected and damage or nuisance caused by stormwater is avoided;
  6. stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off;
  7. whole of lifecycle costs of infrastructure are minimised; and
  8. well-designed developments are responsive to receiving water quality.

### 9.3.2.3 Assessment benchmarks

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Compliance
<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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</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 regimes and riparian areas are maintained or enhanced.</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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development</b>		
<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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</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> <ul style="list-style-type: none"> <li>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</li> <li>b) where disturbance of acid sulfate soils cannot be avoided, development: <ul style="list-style-type: none"> <li>(i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and</li> </ul> </li> </ul>	<p><b>AO4.1</b> Development does not:</p> <ul style="list-style-type: none"> <li>a) involve excavating or removing 100m<sup>3</sup> or more of soil and sediment at or below 5m AHD; or</li> <li>b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or</li> <li>c) involve filling with 500m<sup>3</sup> or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> <li>(i) actual acid sulfate soils being moved below the water table; or</li> <li>(ii) previously saturated acid sulfate soils being aerated.</li> </ul> </li> </ul> <p>OR</p>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>

<p>(ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p>	<p><b>AO4.2</b> 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 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</p>	
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	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.	
<b>PO5</b> Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	<b>No acceptable outcome is nominated.</b> Editor's note—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> .	<b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.

Performance outcomes	Acceptable outcomes	Compliance
<b>Hydrological processes</b>		
<b>PO6</b> The stormwater management system: a) retains natural waterway corridors and drainage paths; and b) maximises the use of natural channel design in constructed components.	<b>AO6.1</b> All existing waterways and overland flow paths are retained.	<b>Complies</b> No changes to any waterways or overland flow paths.
	<b>AO6.2</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> .	<b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.
<b>PO7</b> The development is designed to minimise run-off and peak flows by: a) minimising large areas of impervious material; and	<b>No acceptable outcome is nominated.</b> <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> .	<b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.

<p>b) maximising opportunities for capture and reuse.</p>		
<p><b>PO8</b> Stormwater management is designed to:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.</li> </ul> <p>Editor's note—Frequent flow management is distinct from flood management purposes, 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>	<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 development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>
<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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>
<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>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</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</p>	<p><b>Complies</b> The development has been designed with an appropriate stormwater management arrangement as demonstrated in the</p>

	Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	attached Stormwater Management Plan prepared by STP Consultants.
<p><b>PO13</b></p> <p>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.</p> <p>Editor's note—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>	<p><b>Complies</b></p> <p>The development has been designed with an appropriate stormwater management arrangement as demonstrated in the attached Stormwater Management Plan prepared by STP Consultants.</p>

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Point source waste water management (other than contaminated stormwater and sewage)</b>		
<p><b>PO14</b></p> <p>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</p>	<p>No acceptable outcome is nominated.</p>	<p>Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.</p>

waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.		
<p><b>PO15</b></p> <p>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> <li>b) avoids adverse impact on ecosystem health of receiving waters.</li> </ul>	No acceptable outcome is nominated.	Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.
<p><b>PO16</b></p> <p>Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	No acceptable outcome is nominated.	Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.
<p><b>PO17</b></p> <p>Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.</p> <p>Editor's note—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.</p>	No acceptable outcome is nominated.	Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Constructed lakes and artificial waterways</b>		
<p><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:</p> <ul style="list-style-type: none"> <li>a) nutrients and eutrophication;</li> <li>b) gross pollutants, including organic material;</li> <li>c) light and turbidity;</li> <li>d) organic carbon loads;</li> <li>e) lake stormwater detention time;</li> <li>f) salinity;</li> <li>g) temperature;</li> <li>h) water depth and seasonal variations;</li> <li>i) water column mixing temperature; and</li> <li>j) pesticides and other chemicals.</li> </ul>	<p>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>.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>
<p><b>PO19</b> Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.</p>	<p>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.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>

<p><b>PO20</b> The location, design and operation of a constructed lake or artificial waterway:</p> <ul style="list-style-type: none"> <li>a) protects environmental values in downstream and upstream waterways;</li> <li>b) protects any groundwater recharge areas;</li> <li>c) incorporates low lying areas of a catchment connected to an existing waterway;</li> <li>d) does not disrupt natural wetlands and any associated buffer areas;</li> <li>e) avoids disturbing soils or sediments; and</li> <li>f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul> <p>Editor's Note—Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.</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. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality..</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</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>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>

