

6.6.1 Rural zone code

Table 6.6.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Comment
Caretaker's accommodation, community residence or dwelling house				
PO1	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO1.1	Dwellings are not established on lots less than 1ha in size, other than in the Cungulla precinct.	Not applicable.
		AO1.2.1 or	Where on a lot less than 1ha (in accordance with AO1.1), no more than 1 dwelling is established.	Not applicable.
		AO1.2.2	On lots greater than 1ha, no more than 2 dwellings are established.	Not applicable.
PO2	Dwellings have adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.	AO2	A dwelling: has a legal access to a constructed road; (a) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 liters; and (b) if in the Cungulla precinct, does not rely on bore water.	Not applicable.
PO3		AO3.1	Dwellings are separated from: (a) an existing or approved intensive animal industry use by at least 1km; (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	Not applicable.
		AO3.2	Dwellings are set back from all site boundaries by 20m, other than in the Cungulla precinct where dwellings and ancillary structures are set back a minimum of 6m from front boundaries, 3m from side boundaries where adjoining a road or 1.5m otherwise for side and rear boundaries.	Not applicable.
PO4	Dwellings are located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines.	AO4	Dwellings and infrastructure are located outside of the mining influence areas on the development site.	Not applicable.

	tunnels and shafts).			
Home based business				
P05	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO5.1	The home based business does not: (a) require more than the owner and 2 employees on-site at any one time; (b) 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 trips associated with the dwelling or rural use; (c) include an area exceeding 20m ² used for the sale of the goods made on the site; (d) involve hiring out of materials, goods, appliances or vehicles; and (e) involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business or rural use on the site.	Not applicable.
		AO5.2	Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.	Not applicable.
P06	Heavy vehicle parking: (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	AO6.1	Not more than two heavy vehicles are parked on the site.	Not applicable.
		AO6.2	While on-site, vehicles: (a) are not operated between the hours of 10pm and 6am; (b) are not left idling for more than 5 minutes at any one time; and (c) do not have a refrigeration unit running.	Not applicable.
For accepted development subject to requirements and assessable development				
Roadside Stall				
P07	Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO7.1	Any structure used for the sale of goods or produce is limited to 20m ² gross floor area.	Not applicable.
		AO7.2	Access to the structure is via the primary property access point.	Not applicable.
		AO7.3	Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.	Not applicable.
Rural industry, community use, wholesale nursery				

P08	Development does not impact negatively upon the amenity, character or safety of surrounding areas.	AO8.1	Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back: (a) 100m from the boundary of any land included in residential zone or the rural residential zone; or (b) 50m from other site boundaries.	Not applicable.
		AO8.2	Buildings are set back 20m from any road frontage.	Not applicable.
		AO8.3	Building height does not exceed 2 storeys.	Not applicable.
Rural workers' accommodation				
P09	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO9.1	Rural workers' accommodation are established on lots greater than 40ha in area.	Not applicable.
		AO9.2	A maximum of 2 Rural workers' accommodation are established on each lot.	Not applicable.
P010	Rural workers' accommodation has adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.	AO10	A Rural workers' accommodation: (a) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 litres.	Not applicable.
P011	Rural workers' accommodation are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	AO11.1	Rural workers' accommodation are separated from: (a) an existing or approved intensive animal industry use by at least 1km; or (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	Not applicable.
		AO11.2	Rural workers' accommodation and ancillary structures are set back from all site boundaries by 20m boundaries.	
P012	Development is located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts).	AO12	Buildings and infrastructure are located outside of the mining influence areas on the development site.	Not applicable.

General benchmarks				
P013	Development: (a) is located on the least productive parts of a site; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, extractive industries or other lawful use.	AO13	No acceptable outcome is nominated.	Complies. The development is located within an existing cleared area, avoids productive land, and is well separated from nearby rural uses.
P014	Tourism-related uses are established only where they are directly associated and compatible with rural production, natural resources or landscape amenity in the immediate vicinity.	AO14	No acceptable outcome is nominated.	Complies. Although not tourism-exclusive being a Function Facility, the rural venue supports rural enterprise and complements the natural rural landscape.
P015	Uses that require isolation from urban areas are accommodated only where: (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land uses (whether or not in the rural zone); (c) they can be adequately separated from land in the Horticulture precinct; and (d) potential impacts can be appropriately managed.	AO15	No acceptable outcome is nominated.	Complies. The use requires isolation from urban areas and is adequately separated from sensitive land uses
P016	Development is designed and managed so that it provides appropriate protection for community health and safety and avoids unacceptable risk to life and property.	AO16	No acceptable outcome is nominated.	Complies. Risks to safety and property are addressed by bushfire buffers, evacuation procedures and site layout. No accommodation is proposed where events are to be finished at the end of each night.
P017	Development does not adversely impact on the character, amenity or scenic values of the locality, having regard to: (a) the scale, siting and design of buildings; (b) the visibility of buildings, structures and infrastructure; (c) likely emissions	AO17	No acceptable outcome is nominated.	Complies. The low-impact design, rural aesthetic, and vegetation buffers avoid adverse amenity impacts.

	including water-borne contaminants, noise, dust, lighting and odour; and (d) the nature or volume of traffic generated.			
P018	Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	AO18	No acceptable outcome is nominated.	Complies. The proposed development has been fully sited within an existing cleared area of the property, ensuring no impact on ecological values, habitat corridors or natural drainage features, including Healy Creek. No clearing is proposed within or near mapped environmental areas or waterway corridors, and all works avoid high-value vegetation, natural hydrological paths and sensitive habitat. Earthworks are minimal, contained to the existing cleared pad, and the on-site wastewater system is located and designed to prevent any nutrient leaching or contamination.
P019	Development within the buffer area surrounding an explosives reserve or high-pressure gas pipeline does not create a risk to life or property and does not compromise the safe operation of an explosive reserve or high-pressure gas pipeline.	AO19	(a) Development does not compromise the safe operation of the explosive reserve or high-pressure gas pipeline in accordance with the written confirmation of the operator; or (b) Development is for a boundary realignment only and does not increase the number of persons likely to reside or work on the site.	Not applicable.
P020	Development involving the use, storage and handling of explosive materials and prescribed hazardous chemicals is located, designed and constructed to minimise risks to human health and property, proportionate to the sensitivity of the surrounding land uses or zones.	AO20	No acceptable outcome is nominated.	Not applicable.

8.2.2 Bushfire hazard overlay code

Table 8.2.2.3 Accepted development subject to requirements and assessable development (Part)

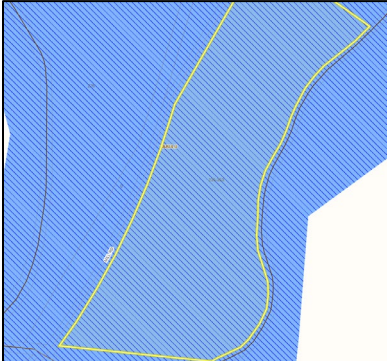
Performance Outcomes			Acceptable Outcomes	Comment
General – all development				
P01	Development maintains the safety of people and property.	A01.1	No acceptable outcome is nominated.	 Complies. The development maintains the safety of people and property through a combination of site planning, defensible space and proactive bushfire mitigation measures. Although the site is partly within a Medium Bushfire Hazard Area, the proposal is of small scale, involves no onsite accommodation, will operate intermittently, and is only located on a small section of potential fire hazard. In the event of a bushfire threat, operations will cease and events will be cancelled to ensure safety. On-site water storage is available for firefighting purposes, and the development is positioned within an existing cleared area that will be maintained as a buffer zone in accordance with the Relevant Purpose Determination. Additional rural fire breaks will be implemented around property boundaries, contributing to an effective defensible space. The landowner is in ongoing communication with the Rural Fire Brigade, with Asset Protection Zones (APZs) to be established and maintained consistent with best-practice bushfire planning requirements and in accordance with the Relevant Purpose Determination. These measures include

