

Appendix I

Planning Scheme Code Responses

6.4.2 Open Space Zone Code

6.4.2.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.4.2.2 Purpose

1. The purpose of the Open space zone code provides for informal recreation where the built form is not essential to the enjoyment of the space.
It may provide for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.
Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.
2. The particular purpose of the code is to ensure:
 - a) Residents have convenient access to parks and opportunities for informal recreation that are safe, attractive, and appropriate for the communities needs; and
 - b) Places that contribute to the visual amenity and character of the city are protected; and
 - c) The environmental and drainage functions of open space are protected.
3. The purpose of the zone will be achieved through the following overall outcomes:
 - a) open space is accessible to the general public for a range of informal outdoor recreation activities at local, district and regional levels;
 - b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
 - c) development does not restrict public access and does not detract from the site's primary open space function, visual quality or cultural values;
 - d) land within the zone is generally free from buildings other than ancillary structures which enhance the utility and enjoyment of the open space and buildings required for small-scale clubs and community facilities;
 - e) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
 - f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land;
 - g) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
 - h) the drainage functions of open space are protected, and development is compatible with these functions; and

- i) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas;

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

Riverway precinct:

- a) development in Pioneer Park and Riverway is subordinate to, and does not compromise, its primary role and function as a pedestrian-focussed recreational and open space area; and
- b) connections between Pioneer Park and Riverway and Thuringowa central major centre are reinforced, including the creation of an active entry precinct along Village Boulevard.



Figure 6.151 – Riverway Precinct

6.4.2.3 Assessment benchmarks

Table 6.4.2.3— Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development.		
Built form		
PO1 Built form: (a) is limited in scale and extent; (b) is visually unobtrusive and maintains the open, parkland character; and (c) does not restrict access to utility or enjoyment of the open space.	AO1.1 Building height does not exceed 1 storey.	Not Applicable No buildings are proposed with the Open Space Zone. Whilst the proposed development for Material Change of Use (Educational Establishment) provides for the Heart & Hub building, the proposed building footprint would be wholly located within the Community Facilities Zone.
	AO1.2 Buildings do not exceed a site cover of 5%.	Not Applicable No buildings are proposed within the Open Space Zone.
	AO1.3 Buildings are setback 10m from any site boundary.	Not Applicable No buildings are proposed within the Open Space Zone
For accepted development subject to requirements and assessable development		
Community use and club		

Performance outcomes	Acceptable outcomes	Comments
PO2 Adequate lockable storage space is provided on-site to meet the needs of users.	AO2 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.	Not Applicable The proposal is for educational establishment only. Facilities would not be provided for the use of community organisations or the public.
For assessable development		
Uses		
PO3 Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	No acceptable outcome is nominated.	Not Applicable The proposal is for an existing educational establishment. The Open Space Zone would be maintained for an existing drainage channel, which is not available for informal recreation purposes. No additional structures are proposed within the Open Space Zone.
PO4 Other than at Riverway precinct, non-recreational uses occur only where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.	No acceptable outcome is nominated.	Not Applicable The proposal is for an existing educational establishment, a lawful existing use. No buildings are proposed within the Open Space Zone.
PO5	No acceptable outcome is nominated.	Complies with PO5

Performance outcomes	Acceptable outcomes	Comments
Development does not impede public access to and use of facilities.		The proposal is for an existing educational establishment, a lawful existing use. Existing access to the Open Space Zone would not be impacted by proposal.
PO6 Development does not detract from the site's visual quality or cultural values.	No acceptable outcome is nominated.	Complies with PO6 The proposal is for an existing educational establishment. Visual quality or cultural values would not be adversely affected by the proposal.
PO7 Development is compatible with any drainage function of the land and does not interfere with that function.	No acceptable outcome is nominated.	Complies with PO7 The existing drainage channel located within the Open Space Zone would not be impacted by the proposed development.
For assessable development		
Amenity		
PO8 Development maintains a high level of amenity within the site and for surrounding areas, having regard to: a) noise; b) hours of operation; c) traffic; d) visual impact; e) signage; f) odour and emissions; g) lighting; h) access to sunlight;	No acceptable outcome is nominated.	Able to comply with PO8 The proposal is for an existing educational establishment. The proposed increase in scale and intensity is supported by impact assessments demonstrating the proposal would not adversely impact surrounding areas.

Performance outcomes	Acceptable outcomes	Comments
i) privacy; j) outlook. Editors Note: Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.		
PO9 Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.	No acceptable outcome is nominated.	Complies with PO9 The proposal would retain existing landscaping along and within the Open Space Zone, wherever possible.
For assessable development		
Crime prevention through environmental design		
PO10 Development facilitates the security of people and property having regard to: a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours.	No acceptable outcome is nominated.	Able to comply with P10 The proposal is for an existing educational establishment. The proposal would ensure that building and carparking design is consistent with crime prevention through environmental design principles.
For assessable development		

Performance outcomes	Acceptable outcomes	Comments
Accessibility		
PO11 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, other parts of the open space network, sport and recreational activities, centres and community-related activities.	No acceptable outcome is nominated.	Complies with PO11 The existing educational establishment has and would maintain accessible connections for both pedestrians and cyclists to and from the site to public transport infrastructure.
For assessable development		
Protection of natural values		
PO12 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: a) minimising earthworks; b) maximising retention of natural drainage patterns; c) ensuring existing drainage capacity is not reduced; d) maximising the retention or enhancement of existing vegetation and ecological corridors; e) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.	Complies with PO12 The proposal is for an existing educational establishment. The existing drainage channel located within the Open Space Zone provides limited connectivity with ecological corridors. The proposal would not adversely impact existing drainage patterns and native vegetation within the open space corridor would be retained, wherever possible.
For assessable development		

Performance outcomes	Acceptable outcomes	Comments
Additional benchmarks for assessable development in precincts		
Riverway Precinct		
PO13 Leisure focussed shops and dining uses are established along Village Boulevard opposite High Range Drive, creating an active link to the town centre heart precinct and a gateway feature for Riverway.	No acceptable outcome is nominated.	Not Applicable The subject site is not located in the Riverway Precinct.

6.4.3 Community facilities zone code

6.4.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.4.3.1 Purpose

1. The purpose of the Community facilities zone code is to provide for community-related activities and facilities whether under public or private ownership.
These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.
2. The particular purpose of the code is to ensure:
 - a) the effective location, design and operation of a wide variety of community-related activities and facilities so that these facilities adequately meet the needs of current and future users; and
 - b) community-related activities and facilities are provided in a safe, accessible and attractive environment, and minimise impacts on surrounding land uses.
3. The purpose of the zone will be achieved through the following overall outcomes:
 - a) the zone primarily accommodates a variety of community-related activities and facilities such as community uses, educational establishments, emergency services, places of worship and utility installations in a manner that best meets community needs;
 - b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs;
 - c) development does not prejudice the ongoing operation and expansion of community activities and facilities;
 - d) where appropriate, development enables the co-location of community-related activities and facilities;
 - e) development facilitates improved accessibility by walking, cycling and public transport, and facilitates easy access by all members of the community, including older and less mobile people and people with disabilities;
 - f) unless separation is required due to safety and operational requirements of the use, integration with surrounding areas is strengthened through built form and site layout;
 - g) buildings provide for an attractive, pedestrian friendly environment at street level;
 - h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and
 - i) development is sited, designed and operated to minimise adverse impacts on surrounding land.
4. The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Picnic Bay community facilities precinct:

- a) the intersection of Birt Street and Nelly Bay Road creates a gateway to Picnic Bay. Built form and streetscape treatments at this intersection reinforces this gateway function;
- b) development of this precinct supports a transition from the existing landfill uses to form a more community-focussed hub including uses such as education, open space, recreation and other community facilities; and
- c) design of built form and public spaces is of high quality and is consistent with the low density Magnetic Island character.

