

## 6.4 Community facilities and open space zone category

### 6.4.1 Sport and recreation zone code

#### 6.4.1.1 Application

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

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

#### 6.4.1.2 Purpose

- (1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.  
It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.
- (2) The particular purpose of the code is to ensure:
  - (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and
  - (b) development minimises impacts on surrounding land.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
  - (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 primary function of the site for sport and recreation activities;
  - (d) 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;
  - (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
  - (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
  - (g) 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 by the following additional outcomes for particular precincts:

Balgol Beach golf course precinct:

- (a) development of the precinct maintains the golf course and other outdoor recreational facilities and provides an integrated mix of residential and small-scale tourist accommodation;
- (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses typically on lots with an average size of 600m<sup>2</sup>;
- (c) the ultimate development of the entire precinct does not result in more than 590 residential lots for dwelling house purposes;
- (d) tourist-oriented development may also occur in the form of small-scale, low-rise accommodation and support facilities;
- (e) building scale and massing limits the impact on the natural character of Balgal Beach; and
- (f) development of the precinct does not compromise the efficient and orderly provision of infrastructure.



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**Figure 6.149 - Balgal Beach golf course precinct**

Cluden precinct:

- (a) Development facilitates the ongoing operation of the Cluden racecourse and is directly associated with or ancillary to horse racing.



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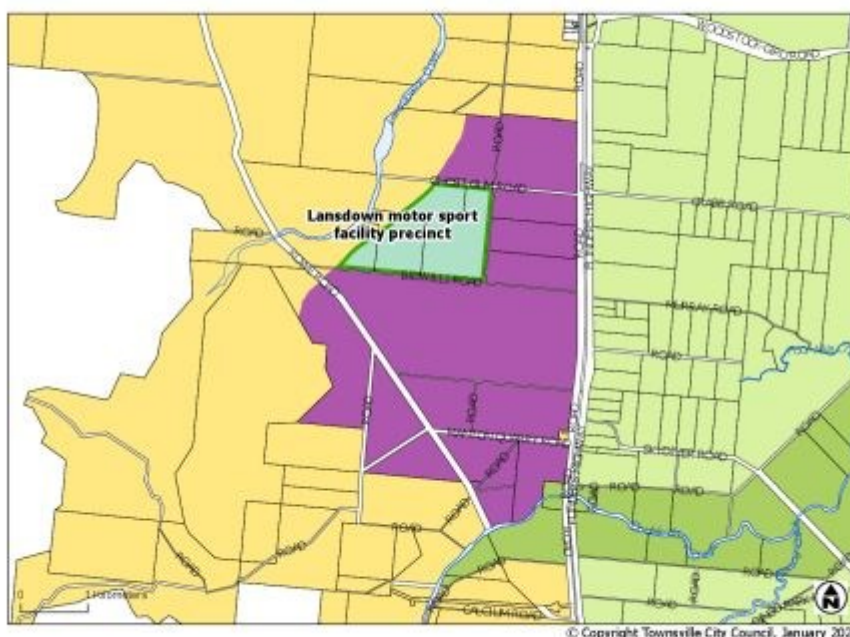
**Figure 6.150 - Cluden precinct**

Lansdown motor sport facility precinct:

- (a) the precinct accommodates the development of a motor sport facility, which will fulfil an important roles as a required motor sport destination and training ground for driver education ;
- (b) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land in the precinct for motor sport facility purposes;
- (c) the impacts of development are managed to ensure public health and safety;
- (d) development is safe and legible, and designed to establish safe and efficient movement systems;
- (e) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;
- (f) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

**Editor's note** - Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

- (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development; and
- (h) development avoids impacts on groundwater.



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**Figure 6.161 - Lansdown motor sport facility precinct**

#### 6.4.1.3 Assessment benchmarks

**Table 6.4.1.3 - Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Built form	

<p><b>P01</b></p> <p>Development does not substantially exceed the height of existing buildings in the area or is designed to sympathetically transition from lower rise neighbouring buildings.</p>	<p><b>A01</b></p> <p>Building height does not exceed 3 storeys.</p>
<p><b>P02</b></p> <p>Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.</p>	<p><b>A02</b></p> <p>Buildings are set back from street and road frontages:</p> <p>(a) within 20% of the average front setback of adjoining buildings; or</p> <p>(b) where there are no adjoining buildings, 6m.</p>
<p><b>P03</b></p> <p>Development minimises the bulk of buildings to assist integration with surrounding development.</p>	<p><b>A03</b></p> <p>Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.</p>

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Amenity	
<b>PO4</b> 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.	<b>AO4.1</b> Buildings and structures are set back 6m or half of the building height, whichever is greater from any boundary shared with a residential use or land within a residential zone.
	<b>AO4.2</b> Site access and parking, servicing or outdoor storage areas are setback 6m from any boundary shared with a residential use or land within a residential zone.
	<b>AO4.3</b> Where buildings, parking, servicing or outdoor storage areas are located within 15m of any boundary shared with an residential use or land within a residential zone, the following is provided: <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid screen fence; or</li> <li>(b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width.</li> </ul> <b>Editor's note</b> —Landscaping is to be provided to a standard specified in the Landscape code.
	<b>AO4.4</b> 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.
<b>PO5</b> 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.	<b>AO5</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is: <ul style="list-style-type: none"> <li>(a) located no closer than 3m from any boundary; and</li> <li>(b) are screened from view by a 1.8m high solid screen fence.</li> </ul>

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
<b>PO6</b> Development does not compromise the effective operation of the primary use.	<b>AO6.1</b> No more than one (1) caretaker's accommodation unit is provided on the site.
	<b>AO6.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community use and club</b>	
<b>PO7</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO7</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO8</b> The site predominantly accommodates sport and recreational activities and facilitates optimum use of the land for the intended sport or recreational purpose.	No acceptable outcome is nominated.
<b>PO9</b> Non-recreation uses occur only where they: (a) directly support the primary function of the site; or (b) are a compatible community-related activity.	No acceptable outcome is nominated.
<b>PO10</b> Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
<b>PO11</b> Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO12</b> Development maintains a high level of general amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul> <p><b>Editor's note</b>—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p><b>PO13</b> Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO14</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.