				managing fuel loads, strategic vegetation spacing, maintaining clear access for firefighting vehicles, and regularly clearing dry vegetation and debris.
P02	Highly vulnerable development does not occur in very high, high or medium potential bushfire intensity and potential impact buffer areas unless there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.	A02	The following uses are not located in a very high, high or medium potential bushfire intensity and potential impact buffer area: (a) child care centre; or (b) detention facility; or (c) educational establishment; or (d) emergency services; or (e) hospital; or (f) industry activities involving manufacture or storage of hazardous materials in bulk; or (g) multiple dwelling; or (h) residential care facility; or (i) retirement facility; or (j) relocatable home park; or (k) rooming accommodation; or (l) shopping centre; or (m) short-term accommodation; or (n) telecommunications facility; or (o) tourist park; or (p) tourist attraction; or (q) transport depot; or (r) utility installation.	Not applicable.
P03	Development mitigates the risk of bushfire hazard through the siting and design of the development.	A03	No acceptable outcome is nominated.	Complies. As above, the development is sited within an existing cleared area and incorporates maintained defensible space, fire breaks, and appropriate separation from vegetation to mitigate bushfire risk. Its design, supported by ongoing Rural Fire Brigade guidance, ensures effective bushfire resilience for the site.
P04	Development provides for an adequate and accessible water supply for firefighting purposes.	A04.1.1	The development is connected to a reticulated water supply where within a water supply area.	Not applicable.
		or A04.1.2	Where outside a water supply area a tank water supply is provided, at least one tank is within 100m of a class 1, 2, 3 or 4 building which has fire brigade fitting	Complies. On-site water storage will be provided for fire fighting purposes.
P05	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A05	Development does not involve the manufacture or storage of hazardous materials within a very high, high or medium potential bushfire intensity and potential impact buffer bushfire hazard area	Not applicable.

			as identified on overlay map OM-02.	
P06	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	A06	No acceptable outcome is nominated.	Not applicable.
P07	Additional lots are not created in bushfire hazard areas.	A07	Development does not involve the creation of additional lots in areas mapped as very high, high or medium potential bushfire intensity and potential impact buffer hazard on overlay map OM-02	Not applicable.
P08	Development is designed to allow for efficient emergency access to buildings for firefighting appliances, including by avoiding long, narrow access arrangements.	A08	No acceptable outcome is nominated.	Complies. Site access is 6m wide, suitable for emergency vehicle access and maintained as a fire break. No parking during event is allowed within these access points.
P09	Development provides a fire break which also facilitates adequate access for firefighting and emergency vehicles, and safe evacuation.	A09.1	Lot boundaries and development sites are separated from hazardous vegetation by a distance of 20m where adjacent to very high or high potential bushfire intensity and 10m where adjacent to medium potential bushfire intensity.	Complies. An efficient vegetation buffer has been proposed as also part of the Relevant Purpose Determination. This buffer will be maintained for the life of the project.
		A09.2	The separation area mentioned in A09.1 contains a fire access trail that: (a) has a minimum cleared and formed width of 6m; (b) has vehicular access at each end; (c) provides passing bays and turning areas for fire-fighting appliances; and (d) are either located on public land, or within an access easement that is granted in favour of council and Queensland Fire Department (QFD).	Complies. Site access is 6m wide, suitable for emergency vehicle access and maintained as a fire break. No parking during event is allowed within these access points and turnaround areas.
		A09.3	Roads and trails: (a) have a maximum gradient of 12.5%; and (b) do not involve a cul-de-sac.	Complies. No access will exceed the maximum gradient and is not a cul-de-sac.

8.2.6 Flood hazard overlay code

Table 8.2.6.3(a) Accepted development subject to requirements and assessable development (Part)

Performance Outcomes		Acceptable Outcomes	Comment
PO1	Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding.	AO1.1 Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard – further investigation area, new building containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard – further investigation area; or (b) are sited on the highest part of the site. OR	 The development is located on an elevated, level area of the site that sits approximately 5 m above the top of bank of Healey Creek and well outside the flood-prone portions of the property. Historical evidence, including the 2019 Townsville flood event and subsequent high-rainfall years, confirms that this area has never experienced inundation. While a formal Flood Impact Assessment has not been prepared, the site's elevated position relative to Healey Creek and the small-scale nature of the development (with minimal increase in impervious surfaces) support the conclusion that flood risk is negligible. The development does not result in significant additional runoff or modify overland flow paths. As such, no increase in depth or velocity of flow within the site or downstream areas is anticipated.

		A01.2	Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	Not applicable.
P02	Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.	A02	Development in high hazard areas do not involve: (a) filling with a height greater than 150mm; or (b) block or solid walls or solid fences; or (c) garden beds or other structures with a height more than 150mm; or (d) the planting of dense shrub hedges.	Not applicable.
For assessable development				
P03	Development does not intensify use in high hazard areas, in order to avoid risks to people and property.	A03.1	New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.	Complies. All new buildings are located entirely outside the high hazard areas
		A03.2	New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.	Complies. No new lots or roads are proposed within the high hazard areas
		A03.3	Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
P04	Siting and layout of development maintains the safety of people and property in medium hazard areas.	A04.1	On existing lots Floor levels for residential buildings are 300mm above the defined flood level.	Not applicable.
		A04.2	Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level.	Complies. All non-residential buildings are situated on elevated ground well above the presumed defined flood level.

		A04.3	Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	Not applicable.
		A04.4	Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
		A04.5	Where reconfiguring a lot Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.	Not applicable.
		A04.6	In new subdivision, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.	Not applicable.
		A04.7	Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
P05	Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	A05	Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.	Complies. Signage will be provided as required, with depth indicators installed at appropriate locations to ensure safe access and clear identification of any potential flood-affected areas.
P06	Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site.	A06	No acceptable outcome is nominated.	Complies. The development does not alter natural drainage patterns or increase runoff, ensuring any changes to flood depth, duration or velocity are contained within the site and do not impact surrounding properties.
P07	Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or	A07	No acceptable outcome is nominated.	Complies. The development is low-impact, involves no earthworks or changes to natural flow paths, and does not alter flood storage or velocities, ensuring there is no direct, indirect, or cumulative worsening of flood characteristics beyond the site.

	(d) flow acceleration or retardation; or (e) reduction in flood warning times.			
P08	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.	A08	The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	Not applicable.
P09	Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	A09.1	Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.	Not applicable.
		A09.2	Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.	Not applicable.

Table 8.2.6.3(b) – Flood immunity for community services and facilities

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters;	0.5% AEP flood event
(b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility and residential care facility.	
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

8.2.8 Natural assets overlay code

Table 8.2.8.3 – Assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Applicant Response
Protection of biodiversity values and ecological processes				
PO1	In areas identified as having high or very high environmental importance, significant values are protected and associated ecological functions and biophysical processes are maintained to ensure long term viability.	A01	No acceptable outcome is nominated.	 Complies. The proposal is located within an existing previously cleared area mapped as high environmental importance, ensuring that no disturbance occurs to the very high environmental importance areas, including the Healy Creek corridor. Only clearing to occur will be existing weeds as shown in the site photos. All necessary clearing has been authorised under the approved Relevant Purpose Determination (issued 17 March 2025), which confirms the clearing is limited, justified and avoids significant ecological values. No intact habitat or high-value vegetation will be removed, and earthworks are minimal. As a result, the ecological functions and biophysical processes of the surrounding high and very high environmental areas are fully protected and their long-term viability maintained.
PO2	In areas identified as having medium environmental importance, development is located, designed and operated to: (a) retain and protect significant values; and (b) maintain the underlying ecological functions and biophysical processes.	A02	No acceptable outcome is nominated.	Complies. The proposal is located entirely within an existing previously cleared area and has been designed to avoid disturbance to vegetation or habitat mapped as medium environmental importance. No significant values within these areas will be impacted, as the development footprint, access and services have all been contained to cleared land authorised under the approved Relevant Purpose Determination. The proposal maintains the underlying ecological functions and biophysical processes by

				avoiding natural drainage features, retaining all undisturbed vegetation and limiting earthworks to building pads only.
P03	Degraded areas with significant ecological and environmental values or important to the maintenance of underlying ecological functions and biophysical processes required to maintain biodiversity and ecosystem services are rehabilitated as near as is practical to the naturally occurring suite of native plant species and ecological communities.	A03	No acceptable outcome is nominated.	Complies. The proposed development area is already degraded and contains predominantly weed species, as demonstrated in the site photos, with no native vegetation or ecological features requiring rehabilitation. Only weed removal will occur, and no significant ecological or environmental values will be disturbed.
Significant species and ecological communities				
P04	Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts.	A04	No acceptable outcome is nominated.	Complies. The proposed development avoids any direct or indirect impacts on significant ecological communities, species, or their habitats by being fully contained within an existing cleared and degraded area well separated from mapped ecological values and being small in nature. No vegetation of ecological significance is removed, and the site layout ensures no encroachment into habitat areas or natural corridors. Access is limited to an existing driveway, with no new vehicle or pedestrian routes through vegetated areas.
P05	Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are not impacted by development.	A05	No acceptable outcome is nominated.	Not applicable.
Buffering and edge impacts				
P06	Development provides a vegetated buffer to an area of significant ecological or environmental value, in order to: (a) protect core habitat areas from threatening processes; (b) maintain connectivity or support linkages; (c) reduce threats to the environmental values from non-native or pest fauna or flora; and	A06	No acceptable outcome is nominated.	The development is located entirely within an already cleared and degraded area, well separated from mapped ecological and environmental values. As a result, a dedicated ecological vegetated buffer is inherently maintained, as all significant vegetation and habitat areas remain untouched and undisturbed. Only a bushfire safety buffer will be established immediately around the proposed buildings;