6.4.3.3 Assessment benchmarks

Table 6.4.3.3— Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building		
Built form		
PO1 Development does not substantially exceed the height of existing buildings in the area.	AO1 Building height does not exceed 3 storeys.	Complies with AO1 The proposed development is for a Material Change of Use (Educational Establishment). The proposed new Hub & Heart building would have a maximum height of 2 storeys.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	AO2 Buildings have their main face to the street and are set back from that frontage: - within 20% of the average front setback of adjoining buildings; or - where there are no adjoining buildings, 6m.	Complies with AO2 The proposal is associated with an existing educational establishment. Proposed new building would be located within the existing development site and screened from the road frontage.
PO3	AO3	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
Development minimises the bulk of buildings to assist integration with surrounding development.	Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 0.75m depth.	The proposal is associated with an existing educational establishment. Proposed new building would not be visible from the road frontage.
For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building		
Amenity		
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	AO4.1 Buildings are set back 6m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.	Complies with AO4.1 The proposed new Hub & Heart building would be located within the existing educational establishment footprint and would be adequately setback from the common boundary.
	AO4.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use or land within a residential zone. OR AO4.2.2 A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential use or land within a residential zone. Editor's note —landscaping is to be provided to a standard specified in Section 9.3.3 Landscape code.	Complies with AO2.1 Existing boundary fences would be maintained as part of the proposed development.
	AO4.3	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
	Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	Proposed buildings are adequately setback from the common boundary and would not provide a direct view into an adjoining residential use.
For accepted development subject to requirements and assessable development		
General		
PO5 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO5.1 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Complies with AO5.1 Lighting associated with the existing educational establishment would not be altered and is consistent with Australian Standard.
	AO5.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .	Complies with AO5.2 Outdoor lighting associated with the existing educational establishment would be maintained.
PO6 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	AO6 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.	Complies with AO6 The existing storage areas, which are adequately setback from the boundary would be maintained as part of the proposal.

Performance outcomes	Acceptable outcomes	Comments
Caretaker's accommodation		
PO7 Development does not compromise the effective operation of the primary use.	AO7.1 No more than one (1) caretaker's accommodation unit is provided on the site.	Not Applicable No caretakers accommodation is proposed.
	AO7.2 The caretaker's accommodation unit has a gross floor area of no more than 70m ²	Not Applicable No caretakers accommodation is proposed.
Community uses and clubs		
PO8 Adequate lockable storage space is provided on-site to meet the needs of users.	AO8 At least one (1) lockable storage space of a minimum of 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.	Not Applicable The proposal is associated with an existing educational establishment. Storage facilities for use by community organisations or the public are not required.
For assessable development		
Uses		
PO9 The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.	No acceptable outcome is nominated.	Not Applicable The proposal is associated with an existing educational establishment. No community related activities are proposed as part of this application.
PO10	No acceptable outcome is nominated.	Able to Comply with PO10

Performance outcomes	Acceptable outcomes	Comments
Other uses occur on a site where they: (a) support or are otherwise complementary to the community-related activities or facilities on the site; and (b) are subordinate to those activities or facilities.		The proposal is associated with an existing educational establishment. The College may facilitate use of the sporting facilities for community organisations where consistent with and subordinate to the existing lawful use.
PO11 Development does not prejudice the ongoing operation and expansion of existing uses on the site.	No acceptable outcome is nominated.	Complies with PO11 The proposal is associated with an existing educational establishment. The proposal would enhance the existing lawful use and provide improved learning facilities associated with the existing and projected student and staff numbers.
PO12 Development facilitates opportunities for appropriate co-location of community-related activities or facilities.	No acceptable outcome is nominated.	Not Applicable The proposal is associated with an existing educational establishment. No co-location of community-related facilities is proposed or required.
Amenity		
PO13 Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, having regard to: - noise; - hours of operation; - traffic; - visual impact;	No acceptable outcome is nominated.	Able to Comply with PO13 The proposal is associated with an existing educational establishment. The proposed increase in student and staff numbers, provision of additional car parking and building improvements would not adversely impact adjoining residential development. A noise impact assessment has been undertaken and is provided for reference as Appendix I The proposal would not generate any odour or emissions and lighting associated with the existing

Performance outcomes	Acceptable outcomes	Comments
- signage; - odour and emissions; - lighting; - access to sunlight; - privacy; and - outlook. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.		lawful development would not be altered as part of the proposal.
PO14 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.	Complies with PO14 Existing landscaping associated within the site and particularly within the Open Space Zone, would be maintained, wherever possible, to provide screening and enhance visual amenity where appropriate.
Crime prevention through environmental design		
PO15 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding;	No acceptable outcome is nominated.	Complies with PO15 The proposal is associated with an existing educational establishment. The proposed Heart & Hub building has been designed in accordance with CPTED principles.

Performance outcomes	Acceptable outcomes	Comments
(e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.		
Accessibility		
PO16 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.	Complies with PO16 The educational establishment contains existing pedestrian and cyclist connections to and from the site, and provides linkages to public transport infrastructure.
PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.	Complies with PO17 The proposal is associated with an existing educational establishment. The proposed Heart & Hub building would be established within the existing development. The proposed car park extension would retain existing vegetation, wherever possible. Stormwater would be lawfully discharged and existing drainage patterns would not be adversely affected.

Performance outcomes	Acceptable outcomes	Comments
Additional benchmarks for assessable development in precincts Note – Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.		
Picnic Bay community facilities precinct		
PO18 Development in this precinct supports a transition from the existing use as a waste facility to uses which present as a gateway feature and key community node for Picnic Bay.	No acceptable outcome is nominated.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.
PO19 The existing land fill site is rehabilitated to a standard that is suitable to accommodate a range of community activities.	No acceptable outcome is nominated.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.
PO20 Building height and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.	AO20 Building height does not exceed 2 storeys.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.
PO21 Design of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) the natural setting of buildings within the landscape; and-Accepted development subject to requirements	No acceptable outcome is nominated.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.

Performance outcomes	Acceptable outcomes	Comments
(c) maximising views to the bay.		
PO22 Built form, landscape and streetscape treatment at the intersection of Birt Street and Nelly Bay Road reinforces a gateway statement.	No acceptable outcome is nominated.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.
PO23 Vehicle access points along Birt Street are minimised.	AO23 Access points are limited to only one either side of Birt Street within this precinct.	Not Applicable The site is not located in the Picnic Bay Community Facilities Precinct.

8.2.1 Airport environs overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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

8.2.1.3 Assessment benchmarks

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

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

Performance outcomes	Acceptable outcomes	Response
For accepted development subject to requirements and assessable development		
Operational airspace (overlay map OM-01.1)		
PO1 Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on overlay map OM-01.1 . Editor's note —The Defence (Areas Control) Regulation (DACR) is a Commonwealth regulation under the Defence Act 1903 . Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high	AO1.1 Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1. Editor's note —Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed AO1 above.	Complies with AO1.1 The proposed development is for Material Change of Use (Educational Establishment). The site is located within the mapped Operational airspace of 90 metres above ground level. The proposed Hub & Heart Building would be two storeys with a maximum building height of 9.52m. The proposal would not involve any permanent or temporary buildings or structures that enter operational airspace.

Performance outcomes	Acceptable outcomes	Response
elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.	AO1.2 Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.	Complies with AO1.2 The proposal is associated with an existing educational establishment. The proposal would not involve any transient intrusions that impact the mapped 90 metres operational airspace.
PO2 Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay map OM-01.1 .	AO2 Development does not generate: a) a gaseous plume with a velocity exceeding 4.3m per second; or b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.	Complies with AO2 The proposal is associated with an existing educational establishment and would not generate any gaseous plumes or other environmental nuisances that could affect aircraft operation.
Wildlife hazard buffer zones (overlay map OM-01.2)		
PO3 Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay map OM-01.2 .	AO3.1 Within 13km of airport runways, development does not involve a putrescible waste disposal facility.	Complies with AO3.1 The proposal is associated with an existing educational establishment.
	AO3.2 Within 8km of airport runways, development does not involve: a) aquaculture; or b) food handling or processing of an industrial nature; or c) stock handling or slaughtering; or d) pig production; or	Complies with AO3.2 Whilst the site is located within the 8km Wildlife Hazard buffer area, the proposal is associated with an existing educational establishment.

