

6.2.1 LOW DENSITY RESIDENTIAL ZONE CODE

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Home based business			
<p>PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1 The home based business:</p> <ol style="list-style-type: none"> 1. is carried out in an existing building or structure; 2. does not use more than 60m² of the gross floor area of the building or structure; 3. involves at least one or more residents of the dwelling house; 4. involves not more than one non-resident employee; 5. where bed and breakfast accommodation, does not exceed three bedrooms; 6. does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p>	N/A	Not applicable

	<ol style="list-style-type: none"> 1. does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling; 2. contains visitor parking within the site; 3. does not involve hiring out of materials, goods, appliances or vehicles; and 4. does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site. <p>Editor’s note—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>A01.2 Functional aspects of the use such as service areas, material storage or</p>	<p>N/A</p>	

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

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

Performance outcomes	Acceptable outcomes	Complies	Comment
----------------------	---------------------	----------	---------

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

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

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

Additional benchmarks for accepted development subject to requirements in precincts

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

Performance outcomes	Acceptable outcomes	Complies	Comment
<p>Additional benchmarks for accepted development subject to requirements and assessable development in precincts</p> <p>Note—Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.</p>			
<p>For accepted development subject to requirements and assessable development</p>			
<p>Stables precinct</p>			
<p>PO5 Only dwelling houses or caretaker’s accommodation are established in the precinct.</p>	<p>A05 The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.</p>	N/A	Not applicable – the site is not located in the Stables precinct
<p>PO6 Reconfiguration does not result in additional lots being created.</p>	<p>A06 Lot size is no less than 1,000m².</p>	N/A	
<p>PO7 The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.</p>	<p>A07 Where stables are proposed, the site has a minimum area of 1,000m².</p>	N/A	
<p>PO8 Stables are established where provision is made for a manager living on-site.</p>	<p>A08 Stables are established on the same site as a dwelling house or caretaker’s accommodation.</p>	N/A	

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

For assessable development

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

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development			
Amenity			
PO10 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: <ol style="list-style-type: none"> 1. noise; 2. hours of operation; 3. traffic; 4. visual impact; 5. odour and emissions; 6. lighting; 7. access to sunlight; 	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	Complies The proposal is a residential use which is in keeping with the existing and intended character of the low density residential zoning of the locality. The site adjoins Mount Low Parkway to the east, drainage reserve to the north, vacant land approved for a low density residential subdivision to the west and vacant land approved for a childcare centre to south. The proposal has been designed to minimise impacts on adjoining land through: <ul style="list-style-type: none"> ▪ Incorporating compliant setbacks to the street and adjoining boundaries ▪ Upper level balconies are not proposed, which thereby mitigates overlooking opportunities and protects privacy of adjoining premises. It also assists in minimising reverse amenity impacts from adjoining landuses ie the childcare and Mount Low Parkway ▪ Incorporates buffer plantings and generous landscaping throughout the development

<p>8. privacy; and 9. outlook.</p>			<ul style="list-style-type: none"> ▪ Traffic generation has been assessed by a traffic specialist who confirms that traffic generation associated with the proposal is considered to be low and acceptable for the local road network and ▪ Facilitates generous access to sunlight and does not result in overshadowing <p>Noise impacts are anticipated to be acceptable and consistent with surrounding residential uses. Noise impacts from the adjoining road and future child care centre to the south are expected to be mitigated through the inclusion of solid boundary fencing.</p> <p>Accordingly, the proposal is considered to comply with PO10 as it minimises amenity impacts on surrounding landuses and provides an appropriate level of amenity from within the site.</p>
<p>PO11 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	<p>No acceptable outcome is nominated.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies The proposed multiple dwelling development will be landscaped in accordance with the Concept Landscape Plan (refer to Appendix E). The plan incorporates extensive landscape treatments throughout the site to soften the built form, enhance visual amenity, and provide effective screening. Shade trees and complementary planting will establish an attractive and functional setting that enhances residential amenity and contributes to the overall character of the development.</p>
<p>PO12 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>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>Not applicable The subject site is not within 500m of any industrial or special purpose zoning.</p>

<ol style="list-style-type: none"> 1. achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; 2. achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and 3. does not experience offensive odours. 			
--	--	--	--

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

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development			
Crime prevention through environmental design			
<p>PO13 Development facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> 1. opportunities for casual surveillance and sight lines; 	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<p>Complies The proposed multi-dwelling development has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind to enhance safety and security. Key design measures include:</p> <ul style="list-style-type: none"> ▪ The development provides clear sight lines and opportunities for casual surveillance across common landscape areas. ▪ A gated entry restricts unauthorised access to the premises, ensuring controlled entry points.

<p>2. exterior building design that promotes safety;</p> <p>3. adequate lighting;</p> <p>4. appropriate signage and wayfinding;</p> <p>5. minimisation of entrapment locations; and</p> <p>6. building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Editor’s note—Applicants should have regard to <u>Crime Prevention through Environmental Design Guidelines for Queensland</u>.</p>			<ul style="list-style-type: none"> ▪ The built form clearly delineates private and public spaces, reducing the potential for concealed or enclosed areas. ▪ Adequate internal and external lighting will be installed throughout the development to improve visibility and surveillance. ▪ The layout is straightforward, minimising the need for extensive signage or wayfinding measures. ▪ Building entrances, visitor parking and bin storage facilities are positioned in open, visible locations to discourage concealment and improve passive surveillance.
--	--	--	--

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
General			
<p>PO14 Development minimises impacts on remaining areas of ecological significance within the zone.</p>	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<p>Complies The subject is not mapped as containing or adjoining any areas of ecological significance.</p>
<p>PO15 On elevated or steeply sloping</p>	No acceptable outcome is nominated.	N/A	<p>Not applicable The site does not include elevated or steep sloping land.</p>

<p>sites:</p> <ol style="list-style-type: none"> 1. development is sympathetic to the natural landform through the use of terraced or split level building forms; 2. the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and 3. buildings avoid highly reflective finishes. 			
--	--	--	--

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Parking and servicing			
<p>PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p>AO16 Vehicle parking structures are located:</p> <ol style="list-style-type: none"> 1. behind the building setback; or 2. behind the building; or 3. at basement level. 	<input checked="" type="checkbox"/>	<p>Complies Car parking is illustrated on the proposal plan included as Appendix A. All spaces are provided behind the building line, internal to the site and not visible from the street.</p>

	Figure 6.4 – Concealment of parking structure illustrates.		
--	--	--	--

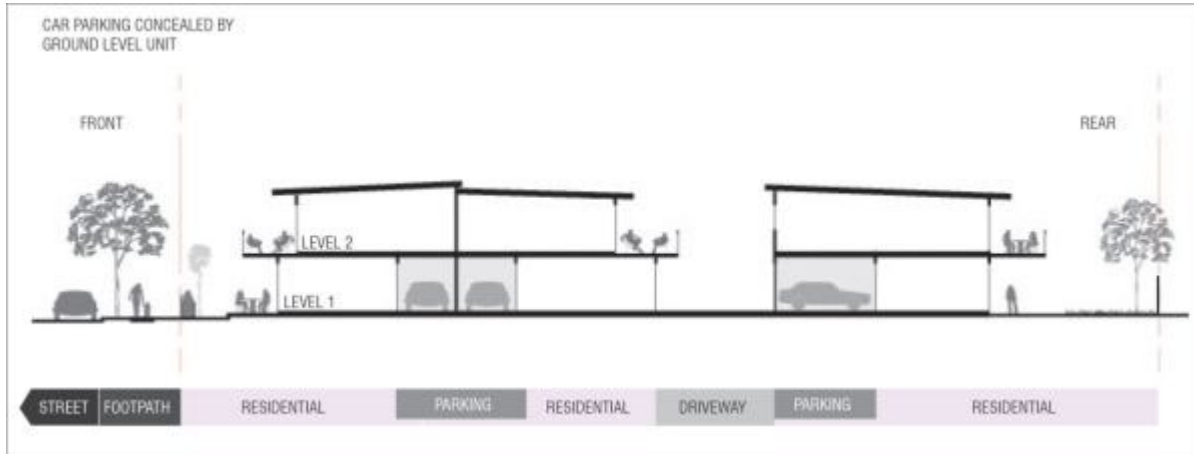


Figure 6.4 Concealment of parking structure

<p>PO17 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><input checked="" type="checkbox"/></p>	<p>Complies The proposed waste storage and servicing areas are illustrated on Appendix A. The waste storage areas are located within the site screened from public view and will not result in adverse impacts on adjoining premises.</p>
--	--	--	--

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development — where a non-residential or tourist accommodation use			
<p>PO18 Non-residential uses are established only where:</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should have regard to <u>Economic impact assessment planning scheme policy no. SC6.5</u> for guidance on how to demonstrate</p>	<p>N/A</p>	<p>Not applicable The proposed use does not involve a non residential or tourist accommodation use.</p>