	(d) avoid undesirable microclimate effects. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological and environmental protection purposes.			this buffer is confined to the development footprint and does not encroach into any high-value ecological areas. The existing natural vegetation surrounding the broader site therefore continues to protect core habitat, maintain ecological connectivity, minimise weed intrusion, and preserve natural microclimate conditions.
P07	Buffering, rehabilitation or restoration: (a) uses site appropriate or endemic native vegetation; (b) replicates as far as practicable, the species composition and structural components of healthy remnant native vegetation and associated habitats, including understorey vegetation; and (c) excludes declared plants, environmental weeds and other non-native plants likely to displace native flora species or degrade habitat.	A07	No acceptable outcome is nominated.	Complies. No rehabilitation or restoration planting is required as the development is confined to an existing cleared and weed-affected area that contains no remnant native vegetation or habitat values.
P08	Pest species are prevented from encroaching into ecologically significant areas.	A08	No acceptable outcome is nominated.	Complies. No changes are proposed that would otherwise introduce more pest species.
P09	During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	A09	No acceptable outcome is nominated.	Complies. All construction works will be minimal and operational activities will be managed to minimise light, noise, visual and other potential disturbances, with works confined to an existing cleared area and appropriate controls implemented to ensure no adverse impacts on surrounding environmental values or habitats.

Ecological corridors and habitat connectivity

P010	Significant ecological corridors and habitat linkages are protected and have dimensions and characteristics to support: (a) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time;	A010	No acceptable outcome is nominated where in an urban residential zone or centre zone. In all other zones (including the Emerging community zone, Rural residential zone or industry zones): A010 Major ecological corridors identified on Figure SC6.9.3 in the <u>Natural assets planning scheme policy no. SC6.9</u> are maintained and restored	The development footprint is intentionally located within an existing cleared area and outside mapped ecological corridors and high-value habitat, ensuring no interruption to fauna movement, connectivity, or long-term ecological processes. All buildings and infrastructure avoid remnant vegetation, wetlands, and the Healey Creek corridor,
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	(b) ecological responses to climate change; (c) connectivity between large tracts and patches of remnant vegetation and habitat areas; and (d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.		to achieve a minimum width of 350m, consisting of: (a) a 250m wide core corridor to support avian species and most arboreal mammals; and (b) a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor. No acceptable outcome is nominated for the great eastern ranges conservation corridor identified on Figure SC6.9.3 in the Natural assets planning scheme policy no SC6.9.	preserving habitat linkages and maintaining unhindered daily and seasonal movement of avian, terrestrial, and aquatic fauna.
PO11	Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines, coastlines and other areas where possible.	AO11	No acceptable outcome is nominated.	Complies. The development is entirely located outside the Healey Creek corridor, with no works proposed within or near the waterway, ensuring existing ecological linkages are protected. While no additional corridors are required, the proposal maintains all natural drainage lines and riparian areas undisturbed, preserving connectivity for local fauna.
PO12	Development facilitates unimpeded use and movement of terrestrial and aquatic fauna that are associated with or are likely to use an ecological corridor as part of their normal life cycle by: (a) ensuring development, including roads, pedestrian access and in-stream structures, does not create barriers to the movement of fauna along or within ecological corridors; (b) providing effective wildlife management infrastructure to direct fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and (c) separating fauna from potential hazards through the use of appropriate barriers and buffers.	AO12	No acceptable outcome is nominated.	Complies. The proposal is located entirely within an existing cleared area and does not modify the Healey Creek corridor, drainage lines, or vegetated habitat, ensuring no barriers or hazards are created for terrestrial or aquatic fauna. No new roads, in-stream works, or structures are proposed within ecological corridors, resulting in no change or impact to existing fauna movement patterns.
Riparian and buffer area management for wetlands and waterways				
PO13	Development locates outside of, and does not impact on wetlands, to ensure long-	AO13	Development, including any associated filling or excavation (other than restorative works) is	Complies. All development, including any minor filling or excavation, is entirely located

	term ecological function.		located outside of any mapped, defined or identified boundary of a wetland and its associated buffer.	outside the mapped wetland area and its associated buffer, with all works confined to an existing cleared portion of the site well separated from the wetland and its defined boundary. Any structure is located approximately 30m to the top of the defined bank edge.
PO14	Development provides a buffer to a wetland area to: (a) protect or enhance habitat values, connectivity and other ecological functions and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) avoid loss or modification of chemical, physical or biological properties or functions of soil. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.	AO14	A development-free buffer is provided and maintained with a minimum width of: for wetlands designated as high ecological significance (HES) by the Queensland Government: (i) 50m from the outermost part of the wetland where located in an urban area; or (ii) 200m from the outermost part of the wetland where located in a non-urban area; or (b) for other wetlands: 50m from the outermost part of the wetland in either urban or non-urban areas.	All development, including minor filling or excavation, is located entirely outside the mapped wetland area and its buffer, with all works confined to an existing cleared portion of the site and the nearest structure positioned approximately 30 m from the top of the defined bank. This separation ensures habitat values, water quality, micro-climatic conditions, hydrological processes and soil stability are fully protected, while bushfire management areas are provided independently of the vegetated ecological buffer.
PO15	Development (including operation) and construction maintains or enhances the natural hydrological regime of wetlands, including surface and ground waters. Editor's note—The hydrological regime of surface waters includes: (a) peak flows; (b) volume of flows; (c) duration of flows; (d) frequency of flows; (e) seasonability of flows; (f) water depth (seasonal	AO15.1	Development does not change the existing surface hydrological regime of a wetland including through channelisation, redirection or interruption of flows.	Complies. The development is entirely outside any wetland with no works that alter natural flow paths, ensuring the existing surface hydrological regime remains unchanged.
		AO15.2	There is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland.	Complies. No works occur within or near the wetland, and natural drainage patterns remain unaltered, ensuring all hydrological flow characteristics and durations to and from the wetland remain unchanged.
		AO15.3	Any relevant stream flows into the wetland comply with relevant environmental flow objectives.	Complies. The development does not modify stream flows, groundwater levels or

	average); and (g) wetting and drying cycle.			hydrostatic pressure, ensuring all environmental flow objectives are met and the wetland's water table remains within natural pre-development variability.
		AO15.4	The water table and hydrostatic pressure in the wetland is either: (a) returned to its natural state; or (b) not lowered or raised outside the bounds of variability under existing pre-development conditions.	Complies. As above.
		AO15.5	Development does not result in the ingress of saline water into freshwater aquifers.	Complies. As above.
PO16	Development provides a buffer to a waterway, in order to: (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, stream bank erosion, wind erosion, or scalding; and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.	AO16	No acceptable outcome is nominated where in an urban residential zone or centre zone. Elsewhere (including the Emerging community zone, Rural residential zone or industry zones): AO16 Other than where cropping for forestry for wood production, a development-free buffer is provided and maintained, extending from top of the bank of a waterway and with a minimum width of: (a) where in the Wet Tropics bioregion: (i) stream order 1 to 4: 25m; or (ii) stream order 5 and above: 50m; OR (a) in all other regions (Brigalow Belt North Bioregion or the Einasleigh Uplands Bioregion): (i) stream order 1 or 2: 25m; or (ii) stream order 3 or 4: 50m; or (iii) stream order 5 and above: 100m;	Complies. The development is entirely outside the required buffer to the waterway, with all works positioned well beyond the minimum setback distances applicable to the Brigalow Belt North bioregion. This development-free buffer protects habitat values, water quality, micro-climatic conditions, hydrological processes and soil stability, with all bushfire management areas provided separately to the vegetated ecological buffer.
Ongoing management, construction and operation				
PO17	During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on significant ecological areas, underlying ecological functions and biophysical processes and	AO17	No acceptable outcome is nominated.	Complies. During construction and operation, ongoing management, monitoring and maintenance measures will be implemented to avoid or minimise impacts on significant ecological areas, ecological functions, biophysical