**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO15</b> 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.
<b>PO16</b> Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<b>PO17</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Balgol Beach golf course precinct</b>	
<b>PO18</b> Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.	No acceptable outcome is nominated.
<b>PO19</b> Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.	No acceptable outcome is nominated.
<b>PO20</b> Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.	<b>AO20</b> Lots have an average size of 600m <sup>2</sup> .
<b>PO21</b> Tourist-oriented development is small-scale and low rise.	<b>AO21</b> Building height does not exceed 2 storeys.
<b>PO22</b> Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.	No acceptable outcome is nominated.
<b>PO23</b> Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including: <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	No acceptable outcome is nominated. <b>Editor's note</b> - Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> -Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Balgol Beach golf course precinct</b>	
<b>PO18</b> Development does not reduce the area dedicated to the golf course and other outdoor recreational uses or reduce its amenity or functionality.	No acceptable outcome is nominated.
<b>PO19</b> Reconfiguration of a lot does not result in more than 590 lots or detached dwelling house purposes across the entire precinct.	No acceptable outcome is nominated.

<b>PO20</b> Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.	<b>AO20</b> Lots have an average size of 600m <sup>2</sup> .
<b>PO21</b> Tourist-oriented development is small-scale and low rise.	<b>AO21</b> Building height does not exceed 2 storeys.
<b>PO22</b> Design and articulation for tourism-oriented development contributes to the natural character of the locality through tropical architectural design elements and the natural setting of buildings within the landscape.	No acceptable outcome is nominated.
<b>PO23</b> Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including: <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	No acceptable outcome is nominated. <b>Editor's note</b> -Council will request an overall area/precinct-scale structure plan - comprising land use, infrastructure, staging, urban design for the entire precinct before development takes place.

## Lansdown motor sport facility precinct

**Table 6.4.1.3-Accepted development subject to requirements and assessable development (Part)**

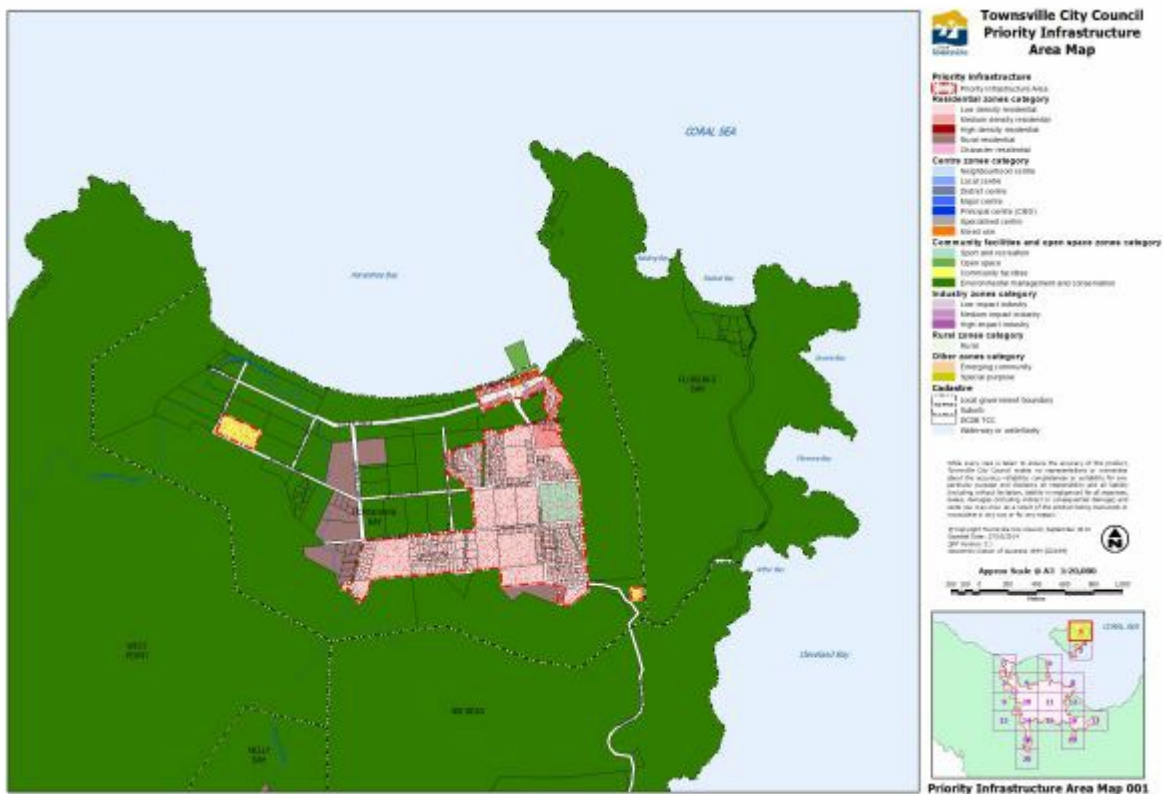
Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Lansdown motor sport facility precinct</b>	
<b>PO24</b> A motor sport facility is established in accordance with Figure 6.162 Lansdown concept plan.	No acceptable outcome is nominated.
<b>PO25</b> To maintain the natural environmental values, ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors' and 'water resource catchment area' as shown on Figure 6.162 Lansdown concept plan.	No acceptable outcome is nominated.
<b>PO26</b> Development is supported by adequate infrastructure, including: <ul style="list-style-type: none"> <li>(a) connection to reticulated water and sewage networks;</li> <li>(b) connection to a stormwater drainage system; and</li> <li>(c) constructed roads.</li> </ul>	No acceptable outcome is nominated <b>Editor's note</b> - In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.
<b>PO27</b> Development does not cause noise nuisance to nearby sensitive land uses. <b>Editor's note</b> - Sensitive land uses are those uses defined by the <i>Planning Regulation 2017</i> .	<b>AO27</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008 and the <i>Department of Environment and Heritage Protection Planning for Noise Control Guideline</i> .
<b>PO28</b> Development does not: <ul style="list-style-type: none"> <li>(a) affect the long-term operation of a high pressure gas pipeline; and</li> <li>(b) adversely impact the safety of people and property.</li> </ul>	<b>AO28.1</b> Development does not occur within 100m of a high-pressure gas pipeline.
	<b>AO28.2</b> Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.
<b>PO29</b> Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.	No acceptable outcome is nominated. <b>Editor's note</b> - Applicants should also have regard to Part 9.3.2 Healthy waters code for guidance on how to demonstrate compliance with this performance outcome.  To demonstrate compliance with this performance outcome, council may request that a ground and surface water resource assessment be undertaken by a qualified professional.