<ol style="list-style-type: none"> 1. compatible with local character and amenity; 2. limited in scale and supporting the day-to-day needs of the local community; and 3. not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>compliance with this performance outcome.</p>		
<p>PO19 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>Not applicable</p>
<p>PO20 Development is of a house compatible scale.</p>	<p>AO20.1 The use does not involve any building work or only minor building work. OR</p>	<p>N/A</p>	<p>Not applicable</p>
	<p>AO20.2 Where a new building is proposed:</p> <ol style="list-style-type: none"> 1. buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; 	<p>N/A</p>	<p>Not applicable</p>

	<ol style="list-style-type: none"> 2. the building does not exceed 250m² in gross floor area; 3. site cover does not exceed 60%; and 4. the maximum length of any wall is 12m. 		
--	--	--	--

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

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development – where a multiple dwelling, residential care facility or retirement facility development			
Location			
<p>PO21 Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p> <ol style="list-style-type: none"> 1. they can be designed to be compatible with local character and low density scale of development; 2. having convenient walkable access to the city’s network of centres; 3. having convenient walkable access to public transport; and 	<p>AO21 The premises:</p> <ol style="list-style-type: none"> 1. is located within 400m of a centre zone or public transport stop on a major road; 2. has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; 3. has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and 4. is located within 400m of a park. 	<input checked="" type="checkbox"/>	<p>Complies The premises has the following attributes:</p> <ul style="list-style-type: none"> ▪ Is located opposite the Bushland Beach Plaza which is zoned Local centre. Bus stops are positioned in close proximity to the site (ie 130m) along Mount Low Parkway and Lynwood Ave. ▪ The site has an area of 4,670m² and has a 21m frontage to Poole Way and 57m to Mount Low Parkway. ▪ The site is 155m away for Ugarte Park and 220m from Bushland Beach skate park adjoining sporting fields.

<p>4. having convenient walkable access to recreational facilities.</p>			
<p>PO22 Buildings are low-rise and of a house compatible scale.</p>	<p>AO22 Building design achieves:</p> <ol style="list-style-type: none"> 1. a site cover that does not exceed 65% of site area; 2. a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and 3. the maximum length of any wall is 12m. 	<input checked="" type="checkbox"/>	<p>Performance outcome Proposed Development Characteristics</p> <ul style="list-style-type: none"> • Site cover: 38.7% • Building height: Maximum of 2 storeys and 8.5m • Wall length: Max. 14m <p>The proposal includes minor exceedances of the maximum wall length of up to 2m for upper-storey and elevations on Buildings 2–8. These elevations are carefully designed with articulation and a mix of material and finishes to visually break up wall lengths and reduce the perceived bulk when view from adjoining premises.</p> <p>This approach ensures the development presents as eight distinct, well-articulated two-storey buildings. The design achieves a low-rise, low density scale that aligns with the intent of PO22, whilst maintaining the low-density character of the surrounding area and delivers high-quality architectural outcome.</p>
<p>PO23 Building setbacks and landscaping:</p> <ol style="list-style-type: none"> 1. create an attractive, consistent and cohesive streetscape; 2. maintain appropriate levels of light and solar 	<p>AO23.1 Buildings are set back from street frontages:</p> <ol style="list-style-type: none"> 1. within 20% of the average front setback of adjoining buildings; or 2. where there are no adjoining buildings, 3m. 	<input checked="" type="checkbox"/>	<p>Complies The proposed multi dwelling units are setback 4m from Poole Way and 4m from Mount Low Parkway.</p>

penetration, air circulation, privacy and amenity for existing and future buildings; and 3. do not prejudice the development or amenity of adjoining sites.	Figure 6.5 – Appropriate front setbacks illustrates.		
	AO23.2 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only). Figure 6.6 – Appropriate front and rear setbacks illustrates.	<input checked="" type="checkbox"/>	Complies As illustrated on the concept Landscape plan the proposal includes a 2m landscape strip across the site’s frontage to Poole Way (Appendix E).
	AO23.3 The side boundary setback is a minimum of: <ol style="list-style-type: none"> 1. 1.5m for a wall up to 4.5m high; 2. 2m for a wall up to 7.5m high; and 3. 2.5m for any part of a wall over 7.5m high. 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.	<input checked="" type="checkbox"/>	Complies As illustrated on the architectural plans all building are setback a minimum of 2m from all side boundaries (Appendix A).
AO23.4 The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.	<input checked="" type="checkbox"/>	Complies We are of the view that the subject site does not include a rear boundary, because the site has two road frontages and therefore only includes two side boundaries.	