Performance outcomes	Acceptable outcomes	Response
	e) fruit production; or f) turf production; or g) the keeping or protection of wildlife outside enclosures.	
	AO3.3 Within 3km of airport runways, development does not involve: (a) the keeping, handling or racing of horses; or (b) outdoor dining, food handling or food consumption.	Not applicable The site is not located within the 3km wildlife hazard buffer area.
Public safety areas (overlay map OM-01.2)		
PO4 A significant increase in the numbers of people living, working or congregating in public safety areas identified on overlay map OM-01.2 is avoided.	AO4 Within a public safety area identified on overlay map OM-01.2, development does not involve the following: a) residential uses; or b) a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or c) any activities involving the manufacture or bulk storage of hazardous or flammable materials.	Not Applicable The subject site is not within a public safety area.
Aviation facilities (overlay map OM-01.3)		

Performance outcomes	Acceptable outcomes	Response
PO5 Development within the area identified on overlay map OM-01.3 is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.	AO5.1 No building, structures or other works which exceed 7.9m in height are located between 150m and 500m of non-directional beacon (NDB) site (as depicted on overlay map OM-01.3).	Not Applicable No buildings or structures are proposed between 150m – 500m of the non-directional beam.
	AO5.2 Within the buffer area of the Townsville Airport distance measuring equipment (DME) site (as depicted on overlay map OM-01.3), no building, structure or other works involving a change to, or a physical projection above, the ground level are located: a) within 115m of the DME site; or b) between 115m and 230m of the DME site if exceeding 1m in height; or c) between 230m and 500m of the DME site if exceeding 2m in height; or d) between 500m and 1,000m of the DME site if exceeding 4m in height; or e) between 1,000m and 1,500m of the DME site if exceeding 8.5m in height.	Not Applicable The subject site is not within the buffer area of the Townsville Airport.
	AO5.3 Within the buffer area of the Townsville Airport VHF omni-directional radio range (VOR) site (as depicted on overlay map OM-01.3): a) no building, structures or other works involving a change to, or a physical projection above, the ground level are located within 300m of the site; and	Not Applicable The subject site is not within the buffer area of the Townsville Airport.

Performance outcomes	Acceptable outcomes	Response
	b) the following are not located between 300m and 1,000m of the site: (i) fences exceeding 2.5m in height; or (ii) overhead lines exceeding 5m in height; or (iii) metallic structures exceeding 8m in height; or (iv) trees and open lattice towers exceeding 10m in height; or (v) wooden structures exceeding 13m in height.	
	AO5.4 Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works involving a change to, or a physical projection above, the ground level are located between: a) 700m and 1,000m of the site if exceeding 6m in height; or b) 1,000m and 1,500m of the site if exceeding 8.7m in height.	Not Applicable The subject site is not within the buffer area of the Townsville Airport.
	AO5.5 Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical projection above, the ground level occurs that exceed 20m in height.	Not applicable The site is located within the Building Restriction Area – Area of Interest. The proposed Heart and Hub building would exceed 20m in height.

Performance outcomes	Acceptable outcomes	Response
	AO5.6 No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).	Not applicable The subject site is not within the buffer area of the Townsville Airport.
Australian noise exposure forecast contours (overlay map OM-01.4)		
PO6 Development within the area identified on overlay map OM-01.4 is compatible with forecast levels of aircraft noise unless there is an overriding need in the public interest and there is no reasonable alternative site available for the use. Editor's note —Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be engaged in order to demonstrate compliance with this performance outcome.	AO6.1 Above the 25 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following: a) child care centre; b) educational establishment; or c) hospital.	Not applicable The site is not within an ANEF contour.
	AO6.2 Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve a community use or community care centre.	Not applicable The site is not within an ANEF contour.
	AO6.3 Above the 35 ANEF contour areas (as depicted on overlay map OM-01.4), development does not involve residential uses.	Not applicable The site is not within an ANEF contour.
	AO6.4	Not applicable The site is not within an ANEF contour.

Performance outcomes	Acceptable outcomes	Response
	The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.	
Lighting area buffer zones (overlay map OM-01.5)		
PO7 Development within the area identified on overlay map OM-01.5 does not involve external lighting or reflective surfaces that could distract or confuse pilots. Editor's note —The standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers, may be used to demonstrate compliance with this performance outcome.	AO7.1 Development within the 6km radius shown on overlay map OM-01.5 does not involve: a) straight parallel lines of lighting 500m to 1000m long; or b) lighting which extends more than 3 degrees above the horizon; or c) flare plumes; or d) buildings with reflective cladding; or e) upward-shining lights; or f) flashing lights; or g) sodium lights.	Complies with AO7.1 The development would not involve any lighting that would distract or confuse pilots.
	AO7.2 In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.	Not applicable The site is not located within a Lighting area buffer zone.
	AO7.3 In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.	Not applicable The site is not located within a Lighting area buffer zone.
	AO7.4	Not applicable

Performance outcomes	Acceptable outcomes	Response
	In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.	The site is not located within a Lighting area buffer zone.
	A07.5 In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.	Not applicable The site is not located within a Lighting area buffer zone.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

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

8.2.6.2 Purpose

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

8.2.6.3 Assessment benchmarks

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

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development		

Performance outcomes	Acceptable outcomes	Comments
PO1 Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding. Editor's note—The Building Regulation 2006 may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <i>Building Regulation 2006</i>.	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 buildings 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 AO1.2 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 Editor's note—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings.	Complies with AO1.2 This application is for a Material Change of Use associated with an existing educational establishment. Non-habitable rooms would be located above the defined flood level. Proposed additional car parking are located outside the high hazard flood areas.
PO2 Development in high hazard areas does not significantly impede the flow of flood waters	AO2.1 Development in high hazard areas do not involve: a) filling with a height greater than 150mm; or	Complies with PO2

Performance outcomes	Acceptable outcomes	Comments
through the site or worsen flood flows external to the site.	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.	The Flood Impact Assessment (Appendix G), confirmed that the proposal would not impede the flow of floodwaters through or external to the site.
For assessable development		
PO3 Development does not intensify use in high hazard areas, in order to avoid risks to people and property. Editor's note —High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.	AO3.1 New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2 .	Complies with AO3.1 The proposed new buildings are not located within the mapped high hazard area.
	AO3.2 New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.	Not Applicable No new lots or roads are proposed.
	AO3.3 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 No non-permanent accommodation structures are proposed.
PO4 Siting and layout of development maintains the safety of people and property in medium hazard areas. Editor's note —The Building Regulation 2006 establishes requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the	On existing lots AO4.1 Floor levels for residential buildings are 300mm above the defined flood level. Editor's note —In medium hazard — further investigation area, a flood assessment in accordance with the Flood hazard planning scheme policy no. SC6.7 may be needed to establish the defined flood level.	Complies with AO4.2 The proposed new buildings would have floor levels above the defined flood level.