	environmental values are avoided or minimised.			processes and environmental values.
PO18	Management arrangements facilitate the effective conservation and protection of significant ecological areas and underlying ecological functions and biophysical processes.	AO18	Significant ecological areas are: (a) transferred into public ownership where the land is required for public access or for some other public purpose consistent with its values; or (b) incorporated within private open space and included within a voluntary statutory covenant by registration under the <u>Land Title Act 1994</u> .	Complies. Significant ecological areas, including the Healy Creek corridor and surrounding high-value vegetation, will be protected within private open space, with no development or disturbance proposed.

Table 9.3.2.3 – Assessable development (Part)

**TOWNVILLE CITY COUNCIL
Planning Scheme**

High and slightly disturbed waters

- High or slightly disturbed waters
- Slightly disturbed waters

Coastline

- Local government boundary
- Adjoining local government area
- Road network
- Railways or waterbody

Map Labels:

- PORT BRUCE COUNCIL
- CHARTERS TOWNS REGIONAL COUNCIL
- BLUESKIN SHIRE COUNCIL
- Tully River
- Cleveland Bay
- Shoalwater Bay

Map Notes:

High and slightly disturbed waters only are shown in green. This map is not to be used as a guide for planning purposes. This map is not to be used as a guide for planning purposes. This map is not to be used as a guide for planning purposes.

Map Scale: 1:350,000

Map Date: 1/1/2014

Map Author: Townsville City Council

Map Title: TOWNVILLE CITY COUNCIL PLANNING SCHEME

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PO3	The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	AO3	No acceptable outcome is nominated.	Complies. The development avoids disturbing natural drainage lines, limits earthworks to small building pads, and manages all stormwater on-site, ensuring contaminants are avoided or minimised before discharge.
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: (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: (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.	AO4.1	Development does not: (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR	Not applicable.
		AO4.2	Development manages waters so that: (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.	Not applicable.

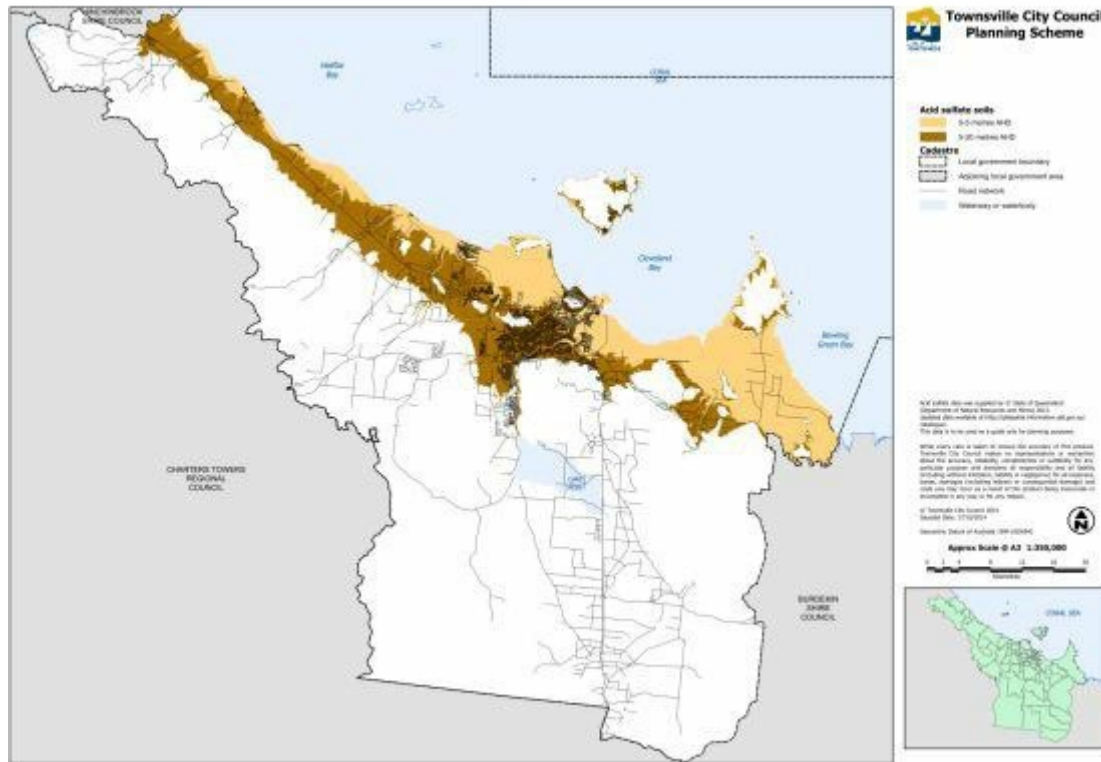


Figure 9.2 – Acid sulfate soils

PO5	Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	AO5	No acceptable outcome is nominated.	Not applicable.
Hydrological processes				
PO6	The stormwater management system: (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.	Complies. All existing waterways and overland flow paths are to be retained.
		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.	Not applicable.
PO7	The development is designed to minimise run-off and peak flows by: (a) minimizing large areas of impervious material; and (b) maximizing opportunities for capture and reuse.	AO7.1	No acceptable outcome is nominated.	Complies. The development minimises impervious areas, with buildings limited to small footprints and the remaining site retained as natural ground, while stormwater capture and reuse opportunities are incorporated to reduce run-off and peak flows.

PO8	Stormwater management is designed to: (a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and (b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.	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.	Complies. The stormwater management system will be designed in accordance with Planning Scheme Policy SC6.4–SC6.4.10.2 Water Sensitive Urban Design, ensuring best-practice treatment, on-site management and compliant discharge. A stormwater management plan can be prepared if requested.
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.	AO9	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.	Complies. The stormwater system follows the site's natural drainage, with minimal impervious area and controlled discharge that will not increase flow velocities or cause erosion within or downstream of Healy Creek. Stormwater management will be designed in accordance with SC6.4–SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans to ensure erosion-causing flows are avoided.
Stormwater drainage generally				
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 development is sited on elevated land, maintains natural flow paths and introduces only minimal hardstand, ensuring no increase in flood levels or flood duration on upstream, downstream or neighbouring 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 system will be designed in accordance with Planning Scheme Policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality., ensuring best-practice treatment, on-site management and compliant discharge.
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 development maintains natural drainage patterns and introduces only minor building pads, ensuring no ponding or changes to flows or velocities that could affect neighbouring properties. The stormwater system will be designed and constructed in accordance with SC6.4.8

				Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
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 – SC6.4.9 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The development utilises existing natural drainage paths supported by an appropriately designed stormwater system with sufficient capacity to safely convey runoff. All works will accord with SC6.4.9 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
PO13	The stormwater management system: (a) provides for safe access and maintenance; and (b) where relevant, provides for safe recreational use of stormwater management features.	AO13	No acceptable outcome is nominated.	Complies. The stormwater management system will be designed to allow safe access and maintenance, with all elements located within cleared, accessible areas, and no stormwater features created that would pose risks to recreational or operational use. A stormwater management plan can be prepared if requested.
Point source waste water management (other than contaminated stormwater and sewage)				
PO14	Waste water is managed in accordance with a waste management hierarchy that: (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.	AO14	No acceptable outcome is nominated.	Complies. Wastewater is fully contained and treated on-site through a certified secondary treatment system with subsurface drip irrigation, ensuring no discharge to Healy Creek or any waterway. The system is designed in accordance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2012, explicitly avoiding the release of contaminants to waters as noted in the Onsite Sewerage Assessment. Refer to attached Waste Treatment System Report.
PO15	Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health of receiving waters.	AO15	No acceptable outcome is nominated.	Not applicable.
PO16	Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	AO16	No acceptable outcome is nominated.	Complies. The development involves only minor soil disturbance limited to building pads and the wastewater land application area, with all works located outside sensitive hydrological feature.