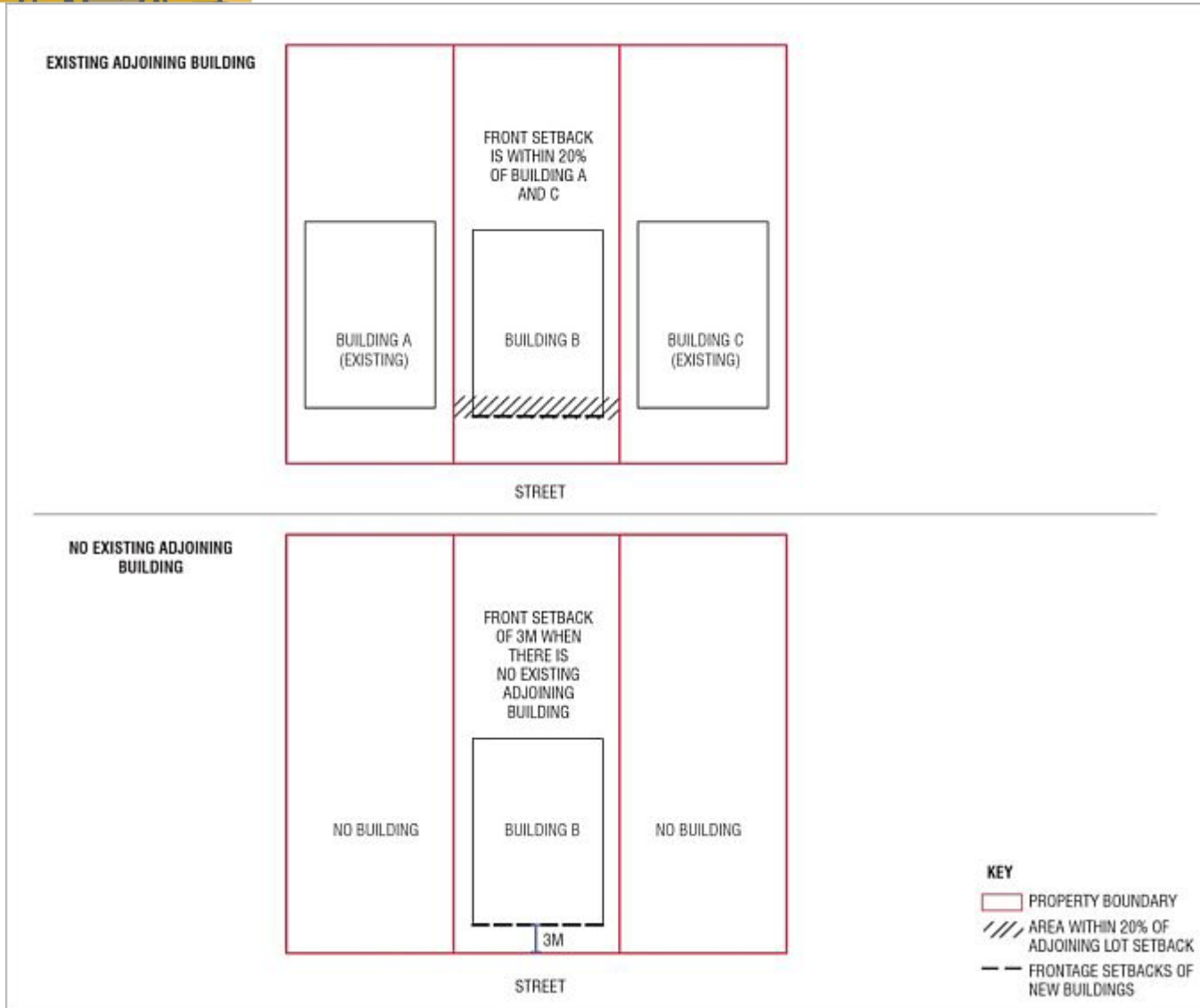


Figure 6.5 Appropriate front setbacks

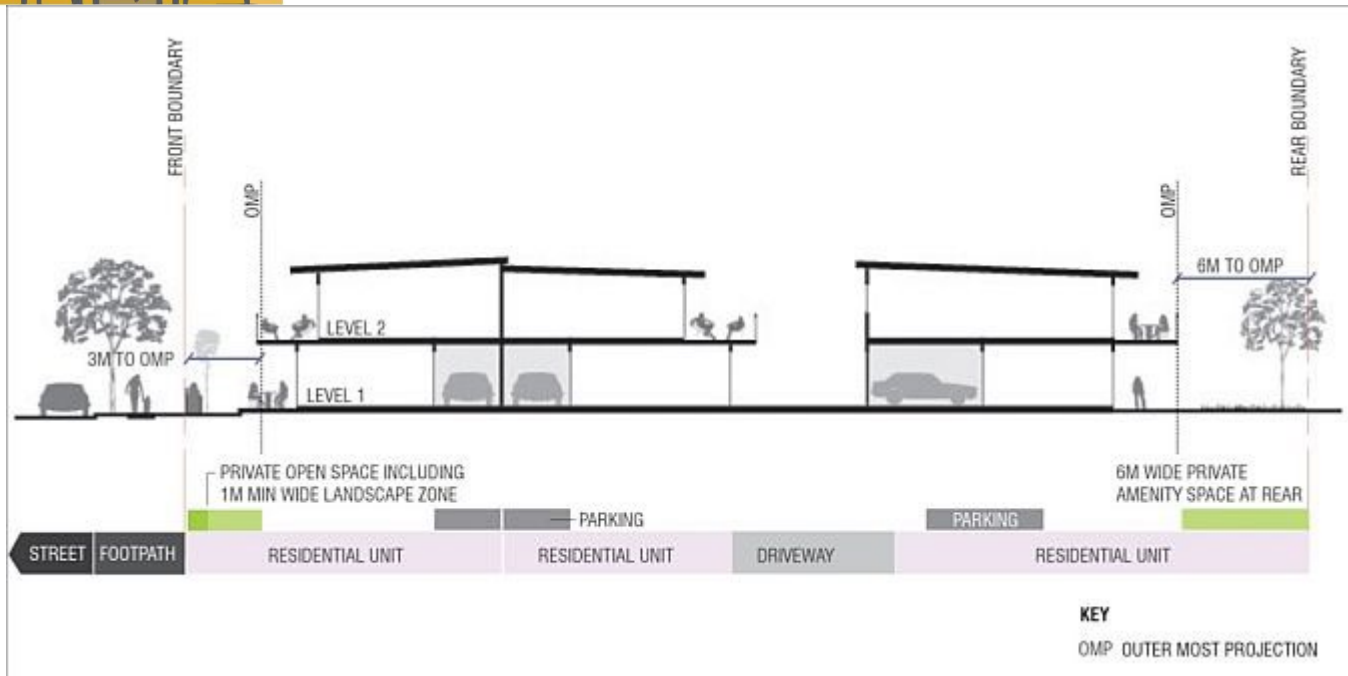


Figure 6.6 Appropriate front and rear setbacks

<p>PO24 Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>	<p>AO24 Built to boundary walls:</p> <ol style="list-style-type: none"> 1. are for non-habitable rooms or spaces only; 2. are not located within the front or rear setback; 3. are not located within 1.5m of a habitable room or house on an adjoining lot; 	<p>N/A</p>	<p>Not applicable The proposal is for multi-dwelling units, and therefore will not involve built to boundary walls. Shared walls are provided as part of the development but are not 'built to boundary' walls.</p>
---	--	------------	---

	<ul style="list-style-type: none"> 4. have a maximum height of 3m; and 5. have a maximum length of 9m. 		
<p>PO25 Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> 1. minimising the extent of shadows on usable private open space or public spaces; and 2. providing adequate sunlight to habitable rooms. 	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<p>Complies</p> <p>The proposed development includes building 3-4 and 6-8 which align to the north-south and building 1, 4-5 align east-west. This configuration optimizes passive solar design principles, ensuring compliance with solar access provisions and minimizing overshadowing of adjoining dwellings. It also facilitates excellent solar access to each habitable room as shown in Appendix A.</p>
<p>PO26 Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> 1. the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; 2. variations in material and building form; 	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	<p>Complies</p> <p>As illustrated in the architectural plan package (Appendix A) the proposal includes design elements that make it an interesting low rise and attractive development when viewed from the street.</p>

<ol style="list-style-type: none"> 3. modulation in the façade, horizontally or vertically; 4. articulation of building entrances and openings; 5. corner treatments to address both street frontages; 6. elements which assist in wayfinding and legibility; and 7. elements which relate to the context including surrounding buildings, parks, streets and open spaces. <p>Figure 6.7 – Building design elements provides indicative guidance.</p>			
<p>PO27 Roof form assists in reducing the appearance of building bulk by:</p> <ol style="list-style-type: none"> 1. articulating individual dwellings; and 2. incorporating variety in design through use of roof 	<p>No acceptable outcome is nominated.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies The proposed roof form is illustrated in the proposed architectural plan package included in Appendix A. The roof form incorporates variety of roof types including gable and skillion roofs. The design also incorporates articulation and steps in individual building to assist reducing the appearance of bulk when viewed from adjoining premises or the surrounding street.</p>

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

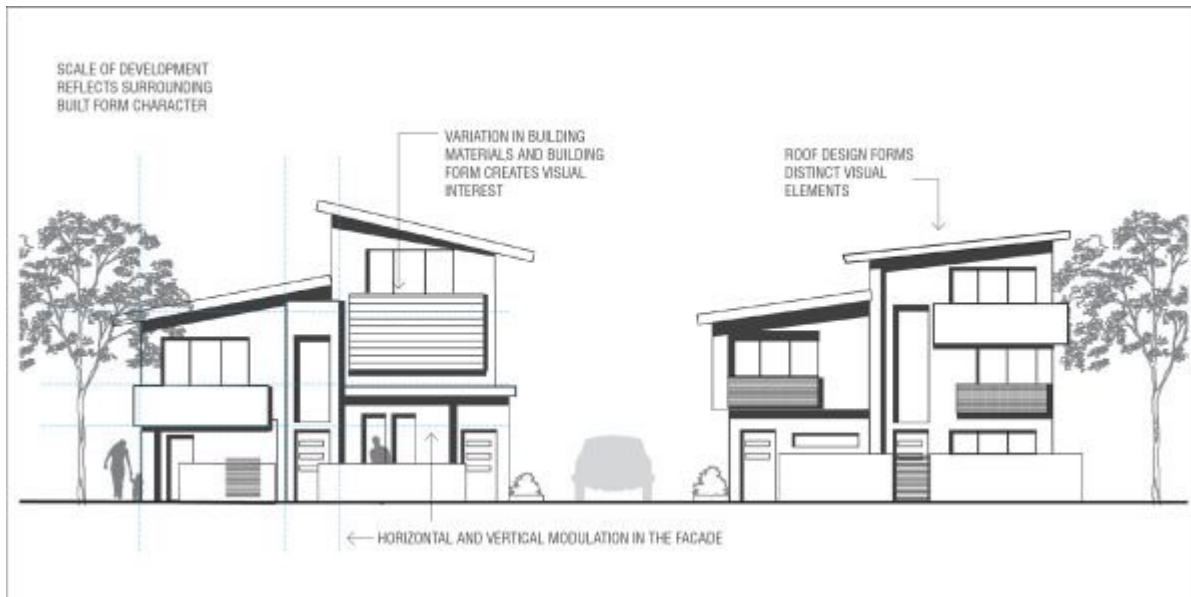


Figure 6.7 Building design elements

<p>PO28 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.</p>	<p>AO28.1 Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.8 – Design for casual surveillance illustrates.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies While the buildings do not incorporate balconies above ground they do incorporate large windows and openings that allow casual surveillance of internal driveways, adjoining streets and other public spaces.</p>
---	--	--	--

	<p>AO28.2 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>	<input checked="" type="checkbox"/>	<p>Complies The proposal involves a 1.8m high fence along the site's frontage to Poole Way. The fence is made of a variety of materials including powder coated batten gates, concrete block and wood paling fence. This outcome provides residents added security, while still facilitating casual surveillance opportunities.</p>
--	--	-------------------------------------	---