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**Figure 6.162 – Lansdown concept plan**

#### Priority Infrastructure Area Map 001



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## 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 outdoor recreation that are safe, attractive and appropriate for the community's 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.



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**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
<b>For accepted development subject to requirements and assessable development</b>	
<b>Built form</b>	
<b>PO1</b> Built form:	<b>AO1.1</b> Building height does not exceed 1 storey.
(a) is limited in scale and extent;	<b>AO1.2</b> Buildings do not exceed a site cover of 5%.
(b) is visually unobtrusive and maintains the open, parkland character; and	<b>AO1.3</b> Buildings are set back 10m from any site boundary.
(c) does not restrict access to utility or enjoyment of the open space.	

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community use and club</b>	
<b>PO2</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO2</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO3</b> Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	No acceptable outcome is nominated.
<b>PO4</b> 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.
<b>PO5</b> Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
<b>PO6</b> Development does not detract from the site's visual quality or cultural values.	No acceptable outcome is nominated.
<b>PO7</b> Development is compatible with any drainage function of the land and does not interfere with that function.	No acceptable outcome is nominated.



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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<p><b>PO8</b> Development maintains a high level of amenity within the site and for surrounding areas, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) visual impact;</li> <li>(e) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> <li>(j) outlook.</li> </ul> <p><b>Editor's note</b>—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p><b>PO9</b> Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<p><b>PO10</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO11</b> 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.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<b>PO12</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Riverway precinct</b>	
<b>PO13</b> 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.  This gateway area may incorporate a residential component in the form of shop top housing.	No acceptable outcome is nominated.

### 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.

#### 6.4.3.2 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.



[Click here](#) to view high resolution PDF.

**Figure 6.152 - Picnic Bay community facilities precinct**

#### 6.4.3.3 Assessment benchmarks

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building</b>	
<b>Built form</b>	
<b>PO1</b> Development does not substantially exceed the height of existing buildings in the area.	<b>AO1</b> Building height does not exceed 3 storeys.
<b>PO2</b> Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	<b>AO2</b> Buildings have their main face to the street and are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
<b>PO3</b> Development minimises the bulk of buildings to assist integration with surrounding development.	<b>AO3</b> Walls are articulated so that they do not exceed in length of 15m without a change in plane of at least 0.75m depth.

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b>	
<b>Amenity</b>	
<b>PO4</b> 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.	<b>AO4.1</b> 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.
	<b>AO4.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential use or land within a residential zone. OR <b>AO4.2.2</b> 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. <b>Editor's note</b> —landscaping is to be provided to a standard specified in Section 9.3.3 Landscape code.
	<b>AO4.3</b> 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.

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>General</b>	
<b>PO5</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO5.1</b> Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	<b>AO5.2</b> 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> .
<b>PO6</b> 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.	<b>AO6</b> The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: <ul style="list-style-type: none"> <li>(a) located no closer than 3m from any boundary; and</li> <li>(b) are screened from view by a 1.8m high solid screen fence.</li> </ul>

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Caretaker's accommodation</b>	
<b>PO7</b> Development does not compromise the effective operation of the primary use.	<b>AO7.1</b> No more than one (1) caretaker's accommodation unit is provided on the site.
	<b>AO7.2</b> The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .

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

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Community uses and clubs</b>	
<b>PO8</b> Adequate lockable storage space is provided on-site to meet the needs of users.	<b>AO8</b> At least one (1) lockable storage space of a minimum of 4m <sup>2</sup> is provided for each room or area that can be hired out or used by community organisations or the public.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Uses</b>	
<b>PO9</b> The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.	No acceptable outcome is nominated.
<b>PO10</b> 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.	No acceptable outcome is nominated.
<b>PO11</b> Development does not prejudice the ongoing operation and expansion of existing uses on the site.	No acceptable outcome is nominated.
<b>PO12</b> Development facilitates opportunities for appropriate co-location of community-related activities or facilities.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Amenity</b>	
<b>PO13</b> Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, 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; (i) privacy; and (j) outlook. <b>Editor's note</b> —Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
<b>PO14</b> 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.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Crime prevention through environmental design</b>	
<b>PO15</b> Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>(a) opportunities for casual surveillance and sight lines;</li> <li>(b) exterior building design that promotes safety;</li> <li>(c) adequate lighting;</li> <li>(d) appropriate signage and wayfinding;</li> <li>(e) minimisation of entrapment locations; and</li> <li>(f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <b>Editor's note</b> —Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a> .	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Accessibility</b>	
<b>PO16</b> 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.

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

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Protection of natural values</b>	
<b>PO17</b> The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: <ul style="list-style-type: none"> <li>(a) minimising earthworks;</li> <li>(b) maximising retention of natural drainage patterns;</li> <li>(c) ensuring existing drainage capacity is not reduced;</li> <li>(d) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(e) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.



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

Performance outcomes	Acceptable outcomes
<b>Additional benchmarks for assessable development in precincts</b> <b>Note</b> —Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
<b>Picnic Bay community facilities precinct</b>	
<b>PO18</b> 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.
<b>PO19</b> 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.
<b>PO20</b> Building height and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.	<b>AO20</b> Building height does not exceed 2 storeys.
<b>PO21</b> Design of buildings contribute to the creation of the local Magnetic Island character through: <ul style="list-style-type: none"> <li>(a) climate-responsive design;</li> <li>(b) the natural setting of buildings within the landscape; and-Accepted development subject to requirements</li> <li>(c) maximising views to the bay.</li> </ul>	No acceptable outcome is nominated.
<b>PO22</b> 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.
<b>PO23</b> Vehicle access points along Birt Street are minimised.	<b>AO23</b> Access points are limited to only one either side of Birt Street within this precinct.