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.	AO17	No acceptable outcome is nominated.	Not applicable.
Constructed lakes and artificial waterways				
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: (a) nutrients and eutrophication; (b) grosspollutants, 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	AO18	No acceptable outcome is nominated.	Not applicable.
PO19	Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	AO19	No acceptable outcome is nominated.	Not applicable.
PO20	The location, design and operation of a constructed lake or artificial waterway: (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.	AO20	No acceptable outcome is nominated.	Not applicable

PO21	The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.	AO21	For constructed lakes – No acceptable solution is nominated. For an artificial waterway: Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (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.	Not applicable.
PO22	The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.	AO22	No acceptable outcome is nominated.	Not applicable.
PO23	A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	AO23	No acceptable outcome is nominated.	Not applicable.
PO24	The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	AO24	No acceptable outcome is nominated.	Not applicable.
PO25	A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	AO25	No acceptable outcome is nominated.	Not applicable.
PO26	A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	AO26	No acceptable outcome is nominated.	Not applicable.
PO27	A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	AO27	No acceptable outcome is nominated.	Not applicable.
PO28	Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	AO28	No acceptable outcome is nominated.	Not applicable.
Efficiency and whole of life cycle cost				
PO29	Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	AO29	No acceptable outcome is nominated.	Complies. The development minimises whole-of-life costs through its low-impact rural design, modest building footprints, and use of an existing cleared area, avoiding the need for major infrastructure upgrades or extensive site works. By utilising existing access, limiting earthworks, and adopting a

				seasonal, low-intensity operational model, the proposal reduces construction, establishment, monitoring, maintenance and long-term replacement costs while ensuring ongoing compliance and efficient site management.
PO30	The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	AO30	No acceptable outcome is nominated.	Complies. The development is located within a substantial previously cleared area approved under the Relevant Purpose Determination, providing ample space for an effective stormwater management system that follows natural drainage patterns and accommodates lawful discharge without constraints.
PO31	The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regards to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	AO31	No acceptable outcome is nominated.	Complies. The proposal maintains existing natural drainage paths, introduces only minimal impervious area, and does not rely on or impact any external stormwater infrastructure, ensuring orderly stormwater management within the catchment. Runoff characteristics remain unchanged, protecting adjacent and downstream properties and allowing for continued discharge from existing and future upstream development without adverse effects.
PO32	Proposed stormwater infrastructure remains fit for purpose for the life of the development.	AO32	No acceptable outcome is nominated.	Complies. The stormwater system follows the site's natural topography, uses simple low-maintenance infrastructure, and introduces minimal hardstand, ensuring it remains functional and fit for purpose for the full life of the development.
PO33	Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	AO33	The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The stormwater system is located within an open, cleared area, allowing safe, straightforward and cost-effective access for inspection and maintenance, and will be designed in accordance with SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
Water management if reconfiguring a lot				

PO34	Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces.	AO34	No acceptable outcome is nominated.	Not applicable.
Ship-sourced pollutants				
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.	AO35	No acceptable outcome is nominated.	Not applicable.
PO36	Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	AO36	No acceptable outcome is nominated.	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.	AO37	No acceptable outcome is nominated.	Not applicable.
PO38	Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.	AO38	No acceptable outcome is nominated.	Not applicable.

9.3.3 Landscape code

Table 9.3.3.3 – Assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Applicant Response
Landscape design and character				
PO1	The overall landscape design of both public and private spaces: (a) creates a sense of place that is consistent with the intended character of the streetscape, city of locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.	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. Otherwise, no acceptable outcome is nominated.	Complies. No major landscaping is proposed where the rural location ensures the development is not visible from the streetscape or public viewpoints, with the landscape design focused on retaining existing vegetation and rural character while removing only weed species. Minimal, functional planting is proposed to complement the natural setting, ensuring a visually consistent, low-impact landscape that remains appealing over the long term.
PO2	Tree and plant selection ensures: (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 (d) cost effective and convenient maintenance over the long-term.	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.	Complies. Any planting will utilise species native to the area and consistent with those listed in SC6.4–SC6.4.12 Landscaping and Open Space, ensuring suitability to the local environment and long-term sustainability.
		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.	Complies. No undesirable or declared species will be planted, with all landscaping to exclude species listed as unsuitable under SC6.4–SC6.4.12 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.	Not applicable.
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 Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
		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.	Not applicable.

		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.	Not applicable.
P05	Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	AO5.1	Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 – 10 years of planting.	The landscaped areas will retain existing native vegetation, with no new tree planting proposed due to required bushfire safety clearances around buildings; therefore, shade outcomes are achieved through preservation of the surrounding natural canopy rather than new plantings.
		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.	The landscaped areas will retain native vegetation with minimal landscaping proposed as part of the development.
P06	Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	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.	Not applicable.
P07	The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	AO7	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.	Not applicable.
Edge treatments				
P08	Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	AO8	Landscaped areas along the frontage of a site consists of: (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; (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.	Not applicable.
P09	Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	AO9	No acceptable outcome is nominated.	Not applicable.

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 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	Not applicable.
			(b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.	Not applicable.
		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.	Not applicable.
PO11	Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.	AO11	No acceptable outcome is nominated.	Not applicable.
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.	AO12	No acceptable outcome is nominated.	Not applicable.
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.	Complies. No new trees are proposed, and limited low-impact landscaping will be positioned to ensure full protection of all overhead and underground services, avoiding any interference with infrastructure integrity or function.
PO14	Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (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.	AO14	No acceptable outcome is nominated.	Complies. Landscaping is minimal and retains existing native vegetation, ensuring overland flow paths remain unrestricted, natural infiltration is maintained, and all soft landscaping areas are appropriately drained without impacting stormwater quantity or quality.
PO15	Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs.	AO15	No acceptable outcome is nominated.	Complies. Landscaping is limited to retaining existing native vegetation and using minimal additional treatments, ensuring very low maintenance requirements and minimising whole-of-life costs.

PO16	All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	AO16	No acceptable outcome is nominated.	Complies. Any turf areas will be limited, rural in nature, and fully accessible to standard maintenance equipment, with adequate sunlight available due to the open, cleared setting of the site.
PO17	Drainage of podium planters allows for flush out in future and are adequately drained	AO17	No acceptable outcome is nominated.	Not applicable.
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.	Not applicable.
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.	AO19	No acceptable outcome is nominated.	Complies. Landscaping is limited to retained native vegetation, which naturally features low maintenance needs, long life expectancy and minimal requirements for pruning, watering, fertilising or litter management, ensuring minimal ongoing upkeep.
PO20	Container sizes and planting stock maturity is consistent with the intended role of the landscaping.	AO20	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO21	Planting stocks are of a quality to ensure vigorous growth.	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.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO22	Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	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.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO23	Site preparation works ensure a stable and enhanced landscape form.	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.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
Sustainability				
PO24	Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	AO24.1	Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.	Complies. The site layout retains existing native vegetation and integrates the surrounding landscape into the design, ensuring significant trees and natural features within and adjoining

				the site are preserved and incorporated.
		AO24.2	Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	Complies. No significant vegetation is proposed to be removed, beside minor weed species; however, if any significant vegetation were inadvertently damaged, it would be replaced with mature native species of comparable form and ecological value.
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.	Complies. All retained trees will be protected through appropriate tree protection measures, including TPZ fencing along the canopy/drip line in accordance with AS4970-2009.
		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.	Complies. Any required pruning or trimming will be undertaken by a qualified arborist and carried out in accordance with AS4373 – Pruning of Amenity Trees.
		AO25.3	Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist.	Complies. Any retained or significant vegetation inadvertently damaged during development will be assessed and treated by a qualified arborist to repair the damage as far as practicable.
		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.	Complies. All works adjacent to retained trees will incorporate protective measures consistent with SC6.4–SC6.4.23.1 Construction Management to ensure vegetation is safeguarded during construction.