	<p>a) there is sufficient flushing or tidal flushing with water level variation &gt;0.3m;</p> <p>b) any tidal flow alteration does not adversely impact on the tidal waterway; and</p> <p>c) there is no introduction of salt water into freshwater environments.</p> <p><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.</p>	
<p><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.</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. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>
<p><b>PO23</b> A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.</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. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>
<p><b>PO24</b> The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.</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. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>
<p><b>PO25</b> A constructed lake or artificial waterway has no adverse impact on flood</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. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>N/A</b> The development does not include a constructed lake or artificial waterway.</p>

capacity, including the capacity of upstream catchments and floodplain areas.		
<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.	<b>N/A</b> The development does not include a constructed lake or artificial waterway.
<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.	<b>N/A</b> The development does not include a constructed lake or artificial waterway.
<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.	<b>N/A</b> The development does not include a constructed lake or artificial waterway.

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Efficiency and whole of life cycle cost</b>		
<b>PO29</b> Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	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.	Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.
<b>PO30</b> The design of the development allows for sufficient site area to accommodate	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.	Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.

<p>an effective stormwater management system.</p>		
<p><b>PO31</b> The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> <li>a) existing capacity of stormwater infrastructure and ultimate catchment conditions;</li> <li>b) discharge for existing and future upstream development; and</li> <li>c) protecting the integrity of adjacent and downstream development.</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 for assistance in demonstrating this outcome.</p>	<p>Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.</p>
<p><b>PO32</b> Proposed stormwater infrastructure remains fit for purpose for the life of the development.</p>	<p>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.</p>	<p>Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.</p>
<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>AO33</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>	<p>Refer to Civil Engineering Services and Site Based Stormwater Management Plan Report.</p>

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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>	<p><b>N/A</b>                      The development is for a multiple dwelling.</p>

**Table 9.3.2.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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 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</i></p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b>                      The development is for a multiple dwelling.</p>

<p><i>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>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b> The development is for a multiple dwelling.</p>
<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>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b> The development is for a multiple dwelling.</p>
<p><b>PO38</b> Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.</p> <p>Editor's note—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>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A</b> The development is for a multiple dwelling.</p>

### **9.3.3 Landscape code**

#### **9.3.3.1 Application**

This code applies to development where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

#### **9.3.3.2 Purpose**

1. The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.
2. The purpose of the code will be achieved by the following overall outcomes:
  1. a high quality streetscape and on-site landscape enhances the character of the city;
  2. landscape design is used to integrate the natural and built form elements of the site and the locality;
  3. landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;
  4. screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;
  5. plant species and landscaping materials are suited to the Dry Tropics' cyclone prone climate;
  6. plant species, landscape materials and surface treatments are suited to their intended function and user requirements;
  7. plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
  8. landscape design facilitates an accessible, safe and comfortable environment for all users; and
  9. significant on-site vegetation is retained, protected and integrated into the site design wherever practicable.

### 9.3.3.3 Assessment benchmarks

**Table 9.3.3.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Landscape design and character</b>		
<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> </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.</p> <p><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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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> </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> <p><b>AO2.2</b> Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which includes an indicative planting palette.</p> <p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which includes an indicative planting palette.</p>

<p>d) cost effective and convenient maintenance over the long-term.</p>		
<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. Editor's note—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>	<p><b>N/A</b> The development has not included any street planting. Council can condition streetscape upgrades with street trees if required.</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 Landscaping and Open Space.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
	<p><b>AO4.2</b> Streetscape pavements are provided in accordance with the standards set out in the Development manual planning</p>	<p><b>N/A</b> The development has not included any streetscape upgrades, this can be conditioned by Council is required.</p>

	scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	
	<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.	<b>N/A</b> The development has not included any streetscape upgrades, this can be conditioned by Council is required.
<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.	<b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which includes an indicative planting palette.
	<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.	<b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which includes an indicative planting palette.
<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.	<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.  <small>Editor's note—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</small>	<b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.
<b>PO7</b> The use of hard surface treatments within private and public spaces do not	<b>AO7</b> Surface treatments are provided that are consistent with the standards set out	<b>Complies</b>

detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.
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**Table 9.3.3.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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>AO8</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> <li>c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.</li> </ul>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<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. Editor's note—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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan. Landscaping has been included along front and side boundaries to soften to built form outcome and improve visual amenity of the development.</p>