Performance outcomes	Acceptable outcomes	Comments
combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <i>Building Regulation 2006</i>.	AO4.2 Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level. Editor's note—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings.	
	AO4.3 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 No underground carparking is proposed.
	AO4.4 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 No non-permanent accommodation structures are proposed.
	Where reconfiguring a lot AO4.5 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 The proposal is for a material change of use.
	AO4.6	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
	In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.	The proposal is for a material change of use.
	AO4.7 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 The proposal is for a material change of use.
PO5 Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	AO5 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.	Able to Comply with AO5 Signage adjacent to the proposed additional car park may be provided to indicate potential hazard points within the adjacent drainage channel.
PO6 Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. Editor's note —Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.	No acceptable outcome is nominated.	Able to Comply with PO6 The proposal would retain the existing drainage channel to facilitate passage of floodwater within the site. The proposed new buildings replace existing buildings and would not alter the flood capacity of the site.
PO7 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	No acceptable outcome is nominated.	Able to Comply with PO6 No development is proposed within high hazard areas of the site. The proposed new buildings replace existing buildings and would not alter the flood storage capacity of the site. The existing

Performance outcomes	Acceptable outcomes	Comments
b) loss of flood storage; or c) loss of or changes to flow paths; or d) flow acceleration or retardation; or e) reduction in flood warning times. Editor's note —To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.		drainage paths and channel along the southern portion of the site would be retained.
PO8 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events. Editor's note —This provision applies to high, medium and low flood hazard areas.	AO8 The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	Not applicable The proposal is for educational establishment, which is not identified as a community service or facility.
PO9 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	AO9.1 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 The proposal is for Material Change of Use for Educational Establishment. No hazardous materials are manufactured or stored on site.
	AO9.2 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 The proposal is for Material Change of Use for Educational Establishment. No hazardous materials are manufactured or stored on site.

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; 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.	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

8.2.8 Natural assets overlay code

8.2.8.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment for the Natural assets overlay.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

1. The purpose of the Natural assets overlay code is to:
 - a) protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;
 - b) maintain ecosystem services and other functions performed by Townsville's natural areas; and
 - c) protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a) development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;
 - b) development provides for the protection or enhancement of a linked network of habitat areas, including maximising opportunities for rehabilitation and restoration of degraded ecosystems, ecological communities, remnant vegetation and connecting corridors wherever possible;
 - c) development, including infrastructure, is located and designed to maintain or enhance ecological functions including facilitation of wildlife movement for native terrestrial and aquatic species and native and migratory avian species;
 - d) the water quality values and ecological functions of wetlands, waterways and their riparian areas and buffers are protected or enhanced;
 - e) development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters and their interaction;
 - f) fragmentation of remnant vegetation and habitat areas is avoided to maintain ecological function and biodiversity values, and to maintain or increase the resilience of natural assets to threatening processes, including climate change; and
 - g) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.

Editor's note—[Natural assets planning scheme policy no. SC6.9](#) will provide applicants with guidance in meeting the requirements of this code.

8.2.8.3 Assessment benchmarks

Table 8.2.8.3—Assessable development

Performance outcomes	Acceptable outcomes	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. Editor's note —Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.	No acceptable outcome is nominated. Editor's note — Natural assets planning scheme policy no. SC6.9 provides information on the primary attributes included in very high, high and medium environmental importance areas. The overlay map has been produced using local government area wide data. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map or otherwise identify site-specific natural assets and ecological functions.	Complies with PO1 The proposed development is for a Material Change of Use (Educational Establishment). The site is identified as containing an area of High environmental importance within the Open Space Zone, namely the existing drainage channel, which has been highly modified as a consequence of surrounding urban development. The existing open space area and drainage channel would not be adversely impacted by the proposed development.
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. Editor's note —Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.	No acceptable outcome is nominated. Editor's note —This category of environmental importance will also require a high level of investigation as part of any development application, to determine on the ground values and priority for protection. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.	Not Applicable The site is not located within an area of medium environmental importance.
PO3 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	No acceptable outcome is nominated. Editor's note —A rehabilitation plan supported by expert ecological advice prepared in accordance with Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.	Not Applicable The site does not contain natural areas with significant ecological and environmental values. The existing drainage channel located within the Open Space Zone has been modified and impacted by adjacent urban development .

Performance outcomes	Acceptable outcomes	Response
occurring suite of native plant species and ecological communities.		
Significant species and ecological communities		
PO4 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. Editor's note —Significant species and ecological communities include those identified in the Natural assets planning scheme policy no. SC6.9 .	No acceptable outcome is nominated. Editor's note —Applications for development should identify any significant species or communities that may be affected by the proposal. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.	Not Applicable The site does not contain any significant ecological communities and/or significant species.
PO5 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.	No acceptable outcome is nominated.	Not Applicable The site is located within a densely populated urban environment with little ecological connectivity. The site does not support any areas critical to the life cycle of species.
Buffering and edge impacts		
PO6 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;	AO6 A buffer extending from the outside edge of a declared fish habitat area (measured from highest astronomical tide (HAT)) has a minimum width of 100m. For other areas, no acceptable outcome is nominated.	Complies with PO6 Existing vegetation buffers would be retained as part of the proposed development.

Performance outcomes	Acceptable outcomes	Response
(c) reduce threats to the environmental values from non-native or pest fauna or flora; and (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.	Editor's note—Areas which are expected to constitute core habitat as well as declared fish habitat areas are identified on maps contained in the Natural assets planning scheme policy no. SC6.9. Declared fish habitat areas may also be obtained from the relevant state agency. Buffers for significant species and ecological communities, including areas of habitat for listed threatened and migratory species, should be based on best practice and current scientific knowledge of individual species requirements and supported by an environmental assessment prepared in accordance with the Natural assets planning scheme policy no. SC6.9. Other legislation, including the Nature Conservation Act and Environment Protection and Biodiversity Conservation Act may establish other requirements with which applicants must comply.	
PO7 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.	No acceptable outcome is nominated. Editor's note—A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.	Not Applicable No rehabilitation or restoration works are proposed as part of this application. Existing vegetation adjacent to the drainage channel would be retained, wherever possible.
PO8 Pest species are prevented from encroaching into ecologically significant areas.	No acceptable outcome is nominated. Editor's note—A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.	Not Applicable The site does not contain any ecologically significant areas.
PO9	No acceptable outcome is nominated.	Able to Comply with PO9

Performance outcomes	Acceptable outcomes	Response
During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	Editor's note —A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.	The proposed new buildings would be adequately setback from the Open Space Zone and existing vegetation. Large trees are proposed to be retained within the additional car parking area for shade and screening.
Ecological corridors and habitat connectivity		
PO10 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; (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.	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): AO10 Major ecological corridors identified on Figure SC6.9.3 in the Natural assets planning scheme policy no. SC6.9 are maintained and restored to achieve a minimum width of 350m, consisting of: - a 250m wide core corridor to support avian species and most arboreal mammals; and - 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.	Not Applicable The site does not contain any areas of significant ecological value and habitat linkages are limited.
PO11 Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines,	No acceptable outcome is nominated.	Not Applicable Existing vegetation along the drainage channel would be retained as a habitat linkage.

Performance outcomes	Acceptable outcomes	Response
ridgelines, coastlines and other areas where possible.		
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.	No acceptable outcome is nominated.	Complies with PO12 The proposal would retain the existing drainage corridor to facilitate passage of any terrestrial and aquatic fauna.
Riparian and buffer area management for wetlands and waterways		
PO13 Development locates outside of, and does not impact on wetlands, to ensure long-term ecological function.	AO13 Development, including any associated filling or excavation (other than restorative works) is located outside of any mapped, defined or identified boundary of a wetland and its associated buffer. Editor's Note — Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency.	Not Applicable The site does not contain any wetlands.

Performance outcomes	Acceptable outcomes	Response
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: 50m from the outermost part of the wetland where located in an urban area; or 200m from the outermost part of the wetland where located in a non-urban area; or for other wetlands: 50m from the outermost part of the wetland in either urban or non-urban areas. Editor's note —Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency. Editor's note —To avoid conflict, where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.	Not Applicable The site does not contain any wetlands.
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;	AO15.1 Development does not change the existing surface hydrological regime of a wetland including through channelisation, redirection or interruption of flows.	Not Applicable The site does not contain any wetlands.
	AO15.2 There is no change to the reference duration high-flow and low-flow duration frequency curves, low-	Not Applicable The site does not contain any wetlands.