PO26	Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by: (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) optimizing shade to create useable and comfortable areas; (d) hydro-zoning planting.	AO26	No acceptable outcome is nominated.	Complies. As above.
PO27	Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.	AO27	Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
PO28	Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.	AO28	No acceptable outcome is nominated.	Complies. Landscape buffering relies on retained native vegetation that is fully compatible with the ecological values of the site and its surroundings, ensuring continuity of habitat and environmental function.
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. 6.4 – SC6.4.12 Landscaping and Open Space.	Complies. The rural, low-impact design utilises an open grassed parking area surrounded by existing native vegetation, providing natural shading and clear, legible vehicle movement without the need for additional planted landscaping. Landscaping will otherwise comply with SC6.4–SC6.4.12 Landscaping and Open Space.
Safety and Accessibility				
PO30	Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.	AO30.1	Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.	Not applicable.
		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.	Not applicable.
		AO30.3	Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	Not applicable.
PO31	Where appropriate and practicable, all elements of the landscape design	AO31.1	Paving material, tactile indicators and construction complies with AS1428 – Design for Access and Mobility.	Not applicable.

	are safe and provide accessibility for all abilities.	AO31.2	Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.	Not applicable.
		AO31.3	Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.	Not applicable.

9.3.4 Transport impact, access and parking code

Table 9.3.5.3 – Assessable development (Part)

Performance Outcomes			Acceptable Outcomes	Comment
Transport impact				
PO1	The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The road hierarchy is shown on Figure 9.5 – Road hierarchy existing and Figure 9.6 Road Hierarchy Future	AO1	No acceptable outcome is nominated.	Complies. The development is accessed via Bruce Highway, Pope Road and Mill Road, all suitable rural roads capable of safely accommodating the low-volume, intermittent traffic generated by the Function Facility. Vehicle movements are limited, largely bus-based, and consistent with the intended function and capacity of the existing road hierarchy, ensuring no adverse impact on network safety or efficiency. A Traffic Report can be prepared at request.

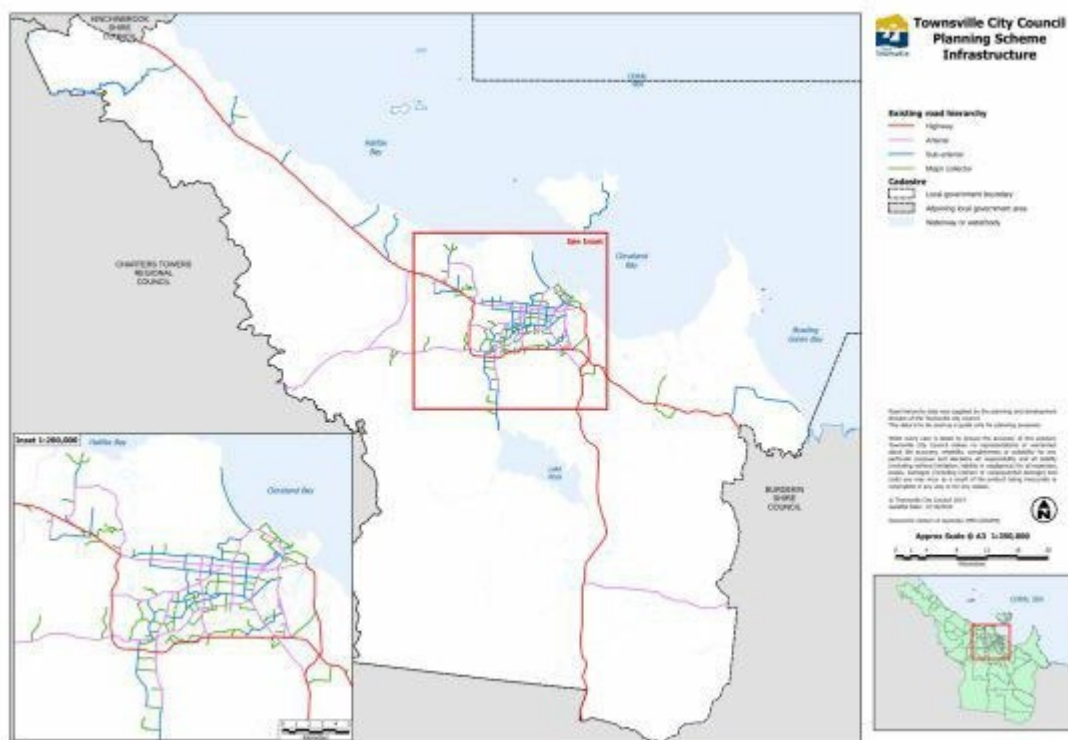


Figure 9.5 – Road hierarchy existing

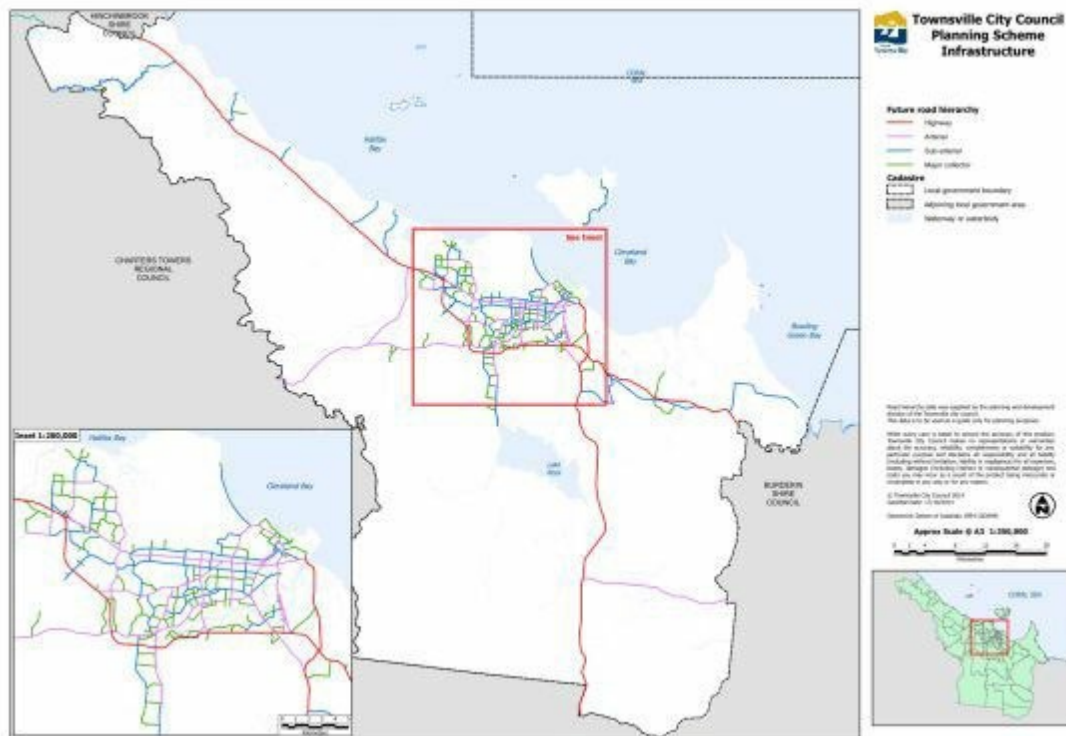


Figure 9.6 - Road hierarchy future

PO2	Development does not compromise the orderly provision or upgrading of the transport network.	AO2	No acceptable outcome is nominated.	Complies. The development generates low, infrequent traffic volumes and relies on existing rural roads and an established internal access track, ensuring no upgrades are required and the orderly provision of the transport network is not affected.
PO3	On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.	AO3	No acceptable outcome is nominated.	Not applicable.
PO4	As far as practicable, development is designed to encourage travel by public transport, walking and cycling.	AO4	No acceptable outcome is nominated.	Complies. Due to the rural location and nature of the use, public transport, walking and cycling are not practical; however, the development encourages shared transport through organised bus services to minimise private vehicle trips and support safe, efficient access.
Site access				