## 6.4.4 Environmental management and conservation zone code

### 6.4.4.1 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.

### 6.4.4.2 Purpose

- (1) The purpose of the Environmental management and conservation zone code is to provide for the protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The particular purpose of the code is to ensure that areas of conservation value, including land in the protected estate (including council owned or controlled land held for conservation) and some privately owned land are maintained and protected from the impacts of development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
  - (a) the conservation values of the land are maintained or enhanced;
  - (b) these areas remain undeveloped apart from small-scale facilities that support conservation, low impact nature-based recreational activities on the land and essential infrastructure; and
  - (c) adverse impacts on ecological features and processes are avoided.

### 6.4.4.3 Assessment benchmarks

**Table 6.4.4.3—Assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>PO1</b> Development is limited to: <ol style="list-style-type: none"><li>(a) development that facilitates conservation activities on the land; or</li><li>(b) development that provides information or education of visitors directly connected to the values of the land; or</li><li>(c) development that is ancillary to and directly supports visitation to the land for conservation or recreation purposes consistent with (a) or (b), for example through the provision of light refreshments; or</li><li>(d) the establishment of infrastructure that cannot practicably be located elsewhere; or</li><li>(e) the establishment of a single dwelling house or caretaker's accommodation unit.</li></ol>	No acceptable outcome is nominated.
<b>PO2</b> Tourist accommodation is not established.	<b>AO2</b> No acceptable outcome is nominated.
<b>PO3</b> The footprint of any development is minimal and built form is of a low key, low-rise scale.	<b>AO3.1</b> Development occurs within existing buildings.
	<b>AO3.2</b> Development does not involve any clearing of vegetation.

<b>P04</b> The land is not further subdivided.	<b>AO4</b> No new lots are created.
<b>P05</b> Environmental values on the site are maintained or enhanced.	No acceptable outcome is nominated.



## 9.2 Use codes

### 9.2.1 Telecommunications facilities and utilities code

#### 9.2.1.1 Application

This code applies to a material change of use for telecommunications facilities, utilities, substations and major electricity infrastructure 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.

**Editor's note**—Low impact telecommunications facilities and minor electricity infrastructure are not regulated by the planning scheme. [The Telecommunications \(Low Impact Facilities\) Determination 1997](#) provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth Government.

#### 9.2.1.2 Purpose

- (1) The purpose of the Telecommunications facilities and utilities code is to ensure that facilities are located, designed and managed to be compatible with the locality in which they are established.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids or minimises adverse impacts on the natural environment;
  - (b) development does not unreasonably impact on the character and amenity of the locality;
  - (c) risks to public health and safety are minimised and contained to acceptable levels; and
  - (d) development facilitates co-location of infrastructure wherever possible.

### 9.2.1.3 Assessment benchmarks

**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

**Editor's note**—Applicants must also comply with the relevant zone code and any applicable overlay code or development code.

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements development</b>	
<b>PO1</b> Aerial cabling and associated works for broadband telecommunications purposes is located and constructed in a manner that minimises visual impacts on the locality.	<b>AO1.1</b> The cables are co-located with operating works for a transmission entity or a distribution entity under <a href="#">the Electricity Act 1994</a> wherever practicable.
	<b>AO1.2</b> Any new cable has substantially the same appearance as existing cables.
	<b>AO1.3</b> The average width of cabling for the facility is 25mm or less (excluding overmoulds).
	<b>AO1.4</b> Any new cable is located: <ul style="list-style-type: none"> <li>(a) above any existing street lighting cable; or</li> <li>(b) if there is no existing street cable lighting — no further than 600mm below any existing cable.</li> </ul>
	<b>AO1.5</b> In all other respects, the development complies with ACIF C524:2013 — External telecommunication cable networks.
<b>PO2</b> Development does not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.	<b>AO2</b> The development is separated by a minimum of 50m to any land in a residential zone.

**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Visual integration, character and amenity</b>	
<b>PO3</b> The building height and the height of structures do not significantly detract from the scenic amenity and character of the locality.	No acceptable outcome is nominated.

<p><b>PO4</b> Development is:</p> <ul style="list-style-type: none"> <li>(a) of high quality design and construction;</li> <li>(b) integrated with the surrounding area so as not to be visually dominant or intrusive, having regard to: <ul style="list-style-type: none"> <li>(i) scale;</li> <li>(ii) height;</li> <li>(iii) bulk;</li> <li>(iv) materials and colour; and</li> <li>(v) aesthetic appearance; and</li> </ul> </li> <li>(c) treated to eliminate glare and reflectivity.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO5</b> Development in the Rural zone is not visually obtrusive when viewed from highways or significant public vantage points.</p>	<p><b>AO5</b> Development in the Rural zone is setback from highway frontages by a minimum of 50m.</p>
<p><b>PO6</b> Where development is attached to an existing structure, it does not:</p> <ul style="list-style-type: none"> <li>(a) increase the visual prominence of the structure; or</li> <li>(b) detract from the design and architectural qualities of the structure.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>PO7</b> Development does not unduly detract from the continued use and enjoyment of land included in a residential zone or of any other existing sensitive land use.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO8</b> Development is setback from the site boundaries, to minimise impacts on adjoining land as a result of noise, glare, overshadowing, loss of privacy or visual obtrusiveness.</p>	<p><b>AO8.1</b> The following minimum setbacks to all site boundaries are achieved:</p> <ul style="list-style-type: none"> <li>(a) 10m, where the height of the structure is less than 20m;</li> <li>(b) 15m, where the height of the structure is between 20m and 30m;</li> <li>(c) 20m, where the height of the structure is greater than 30m; and</li> <li>(d) 50m where adjoining a residential zone.</li> </ul> <p>OR</p> <p><b>AO8.2</b> Where development reuses, extends or is attached to an existing structure, existing setbacks are not reduced.</p>
<p><b>PO9</b> Screening is provided to reduce the visual impacts of the facility and to enhance the character of the local area.</p>	<p><b>AO9</b> A minimum 3m deep landscaped strip of dense planting is provided along all site boundaries.</p>