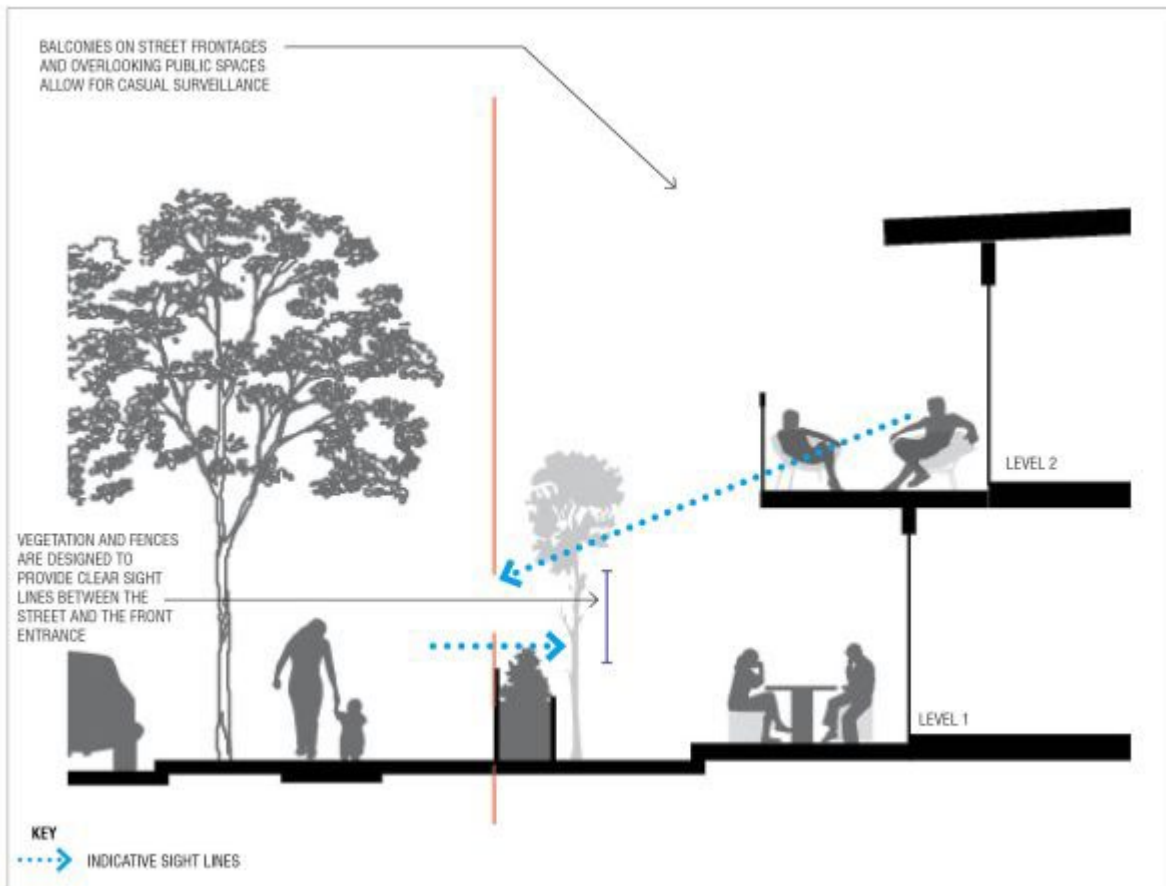


Figure 6.8 Design for casual surveillance

Planning Report – Revision A

<p>PO29 Development provides private open space that is:</p> <ol style="list-style-type: none"> 1. well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; 2. provides a high level of privacy for residents and neighbours; and 3. has sufficient size and shape to meet the needs of a diversity of potential residents. 	<p>AO29.1 For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ol style="list-style-type: none"> 1. a minimum area of 35m²; 2. a minimum dimension of 3m; and 3. clear of any utilities such as gas, water tanks or air-conditioning units. 	<input checked="" type="checkbox"/>	<p>Complies As illustrated in the architectural plan package in Appendix A, each ground floor unit is provided with a minimum private open space area of 35m² with and a minimum dimension of 3m and excluding any utilities.</p>
	<p>AO29.2 For a dwelling above ground storey, private open space is provided as a balcony with:</p> <ol style="list-style-type: none"> 1. a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; 2. a minimum dimension of 3m; and 3. clear of any utilities such as air conditioning units or drying space. 	<p>N/A</p>	<p>Not applicable Each unit is provided with private open space at ground level.</p>
	<p>AO29.3 Where clothes drying areas are provided on private balconies they are screened</p>	<p>N/A</p>	<p>Not applicable Clothes drying areas are not proposed on private balconies.</p>

	from public view and do not take up more than 10% of the balcony area.		
	AO29.4 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.	<input checked="" type="checkbox"/>	Complies As shown of the architectural plan package in Appendix A, all private open spaces areas are located at ground, and will have side fencing to prevent opportunities to overlook main living or private open space areas of adjoining units.
PO30 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	Complies The proposal includes approximately 500m2 of communal open space allowing for a range of uses ie parking, bin storage and landscaping.
PO31 Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	Complies Due to the relatively small scale of the development, the communal open spaces areas are intended to provide for activities such as parking with extensive landscaping to enhance the attractiveness of the development. Active communal recreational space is not required to meet the needs of residents, noting that parkland is located close to the site.
PO32 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.	<input checked="" type="checkbox"/>	Complies No air conditioners are proposed at this stage though should the proposal be approved this requirement is anticipated to be included as part of the conditions of approval.

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

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

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

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

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

1.1.1 WORKS CODE

Performance Outcomes and Acceptable Outcomes for the Works Code

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
Services and utilities			
PO11 A potable water supply is provided that is adequate for the needs of the intended use.	AO11.1 Where within an area designated for urban or rural residential development, the development is connected to council’s reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR AO11.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.7 On-Site Water Supply.	<input checked="" type="checkbox"/>	Complies The subject site is located in an urban zone and is proposed to be connected to reticulated water which is available on the Poole Way frontage. Further detail is provided in the Engineering plans included in Appendix C.
	AO11.3 Water supply systems and connections are designed and constructed in accordance with the Development	<input checked="" type="checkbox"/>	Complies The water supply and connections will be designed and constructed in accordance with the development manual planning scheme policy No.SC6.4 -SC6.4.11.2 water supply

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings .		planning and design guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.
PO12 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	AO12.1 Where within an area designated for urban development, the development is connected to the council’s reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR AO12.2 Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.8 On-Site Sewerage Facilities .	<input checked="" type="checkbox"/>	Complies The subject site is in an urban zone and is proposed to be connected to reticulated sewer which is available along the Mount Low Parkway frontage. Further details are provided in the attached Engineering plans included in Appendix C.
	AO12.3 Waste water systems and connections	<input checked="" type="checkbox"/>	Complies

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	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, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.		The wastewater systems and connections will be designed and constructed in accordance with the development manual planning scheme policy No.SC6.4 -SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.
<p>PO13 The design and management of the development integrates water cycle elements having regard to:</p> <ul style="list-style-type: none"> (a) reducing potable water demand; (b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where 	<p>AO13 Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.</p>	<input checked="" type="checkbox"/>	<p>Complies The design and management of the proposed development integrates water cycle elements in accordance with the Planning scheme policy no. SC6.4 Stormwater Quality and waste sensitive urban design. Refer to the accompanying Site based stormwater management plan included in Appendix B, which includes the following measures:</p> <ul style="list-style-type: none"> ▪ The amount of runoff leaving the site during construction is kept to a minimum. ▪ ESC plan to be endorsed and implemented incorporates sedimentation basin/s, diversion drains, silt fences and construction entry/ exit pads. ▪ Proprietary water quality treatment devices to be installed during the operational works phase. ▪ Stormwater to be discharges into an existing stormwater outlet.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
public safety and amenity will not be compromised; and (f) efficient use of water.			
<p>PO14 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p>AO14 For other than the Rural zone, premises are serviced by:</p> <ul style="list-style-type: none"> (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m² within an area where the existing supply is overhead. <p>Editor's note—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed development is proposed to be connected to underground electricity supply approved by an approved supplier. It is understood there is an existing electricity supply and Pad Mount Transformer located in Poole Way.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO15 Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p>AO15 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority. Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services provides additional information regarding the supply of telecommunications.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed development will be connected to telecommunication infrastructure in accordance with Council’s conditions of approval and the relevant regulatory authority requirements.</p>
<p>PO16 Provision is made for future telecommunications services (for example fibre optic cable).</p>	<p>No acceptable outcome is nominated.</p>	<input checked="" type="checkbox"/>	<p>Complies Provision will be made for future telecommunication service such optic fibre cable housing. This will be undertaken in accordance with any conditions of approval and the relevant regulatory body’s requirements</p>
<p>PO17 Where available, provision is made for reticulated gas.</p>	<p>AO17 Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p>	<p>N/A</p>	<p>Not applicable Reticulated gas is not known to be available in Bushland Beach.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Editor’s note—Applicants should also have regard to the metering requirements of other relevant authorities.</p>		
<p>PO18 Adequate access is provided to public services and utilities for future maintenance.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.</p>	<input checked="" type="checkbox"/>	<p>Complies Existing services and infrastructure are already located in existing easements. Future infrastructure where required will also be located in an easement in favour of the relevant service provider.</p>

Earthworks

Editor’s note—Applicants should be aware that some retaining walls constitute building works that are assessable under the *Building Regulation 2006*. No approval is required under the *Building Regulation 2006* for retaining walls if:

- (a) there is no surcharge loading; and
- (b) the height of wall or height of fill or excavation is not more than 1m; and
- (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 BCA Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar).