P05	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	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.	Complies. Access is via an existing rural driveway upgraded to a 6-metre all-weather standard, suitable for the low-volume, intermittent vehicle movements associated with the Function Facility. The arrangement aligns with the rural road network, supports safe circulation, accommodates bus access, and complies with the intent of SC6.4.5 driveway and parking standards, ensuring the road network operates safely and efficiently.
P06	Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	A06	No acceptable outcome is nominated.	Given the rural setting and low-intensity use, pedestrian and cyclist access is likely to be minimal utilising the shared road access.
P07	Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	A07	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings	Complies. Access is provided via an existing rural track that will be upgraded to a safe, all-weather standard with suitable width, gradient and sightlines, ensuring easy and compliant entry to the site in accordance with SC6.4.5.5 Driveways and the relevant standard drawings.
P08	All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	A08	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. The upgraded existing access track will be constructed to a rural all-weather standard with appropriate width, gradient and surface treatment, ensuring all vehicles—including buses, service vehicles and emergency vehicles—can travel the full length of the driveway without damage to the vehicle or driveway surface, consistent with SC6.4.5.5 Driveways and associated standards.
P09	A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	A09	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	Not applicable.
P010	Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	A010	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways.	Complies. The existing access track will be upgraded with suitable rural all-weather surface materials and constructed to withstand the loadings of all vehicles expected to use the site, including buses and

				emergency vehicles, in accordance with SC6.4.5.5 Driveways.
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.	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.	Complies. The upgraded driveway follows natural ground levels and will be shaped and drained to prevent ponding or redirection of water onto adjoining properties or buildings, consistent with SC6.4.5.5 Driveways.
PO12	Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	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.	Complies. The driveway will utilise and upgrade the existing access track, with construction carefully managed to avoid any disturbance to underground or overhead services and to ensure all infrastructure remains fully functional and accessible, in accordance with the relevant SC6.4 standards and drawings.
PO13	All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	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 Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	Complies. A dedicated turnaround area is provided at the entry to the site where parking is not permitted, allowing all vehicles—including buses and emergency vehicles—to safely manoeuvre and enter and exit in a forward motion, consistent with the intent of the SC6.4 access and parking standards.
Pedestrian and cyclist facilities				
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.	AO14	No acceptable outcome is nominated.	Not applicable.
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.	AO15	No acceptable outcome is nominated.	Not applicable.
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: (a) provision of opportunities for	AO16	No acceptable outcome is nominated.	Not applicable.

	casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimizing potential concealment points and assault locations; (e) minimizing opportunities for graffiti and other vandalism; and (f) restricting unlawful access to building and between buildings.			
Parking				
PO17	Provision is made for on-site vehicle parking to: (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.	AO17.1	Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.	Complies. Under SC6.10 – Parking Rates Planning Scheme Policy, the requirement for Function Facilities is to provide <i>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</i> The site will comfortably accommodate this level of demand.
PO18	Parking ensures access is provided for people with disabilities.	AO18.1	Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.4 Car Parking.	Complies. Parking arrangements include suitable areas for accessible parking in accordance with SC6.4.5.4 Car Parking, ensuring safe and convenient access for people with disabilities and conditioned accordingly.
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: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and provide for pedestrian priority and clear sign lines.	AO19	No acceptable outcome is nominated.	Complies. A dedicated set-down and pick-up area is provided near the entry to the site, designed to safely accommodate buses and private vehicles, with clear sightlines, separation from parking areas and direct pedestrian access to the main event area, ensuring safe and convenient movement for all users.
PO20	Parking and servicing areas are designed to: (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;	AO20	No acceptable outcome is nominated.	Complies. Parking and servicing areas are clearly defined within an open, grassed area that avoids large hardstand surfaces and maintains safe separation between vehicle movements and pedestrian access. The layout provides convenient access, natural shading from

	(e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and minimise any adverse impacts on the amenity of surrounding land.			retained vegetation, minimal internal vehicle movements, and no adverse amenity impacts due to the site's remote rural setting.
PO21	Vehicle spaces have adequate dimensions to meet user requirements.	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.	Complies. Vehicle spaces will be provided in accordance with SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking, ensuring adequate dimensions and layout suitable for all expected users and enforceable through conditions.
PO22	Pavement is constructed to an appropriate standard.	AO22	No acceptable outcome is nominated.	Complies. Pavement will be constructed to a rural standard.
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.	AO23	No acceptable outcome is nominated.	Not applicable.
PO24	Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	AO24	No acceptable outcome is nominated.	Not applicable.
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.	AO25	No acceptable outcome is nominated.	Not applicable.
Servicing				
PO26	Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	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.	Complies. The site layout provides ample space for service vehicles to load, unload and manoeuvre within the cleared parking and access area, with movements separated from pedestrian paths and event spaces to ensure safety. The access track and turnaround area can accommodate the expected service vehicle types without impeding internal circulation or the external road network, consistent with SC6.4.5.3 and SC6.4.5.4.
PO27	Refuse collection vehicles are able to safely access on-site refuse collection facilities.	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.	Complies. Refuse collection vehicles can safely access the designated waste storage area via the upgraded access track and on-site turnaround area. Waste management procedures outlined in the Event Management Plan

				ensure bins are positioned for safe collection, with all refuse removal carried out by a commercial operator in accordance with SC6.4.22 Waste Management and relevant access and parking standards.
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.	AO28	No acceptable outcome is nominated.	Complies. Servicing activities are limited, occur infrequently and are located well away from any sensitive receptors, with all waste removal undertaken by a commercial operator in accordance with the Event Management Plan. The rural separation, controlled operating hours and placement of servicing areas within an existing cleared zone ensure noise, odour and dust impacts are negligible and do not affect nearby premises.

9.3.5 Works code

Table 9.3.6.3 – Accepted development subject to requirements (Part)

Performance Outcomes			Acceptable Outcomes	Comment
Access and parking				
PO1	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO1	Access is provided in accordance with Australian Standard AS2890.1.	Complies. Access is via an existing rural driveway upgraded to accommodate the low-volume, intermittent traffic generated by the Function Facility, with sufficient width and sightlines to match the capacity of the parking area and the function of the surrounding rural road network. Access design will comply with AS2890.1.
PO2	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO2.1	Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10. OR	Complies. Under SC6.10 – Parking Rates Planning Scheme Policy, the requirement for Function Facilities is to provide <i>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</i> The site will comfortably accommodate this level of demand.
		AO2.2	Where an existing lawful premises, the existing number of on-site parking spaces is retained or increased where: (a) the Use includes a drive-through facility and queuing spaces are provided in accordance with the standards identified in the Parking rates planning scheme policy no. SC6.10; and (b) the uses not more than 5% or 50m ² (whichever is the greater) of additional gross floor area.	Not applicable.
PO3	Parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	AO3.1	Parking areas are designed in accordance with Australian Standard AS2890.1. OR	Complies. Parking areas are clearly defined within a dedicated grassed clearing, providing safe and convenient access for vehicles and pedestrians, with designated accessible parking provided. Parking layout and access will comply with AS2890.1.

		AO3.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.	Not applicable.
PO4	Landscaping is provided to soften the visual impact of parking areas and to provide shading.	AO4.1	Shade trees within parking areas are provided at the following rate: (a) in single sided, angle or parallel bays – 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays – 1 tree per 6 parking spaces. OR	Existing trees are proposed to be retained with buffers provided from buildings and parking areas given the larger native types. The events will run for only minimal times throughout the year and encourage pick-up and drop-offs. Permanent shade trees are therefore not recommended.
		AO4.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.	Not applicable.
PO5	Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site. (e) the site.	AO5.1	Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR	Complies. The cleared parking and service area provides ample room for service vehicles to load, unload and manoeuvre entirely within the site, safely separated from pedestrian areas and event spaces. The upgraded access track and turnaround area accommodate expected service vehicle types without impeding internal circulation, and servicing arrangements will comply with AS2890.2.
		AO5.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.	Not applicable.
Services and utilities				
PO6	A potable water supply is provided that is adequate for the needs of the intended use.	AO6.1	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 and SC6.4.3 Standard Drawings.	Complies. Potable water will be supplied through on-site storage tanks sized in accordance with SC6.4.11.2 Water Supply Planning and Design Guidelines, providing adequate supply for the Function Facility without requiring connection to the reticulated network.
		AO6.2	Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and Sc6.4.3 Standard Drawings.	Complies. All water supply infrastructure and connections will be designed and constructed in accordance with SC6.4.11.2 Water Supply Planning and