<p><b>PO10</b></p> <p>Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.</p>	<p><b>AO10.1</b></p> <p>Screen planting is provided along the side or rear boundary of a site, which consists of:</p> <ul style="list-style-type: none"> <li>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 growing to a height of 3m within 2 years of planting; and</li> <li>b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.</li> </ul>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan. Screening planting has been provided along the side boundaries.</p>
	<p><b>AO10.2</b></p> <p>A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.</p>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<p><b>PO11</b></p> <p>Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>

<p><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.</p>	<p><b>No acceptable outcome is nominated.</b> Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
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**Table 9.3.3.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Maintenance, drainage, utilities, services and construction</b>		
<p><b>PO13</b> Plant selection and location protects the integrity and function of overhead and underground services.</p>	<p><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>.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which includes an indicative planting palette.</p>
<p><b>PO14</b> Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <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>	<p><b>No acceptable outcome is nominated.</b> Editor's note—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.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan and will not impact on stormwater quantity and quality.</p>
<p><b>PO15</b> Landscaping works, design and</p>	<p><b>No acceptable outcome is nominated.</b> Editor's note—Applicants should refer to the Development</p>	<p><b>Complies</b></p>

<p>materials used minimise maintenance costs and whole of life cycle costs.</p> <p>Editor's note—Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.</p>	<p>manual planning 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>.</p>	<p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<p><b>PO16</b></p> <p>All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.</p>	<p><b>No acceptable outcome is nominated.</b></p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<p><b>PO17</b></p> <p>Drainage of podium planters allows for flush out in future and are adequately drained.</p>	<p><b>No acceptable outcome is nominated.</b></p>	<p><b>N/A</b></p> <p>The development does not include podium planters.</p>
<p><b>PO18</b></p> <p>Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.</p>	<p><b>AO18</b></p> <p>Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space.</p> <p>Editor's note—Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.</p>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan. Irrigation can be provided where required.</p>
<p><b>PO19</b></p> <p>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><b>No acceptable outcome is nominated.</b></p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p><b>Complies</b></p> <p>The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>

**Table 9.3.3.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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>	<p><b>Complies</b> The development retains vegetation where possible.</p>
	<p><b>AO24.2</b> Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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>	<p><b>Complies</b> The retained vegetation will be protected accordingly.</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>	<p><b>Complies</b> The development will comply with AO25.2 where pruning or trimming is required.</p>
	<p><b>AO25.3</b> Retained and significant vegetation damaged during development or construction is treated to repair any</p>	<p><b>Complies</b> The retained vegetation will be protected accordingly.</p>

	<p>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>	<p><b>Complies</b> The retained vegetation will be protected accordingly.</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>Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space.</a></p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan which will optimise water and energy efficiency where possible.</p>
<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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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><b>No acceptable outcome is nominated.</b> Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</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>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>

**Table 9.3.3.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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 in the <a href="#">Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p><b>AO30.1</b> Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
	<p><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.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>

	<p><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.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
<p><b>PO31</b> Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.</p>	<p><b>AO31.1</b> Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
	<p><b>AO31.2</b> Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>
	<p><b>AO31.3</b> Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.</p>	<p><b>Complies</b> The development provides an appropriate landscape design as demonstrated on the attached Landscape Concept Plan.</p>

### **9.3.5 Transport impact, access and parking code**

#### **9.3.5.1 Application**

This code applies to development where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

#### **9.3.5.2 Purpose**

1. The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.
2. The purpose of the code will be achieved through the following overall outcomes:
  1. the function, safety and efficiency of the transport network are optimised;
  2. pedestrians (including people with a disability) and cyclists are provided with a high level of accessibility, safety, amenity and convenience within a development site and on-site facilities are integrated with external walking and cyclist networks and public transport nodes;
  3. the use of public transport is facilitated wherever appropriate;
  4. access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;
  5. access, parking, servicing and associated manoeuvring areas do not detract from streetscape character, and are designed to discourage crime and antisocial behaviour; and
  6. adverse impacts on the environment and the amenity of the locality are avoided.