<b>PO10</b> Development prevents or minimises the generation of any noise such that: <ul style="list-style-type: none"> <li>(a) nuisance is not caused; and</li> <li>(b) ambient noise levels are maintained.</li> </ul>	<b>AO10</b> Development provides that: <ul style="list-style-type: none"> <li>(a) noise levels measured as the adjusted maximum sound pressure level L<sub>Amax</sub>, adj. T at a noise sensitive place do not exceed: <ul style="list-style-type: none"> <li>(i) background noise level plus 5dB(A) between the hours of 7am and 10pm; and</li> <li>(ii) background noise level plus 3dB(A) between the hours of 10pm and 7am; and</li> </ul> </li> <li>(b) noise levels measured as the adjusted maximum sound pressure level L<sub>Amax</sub>, adj. T at a business place do not exceed: <ul style="list-style-type: none"> <li>(i) background noise level plus 10dB(A) between the hours of 7am and 10pm; and</li> <li>(ii) background noise level plus 8dB(A) between the hours of 10pm and 7am.</li> </ul> </li> </ul>
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**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Public health and safety</b>	
<b>PO11</b> Facilities are established, operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.	<b>AO11</b> For telecommunications facilities, development is designed and operated to restrict electromagnetic emissions in accordance with: <ul style="list-style-type: none"> <li>(a) <a href="#">Radiocommunications (Electromagnetic Radiation — Human Exposure) Standard 2014</a>; and</li> <li>(b) Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields — 3KHz to 300GHz; or</li> <li>(c) other standards as specified by the Commonwealth Government Minister responsible for communications.</li> </ul> For other development, no acceptable outcome is nominated.
<b>PO12</b> Security fencing encloses the outermost boundaries of the land on which the facility is built in order to: <ul style="list-style-type: none"> <li>(a) prevent unauthorised access; and</li> <li>(b) protect ease of maintenance access to the property.</li> </ul>	<b>AO12</b> The site is securely fenced along all boundaries, including areas used for vehicle parking and storage.



<b>PO13</b> Development incorporating access control arrangements includes: <ul style="list-style-type: none"> <li>(a) providing warning information signs on all boundaries to prevent unauthorised entry;</li> <li>(b) the minimisation of the number and width of entry points; and</li> <li>(c) safe vehicular access to the site.</li> </ul>	No acceptable outcome is nominated.
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**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Environmental impact</b>	
<b>PO14</b> Development does not adversely impact on the natural environment.	<b>AO14</b> Development does not involve vegetation clearing or earthworks.

**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>For upgrading an existing substation or bulk supply substation only</b>	
<b>PO15</b> When the proposal involves the upgrade of an existing substation to a bulk supply substation, the existing substation is: <ul style="list-style-type: none"> <li>(a) in a location where viable corridors are accessible to connect powerline infrastructure to the site; and</li> <li>(b) in proximity to existing powerline infrastructure, to ensure that the need for additional powerline infrastructure is minimised.</li> </ul>	No acceptable outcome is nominated.

**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>For major electricity infrastructure</b>	
<b>PO16</b> The proposed major electricity infrastructure: <ul style="list-style-type: none"> <li>(a) maximise co-location with other existing powerlines and easements; and</li> <li>(b) avoid, where possible, location near residential uses.</li> </ul>	No acceptable outcome is nominated.
<b>PO17</b> The proposed overhead powerline infrastructure is positioned with safe clearances to land uses and vegetation.	<b>AO17</b> The proposed powerline infrastructure maintains mandatory clearances from any existing or proposed buildings, structures and operational equipment to existing powerlines in accordance with Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i> .

**Table 9.2.1.3—Accepted development subject to requirements and assessable development (Part)**

Performance outcomes	Acceptable outcomes
For assessable development	
For major electricity infrastructure (underground powerline infrastructure) only	
<b>PO18</b> Powerline infrastructure minimises any potential impact on transport, access and utilities infrastructure in an area.	No acceptable outcome is nominated.

## 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 (Part)**

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO1</b> Development in medium and high hazard areas is designed and located to minimize susceptibility to and potential impacts of flooding.	<p><b>AO1.1</b> 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</p> <p><b>AO1.2</b> Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</p>	<p>The proposed telecommunications facility is a non-habitable structure.</p> <p>The facility is sited within an area of the site mapped as a medium hazard flood area.</p> <p>The design of the facility ensures that all critical elements of the facility will not be impacted by flood water. In particular, the equipment shelter will be established on a platform at least 500mm above ground level so that it is immune from flooding. Parking associated with the facility (for occasional maintenance visits) is located outside the high hazard flood area.</p> <p>All electrical conduits will be installed so that the facility will not be impacted by flooding and will remain in operation during flood events.</p>
<b>PO2</b> Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.	<p><b>AO2.1</b> Development in high hazard areas do not involve: (a) filling with a height greater than 150mm; or (b) block or solid walls or solid fences; or (c) garden beds or other structures with a height more than 150mm; or (d) the planting of dense shrub hedges.</p>	Not applicable.
<b>PO3</b> Development does not intensify use in high hazard areas, in order to avoid risks to people and property.	<p><b>AO3.1</b> New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.</p> <p><b>AO3.2</b> New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.</p> <p><b>AO3.3</b> Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard</p>	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
	areas identified on overlay map OM-06.1 or 06.2.	
<p><b>PO4</b> Siting and layout of development maintains the safety of people and property in medium hazard areas.</p>	<p><b>AO4.1</b> Floor levels for residential buildings are 300mm above the defined flood level.</p> <p><b>AO4.2</b> Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level.</p> <p><b>AO4.3</b> Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</p> <p><b>AO4.4</b> 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.</p> <p><b>AO4.5</b> Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.</p> <p><b>AO4.6</b> In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.</p> <p><b>AO4.7</b> Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.</p>	Not applicable.
<p><b>PO5</b> Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.</p>	<p><b>AO5</b> Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.</p>	<p>The proposed telecommunications facility is a non-habitable use. Access for maintenance purposes will only occur when the site is freely accessible.</p>
<p><b>PO6</b> Development within high and medium hazard areas ensures any changes to the depth, duration, velocity</p>	<p>No acceptable outcome is nominated.</p>	<p>The proposed facility will not cause any changes to the flow of water across the site. The equipment shelter will be established on an elevated</p>