Performance outcomes	Acceptable outcomes	Response
(b) volume of flows; (c) duration of flows; (d) frequency of flows; (e) seasonability of flows; (f) water depth (seasonal average); and (g) wetting and drying cycle.	flow spells frequency curve and mean annual flow to and from the wetland.	
	AO15.3 Any relevant stream flows into the wetland comply with relevant environmental flow objectives.	Not Applicable The site does not contain any wetlands.
	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.	Not Applicable The site does not contain any wetlands.
	AO15.5 Development does not result in the ingress of saline water into freshwater aquifers.	Not Applicable The development would not adversely affect any wetlands.
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;	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: where in the Wet Tropics bioregion: stream order 1 to 4: 25m; or	Not Applicable The proposal is associated with an existing educational establishment. The existing drainage channel located within the Open Space Zone would be retained as part of the proposal and proposed development adequately setback to avoid adverse impact.

Performance outcomes	Acceptable outcomes	Response
(e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel 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.	stream order 5 and above: 50m; OR in all other regions (Brigalow Belt North Bioregion or the Einasleigh Uplands Bioregion): stream order 1 or 2: 25m; or stream order 3 or 4: 50m; or stream order 5 and above: 100m; Editor's note—Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.1 which identifies stream orders and bioregions. This information may also be obtained from the relevant state agency. Editor's note— Where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.	
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 environmental values are avoided or minimised.	No acceptable outcome is nominated. Editor's note—Applicants will be asked to prepare an site based management plan to guide construction and operation.	Not Applicable No construction or operational works are proposed.
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	Complies with AO18 The existing drainage channel and adjacent riparian vegetation is located within the Open Space Zone.

Performance outcomes	Acceptable outcomes	Response
	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 <i>Land Title Act 1994</i>.	

9.3.2 Healthy waters code

9.3.2.1 Application

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

9.3.2.2 Purpose

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

9.3.2.3 Assessment benchmarks

Table 9.3.2.3 -Assessable development (Part)

Performance outcomes	Acceptable outcomes	Comments
Stormwater management - protecting water quality		
PO1	No acceptable outcome is nominated. Editor's note - Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater	Complies with PO1 The proposed development seeks to: increase the student & staff numbers;

Performance outcomes	Acceptable outcomes	Comments
Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable. Editor's note - The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.	Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	- convert an existing bike parking area to a classroom; - enclose an existing alcove area for staff/student use; - replace an existing building; and - provide additional car parking. The development would ensure that the water quality is maintained through lawful capture and disposal, and maintenance of vegetation within the drainage corridor buffer.
PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 - High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.	No acceptable outcome is nominated. Editor's note -Refer to the <i>Queensland Water Quality Guidelines (QWQG)</i> for details on how to establish a minimum water quality data set for these areas.	Not applicable The site is not located within a high environmental values waters catchment.
PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated. Editor's note – Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	Complies with PO3 The proposed development is for a Material Change of Use associated with an existing educational establishment. The proposal would ensure that stormwater from the proposal is lawfully discharged and ensure that the transport of contaminants is avoided or minimised. The Engineering Services Plan provided as Appendix G demonstrates that the proposal would not worsen stormwater quality compared to existing conditions and would deliver measurable improvements in residual pollutant loads.

Performance outcomes	Acceptable outcomes	Comments
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 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;	Not Applicable No excavation or filling is proposed as part of this application.

Performance outcomes	Acceptable outcomes	Comments
	(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. Editor's note -Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and relevant State Planning Policy. Applicants should also refer to the <i>Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland</i>, <i>Acid Sulfate Soils Laboratory Methods Guidelines</i> or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.	
PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans, SC6.4.23.1 Construction Management; and SC6.4.6.1 - Water Sensitive Urban Design.	Not Applicable No operational or construction works are proposed as part of this application.
Hydrological processes		
PO6 The stormwater management system:	AO6.1 All existing waterways and overland flow paths are retained.	Complies with AO6.1

Performance outcomes	Acceptable outcomes	Comments
(a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	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.	The existing drainage channel located within the southern portion of the site is to be retained and would not be impacted by the proposal. Complies with AO6.2 Stormwater management associated with the existing lawful use would be maintained.
PO7 The development is designed to minimise run-off and peak flows by: (a) minimising large areas of impervious material; and (b) maximising opportunities for capture and reuse.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	Able to Comply with PO7 The proposal relates to an existing educational establishment leaving little practical scope for the retrofit of stormwater infrastructure. Consequently, a performance-based residual load assessment has been adopted, demonstrating that the proposal would not worsen stormwater quality compared to existing conditions and would deliver measurable improvements in residual pollutant loads.
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. Editor's note -Frequent flow management is distinct from flood management purposes, which is concerned with the management of less frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.	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.	Able to comply with PO8 The proposal would replace the existing 2255mm dia pipe with a 375mm dia RCP and provide for a swale at the top of the proposed retaining wall to assist with stormwater quality. The assessment has determined that the proposal would not worsen stormwater quality compared to existing conditions and would deliver measurable improvements in residual pollutant loads.

Performance outcomes	Acceptable outcomes	Comments
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.	Able to comply with PO9 The proposed development relates to an existing educational establishment leaving little practical scope for the retrofitting of stormwater infrastructure. Consequently, a performance-based residual load assessment has been adopted, demonstrating that the proposal would not worsen stormwater quality compared to existing conditions and would deliver measurable improvements in residual pollutant loads. In order to adequately manage stormwater within the site, the proposal seeks to replace the existing 225mm dia pipe located between the existing H Block and G Block with a 375mm dia RCP, increasing capacity to address stormwater from impervious surfaces. In addition, a swale is proposed at the top of the retaining wall to assist with stormwater quality.
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 with AO10.1 The proposed development is to facilitate an increase in student and staff numbers, replace/refurbish existing buildings and to create additional car parking for staff. The proposal would not adversely affect the flood capacity of the site or increase flood levels upstream or downstream.
	AO10.2 The stormwater management system is designed and constructed in accordance with the	Complies with AO10.2

Performance outcomes	Acceptable outcomes	Comments
	Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality	The existing stormwater management system associated with the existing educational establishment would be maintained.
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 with AO11 The existing stormwater management system associated with the existing educational establishment would be maintained.
PO12 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO12 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Able to Comply with AO12 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing stormwater drainage network would be maintained.
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.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies with PO13 The existing drainage channel would be maintained, which facilitates safe access for maintenance.
Point source waste water management (other than contaminated stormwater and sewage)		

Performance outcomes	Acceptable outcomes	Comments
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. Editor's note -To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.	No acceptable outcome is nominated.	Not Applicable No point source wastewater would be released.
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.	No acceptable outcome is nominated.	Not Applicable No point source wastewater would be released.
PO16 Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.	Not applicable No operational works are proposed as part of this application.
PO17	No acceptable outcome is nominated.	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
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. Editor's note -Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.		No point source wastewater would be released.
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) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO19	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.8	Not Applicable The site does not contain any artificial lakes or waterways.

Performance outcomes	Acceptable outcomes	Comments
Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	
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. Editor's Note - Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.	No acceptable outcome is nominated. Editor's note – Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO21 The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.	For constructed lakes - No acceptable solution is nominated. AO21 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:	Not Applicable The site does not contain any artificial lakes or waterways.

Performance outcomes	Acceptable outcomes	Comments
	(a) there is sufficient flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments. Editor's note - Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	
PO22 The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO23 A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO24 The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO25 A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.

Performance outcomes	Acceptable outcomes	Comments
PO26 A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO27 A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Not Applicable The site does not contain any artificial lakes or waterways.
PO28 Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality	Not Applicable The site does not contain any artificial lakes or waterways.
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.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	Not Applicable The site does not contain any artificial lakes or waterways.
PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	Complies with PO30 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing stormwater management system would be maintained.