### 9.3.5.3 Assessment benchmarks

**Table 9.3.5.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<p><b>Transport impact</b>            Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.            Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.</p>		
<p><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.</p> <p>The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future</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="#">SC6.4.5.1 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>.</p>	<p><b>Complies</b>            The development has been designed having regard to the local road network, refer to the attached Traffic Engineering Report.</p>
<p><b>PO2</b>            Development does not compromise the orderly provision or upgrading of the transport network.</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="#">SC6.4.5.1 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>.</p>	<p><b>Complies</b>            The development does not compromise the orderly provision or upgrading the transport network, refer to the attached Traffic Engineering Report.</p>
<p><b>PO3</b>            On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding</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 Designs</a>, and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>.</p>	<p><b>Complies</b>            Refer to the attached Traffic Engineering Report.</p>

<p>networks.</p> <p>Editor's note—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><b>PO4</b></p> <p>As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<p>No acceptable outcome is nominated.</p> <p><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>	<p><b>Complies</b></p> <p>Refer to the attached Traffic Engineering Report. Additionally, as demonstrated on the Architectural Plans which show a pedestrian pathway connecting the development to Ross River Road to encourage active transport within the neighbourhood.</p>

**Table 9.3.5.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<p><b>Site access</b></p> <p>Editor's note—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></p> <p>Access arrangements are appropriate for:</p> <ol style="list-style-type: none"> <li>the capacity of the parking area;</li> <li>the volume, frequency and type of vehicle usage;</li> <li>the function and characteristics of the access road and adjoining road network; and</li> <li>the safety and efficiency of the road network.</li> </ol>	<p><b>AO5</b></p> <p>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>.</p> <p><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>	<p><b>Complies</b></p> <p>Refer to the attached Traffic Engineering Report.</p>

<p><b>PO6</b> Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.</p>	<p><b>No acceptable outcome is nominated.</b> Editor's note— 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><b>Complies</b> Refer to the attached Traffic Engineering Report.</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> Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</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><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO9</b> A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.</p>	<p><b>A09</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 SC6.4.3 Standard Drawings.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO10</b> Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.</p>	<p><b>A010</b> Access is provided in accordance with the standards identified in the</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

	Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	
<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><b>Complies</b> Refer to the attached Traffic Engineering Report.</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><b>Complies</b> Refer to the attached Traffic Engineering Report.</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 forward motion with no more than a three-point turn.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

**Table 9.3.5.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO16</b> Parking areas, pathways and other elements of transport network infrastructure are designed to enhance</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="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.5.1 Townsville Road</a></p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

<p>public safety by discouraging crime and antisocial behaviour, having 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>Editor’s note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>	<p>Hierarchy, SC6.4.6.1 Geometric Road Design, <a href="#">SC6.4.14.2 Public Lighting (Urban, 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>	
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**Table 9.3.5.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<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> </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>.</p> <p><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</a></p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

<p>b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p><a href="#">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>	
<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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</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. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</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> </ul>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, <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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

<ul style="list-style-type: none"> <li>b) be convenient and accessible;</li> <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>		
<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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO22</b> Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</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>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO24</b> Visitor parking for accommodation</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b></p>

activities remains accessible and useable to visitors at all times.		Refer to the attached Traffic Engineering Report.
<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.	No acceptable outcome is nominated.	<b>N/A</b> The development does not include multi-level parking areas.

**Table 9.3.5.3—Assessable development (Part)**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	
<b>Servicing</b>		
<b>PO26</b> Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: <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>	<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> .	<b>Complies</b> Refer to the attached Traffic Engineering Report and the Waste Management Letter ensuring appropriate servicing is achieved.

<p><b>PO27</b> Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p><b>AO27</b> Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.22 Waste Management</a>, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report and the Waste Management Letter ensuring appropriate servicing is achieved.</p>
<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>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report and the Waste Management Letter ensuring appropriate servicing is achieved.</p>

### **9.3.6 Works code**

#### **9.3.6.1 Application**

This code applies to development where the code is identified as applicable in the categories of development and assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

#### **9.3.6.2 Purpose**

1. The purpose of the Works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.
2. The purpose of the code will be achieved through the following overall outcomes:
  1. premises are provided with a level of service which is appropriate to the intended character and function of the zone;
  2. risk to life and property is avoided;
  3. development does not detract from environmental values, including the quality of receiving waters;
  4. development does not detract from the desired character and amenity of the locality;
  5. the integrity and quality of existing infrastructure is maintained;
  6. access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
  7. development facilitates an efficient provision of infrastructure and use of resources; and
  8. whole of life cycle costs for infrastructure are minimised.