Performance Outcomes	Acceptable Outcomes	Assessment
of flood waters are contained within the site.		platform so that water can flow freely through the site without compromising the function of the facility.
<b>PO7</b> Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or (d) flow acceleration or retardation; or (e) reduction in flood warning times.	No acceptable outcome is nominated.	<p>The proposed facility will not cause any changes to the flow of water across the site. The equipment shelter will be established on an elevated platform so that water can flow freely through the site, flood storage is not impacted, and the function of the facility is not compromised during flood events.</p> <p>The proposed facility will be contained within a 100m<sup>2</sup> lease area. Excavation and ground disturbance associated with establishing the facility is therefore very minor. There is no filling required to establish the facility and only the pole footing requires excavation.</p> <p>Adequate sediment and erosion control measures will be employed during construction.</p>
<b>PO8</b> Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.	<b>AO8</b> The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	The proposed facility will be designed to exceed the 0.5% AEP flood event in accordance with Table 8.2.6.3(b).
<b>PO9</b> Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	<p><b>AO9.1</b> Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.</p> <p><b>AO9.2</b> Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP Flood event.</p>	The proposed telecommunications facility does not involve the manufacture or storage of hazardous materials.



## 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.



**Table 8.2.8.3—Assessable Development (Part)**

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Protection of biodiversity values and ecological processes</b>		
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.		There are no areas of environmental importance mapped on the subject allotment. The nearest mapped area is located approximately 190m south of the proposed facility location. The establishment of the proposed facility will not impact on the ecological values, functions or biophysical processes of the mapped areas or other areas. The facility is proposed within a small 100m <sup>2</sup> footprint and requires little ground disturbance to be established. The proposed facility is operated remotely and will not give rise to any on or off site impacts.
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.	No acceptable outcome is nominated.	The proposed facility location is within an already cleared area of land which maintains a significant buffer to any mapped or other area of vegetation. The facility is contained within a small 100m <sup>2</sup> footprint, is operated remotely and will not give rise to any on or of site impacts.
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 occurring suite of native plant species and ecological communities.	No acceptable outcome is nominated.	Not applicable. The subject location is within an open space area which forms part of a larger community use, sporting and recreational precinct. The site is not located within proximity to any degraded areas of significance and its establishment will not give rise to any off site impacts.
<b>Significant species and ecological communities</b>		
PO4: Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats.	No acceptable outcome is nominated.	The subject location is within an open space area which forms part of a larger community use, sporting and recreational precinct. The site is not located within proximity to any degraded areas of significance and its establishment will not give rise to any off site impacts.
PO5: Areas of habitat that support a	No acceptable outcome is	Not applicable. The site is not located

Performance Outcomes	Acceptable Outcomes	Assessment
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.	nominated.	within proximity to any areas of habitat that support a critical life cycle stage and the proposed infrastructure will not give rise to any off site impacts.
<b>Buffering and edge impacts</b>		
PO6: Development provides a vegetated buffer to an area of significant ecological or environmental value.	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.	The nearest mapped area of ecological value is approximately 190m south of the proposed facility location. The subject area is not within the subject allotment. There are no declared fish habitat areas within 100m of the facility location and none which impact upon the subject allotment.
PO7: Buffering, rehabilitation or restoration uses site-appropriate or endemic native vegetation.	No acceptable outcome is nominated.	The proposed facility is within an already cleared area of the site and comprises a footprint of 100m <sup>2</sup> . No buffering or rehab is proposed within the open space area. The site itself does not contain mapped area of ecological significance.
PO8: Pest species are prevented from encroaching into ecologically significant areas.	No acceptable outcome is nominated.	There are no pest species recorded within the site area and sufficient buffer exists as the proposed location is setback approximately 190m from the nearest mapped area of ecological significance.
PO9: During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	No acceptable outcome is nominated.	The proposed location is setback approximately 190m from the nearest mapped area of ecological significance. The proposed construction period is of short duration and will not generate or emit any light, significant noise or other disturbances to the nearest areas of sensitivity. Once operational, the facility is operated remotely, has no lighting and the only noise is generated by a domestic scale air conditioning unit which operates only when required.
<b>Ecological corridors and habitat connectivity</b>		
PO10: Significant ecological corridors and habitat linkages are protected and have dimensions and characteristics to support ecological processes.	No acceptable outcome is nominated where in an urban residential zone or centre zone.	There are no significant ecological corridors and habitat linkages in close proximity to the site.
PO11: Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines, coastlines,	No acceptable outcome is nominated.	The subject allotment is used for open spaces and recreation. The site does not contain any mapped areas of ecological significance. The facility comprises a site area of 100m <sup>2</sup> and is discreetly

Performance Outcomes	Acceptable Outcomes	Assessment
and other areas where possible.		located in the north eastern corner of the allotment and not within any nominated waterways, drainage lines, ridgelines, coastlines, and other areas.
PO12: Development facilitates unimpeded use and movement of terrestrial and aquatic fauna within ecological corridors.	No acceptable outcome is nominated.	The proposed facility comprises an area of 100m <sup>2</sup> and will not impede use and movement of terrestrial and aquatic fauna within ecological corridors. There no mapped features or areas of environmental significance on the subject site.
<b>Riparian and buffer area management for wetlands and waterways</b>		
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, is located outside any mapped, defined, or identified boundary of a wetland.	There are no mapped wetlands on the subject allotment.
PO14: Development provides a buffer to a wetland area to protect or enhance habitat values, connectivity, and other ecological functions.	AO14: A development-free buffer is provided and maintained with a minimum width of 50m or 200m, depending on ecological significance.	There are no mapped wetland areas within 200m of the subject site location.
PO15: Development maintains or enhances the natural hydrological regime of wetlands.	AO15: Development does not change the existing surface hydrological regime of a wetland, including through channelisation, redirection, or interruption of flows.	There are no mapped wetland areas within 200m of the subject site location and will not impact on the natural hydrological regime.
PO16: Development provides a buffer to a waterway to protect or enhance habitat values, connectivity, and other ecological processes.	AO16: A development-free buffer is provided and maintained extending from top of the bank of a waterway with a minimum width depending on the region and stream order.	The proposed facility location is not in close proximity to a waterway.
<b>Ongoing management, construction and operation</b>		
PO17: Ongoing management, monitoring, and maintenance ensure impacts on significant ecological areas are avoided or minimised.	No acceptable outcome is nominated.	The proposed location is setback approximately 190m from the nearest mapped area of ecological significance. The mapped area is not within the subject property.
PO18: Management arrangements	AO18: Significant	The proposed location is setback