Performance outcomes	Acceptable outcomes	Comments
PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	Complies with PO31 The proposal is for a Material Change of Use associated with an existing educational establishment. The existing stormwater management system would be maintained.
PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	Complies with PO31 The proposal is for a Material Change of Use associated with an existing educational establishment. The existing stormwater management system would be maintained.
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 with AO33 The proposal is for a Material Change of Use associated with an existing educational establishment. The existing stormwater management system would be maintained and is readily accessible.
Water management in reconfiguring a lot		
PO34 Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to:	No acceptable outcome is nominated. Editor's note -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only.

Performance outcomes	Acceptable outcomes	Comments
(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.		
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. Editor's note -Refer to: <i>Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i>	No acceptable outcome is nominated.	Not Applicable The proposed development is for Material Change of Use for Educational Establishment only.
PO36 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.	Not Applicable The proposed development is for Material Change of Use for Educational Establishment only.
PO37 Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.	No acceptable outcome is nominated.	Not Applicable The proposed development is for Material Change of Use for Educational Establishment only.
PO38	No acceptable outcome is nominated.	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure. Editor's note -Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.		The proposed development is for Material Change of Use for Educational Establishment only.

9.3.3 Landscape code

9.3.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

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

9.3.3.3 Assessment benchmarks

Assessable development (Part)

Table 9.3.3.3 - Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes	Comments
Landscape design and character		
PO1	AO1	Not applicable

Performance outcomes	Acceptable outcomes	Comments
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 or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.	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 outcomes nominated. Editor's note - Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	The proposal development is for a Material Change of Use (Education Establishment). The proposal would be located with the existing building footprint and would not be visible from public spaces.
	AO2.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.	Not applicable The proposal would entail an increase in gross floor area greater than 5% or 50m². The proposal provides for additional car parking to accommodate increased demand.
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.	Able to comply with AO2.1 Landscaping proposed adjacent to the Hub & Heart building would utilise species listed in the planning scheme policy.
	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.	Able to comply with AO2.2 Plant species would be consistent with the planning scheme policy.
PO3 Where appropriate, provision is made for on-street planting that: complements the local streetscape;	AO3 Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space. Editor's note - Applicants may also have reference to the	Not applicable No street trees are required as part of this application.

Performance outcomes	Acceptable outcomes	Comments
(a) ensures visibility is maintained from entrances and exits to properties and at intersections; (b) establishes healthy vegetation of suitable species; (c) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (d) does not limit or hinder pedestrian or vehicular flow and movement.	Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design.	
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 No streetscape elements are proposed as part of this application.
	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 No streetscape elements are proposed as part of this application.
	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 No streetscape elements are proposed as part of this application.
PO5	AO5.1	Able to comply with AO5.1

Performance outcomes	Acceptable outcomes	Comments
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.	Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5-10 years of planting.	Species selection would be consistent with planning scheme policy.
	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.	Able to comply with AO5.2 Landscaping proposed adjacent to the Hub & Heart building would be consistent with the planning scheme policy.
PO6 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	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. Editor's note - Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.	Complies with AO6 Landscaping proposed adjacent to the Hub & Heart building would be consistent with the planning scheme policy.
Edge treatments		
PO8 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	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 No landscaping is proposed or required along the site frontage as part of this application.

Performance outcomes	Acceptable outcomes	Comments
PO9 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	No acceptable outcome is nominated. Editor's note - Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	
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 (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.	Able to comply with AO10.1 Landscaping along the eastern side boundary of the proposed additional car parking area would be consistent with existing landscaping.
	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.	Able to comply with AO10.2 Landscaping proposed adjacent to the Hub & Heart building would be consistent with the planning scheme policy.
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.	No acceptable outcome is nominated. Editor's note - Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Able to comply with PO11 Landscaping proposed adjacent to the Hub & Heart building would be consistent with the planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
PO12 Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	No acceptable outcome is nominated. Editor's note - Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Able to comply with PO12 Landscaping proposed adjacent to the Hub & Heart building would be consistent with the planning scheme policy.
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 with AO10 The proposed development would not adversely impact stormwater flows from the subject site. Stormwater associated with the proposal would be adequately accommodated within a proposed replacement of the existing 225mm dia pipe with a 375mm RCP. There would be no net worsening of stormwater impacts.
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.	Able to comply with AO13 Plant selection would be consistent with the planning scheme policy.
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	No acceptable outcome is nominated. Editor's note - Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.	Complies with PO14 Proposed landscaping would not adversely affect the proposed stormwater discharge from the impervious areas of the Hub & Heart building. Refer to Engineering report.

Performance outcomes	Acceptable outcomes	Comments
(c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.		
PO15 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. Editor's note - Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.	No acceptable outcome is nominated. Editor's note - Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.12 Landscaping and Open Space. and SC6.4.12.6 Landscaping Construction Standards.	Able to comply with PO15 Landscaping works have been designed to minimise the need for significant maintenance, which would be undertaken by the applicant..
PO16 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated. Editor's note - Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space. to assist in demonstrating the outcome.	Not applicable The applicant would maintenance turf areas in conjunction with existing maintenance program.
PO17 Drainage of podium planters allows for flush out in future and are adequately drained.	No acceptable outcome is nominated.	Not applicable No podium planters are proposed as part of this application.
PO18 Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	AO18 Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space. Editor's note - Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.	Able to comply with AO18 Irrigation would be installed in the landscaped area adjacent to the proposed Hub & Heart building in accordance with the planning scheme policy.
PO19	No acceptable outcome is nominated.	Complies with PO19

Performance outcomes	Acceptable outcomes	Comments
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.	Editor's note - Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.	Landscaping associated with the proposal would be consistent with planning scheme policy to minimise maintenance requirements.
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.	Able to comply with AO20 Landscaping would be consistent with the planning scheme policy.
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.	Able to comply with AO21 Landscaping would be consistent with the planning scheme policy.
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.	Able to comply with AO22 Landscaping would be consistent with the planning scheme policy.
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.	Able to comply with AO23 Landscaping would be consistent with the planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
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 with AO24.1 The proposal seeks to retain existing vegetation, wherever possible.
	AO24.2 Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	Able to comply with AO24.2 Vegetation required to be removed would be replaced with mature vegetation, where possible.
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.	Able to comply No operational works are proposed as part of this application. Vegetation proposed for retention as part of this application may be adequately conditioned as part of a future Operational Works approval.
	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.	Not applicable No operational works are proposed as part of this application.
	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.	Not applicable No operational works are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Comments
	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.	Not applicable No operational works are proposed as part of this application.
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) optimising shade to create useable and comfortable areas; (d) hydro-zoning planting.	No acceptable outcome is nominated. Editor's note —Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Able to comply with PO26 Landscaping proposed as part of the development would be designed to include resilient, water efficient species, in accordance with planning scheme policy.
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.	Able to comply with AO27 Landscaping would be consistent with the planning scheme policy.
PO28 Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.	No acceptable outcome is nominated. Editor's note - Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.	Able to comply with PO28 Landscaping would be consistent with the planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
PO29 Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	AO29 Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space	Able to comply with AO27 Landscaping would be consistent with the planning scheme policy.
Safety		
PO30 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour. Editor's note - Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	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.	Complies with AO30.1 Clear and unobstructed access would be maintained as part of this proposal
	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.	Able to comply with AO30.2 Landscaping would be consistent with the planning scheme policy.
	AO30.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	Able to comply with AO30.3 Landscaping is provided along fenced boundaries.
PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	AO31.1 Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.	Able to comply with AO31.1 Paving materials utilised adjacent to the Hub & Heart building would be consistent with Australian Standards.

Performance outcomes	Acceptable outcomes	Comments
	AO31.2 Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.	Able to comply with AO31.2 Paving materials would clearly define areas of changes in level.
	AO31.3 Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.	Able to comply with AO31.3 Hard landscaping materials would be consistent with planning scheme requirements.