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.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO19 Filling and excavation does not result in contamination of land or pose a health and safety risk.</p>	<p>AO19 Filling and excavation does not:</p> <ul style="list-style-type: none"> (a) use contaminated materials as fill; (b) excavate contaminated material; and (c) use waste material as fill. <p>Editor’s note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal involves a small amount of excavation and fill to be undertaken in accordance with the accompanying engineering plans included in Appendix C. No significant filling is proposed and nor is any contaminated material proposed to be used as fill.</p>
<p>PO20 Earthworks result in stable landforms and structures.</p>	<p>AO20 Earthworks and the construction of retaining walls and batters 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>	<input checked="" type="checkbox"/>	<p>Complies The proposed earthworks and any ancillary retaining walls and batters will be undertaken in accordance with the proposed engineering plans (included as appendix C) and certified by RPEQ. It is understood the engineering plan have been designed in accordance with Council PSP No 6.4 – Earthworks design and earthworks construction.</p>
<p>PO21 Earthworks are undertaken in a manner that:</p>	<p>AO21.1 Earthworks are undertaken in accordance with the Development manual planning scheme policy no.</p>	<input checked="" type="checkbox"/>	<p>Complies Refer above</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
1. maintains natural landforms as far as possible; and 2. minimises height of retaining walls and batter faces.	SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.		
	AO21.2 Retaining walls are designed and constructed: (a) certified as stable by a Registered Professional Engineer of Queensland; and (b) have a combined height of retaining wall and fence of not more than 2 metres.	<input checked="" type="checkbox"/>	Performance outcome All retaining walls will be designed and certified by RPEQ engineer. The combined fence and retaining wall height may exceed 2m in height, noting the external fences are proposed to be 1.8m in height. The proposal complies with PO21 as the earthworks will be undertaken in a manner that maintains the natural ground level as much as possible and seeks to minimise the height of retaining walls where possible (Appendix B).
PO22 Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	Complies The proposed earthworks are minimal and will not unduly impact the amenity or privacy of the future occupants or persons on adjoining land.
PO23 Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	<input checked="" type="checkbox"/>	Complies The proposed earthworks will not cause or result in environmental harm.
PO24 Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	AO24 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks	<input checked="" type="checkbox"/>	Complies The proposed earthworks will to be undertaken in accordance with accompanying Stormwater management plan and civil engineering plans included in Appendices B & C. The proposed works will be undertaken in accordance

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	Design and SC6.4.7.4 Earthworks Construction.		with the PSP No. 6.4 Earthworks design and earthworks construction and will not result in adverse impacts on downstream owners.
PO25 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	AO25 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	Complies The proposed earthworks will to be undertaken in accordance with accompanying Stormwater management plan and civil engineering plans includes Appendices B & C. The proposed works will be undertaken in accordance with the PSP No. 6.4 Earthworks design and construction and will not result in adverse impacts on downstream owners.
PO26 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	AO26 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	Complies The proposed earthworks will not result in adverse impacts on the operation of existing or proposed infrastructure or any future access to these service for future maintenance.
PO27 Filling or excavation does not prevent or create difficult access to any property.	AO27 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	<input checked="" type="checkbox"/>	Complies Earthworks will not impact any existing or proposed access as result of the proposed works.

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO28 Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.</p>	<p>AO28 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>	<input checked="" type="checkbox"/>	<p>Complies The proposed earthworks are expected to be minimal, undertaken in accordance with PSP for Earthworks construction and Construction management guidelines. Appropriate measures will be implemented during construction to prevent any potential noise and dust impacts because of the development.</p>
Movement networks			
<p>PO29 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"> (a) paved roadway; (b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and 	<p>AO29 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.</p> <p>Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); SC6.4.14.3 Utility Services; SC6.4.8 Stormwater Management; SC6.4.9 Stormwater Quantity; SC6.4.10 Stormwater</p>	<p>N/A</p>	<p>Not applicable No external road works are proposed. Any impacts to the external roadworks as result of the development will be re-established as necessary.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(g) conduits to facilitate the provision of and other utility services.	Quality ; SC6.4.6.2 Pavement Design & Seal Design ; SC6.4.4 Active Transport Infrastructure ; SC6.4.12 Landscaping and Open Space ; SC6.4.6.1 Geometric Road Design ; SC6.4.20.1 Footpath Treatment Policy ; and SC6.4.23 Construction Management, Quality Management, Inspection and Testing .		
<p>PO30 Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p> <ul style="list-style-type: none"> (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge. 	<p>AO30 Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</p> <p>Editor’s note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 -SC6.4.20.1 Footpath Treatment Policy; SC6.4.6.1 Geometric Road Design; SC6.4.5.1 Townsville Road Hierarchy; SC6.4.4 Active Transport Infrastructure; SC6.4.12 Landscaping and Open Space; SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); and SC6.4.14.3 Utility Services in demonstrating compliance.</p>	N/A	<p>Not applicable The site is currently serviced with streetscape works, including footpaths and street trees provided as part of the higher order RAL.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO31 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>AO31 Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed parking area design has been reviewed and considered acceptable by project traffic engineers Colliers International (refer to Appendix D). The proposed design will also be constructed in accordance with proposed engineering drawings included in Appendix C.</p>
<p>PO32 Movement networks can be easily and efficiently maintained.</p>	<p>AO32 Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed infrastructure and movement networks will be provided in accordance PSP No. 6.4 – Geometric road design, Road hierarchy and Traffic impact assessment guidelines. The proposed movement networks have been reviewed and endorsed by the project traffic engineers Colliers International (Appendix D).</p>
Waste management			
<p>PO33 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <p>(a) is of adequate size to accommodate the expected</p>	<p>AO33 Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management. Editor's note—Applicants may be requested to prepare a Waste management plan in accordance with</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal involves two internal waste management facilities with both general waste and recycling to be provided in bulk bins which are conveniently located within the development (Appendix A). The waste management facilities will be provided in accordance with Council PSP for waste management.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
amount of refuse to be generated by the use; (b) is in a position that is conveniently accessible for collection at all times; (c) is able to be kept in a clean, safe and hygienic state at all times; and (d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.	the Development manual planning scheme policy no.SC6.4-SC6.4.22 Waste Management.		
Construction management			
PO34 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	<input checked="" type="checkbox"/>	Complies All works will be undertaken in accordance with Council’s conditions of approval and Council planning scheme policies related to works. This will ensure dust, noise and lighting impacts relating to the proposed works are mitigated. It is anticipated that any Conditions of approval will incorporate measures to address such matters.
PO35 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	<input checked="" type="checkbox"/>	Complies The proposed will be undertaken by a yet to be determined contractor. It is anticipated that any approvals associated with the use will include reasonable and relevant conditions

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
			that encourage works to be undertaken in tidy, safe and hygienic manner.
<p>PO36 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies Traffic and parking generated during the construction phase will be managed in manner that minimises any amenity impacts on adjoining premises.</p>
<p>PO37 Council’s infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome</p>	<input checked="" type="checkbox"/>	<p>Complies Any impact to existing Council infrastructure will be avoided and if it is impacted the infrastructure will be reinstated in accordance with Council requirements.</p>
<p>PO38 The integrity of new infrastructure is maintained.</p>	<p>No acceptable outcome in nominated. Editor's note—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management; and SC6.4.24 Acceptance of Completed Works in demonstrating compliance.</p>	N/A	<p>Not applicable No new infrastructure is proposed.</p>
<p>PO39 Construction activities and works are carried out in a manner which avoids</p>	<p>AO39 Construction activities and works are undertaken in accordance with the Development manual planning scheme</p>	N/A	<p>Not applicable The site has already developed as part of the higher ROL approval.</p>

WORKS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
damage to the environment, retained vegetation and impacts on fauna.	policy no. SC6.4 - SC6.4.23.1 Construction Management .		
<p>PO40 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>AO40 Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.7.1 Clearing and Grubbing. Editor's note—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</p>	N/A	<p>Not applicable As above</p>

1.1.2 HEALTHY WATERS CODE

Performance Outcomes and Acceptable Outcomes of the Healthy Waters Code

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
Stormwater management - protecting water quality			
<p>PO1 Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable. Editor’s note - 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. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.</p>	<input checked="" type="checkbox"/>	<p>Complies Stormwater quality will be undertaken in accordance with the Site Based Stormwater management plan included as Appendix B.</p>
<p>PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 — High environmental value waters and slightly disturbed</p>	<p>No acceptable outcome is nominated. Editor’s note—Refer to the <i>Queensland Water Quality Guidelines (QWQG)</i> for details on how to establish a minimum water quality data set for these areas.</p>	N/A	<p>Not applicable The site is not located on or near any places of High environmental value or slightly disturbed waters.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
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>PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.</p>	<input checked="" type="checkbox"/>	<p>Complies Stormwater quality will be undertaken in accordance with the Site Based Stormwater management plan included as Appendix B.</p>
<p>PO4 Within the areas identified as potential acid sulfate soils on Figure 9.2 — Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p> <p>(a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or</p> <p>(b) where disturbance of acid sulfate soils cannot be avoided, development:</p>	<p>AO4.1 Development does not:</p> <p>(a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or</p> <p>(b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or</p> <p>(c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in:</p> <p>(i) actual acid sulfate soils being moved below the water table; or</p>	<input checked="" type="checkbox"/>	<p>Complies Some minor filling is proposed over the developable portion of the site as illustrated on the engineering plans included in Appendix C. It considered that there is a low risk of disturbance to acid sulfate soils. However, precautionary measures could be incorporated through conditions of approval, which require further assessment of acid sulfate soils to be further considered and assessed as part the detailed design phase ie OPW's.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.	(ii) previously saturated acid sulfate soils being aerated. OR AO4.2 Development manages waters so that: <ul style="list-style-type: none"> (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and (f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack. 		