### 9.3.6.3 Assessment benchmarks

#### Accepted development subject to requirements-Access and parking

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes	
<b>Access and parking</b>		
<p><b>PO1</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; and</li> <li>c) the function and characteristics of the access road and adjoining road network.</li> </ul>	<p><b>AO1</b> Access is provided in accordance with Australian Standard AS2890.1.</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
<p><b>PO2</b> Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p><b>AO2.1</b> Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10. OR</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>
	<p><b>AO2.2</b> Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.</p>	<p><b>N/A</b> Complies with AO2.1.</p>
<p><b>PO3</b> Parking areas are designed to:</p>	<p><b>AO3.1</b> Parking areas are designed in accordance</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report.</p>

<p>a) be clearly defined, marked and signed;</p> <p>b) be convenient and accessible;</p> <p>c) be safe for vehicles, pedestrians and cyclists; and</p> <p>d) provide spaces which meet the needs of people with disabilities.</p>	<p>with Australian Standard AS2890.1. OR</p>	
<p><b>PO4</b> Landscaping is provided to soften the visual impact of parking areas and to provide shading.</p>	<p><b>AO3.2</b> Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.</p>	<p><b>N/A</b> Complies with AO3.1.</p>
	<p><b>AO4.1</b> Shade trees within parking areas are provided at the following rate:</p> <p>a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and</p> <p>b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces.</p> <p>Editor’s note—The Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.12 Landscaping and Open Space</a> sets out guidance on tree species and planting standards.</p> <p>OR</p>	<p><b>Complies</b> As demonstrated on the attached Architectural Plans and Landscape Concept Plan, trees are provided throughout the parking areas of the development to soften the visual impact as well as provide shading to future residents and visitors.</p>
	<p><b>AO4.2</b> Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.</p>	<p><b>N/A</b> Complies with AO4.1.</p>

<p><b>PO5</b> Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> <li>a) is adequate to meet the demands generated by the development;</li> <li>b) is able to accommodate the design service vehicle requirements;</li> <li>c) is wholly contained within the site; and</li> <li>d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.</li> </ul>	<p><b>AO5.1</b> Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR</p>	<p><b>Complies</b> Refer to the attached Traffic Engineering Report and Waste Management Letter.</p>
	<p><b>AO5.2</b> Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.</p>	<p><b>N/A</b> Complies with AO5.1.</p>

**Table 9.3.6.3—Accepted development subject to requirements (Part)**

Performance outcomes	Acceptable outcomes	
<b>Services and utilities</b>		
<p><b>PO6</b> A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p><b>AO6.1</b> 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> and <a href="#">SC6.4.3 Standard Drawings</a>. <b>Editor’s note</b>—If a main exists, then an application for a water meter will be required.</p>	<p><b>Complies</b> The development will connect to Council’s reticulated water system, refer to the Civil Engineering Services Report.</p>

	<p><b>AO6.2</b> Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO7</b> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p><b>AO7.1</b> The development is connected to council’s reticulated sewerage system via an existing sewer connection to the site.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
	<p><b>AO7.2</b> Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, <a href="#">SC6.4.11.4 Sewerage Planning and Design Guidelines</a> and SC6.4.3 Standard Drawings.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO8</b> Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. Editor’s note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council’s Trade Waste Policy supporting</p>	<p><b>AO8.1</b> The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.</p>	<p><b>Complies</b> Refer to the Waste Management Letter and the attached Architectural Plans demonstrating the location for the bin storage area which is appropriately screened.</p>
	<p><b>AO8.2</b> On sites in an industrial zone that are greater than 2,000m<sup>2</sup> in area, provision is</p>	<p><b>N/A</b> The subject site is located in the Low Density Residential Zone.</p>

the Water Act 2000, Plumbing and Drainage Act 2002 and the Standard Plumbing Regulation 2003	made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 3 point turn.	
<b>PO9</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.	<b>AO9.1</b> The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	<b>Complies</b> Refer to the Civil Engineering Services and Site Based Stormwater Management Plan which confirms the development will not result in an increase in flood level.
	<b>AO9.2</b> Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.	<b>Complies</b> Refer to the attached Site Based Stormwater Management Plan.
<b>PO10</b> The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	<b>AO10</b> Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	<b>Complies</b> Refer to the attached Site Based Stormwater Management Plan.