9.3.5 Transport impact, access and parking code

9.3.5.1 Application

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

9.3.5.2 Purpose

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

9.3.5.3 Assessment benchmarks

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Comments
Transport impact Editor's note —Applicants should note that the Department of Transport and Main Roads may have additional requirements. Editor's note —Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.		
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	No acceptable outcome is nominated. Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA) .	Complies with PO1 The proposed development is for a Material Change of Use associated with an existing educational establishment. The Traffic Impact Assessment indicates that the proposed development would not impact the operation of the existing road network and traffic generation may be adequately accommodated. A copy of the Traffic Impact Assessment (TIA) is provided at Appendix E .

PO2 Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA) .	Complies with PO2 The proposal would not compromise future upgrades of Yolanda Drive.
Performance outcomes	Acceptable outcomes	Comments
the safety or capacity of the road network or unduly impact on local amenity.	A02.2 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 number of on-site parking is retained or increased.	Complies with A02.2 The proposal would retain the existing car parking spaces and provides for an 25 additional car parking spaces located immediately to the north of the existing car park, as well as an additional four staff car parking spaces located at 9 Jonquil Crescent. Assessment indicated that 153 car parking spaces are required. The proposal provides for 148 off street parking spaces and 13 existing on-street car parking spaces, which equates to a total of 161 spaces, exceeding the requirement.
PO3 On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks. Editor's note— To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.	No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.2 Traffic Impact Assessments (TIA) , SC6.4.4 Active Transport Infrastructure , SC6.4.6.1 Geometric Road Designs , and SC6.4.5.1 Townsville Road Hierarchy .	Complies with PO3 Whilst the proposal is for a material increase in the scale and intensity of an existing educational establishment, the TIA confirmed that the proposal would continue to integrate and connect with existing pedestrian, cyclist and public transport networks. The existing educational establishment is consistent with the Planning for Safe Transport Infrastructure at Schools.
PO4 As far as practicable, development is designed to encourage travel by public transport, walking and cycling.	No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.2 Traffic Impact Assessments (TIA) , SC6.4.4 Active Transport Infrastructure , SC6.4.6.1 Geometric Road Design , and SC6.4.5.1 Townsville Road Hierarchy .	Complies with PO4 The existing lawful use for Educational Establishment provides for access to existing pedestrian and cycle networks and public transport.

Site Access Editor's note— Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.		
PO5 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 . Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA) .	Complies with A05 Existing access arrangements to Annandale Christian College would be maintained.
Performance outcomes	Acceptable outcomes	Comments
PO6 Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking .	Complies with PO6 Existing pedestrian and cyclist access arrangements to Annandale Christian College would be maintained.
PO7 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 Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.	Complies with A07 Existing access arrangements to Annandale Christian College would be maintained.
PO8 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	A08 Access is provided in accordance with the standards identified in the Development manual planning scheme policy	Complies with A08 Existing access arrangements to Annandale Christian College would be maintained. The proposed additional car

9.3.6 Works code

9.3.6.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

9.3.6.2 Purpose

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

9.3.6.3 Assessment benchmarks

Table 9.3.6.3

Performance outcomes	Acceptable outcomes	Comments
Access and parking		
PO1 Access arrangements are appropriate for: a) the capacity of the parking area;	AO1 Access is provided in accordance with Australian Standard AS2890.1.	Complies with AO1 The proposed development is for Material Change of Use for an existing Educational Establishment. Existing access arrangements would be maintained.

Performance outcomes	Acceptable outcomes	Comments
b) the volume, frequency and type of vehicle usage; and c) the function and characteristics of the access road and adjoining road network.		
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 AO2.2 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 number of on-site parking is retained or increased.	Able to comply with PO2 The total off-street parking equates to 147 car parking spaces, which is less than the total car parking demand of 153 spaces.. The Traffic Impact Assessment (Appendix F) determined that 24 existing on-street car parking spaces were available at the frontage of the school, which excludes the loading zone on Jonquil Crescent, proposed part-time parking and loading zone along Yolanda Drive. On this basis, the overall parking capacity is 171 spaces, which exceeds the parking rates. Given that on-street parking is existing and is utilised without adverse impact on the safety or capacity of the road network, it is considered that the proposal is consistent with the intent of the higher order performance outcome.
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 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.	Complies with AO3.1 The proposed additional car parking area would be designed in accordance with Australian Standards.

Performance outcomes	Acceptable outcomes	Comments
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. Editor's note —The Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy sets out guidance on tree species and planting standards. OR 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.	Complies with AO4.1 Existing trees within the proposed additional car parking area would be retained where possible for the provision of shade.
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.	AO5.1 Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR 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.	Complies with AO5.1 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing servicing areas are sufficient for the proposed development.
Services and utilities		

Performance outcomes	Acceptable outcomes	Comments
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-SC6.4.3.21 Townsville Water planning and design guidelines and SC6.4.4.8 Standard drawings. Editor's note —If a main exists, then an application for a water meter will be required.	Complies with AO6.1 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing College is connected to Council's reticulated water supply.
	AO6.2 Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings	Not Applicable The existing educational established is already connected to the Council's reticulated water supply network.
PO7 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO7.1 The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	Complies with AO7.1 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing College is connected to Council's reticulated water supply. The existing College is connected to Council's reticulated sewerage system.
	AO7.2 Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.	Not Applicable The existing educational establishment is connected to Council's reticulated sewerage system.

Performance outcomes	Acceptable outcomes	Comments
PO8 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. Editor's note —Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council's Trade Waste Policy supporting the Water Act 2000, Plumbing and Drainage Act 2002 and the Standard Plumbing Regulation 2003.	AO8.1 The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	Complies with AO8.1 The proposed development is for a Material Change of Use associated with an existing educational establishment. The existing College is connected to Council's reticulated water supply. The proposal would utilise the existing bin storage facilities.
	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 The site is not located within an Industrial Zone.
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 with AO9.1 The proposal seeks to increase the student & staff numbers, replace/refurbish existing buildings and provide additional car parking. The proposed development is largely located outside the flood hazard areas. The proposal would not significantly alter the flood storage capacity of the site or increase flood levels upstream or downstream.
	AO9.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.	Complies with AO9.2 Roof and surface water would continue to be discharged lawfully under the existing stormwater management system.

Performance outcomes	Acceptable outcomes	Comments
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.	Able to Comply with AO10 The proposal seeks to increase the student & staff numbers, replace/refurbish existing buildings and provide additional car parking. Stormwater would continue to be discharged lawfully under the existing stormwater management system.
Assessable Development		
Services and utilities		
PO11 A potable water supply is provided that is adequate for the needs of the intended use.	AO11.1 Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4- SC6.4.3.21 Townsville Water planning and design guidelines . OR AO11.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4- SC6.4.3.11 On-site water supply	Complies with AO11.1 The site and existing educational establishment is connected to Council's reticulated water supply system.
	AO11.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer	Not Applicable The site is connected to Council's reticulated water supply network.

Performance outcomes	Acceptable outcomes	Comments
	network modelling guidelines , SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings .	
PO12 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	AO12.1 Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines. OR AO12.2 Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4- SC6.4.3.10 On-site sewerage facilities .	Complies with AO12.1 The site and existing educational establishment is connected to Council's reticulated sewerage system.
	AO12.3 Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.	Not Applicable The site is connected to Council's reticulated sewerage system.
PO13 The design and management of the development integrates water cycle elements having regard to: (a) reducing potable water demand;	AO13 Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no.	Complies with AO13 The proposed development relates to an existing lawful use for educational establishment. The site is fully serviced and the proposal additional building would be connected to Council's

Performance outcomes	Acceptable outcomes	Comments
(b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water.	SC6.4 – and SC6.4.3.9 Water sensitive urban design guidelines	reticulated sewerage and stormwater networks and incorporate WSUD guidelines.
PO14 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	AO14 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 2,500m² within an area where the existing supply is overhead. Editor's note —Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services .	Complies with AO14 The site is connected to Ergon Energy's underground electricity supply network.
PO15 Premises are connected to a telecommunications service approved by the relevant authority.	AO15 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority. Editor's note —The Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services	Complies with AO15 The existing educational establishment is serviced by NBN telecommunications infrastructure.