				Design Guidelines and SC6.4.3 Standard Drawings.
P07	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	A07.1	The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	Not applicable.
		A07.2	Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.	Complies. The wastewater system has been purpose-designed to meet the full operational demands of the Function Facility, with capacity for up to 100 patrons and a maximum daily load of 3,000 L/day. The engineered on-site sewerage facility detailed in the Onsite Sewerage Assessment provides secondary treatment via a Fuji Clean aerated treatment system and disposes of treated effluent through a 1,000 m ² subsurface drip irrigation area, ensuring consistent performance even at peak event capacity. The design complies with the Queensland Plumbing and Wastewater Code, the Plumbing and Drainage Act 2018, AS/NZS 1547:2012, and SC6.4.3.10 On-Site Sewerage Facilities, with all pipework, setbacks, filtration, and irrigation infrastructure shown in the certified drawings. The system is located outside environmentally sensitive areas and has been engineered to safely manage flows generated by the Function Facility without risk of discharge to waterways or surrounding land. These design details, including setback distances, subsurface irrigation specifications and compliant connection layouts, are demonstrated throughout the Waste Treatment System Report and associated engineering drawings.
P08	Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	A08.1	The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	Complies. Waste management is undertaken in accordance with the Waste Treatment System Report and Event Management Plan, with industrial waste and recycling bins stored in a dedicated area and collected by a commercial contractor after events. A screened, imperviously sealed bin

				storage pad will be provided to ensure waste is contained, hygienically managed, and protective of human health and the environment.
		AO8.2	On sites in an industrial zone that are greater than 2,000m ² in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 3 point turn.	Not applicable.
PO9	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.	AO9.1	The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	Complies. The development maintains existing natural drainage paths, introduces only minor impervious areas, and is situated on elevated land, ensuring there is no change to flood levels or flood duration on upstream, downstream or adjoining properties.
		AO9.2	Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standards AS/NZS3500.3:2003.	Complies. Roof and surface water will be captured and directed to an on-site lawful point of discharge in accordance with AS/NZS 3500.3:2003, ensuring all flows are safely conveyed without affecting surrounding properties. Roof and surface water is directed to a lawful point of discharge consistent with QUDM and site topography.
PO10	The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	AO10	Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	Complies. The development follows natural drainage patterns, with minimal increase in impervious area and controlled discharge ensuring post-development flows do not exceed pre-development peak flows or alter stormwater characteristics on downstream or adjoining properties.
Fire services in developments accessed by common private title				
PO11	Fire hydrants are installed and located to enable QFES fire-appliance vehicles to access water safely, effectively and efficiently.	AO11.1	Fire hydrant placement and technical requirements for residential streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	Not applicable.

		AO11.2	Fire hydrant placement and technical requirements for commercial and industrial streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	Not applicable.
PO12	Road widths and construction within the development are adequate for fire-appliance vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on street parking spaces are occupied.	AO12	Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.	Complies. The upgraded internal access track will provide a minimum 6-metre all-weather width with clear sightlines and ample verge space, ensuring fire-appliance vehicles can safely access buildings and on-site water supplies regardless of parking demand. The access arrangements meet the intent of SC6.4.4.1 Geometric Road Design and associated road hierarchy and safety guidelines.
Services and utilities				
PO13	A potable water supply is provided that is adequate for the needs of the intended use.	AO13.1	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	Not applicable.
		AO13.2	Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.7 On-Site Water Supply.	Complies. The development is provided with an adequate on-site water supply consistent with SC6.4–SC6.4.11.7 On-Site Water Supply, ensuring suitable capacity for operational and emergency needs.
		AO13.3	Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	Complies. All on-site water supply systems and connections will be designed and constructed in accordance with SC6.4–SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and the applicable SC6.4.3 Standard Drawings.
PO14	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.	AO14.1	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	Not applicable.

			policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines. OR	
		AO14.2	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.	Complies. On-site wastewater treatment and disposal will be provided in accordance with SC6.4–SC6.4.11.8 On-Site Sewerage Facilities, using a fully engineered system designed to meet all regulatory and performance requirements.
		AO14.3	Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.	Complies. Wastewater systems and connections will be designed and constructed in accordance with 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 Construction and the relevant SC6.4.3 Standard Drawings. These design requirements are demonstrated and supported by the Waste Treatment System Report, ensuring full compliance with all applicable standards.
PO15	The design and management of the development integrates water cycle elements having regard to: (a) reducing potable water demand; (b) minimizing wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water.	AO15	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.	Complies. The development integrates water cycle elements by reducing potable water demand through on-site storage, minimising wastewater generation, retaining natural drainage lines, and limiting impervious areas to maintain existing hydrological regimes. Stormwater is managed on-site with controlled discharge to minimise runoff and peak flows, consistent with SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design, ensuring efficient and sustainable water use across the site.

PO16	The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	AO16	For other than the Rural zone, premises are serviced by: (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 2,500m ² within an area where the existing supply is overhead.	Not applicable.
PO17	Premises are connected to a telecommunications service approved by the relevant authority.	AO17	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies. Either existing telecommunications network will be used or satellite installed alternatively.
PO18	Provision is made for future telecommunications services (for example fibre optic cable).	AO18	No acceptable outcome is nominated.	Complies. As above.
PO19	Where available, provision is made for reticulated gas.	AO19	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).	Not applicable.
PO20	Adequate access is provided to public services and utilities for future maintenance.	AO20	No acceptable outcome is nominated.	Complies. All services and utilities are located within accessible cleared areas, ensuring safe, unobstructed access for inspection, maintenance and future servicing needs.

Earthworks

Editor's note—Applicants should be aware that some retaining walls constitute building works that are assessable under the *Building Regulation 2021*. No approval is required under the *Building Regulation 2021* for retaining walls if:

1. there is no surcharge loading; and
2. the height of wall or height of fill or excavation is not more than 1m; and
3. 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).

PO21	Filling and excavation does not result in contamination of land or pose a health and safety risk.	AO21	Filling and excavation does not: (a) use contaminated materials as fill; (b) excavate contaminated material; and (c) use waste material as fill.	Complies. The development involves only works for building pads, with no contaminated or waste materials used or disturbed. No filling or excavation is proposed.
PO22	Earthworks result in stable landforms and structures.	AO22	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.	Not applicable.

PO23	Earthworks are undertaken in a manner that: (a) maintains natural landforms as far as possible; and (b) minimises height of retaining walls and batter faces.	AO23.1	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.	Not applicable.
		AO23.2	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.	Not applicable.
PO24	Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	AO24	No acceptable outcome is nominated.	Not applicable.
PO25	Earthworks do not cause environmental harm.	AO25	No acceptable outcome is nominated.	Not applicable.
PO26	Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	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.	Not applicable.
PO27	Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	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.	Complies. Only works are proposed, and no retaining structures are required; however, any works will be undertaken in accordance with SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction to ensure drainage is not affected and no surface water nuisance is created for neighbouring properties.
PO28	Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	AO28	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.	Not applicable.
PO29	Filling or excavation does not prevent or create difficult access to any property.	AO29	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.	Not applicable.
PO30	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.	AO30	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.	Not applicable.

Movement networks

PO31	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: (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 (g) conduits to facilitate the provision of and other utility services.	AO31	Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Complies. Any required external road works will be limited to rural-standard upgrades of the existing access track and will be designed and constructed in accordance with the relevant provisions of SC6.4, ensuring suitability for the rural setting and safe access to the site.
PO32	Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO32	Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.	Not applicable.
PO33	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.	AO33	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.	Not applicable.
PO34	Movement networks can be easily and efficiently maintained.	AO34	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).	Not applicable.
Waste management				
PO35	Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which: (a) is of adequate size to accommodate the expected 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.	AO35	Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management.	Complies. Adequate on-site waste management facilities will be provided in accordance with SC6.4–SC6.4.22 Waste Management, including appropriately sized industrial waste and recycling bins located in a convenient, accessible and screened area. Facilities will be maintained in a clean and hygienic condition, managed in line with the Waste Treatment System Report and Event Management Plan, and positioned to avoid environmental harm, nuisance or amenity impacts.

Construction management				
PO36	Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO36	No acceptable outcome is nominated.	Not applicable.
PO37	While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO37	No acceptable outcome is nominated.	Not applicable.
PO38	Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	AO38	No acceptable outcome is nominated.	Not applicable.
PO39	Council's infrastructure is not damaged by construction activities.	AO39	No acceptable outcome is nominated.	Not applicable.
PO40	The integrity of new infrastructure is maintained.	AO40	No acceptable outcome is nominated.	Not applicable.
PO41	Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	AO41	Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.23.1 Construction Management.	Not applicable.
PO42	Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	AO42	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.	Not applicable.