Performance Outcomes	Acceptable Outcomes	Assessment
facilitate the effective conservation and protection of significant ecological areas.	ecological areas are transferred into public ownership or incorporated into private open space with a statutory covenant.	approximately 190m from the nearest mapped area of ecological significance. The mapped area is not within the subject property.

## Part 9 Development codes

### 9.1 Preliminary

- (1) Development codes are assessment benchmarks where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.  
**Editor's note**—the Planning Regulation may establish requirements for development it prescribes to be accepted (for example, community residences and forestry) and assessment benchmarks that it prescribes to be assessable (for example, reconfiguration of 1 lot into 2).
- (3) The following are the use codes for the planning scheme:
  - (a) Telecommunications facilities and utilities code.
- (4) The following are the other development codes for the planning scheme:
  - (a) Advertising devices code;
  - (b) Healthy waters code;
  - (c) Landscape code;
  - (d) Reconfiguring a lot code;
  - (e) Transport impact, access and parking code;
  - (f) Works code.

## 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

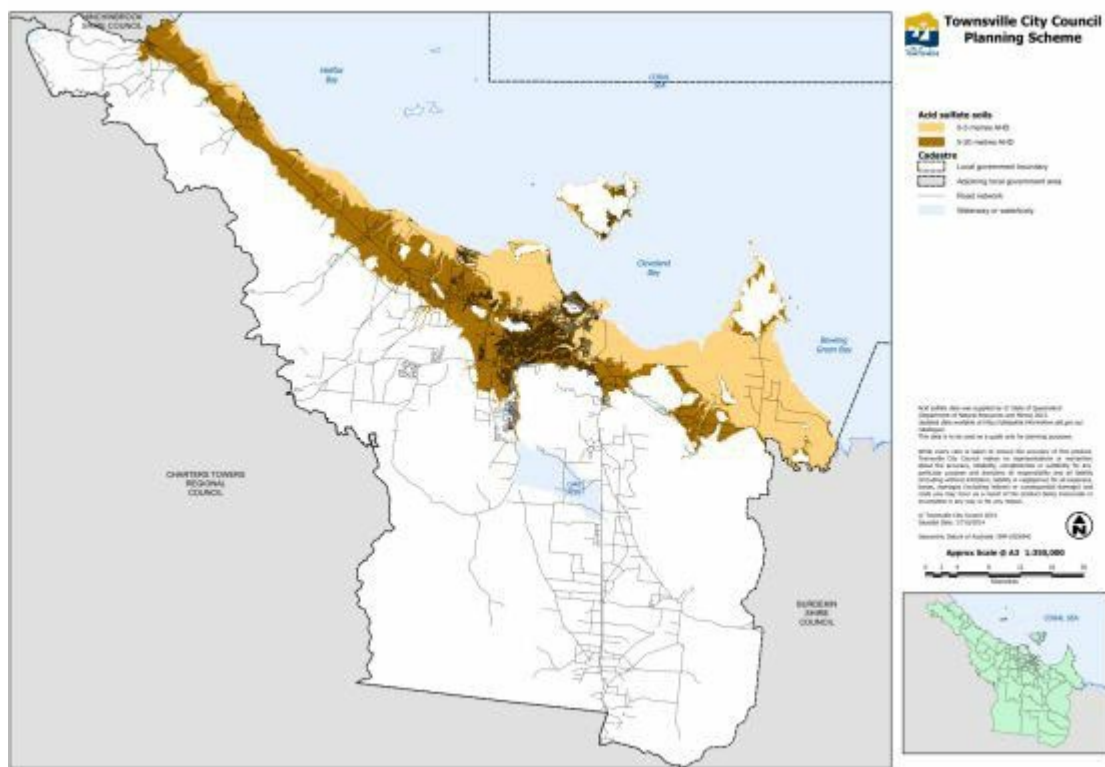
**Table 9.3.2.3—Assessable development (Part)**

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO1:</b> Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a small footprint of 100m <sup>2</sup> . Minor earthworks are required to establish the facility and there will be no off site impacts during construction.  Adequate sediment and erosion control measures will be put in place during construction. The design of the facility includes an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.
<b>PO2:</b> 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	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a small footprint of 100m <sup>2</sup> . Minor earthworks are required to establish the facility and there will be no off site

Performance Outcomes	Acceptable Outcomes	Assessment
regimes, and riparian areas are maintained or enhanced.		impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.







[Click here](#) to view PDF high resolution map.

**Figure 9.2 - Acid sulfate soils**

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

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO5:</b> Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated.	The proposed telecommunications facility comprises a very small footprint of 100m <sup>2</sup> . Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.

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

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO11:</b> Development does not cause ponding or changes in flows and velocities such that the safety, use, and enjoyment of nearby properties are adversely affected.	<b>AO11:</b> The stormwater management system is designed and constructed in accordance with the Development Manual Planning Scheme Policy SC6.4 — SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity, and SC6.4.10 Stormwater Quality.	The proposed telecommunications facility comprises a very small footprint of 100m <sup>2</sup> . Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.