### Assessable development-Services and utilities

**Table 9.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Services and utilities</b>		

<p><b>PO11</b> A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p><b>AO11.1</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</p>	<p><b>Complies</b> The development is located within an urban area and will be connected to Council’s reticulated water system.</p>
	<p><b>AO11.2</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></p>	<p><b>N/A</b> Complies with AO11.1.</p>
	<p><b>AO11.3</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></p>	<p><b>Complies</b> Refer to the attached Civil Engineering Services Report.</p>
<p><b>PO12</b> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public</p>	<p><b>AO12.1</b> Where within an area designated for urban development, the development is connected to the council’s reticulated sewerage system in accordance with the</p>	<p><b>Complies</b> The development is located within an urban area and will be connected to Council’s reticulated sewerage system.</p>

health and avoids adverse impacts on environmental values.	Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR	
	<b>AO12.2</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>	<b>N/A</b> Complies with AO12.1.
	<b>AO12.3</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.	<b>Complies</b> Refer to the attached Civil Engineering Services Report.
<b>PO13</b> The design and management of the development integrates water cycle elements having regard to: a) reducing potable water demand; b) minimising wastewater production; c) minimising stormwater peak discharges and run-off volumes;	<b>AO13</b> Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.10 Stormwater Quality</a> and <a href="#">SC6.4.10.2 Water Sensitive Urban Design.</a>	<b>Complies</b> Refer to the attached Civil Engineering Services Report.

<p>d) maintaining natural drainage lines and hydrological regimes as far as possible;</p> <p>e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and</p> <p>f) efficient use of water.</p>		
<p><b>PO14</b></p> <p>The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p><b>AO14</b></p> <p>For other than the Rural zone, premises are serviced by:</p> <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 2,500m<sup>2</sup> within an area where the existing supply is overhead.</li> </ul> <p>Editor's note—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>Complies</b></p> <p>The development will be connected to an appropriate electricity supply.</p>
<p><b>PO15</b></p> <p>Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p><b>AO15</b></p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> <p>Editor's note—The Development manual planning scheme</p>	<p><b>Complies</b></p> <p>The development will be connected to telecommunications infrastructure.</p>

	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.	
<b>PO16</b> Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.	<b>Complies</b> Provision will be made for future telecommunications services to be achieved when appropriate.
<b>PO17</b> Where available, provision is made for reticulated gas.	<b>AO17</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 (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services. Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.	<b>Complies</b> If required, the development can be connected to reticulated gas.
<b>PO18</b> Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. Editor's note—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.	<b>Complies</b> Appropriate access is provided for the maintenance of services and utilities when required.

**Table 9.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<p><b>Earthworks</b></p> <p><b>Editor’s note—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:</b></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 Volume 2, Part 3.1.1</a>).</li> </ul> <p><b>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).</b></p> <p><b>Editor’s note—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</b></p>		
<p><b>PO19</b></p> <p>Filling and excavation does not result in contamination of land or pose a health and safety risk.</p>	<p><b>AO19</b></p> <p>Filling and excavation does not:</p> <ul style="list-style-type: none"> <li>a) use contaminated materials as fill;</li> <li>b) excavate contaminated material; and</li> <li>c) use waste material as fill.</li> </ul> <p><b>Editor’s note—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>.</b></p>	<p><b>Complies</b></p> <p>Refer to the Civil Engineering Services Report.</p>
<p><b>PO20</b></p> <p>Earthworks result in stable landforms and structures.</p>	<p><b>AO20</b></p> <p>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 <a href="#">SC6.4.7.4 Earthworks Construction</a>.</p>	<p><b>Complies</b></p> <p>Refer to the Civil Engineering Services Report.</p>