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Editor's note—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 undertaken in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and relevant State Planning Policy. Applicants should also refer to the <i>Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland</i>, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</p>		
<p>PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.</p>	<p>No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans, SC6.4.23.1 Construction</p>	<input checked="" type="checkbox"/>	<p>Complies Construction activities will be undertaken in accordance with the erosion and sedimentation control plan and recommendations of the Stormwater management plan included as Appendix B.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	Management ; and SC6.4.10.2 - Water Sensitive Urban Design .		
Hydrological processes			
PO6 The stormwater management system: <ul style="list-style-type: none"> (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components. 	AO6.1 All existing waterways and overland flow paths are retained.	N/A	Not applicable The site does not include any natural water courses or overland flow paths.
	AO6.2 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design .	<input checked="" type="checkbox"/>	Complies A stormwater management plan is prepared in accordance with Council’s PSP No.6.4 - Water Sensitive Urban Design
PO7 The development is designed to minimise run-off and peak flows by: <ul style="list-style-type: none"> (a) minimising large areas of impervious material; and (b) maximising opportunities for capture and reuse. 	No acceptable outcome is nominated. Editor’s note —Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans ; and SC6.4.10.2 Water Sensitive Urban Design .	<input checked="" type="checkbox"/>	Complies The development is designed to minimise run-off and peak flows through minimising larges areas of impervious areas and maximising opportunities for capture and reuse. The design of stormwater infrastructure should be undertaken in accordance with the recommendations of the accompanying Stormwater management plan included in Appendix B.
PO8 Stormwater management is designed to: <ul style="list-style-type: none"> (a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of 	AO8 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management , SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality .	<input checked="" type="checkbox"/>	Complies The stormwater management system is designed in accordance with the PSP for Stormwater management, stormwater quantity and stormwater quality. Refer to the Site based stormwater management system in Appendix B.

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>run-off from impervious areas; and</p> <p>(b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.</p> <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>PO9 Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.</p>	<p>A09 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed stormwater management system will be designed in accordance with the Site based stormwater management system (Appendix B), which includes erosion and sedimentation control measures.</p>
Stormwater drainage generally			

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 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.	AO10.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	☑	Complies The site’s drainage will be undertaken in accordance with the Site base stormwater management plan which includes measures to ensure non worsening of nearby and/ or downstream properties.
	AO10.2 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management , SC6.4.9 Stormwater Quantity ; and SC6.4.10 Stormwater Quality .	☑	Complies The stormwater management plan (Appendix B) has been prepared in accordance with Council’s PSP for Stormwater management, Stormwater Quantity and Stormwater Quality.
PO11 Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.	AO11 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☑	Complies The site’s drainage will be undertaken in accordance with the Site base stormwater management plan which includes measures to ensure non worsening of nearby and/ or downstream properties.
PO12 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO12 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater	☑	Complies The development network has capacity to safely convey stormwater flows for the site (refer to Appendix B).

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	Quantity; and SC6.4.10 Stormwater Quality.		
<p>PO13 The stormwater management system:</p> <ul style="list-style-type: none"> (a) provides for safe access and maintenance; and (b) where relevant, provides for safe recreational use of stormwater management features. 	<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>	<input checked="" type="checkbox"/>	<p>Complies</p> <p>The stormwater management system will provide safe access and maintenance.</p>
Point source waste water management (other than contaminated stormwater and sewage)			
<p>PO14 Waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids waste water discharge to waterways; or (b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. 	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>Not applicable</p> <p>Waste water will be directed to Council’s sewer system.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Editor’s note—To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.</p>			
<p>PO15 Any treatment and disposal of waste water to a waterway:</p> <ul style="list-style-type: none"> (a) protects the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health of receiving waters. 	No acceptable outcome is nominated.	N/A	Not applicable As above.
<p>PO16 Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	No acceptable outcome is nominated.	N/A	Not applicable As above.
<p>PO17 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>	No acceptable outcome is nominated.	N/A	Not applicable As above.

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<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>			
Constructed lakes and artificial waterways			
<p>PO18 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"> (a) nutrients and eutrophication; (b) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals. 	<p>No acceptable outcome is nominated. Editor’s note—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>N/A</p>	<p>Not applicable</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO19 Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable
<p>PO20 The location, design and operation of a constructed lake or artificial waterway:</p> <ul style="list-style-type: none"> (a) protects environmental values in downstream and upstream waterways; (b) protects any groundwater recharge areas; (c) incorporates low lying areas of a catchment connected to an existing waterway; (d) does not disrupt natural wetlands and any associated buffer areas; (e) avoids disturbing soils or sediments; and (f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. 	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<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>PO21 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>AO21 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> <ul style="list-style-type: none"> (a) there is sufficient flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments. <p>Editor’s note—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>	N/A	Not applicable

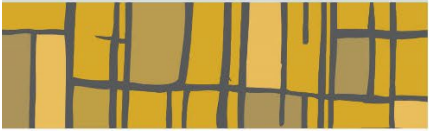
HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO22 The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable
<p>PO23 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. Editor’s note—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>	N/A	Not applicable
<p>PO24 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. Editor’s note—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>	N/A	Not applicable
<p>PO25 A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO26 A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable
<p>PO27 A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable
<p>PO28 Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.</p>	<p>No acceptable outcome is nominated. Editor’s note—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>	N/A	Not applicable
Efficiency and whole of life cycle cost			
<p>PO29 Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies Stormwater infrastructure will be implemented in accordance with the accompanying Stormwater management plan included in Appendix B and the conditions of any forthcoming approval.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The accompanying Stormwater management plan (refer to Appendix B) demonstrates that the site has sufficient area to accommodate the Stormwater water management system which includes an underground proprietary device for water quality treatment.</p>
<p>PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ol style="list-style-type: none"> 1. existing capacity of stormwater infrastructure and ultimate catchment conditions; 2. discharge for existing and future upstream development; and 3. protecting the integrity of adjacent and downstream development. 	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal will provide orderly development of stormwater infrastructure within the subject site in accordance with the recommendations of the accompanying Stormwater management plan included as Appendix B.</p>
<p>PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The intent is that the constructed stormwater infrastructure remains fit for purpose for the life of the development.</p>
<p>PO33 Proposed stormwater infrastructure can be easily accessed and can be</p>	<p>AO33 The stormwater management system is designed in accordance</p>	<input checked="" type="checkbox"/>	<p>Complies.</p>

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
maintained in a safe and cost effective way.	with the Development manual planning SC6.4.8 Stormwater Management , SC6.4.9 Stormwater Quantity ; and SC6.4.10 Stormwater Quality .		The stormwater management system is designed in accordance with Council’s standards. Please refer to the Stormwater management plan included as Appendix B.
Water management in reconfiguring a lot			
<p>PO34 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"> (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces. 	No acceptable outcome is nominated. Editor’s note —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	N/A	Not applicable.
Ship-sourced pollutants			
<p>PO35 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>Editor's note—Refer to: <i>Australian and</i></p>	No acceptable outcome is nominated.	N/A	Not applicable.

HEALTHY WATERS CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<i>New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i>			
PO36 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.	N/A	Not applicable.
PO37 Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.	No acceptable outcome is nominated.	N/A	Not applicable.
PO38 Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure. 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'.	No acceptable outcome is nominated.	N/A	Not applicable.