Performance outcomes	Acceptable outcomes	Comments
	provides additional information regarding the supply of telecommunications.	
PO16 Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.	Not applicable The proposal relates to an existing educational establishment already serviced by telecommunications services.
PO17 Where available, provision is made for reticulated gas.	AO17 Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services. Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.	Not Applicable The site is not serviced by reticulated gas.
PO18 Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.	Complies with PO18 Access to the existing stormwater drain would be maintained.

Earthworks

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

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).

Editor's note—Applicants should note that council may request the submission of an engineering report undertaken by suitably qualified engineer to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.

Performance outcomes	Acceptable outcomes	Comments
PO19 Filling and excavation does not result in contamination of land or pose a health and safety risk.	AO19 Filling and excavation does not: a) use contaminated materials as fill; b) excavate contaminated material; and c) use waste material as fill. Editor's note —Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management for additional information	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO20 Earthworks result in stable landforms and structures.	AO20 Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO21 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	AO21.1 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
	AO21.2 Retaining walls are designed and constructed: (a) certified as stable by a Registered Professional Engineer of Queensland; and (b) have a combined height of retaining wall and fence of not more than 2 metres.	Not Applicable No retaining walls would be required as part of this application.

Performance outcomes	Acceptable outcomes	Comments
PO22 Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO23 Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO24 Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	AO24 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO25 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	AO25 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks(design) and SC6.4.6.10 Earthworks (construction).	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO2 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	AO26 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO27	AO27	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
Filling or excavation does not prevent or create difficult access to any property.	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
PO28 Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.	AO28 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.	Not Applicable The proposal is for Material Change of Use for Educational Establishment. No operational works are proposed as part of this application.
Movement networks		
PO29 The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality: 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.	AO29 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 . Editor's note —Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services ; SC6.4.4.4 Stormwater drainage design ; SC6.4.4.2 Pavement design ; SC6.4.4.7 Bicycle, pedestrian and shared path design ; SC6.4.3.6 Landscape policy , SC6.4.4.1 Geometric road design , SC6.4.3.3 Footpath treatment policy and SC6.4.6 Construction standards .	Not Applicable The existing educational establishment is serviced by the existing road network, footpaths, cycleways and associated infrastructure.

Performance outcomes	Acceptable outcomes	Comments
PO30 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.	AO30 Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4. Editor's note —Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.3 Footpath treatment policy; SC6.4.4.1 Geometric road design; SC6.4.3.13 Townsville road hierarchy, SC6.4.4.7 Bicycle, pedestrian and shared path design; SC6.4.3.6 Landscape policy and SC6.4.3.20 Public lighting and utility services in demonstrating compliance.	Not Applicable The existing educational establishment is serviced by existing streetscaping works. The proposed development would not impact existing works.
PO31 Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO31 Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines .	Able to Comply with AO31 The proposed additional car parking area would be designed and constructed in accordance with the Development Manual planning scheme policy.
PO32 Movement networks can be easily and efficiently maintained.	AO32 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 with AO32 The proposed development and educational establishment would be serviced by existing infrastructure movement networks.
Waste Management		
PO33 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:	AO33 Waste management facilities are provided in accordance with the Development manual planning	Complies with AO33 Annandale Christian College is serviced by existing waste management facilities, which would be retained as part of the proposed development.

Performance outcomes	Acceptable outcomes	Comments
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.	scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines . Editor's note —Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.3.22 Waste management guidelines.	
Construction Management		
PO34 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO35 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO36 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO37 Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated.	Not Applicable

Performance outcomes	Acceptable outcomes	Comments
	Editor's note —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO38 The integrity of new infrastructure is maintained.	No acceptable outcome in nominated. Editor's note —Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management ; SC6.4.6 Construction standards and SC6.4.7 Acceptance of completed works in demonstrating compliance.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO39 Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	AO39 Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.
PO40 Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	AO40 Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.6.11 Clearing and grubbing . Editor's note —Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.	Not Applicable The proposal is for Material Change of Use for Educational Establishment only. No operational works are proposed as part of this application.

	no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	park would be constructed in accordance planning scheme policy.
PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	AO9 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	Complies with AO9 Existing access arrangements to Annandale Christian College would be maintained. Refer to the TIA provided as Appendix E .
PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	AO10 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	Complies with AO10 Existing access arrangements to Annandale Christian College would be maintained. Refer to the TIA provided as Appendix E .
Performance outcomes	Acceptable outcomes	Comments
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 with AO11 Existing access arrangements to Annandale Christian College would be maintained. Refer to the TIA provided as Appendix E .
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 with AO12 Existing access arrangements to Annandale Christian College would be maintained. No additional access arrangements are proposed or required. Refer to the TIA provided as Appendix E .
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	Able to Comply with AO13 The proposed new car parking area would provide sufficient area for vehicles to enter and exit in forward gear safely.

	SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	
Pedestrian and cyclist facilities		
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.	No acceptable outcome is nominated. Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.4 Active Transport Infrastructure , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	Complies with PO14 Existing pedestrian access and movement arrangements to and from Annandale Christian College would be maintained. Refer to the TIA provided as Appendix E .
Performance outcomes	Acceptable outcomes	Comments
PO15 Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility. Editor's note —End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings. "Major development" is defined in MP4.1.	No acceptable outcome is nominated. Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.4 Active Transport Infrastructure , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	Complies with PO15 Existing cyclist access and movement arrangements to and from Annandale Christian College would be maintained Refer to the TIA provided as Appendix E .
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 casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimising potential concealment points and assault locations;	No acceptable outcome is nominated. Editor's note — Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure , SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design , SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) , SC6.4.14.3 Utility Services and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	Able to Comply with PO16 The proposed new car parking area would ensure that the CPTED principles are incorporated in the design to ensure safety of staff.

(e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings. Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.		
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 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10. Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy	Complies with AO17 Assessment of the proposed development indicates a requirement for 153 spaces. The proposal provides for 148 on-site car parking spaces and the existing use of 13 on-street car parking spaces, which equates to a total of 161 spaces and exceeds the minimum requirement.
Performance outcomes	Acceptable outcomes	Comments
PO18 Parking ensures access is provided for people with disabilities.	AO18 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.4 Car Parking.	Complies with AO18 The existing educational establishment provides sufficient PWD parking spaces.
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 (c) provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	Complies with PO19 The proposed development is for a Material Change of Use associated with an existing educational establishment. Annandale Christian College provides sufficient area for set-down and pick-up of students.

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; (e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and (g) minimise any adverse impacts on the amenity of surrounding land.	No acceptable outcome is nominated. Editor's note —Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.5 Driveways , SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.	Able to Comply with PO20 The proposed additional car parking area would be constructed in accordance with planning scheme policy.
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 .	Able to Comply with AO21 The proposed additional car parking areas would be designed in accordance with planning scheme policy.
Performance outcomes	Acceptable outcomes	Comments
PO22 Pavement is constructed to an appropriate standard.	No acceptable outcome is nominated.	Not Applicable No operational works proposed as part of this application.
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.	No acceptable outcome is nominated.	Complies with PO23 All parking and servicing areas would be maintained solely for the purpose intended.
PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	No acceptable outcome is nominated.	Not Applicable The proposed development is for Educational Establishment only.
PO25 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external	No acceptable outcome is nominated.	Not Applicable No multi-level parking areas are proposed.

streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.		
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 with PO26 The proposed development is for a Material Change of Use associated with an existing educational establishment. Existing service vehicle access arrangements would be maintained.
Performance outcomes	Acceptable outcomes	Comments
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 with PO26 The proposed development is for a Material Change of Use associated with an existing educational establishment. Existing service vehicle access arrangements would be maintained.
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.	No acceptable outcome is nominated.	Complies with PO26 The proposed development is for a Material Change of Use associated with an existing educational establishment. Existing service vehicle access arrangements would be maintained.