<p><b>PO21</b> Earthworks are undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>a) maintains natural landforms as far as possible; and</li> <li>b) minimises height of retaining walls and batter faces.</li> </ul>	<p><b>AO21.1</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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
	<p><b>AO21.2</b> Retaining walls are designed and constructed:</p> <ul style="list-style-type: none"> <li>a) certified as stable by a Registered Professional Engineer of Queensland; and</li> <li>b) have a combined height of retaining wall and fence of not more than 2 metres.</li> </ul>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO22</b> Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO23</b> Earthworks do not cause environmental harm.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO24</b> Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.</p>	<p><b>AO24</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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>

<p><b>PO25</b> Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.</p>	<p><b>AO25</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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO26</b> Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.</p>	<p><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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO27</b> Filling or excavation does not prevent or create difficult access to any property.</p>	<p><b>AO27</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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>
<p><b>PO28</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</p>	<p><b>AO28</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.</p>	<p><b>Complies</b> Refer to the Civil Engineering Services Report.</p>

minimises adverse impacts on the road network.		
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**Table 9.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Movement networks</b>		
<p><b>PO29</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>AO29</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>	<p><b>Complies</b></p> <p>The development will undertake appropriate works to ensure the design and construction of external road works are in accordance with the Development manual planning scheme policy.</p>
<p><b>PO30</b></p> <p>Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p> <ul style="list-style-type: none"> <li>a) the current and projected level of usage;</li> </ul>	<p><b>AO30</b></p> <p>Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</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="#">SC6.4.20.1 Footpath Treatment</a></p>	<p><b>Complies</b></p> <p>The development will undertake appropriate works for streetscape, footpaths and cycle paths that are in accordance with the Development manual planning scheme policy.</p>

<p>b) the desired streetscape character; and c) activities which are anticipated to occur within the verge.</p>	<p>Policy; <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.</p>	
<p><b>PO31</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.</p>	<p><b>AO31</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>.</p>	<p><b>Complies</b> The parking areas within the development are in accordance with the Development manual planning scheme policy.</p>
<p><b>PO32</b> Movement networks can be easily and efficiently maintained.</p>	<p><b>AO32</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>.</p>	<p><b>Complies</b> Infrastructure for the development has been designed in accordance with the Development manual planning scheme policy.</p>

**Table 9.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Waste management</b>		
<p><b>PO33</b> Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which: a) is of adequate size to accommodate the expected</p>	<p><b>AO33</b> 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>Complies</b> Waste management for the development has been designed in accordance with the Development manual planning scheme policy, refer to attached Waste Management Letter.</p>

<p>amount of refuse to be generated by the use;</p> <p>b) is in a position that is conveniently accessible for collection at all times;</p> <p>c) is able to be kept in a clean, safe and hygienic state at all times; and</p> <p>d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</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>	
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**Table 9.3.6.3—Assessable development (Part)**

Performance outcomes	Acceptable outcomes	
<b>Construction management</b>		
<p><b>PO34</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>	<p><b>Complies</b></p> <p>The construction of the development will ensure it does not cause unacceptable impacts to the surrounding locality. Appropriate conditions can be added to the development approval.</p>
<p><b>PO35</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>	<p><b>Complies</b></p> <p>The construction of the development will ensure that the site and adjoining road are maintained in a tidy, safe and hygienic manner. Appropriate conditions can be added to the development approval.</p>
<p><b>PO36</b></p> <p>Traffic and parking generated</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to the Development</p>	<p><b>Complies</b></p>

<p>during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p>The construction of the development will ensure any traffic and parking generated will minimise the impact on amenity to the surrounding locality. Appropriate conditions can be added to the development approval.</p>
<p><b>PO37</b> Council's infrastructure is not damaged by construction activities.</p>	<p><b>No acceptable outcome is nominated.</b> <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>	<p><b>Complies</b> The construction of the development will ensure Council's infrastructure is not damaged.</p>
<p><b>PO38</b> The integrity of new infrastructure is maintained.</p>	<p><b>No acceptable outcome in nominated.</b> <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>	<p><b>Complies</b> The construction of the development will ensure any new infrastructure is maintained.</p>
<p><b>PO39</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>AO39</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>	<p><b>Complies</b> Construction will be undertaken in accordance with the Development manual planning scheme policy. Appropriate conditions can be added to the development approval.</p>
<p><b>PO40</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>AO40</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>	<p><b>Complies</b> Construction will be undertaken in accordance with the Development manual planning scheme policy. Appropriate conditions can be added to the development approval.</p>