1.1.3 TRANSPORT IMPACT, ACCESS AND PARKING CODE

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

TRANSPORT IMPACT, ACCESS AND PARKING CODE

Performance outcomes	Acceptable outcomes	Complies	Comments
Transport impact 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>PO1</p> <p>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.</p> <p>Editor’s note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<input checked="" type="checkbox"/>	<p>Complies</p> <p>Poole Way is classified as a local access street under Council’s Road hierarchy. Colliers International have prepared a Traffic impact assessment (Appendix D) which supports the proposed development in this location and will not result in adverse impacts on the surrounding road network.</p>
<p>PO2</p> <p>Development does not compromise the orderly provision or upgrading of the transport network.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor’s note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<input checked="" type="checkbox"/>	<p>Complies</p> <p>Colliers International have prepared a Traffic impact assessment (Appendix D), which demonstrates the proposed development will not compromise the orderly provision of require upgrading of the existing transport network.</p>
<p>PO3</p> <p>On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p> <p>Editor’s note—To demonstrate compliance with this performance</p>	<p>No acceptable outcome is nominated.</p> <p>Editor’s note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1</p>	<input checked="" type="checkbox"/>	<p>Complies</p> <p>Colliers International have prepared a Traffic impact assessment (Appendix D), which demonstrates that the proposed onsite transport infrastructure is appropriately integrated with the surrounding road network.</p>

<p>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>Geometric Road Designs, and SC6.4.5.1 Townsville Road Hierarchy.</p>		
<p>PO4 As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<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), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates the proposed development as far as practical encourages public transport, walking and cycling travel modes particularly to nearby retail and community facilities which are within easy walking distance of the site.</p>
<p>Site access 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>PO5 Access arrangements are appropriate for:</p> <ul style="list-style-type: none"> (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; 	<p>A05 Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking. Editor’s note— Applicants should refer to the Development manual planning</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates the proposed access arrangements are appropriate in terms of:</p> <ul style="list-style-type: none"> ▪ Parking capacity ▪ Volume frequency and type of vehicle use ▪ Function and characteristics of the access road and adjoining network; and ▪ Safety and efficiency of the road network

<p>(c) the function and characteristics of the access road and adjoining road network; and</p> <p>(d) the safety and efficiency of the road network.</p>	<p>scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>		
<p>PO6 Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.</p>	<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 and SC6.4.5.4 Car Parking.</p>	<p>N/A</p>	<p>Not applicable Given the small scale of the development and the low speed environment of the internal access road, it is not practical for cyclist and pedestrian access to be distinguished from the vehicular access.</p>
<p>PO7 Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.</p>	<p>AO7 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 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><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D), which demonstrates access is located and designed to provide safe access having regard to its position, width and gradient.</p>
<p>PO8 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>AO8 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrate that all expected vehicles anticipated are able to access all part of the site in an orderly and compliant manner.</p>

<p>PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.</p>	<p>AO9 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>	<input checked="" type="checkbox"/>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates that the proposed grades of the access driveway are consistent with relevant standards outlined in the PSP for Driveways and Council standard drawings. These levels and grades will be formally resolved as part of the detailed design phase.</p>
<p>PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.</p>	<p>AO10 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>	<input checked="" type="checkbox"/>	<p>Complies JFP Urban Consultants have prepared engineering plans (Appendix C), which support the proposed traffic impact assessment and demonstrate the driveways are designed to withstand the loads from all vehicles attending the site.</p>
<p>PO11 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>AO11 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>	<input checked="" type="checkbox"/>	<p>Complies JFP Urban Consultants have prepared engineering plans (Appendix C), which illustrates the proposed driveways do not allow water to pond or enter adjacent properties or buildings.</p>
<p>PO12 Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.</p>	<p>AO12 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>	<input checked="" type="checkbox"/>	<p>Complies JFP Urban Consultants have prepared engineering plans (Appendix C), which illustrate the construction of the proposed driveway will not interfere or damage location, function or access to any services or infrastructure.</p>
<p>PO13 All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.</p>	<p>AO13 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</p>	<input checked="" type="checkbox"/>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D), which demonstrates that all anticipated vehicles including a waste servicing vehicle can enter and exit the site in a forward direction.</p>

	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.		
Pedestrian and cyclist facilities			
<p>PO14 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. Editor’s note— Applicants should refer to the Development manual planning scheme policy no.SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The development provides a shared vehicle and pedestrian access which also includes a separate gate for pedestrian and visitors to enter the site to the side of the main entry gates. Colliers International have prepared a Traffic impact assessment (Appendix D), which addresses pedestrian access relating to the development.</p>
<p>PO15 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. Editor’s note—End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings. “Major development” is defined in MP4.1.</p>	<p>No acceptable outcome is nominated. Editor’s note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal includes a shared vehicle and cycling access arrangement. Colliers International have prepared a Traffic impact assessment (Appendix D), which reviews the proposed cycling provision in the context of the planning scheme’s applicable planning scheme policies.</p>

<p>PO16 Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings. <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>No acceptable outcome is nominated. Editor’s note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural), SC6.4.14.3 Utility Services and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed parking areas, driveways and other transport infrastructure are design to enhance public safety and discourage antisocial behaviour through:</p> <ul style="list-style-type: none"> ▪ Incorporating opportunities for casual surveillance ▪ Provision of lighting ▪ Provision of security gates ▪ Minimal areas for concealment and ▪ Well defined public and private property
Parking			
<p>PO17 Provision is made for on-site vehicle</p>	<p>AO17 Parking is provided in accordance with the</p>	<input checked="" type="checkbox"/>	<p>Complies</p>

<p>parking to:</p> <ul style="list-style-type: none"> (a) meet the demand likely to be generated by the development; and (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>standards identified in Parking rates planning scheme policy no. SC6.10. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.</p>		<p>Parking rates comply with the standards identified in Parking rates planning scheme policy SC6.10. This is confirmed in the Traffic impact assessment included in Appendix D.</p>
<p>PO18 Parking ensures access is provided for people with disabilities.</p>	<p>AO18 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>N/A</p>	<p>Not applicable PWD parking is not required or proposed for the subject multiple dwelling units. This is confirmed in the Traffic impact assessment included in Appendix D.</p>
<p>PO19 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"> (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sight lines. 	<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 SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D), which demonstrate that the nature of the development will not create demand for a specific down and pick up facility.</p>

<p>PO20 Parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and (g) minimise any adverse impacts on the amenity of surrounding land. 	<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, SC6.4.5.5 Driveways, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> ▪ Be clearly marked and signed ▪ Convenient and accessible ▪ Safe for vehicles, pedestrian and cyclist ▪ Minimises hard stand areas ▪ Provides shade and ▪ Minimises any adverse amenity impacts on adjoining premises
<p>PO21 Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p>AO21 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<input checked="" type="checkbox"/>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates the proposed car parking spaces are compliant with the relevant standards and fit for purpose.</p>
<p>PO22 Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>	<input checked="" type="checkbox"/>	<p>Complies The pavement will be constructed to an appropriate standard with the construction material (eg concrete) being confirmed as part of the detailed design phase.</p>

<p>PO23 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><input checked="" type="checkbox"/></p>	<p>Complies The proposed development is for an enclosed residential development where parking and servicing areas will remain accessible at all times.</p>
<p>PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.</p>	<p>No acceptable outcome is nominated.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Visitor parking will remain accessible to visitors of the occupants only and will be accessible at all times on request of the tenants.</p>
<p>PO25 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.</p>	<p>No acceptable outcome is nominated.</p>	<p>N/A</p>	<p>Not applicable</p>
Servicing			
<p>PO26 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and 	<p>AO26 Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates how onsite servicing is proposed and appropriate to meet the demands of the development.</p>

<p>pedestrian safety and convenience both within the site and external to the site.</p>			
<p>PO27 Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p>AO27 Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><input checked="" type="checkbox"/></p>	<p>Complies Colliers International have prepared a Traffic impact assessment (Appendix D) which demonstrates that refuse collection can safely be undertaken on site.</p>
<p>PO28 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><input checked="" type="checkbox"/></p>	<p>Complies The proposed servicing arrangements are suitably designed to avoid adverse impacts on the amenity of adjoining premises with respect to noise, dust, odour and proximity to sensitive uses.</p>

1.1.4 LANDSCAPING CODE

Performance Outcomes and Acceptable Outcomes of the Landscaping Code

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
Landscape design and character			
<p>PO1 The overall landscape design of both public and private spaces:</p> <ul style="list-style-type: none"> (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed. 	<p>AO1 When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area.</p> <p>Otherwise, no acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p>Complies As illustrated in the proposed Landscape plan included as Appendix E. The landscape design incorporates a sense of place which is consistent with the landscape character envisaged for this low density residential area. The functionality and design is intended to be visually appealing from establishment and throughout the life of the development.</p>
<p>PO2 Tree and plant selection ensures:</p> <ul style="list-style-type: none"> (a) climatically appropriate landscaping; (b) creation of a diverse palette: in form, texture and seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and 	<p>AO2.1 Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p>Complies Proposed plant species have been selected from those species listed in the PSP for Landscaping and open space.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
(d) cost effective and convenient maintenance over the long-term.	AO2.2 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.	<input checked="" type="checkbox"/>	Complies The proposal does not include undesirable species listed in the PSP for Landscaping and open space.
PO3 Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.	AO3 Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space. Editor's note —Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design .	N/A	Not applicable The site's frontage already includes existing street trees that were established as part of the higher order ROL approval.
PO4 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	AO4.1 All general streetscape elements are provided in accordance with the standards set out in the	<input checked="" type="checkbox"/>	Complies The general streetscape elements are provided in accordance with PSP for Landscaping and Open space, to ensure a functional and attractive overall landscape scheme.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.		
	AO4.2 Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	N/A	Not applicable No streetscape pavements are proposed
	AO4.3 Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	<input checked="" type="checkbox"/>	Not applicable No streetscape furniture is proposed
PO5 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.	AO5.1 Selected tree species within communal recreation areas are to provide at	<input checked="" type="checkbox"/>	Complies The selected tree species within the communal open space areas will provide at least 30% shade covering with the 5-10 years of planting.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>least 30% shade coverage within 5 — 10 years of planting.</p> <p>AO5.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.</p>	<input checked="" type="checkbox"/>	<p>Performance outcome As shown in the Landscape Plan (Appendix E), the proposal provides 32% of the site as soft landscaping (ie turf areas and planting beds), and 12.5% of the site area incorporating deep plantings.</p> <p>Notwithstanding this, the proposal is considered to comply with Performance Outcome PO5, as the landscape design:</p> <ul style="list-style-type: none"> • is well-considered and responsive to the site’s features • incorporates effective buffering and shade elements • delivers usable private open space • achieves a balanced integration of soft and hard landscaping elements.
<p>PO6 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.</p>	<p>AO6 Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>Editor’s note—Applicants</p>	<p>N/A</p>	<p>Not applicable No local recreational parks are proposed as part of the application.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.		
<p>PO7 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.</p>	<p>A07 Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal surface treatments are consistent with the standards set out in PSP for Landscaping and open spaces. This includes ensuring impervious areas do not detract from the amenity of the development and large unbroken spaces are avoided.</p>
Edge treatments			
<p>PO8 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.</p>	<p>A08 Landscaped areas along the frontage of a site consists of:</p> <p>(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;</p>	<input checked="" type="checkbox"/>	<p>Complies The proposal frontage consist of:</p> <ul style="list-style-type: none"> ▪ Shade trees that provide 50% coverage within 5 years of planting ▪ shrubs that provide screening to blank walls and privacy as required and ▪ low shrubs and ground covers that reach a maximum height of 750mm at maturity

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	(b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.		
PO9 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.	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 - SC6.4.12 Landscaping and Open Space .	N/A	Not applicable No acoustic fences are proposed along the site road frontages.
PO10 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.	AO10.1 Screen planting is provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing	<input checked="" type="checkbox"/>	Complies As illustrated on the proposed Landscape plan (Appendix E) the proposal incorporates screening plantings along the side and eastern boundaries (addressing Mount Low Parkway) through the provision of tree plantings and boundary shrubs assist screen the adjoining future childcare facility to the south of the development.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>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</p> <p>(b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.</p>		
	<p>AO10.2 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>	<input checked="" type="checkbox"/>	<p>Complies A minimum 25% of all trees are to grow above the height of the eaves of the second storey of the proposed buildings.</p>
<p>PO11 Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and</p>	<p>No acceptable outcome is nominated. Editor’s note—Guidance on desirable treatments</p>	<input checked="" type="checkbox"/>	<p>Complies Refer to the proposed Landscape Plan included as Appendix E which illustrates the use of an appropriate selection of trees</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcome	Complies	Comments
species of trees, shrubs and groundcovers to minimise the visual impact of these elements.	in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.		shrubs and ground covers mitigate the visual impacts of the service and parking areas.
PO12 Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	No acceptable outcome is nominated. 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.	<input checked="" type="checkbox"/>	Complies The proposed planting selections have been designed to ensure that the proposed plantings are appropriate for the space, function and orientational requirements of the area.
Maintenance, drainage, utilities, services and construction			
PO13 Plant selection and location protects the integrity and function of overhead and underground services.	AO13 Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	<input checked="" type="checkbox"/>	Complies Plant selection complies with PSP for landscaping and open space such that plant selection and location protects the integrity and function of above and underground services.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcome	Complies	Comments
<p>PO14 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained. 	<p>No acceptable outcome is nominated. Editor’s note—Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies Planting and landscape treatments will not adversely impact stormwater water quality by ensuring:</p> <ul style="list-style-type: none"> ▪ Overland flow paths are not impeded ▪ Opportunities for ground infiltration are optimised and ▪ Pavement area, turf and mulched garden bed are appropriately located and adequately drained.
<p>PO15 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. Editor’s note—Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.</p>	<input checked="" type="checkbox"/>	<p>Complies The proposed landscape works, design and materials minimise maintenance cost over the life of the development.</p>
<p>PO16 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the</p>	<input checked="" type="checkbox"/>	<p>Complies All turf areas are accessible by standard lawn maintenance equipment and receive adequate sun light for the turf species used.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcome	Complies	Comments
	Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.		
PO17 Drainage of podium planters allows for flush out in future and are adequately drained.	No acceptable outcome is not applicable	N/A	Not applicable No podium planters are proposed as part of the development.
PO18 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.	AO18 Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space. Editor's note —Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.	<input checked="" type="checkbox"/>	Complies Irrigation will be provided as necessary and will be further refined as part of the detailed design phase.

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO19 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.</p>	<p>No acceptable outcome is nominated. Editor’s note—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<input checked="" type="checkbox"/>	<p>Complies Refer to the proposed landscape included as Appendix E, which illustrates the plant selection and proposed planning palette.</p>
<p>PO20 Container sizes and planting stock maturity is consistent with the intended role of the landscaping.</p>	<p>AO20 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<input checked="" type="checkbox"/>	<p>Complies Container sizes and planting stock maturity will be consistent with the intended role of the landscape function. This will be further reviewed and determined as part of the detailed design phase.</p>
<p>PO21 Planting stocks are of a quality to ensure vigorous growth.</p>	<p>AO21 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.</p>	<input checked="" type="checkbox"/>	<p>Complies Planting stocks will be provided in accordance with PSP for Landscaping and open space and construction standards. Details will be confirmed as part of the detailed design phase.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO22 Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.</p>	<p>AO22 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.</p>	<input checked="" type="checkbox"/>	<p>Complies Plantings will be provided in accordance with the accompanying landscape plan and maintained in-situ over the life of the development.</p>
<p>PO23 Site preparation works ensure a stable and enhanced landscape form.</p>	<p>AO23 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.</p>	<input checked="" type="checkbox"/>	<p>Complies Site preparation will be resolved as part of the detailed design phase.</p>
Sustainability			
<p>PO24 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.</p>	<p>AO24.1 Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.</p>	N/A	<p>Not applicable The site does not currently include any existing vegetation.</p>
	<p>AO24.2 Removed or damaged</p>	N/A	<p>Not applicable Refer above.</p>

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
	significant vegetation is replaced with mature vegetation of a comparable quantity and species.		
PO25 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	AO25.1 Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970- 2009 Protection of Trees on Development Sites.	N/A	Not applicable
	AO25.2 Any required pruning or trimming work is undertaken in accordance with AS4373 — Pruning of Amenity Trees and is carried out by a qualified arborist.	N/A	Not applicable
	AO25.3 Retained and significant vegetation damaged during development or construction is treated to repair any damage to	N/A	Not applicable

LANDSCAPING CODE			
Performance outcomes	Acceptable outcome	Complies	Comments
	the extent practicable by a qualified arborist.		
	AO25.4 Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction management.	N/A	Not applicable
PO26 Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by: <ul style="list-style-type: none"> (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; and (c) optimising shade to create useable and comfortable areas; (d) hydro-zoning planting. 	No acceptable outcome is nominated. Editor's note —Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	<input checked="" type="checkbox"/>	Complies The landscape design will be undertaken in accordance with the accompanying Landscape concept plan (Appendix E) which is designed to optimise water and energy efficiency and respond appropriately to local conditions.
PO27 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion,	AO27 Planting beds are designed in	<input checked="" type="checkbox"/>	Complies The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix E), which has been

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

LANDSCAPING CODE			
Performance outcomes	Acceptable outcomes	Complies	Comments
in the Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland .	obstructions and clearly defined by landscape treatments.		will be well lit and free from obstructions and clearly defined by landscaping.
	AO30.2 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.	<input checked="" type="checkbox"/>	Complies The landscape design will be undertaken in accordance with the accompanying Landscape plan (Appendix E), which illustrated the location of proposed trees, shrubs and ground covers for the proposed development.
	AO30.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	<input checked="" type="checkbox"/>	Complies The proposed solid wall around the mail box will be treated with any graffiti paint, artwork or landscaping which is to be determined during the detailed design phase of the development.
PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	AO31.1 Paving material, tactile indicators and construction complies	N/A	Not applicable

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