Performance Outcomes	Acceptable Outcomes	Assessment
		The facility will not change the hydrological regime of water across the site and adequate measures can be established during construction to ensure there are no off site impacts from the small areas of disturbance required to establish the facility.
<b>PO12:</b> The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	<b>AO12:</b> Development is undertaken in accordance with the Development Manual Planning Scheme Policy SC6.4 — SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity, and SC6.4.10 Stormwater Quality.	The proposed telecommunications facility comprises a very small footprint of 100m <sup>2</sup> . Very minor earthworks are required to establish the facility and there will be no off site impacts during construction. Adequate sediment and erosion control measures will be put in place during construction. The design of the facility included an elevated platform for accommodating the equipment shelter which will ensure that flood waters can flow freely through the site.
<b>PO13:</b> The stormwater management system: (a) provides for safe access and maintenance; (b) where relevant, provides for safe recreational use of stormwater management features.	No acceptable outcome is nominated.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.

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

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO14:</b> Waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) if discharge cannot be avoided, minimises discharge by re-use, recycling, recovery, and treatment for disposal to sewer, surface water, and groundwater.	No acceptable outcome is nominated.	No waste water is proposed.
<b>PO15:</b> Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for receiving waters; and (b) avoids adverse impact on ecosystem health.	No acceptable outcome is nominated.	No waste water is proposed.
<b>PO16:</b> Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.	The site is contained to 100m <sup>2</sup> and the hydrology of the site will not be impacted by the proposed installation.  Adequate measures can be established during construction to ensure there are no off site impacts from the small areas of disturbance required to establish the facility.
<b>PO17:</b> Waste water discharge to waterways is managed to avoid or minimise the release of nutrients to reduce the occurrence and intensity of coastal algal blooms.	No acceptable outcome is nominated.	No waste water will be discharged.
<b>PO18:</b> A constructed lake or artificial waterway is designed to maintain water quality, considering factors such as nutrients, turbidity, temperature, salinity, and pesticides.	No acceptable outcome is nominated.	Not applicable
<b>PO19:</b> Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	No acceptable outcome is nominated.	Not applicable
<b>PO20:</b> The location, design, and operation of a constructed lake or artificial waterway protect: (a) environmental values in upstream and downstream waterways; (b) groundwater recharge areas; (c) low-lying areas connected to waterways; (d) natural wetlands and buffer areas;	No acceptable outcome is nominated.	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
(e) soils and sediments; and (f) the natural hydrologic regime in sensitive areas.		
<b>PO21:</b> A constructed lake or artificial waterway is located to be compatible with existing tidal waterways.	<b>AO21:</b> For artificial waterways: (a) sufficient flushing or tidal variation > 0.3m; (b) no adverse impact on tidal waterway; (c) no introduction of saltwater into freshwater environments.	Not applicable
<b>PO22:</b> The construction phase of a constructed lake or artificial waterway protects aquatic environmental values in natural waterways and wetlands.	No acceptable outcome is nominated.	Not applicable
<b>PO23:</b> A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors, and concentrations of populations.	No acceptable outcome is nominated.	Not applicable
<b>PO24:</b> The lake design provides suitable access for maintenance, including removal of weeds.	No acceptable outcome is nominated.	Not applicable
<b>PO25:</b> A constructed lake or artificial waterway has no adverse impact on flood capacity, including upstream catchments and floodplain areas.	No acceptable outcome is nominated.	Not applicable
<b>PO26:</b> A constructed lake or artificial waterway is designed to minimise hazards and ensure public safety.	No acceptable outcome is nominated.	Not applicable
<b>PO27:</b> A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated.	Not applicable
<b>PO28:</b> Opportunities for accessible passive and active recreation facilities are facilitated in the design of a constructed lake or artificial waterway.	No acceptable outcome is nominated.	Not applicable
<b>PO29:</b> Life cycle costs are minimised, considering acquisition, construction, establishment, operation, monitoring, maintenance, replacement, and disposal costs.	No acceptable outcome is nominated.	Not applicable
<b>PO30:</b> The design allows sufficient site area for an effective stormwater management system.	No acceptable outcome is nominated.	Not applicable

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO31:</b> The development provides for orderly development of stormwater infrastructure within a catchment, considering existing infrastructure capacity, upstream development, and protection of adjacent and downstream development.	No acceptable outcome is nominated.	Not applicable
<b>PO32:</b> Proposed stormwater infrastructure remains fit for purpose throughout the development's life.	No acceptable outcome is nominated.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
<b>PO33:</b> Proposed stormwater infrastructure is easily accessible for maintenance in a safe and cost-effective manner.	<b>AO33:</b> The stormwater system is designed in accordance with SC6.4 policies.	The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
<b>PO34:</b> Reconfiguration of lots includes water management measures to: (a) minimise impacts on the water cycle; (b) protect waterway health; (c) avoid large impervious surfaces.	No acceptable outcome is nominated.	Not applicable – no Ral proposed. The proposed design allows for the free flow of water across the site. No filling is required to establish the facility.
<b>PO35:</b> Common user facilities for handling and disposal of ship-sourced pollutants are provided at a suitable location in developments with marinas or berthing facilities.	No acceptable outcome is nominated.	Not applicable
<b>PO36:</b> Marinas or berthing facilities are designed and operated to minimize the risk of spillage.	No acceptable outcome is nominated.	Not applicable
<b>PO37:</b> Equipment to contain and remove spillages is stored conveniently near marina or berthing facilities.	No acceptable outcome is nominated.	Not applicable
<b>PO38:</b> Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure.	No acceptable outcome is nominated.	Not applicable

### 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

10 Performance Outcomes	Acceptable Outcomes	Assessment
<b>Landscape design and character</b>		
<b>PO1</b> 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.	<b>AO1</b> When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area.	<p>The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible from any external roadway or adjoining property.</p> <p>The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east.</p> <p>The ground level equipment comprises of a small equipment shelter and cable trays across</p>

10 Performance Outcomes	Acceptable Outcomes	Assessment
		<p>to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact.</p> <p>For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.</p>
<p><b>PO2</b> 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.</p>	<p><b>AO2.1</b> Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.</p> <p><b>AO2.2</b> Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.</p>	Refer response to PO1
<p><b>PO3</b> Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.</p>	<p><b>AO3</b> Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.</p>	Refer response to PO1
<p><b>PO4</b> Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.</p>	<p><b>AO4.1</b> All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.</p> <p><b>AO4.2</b> Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.</p> <p><b>AO4.3</b> Streetscape furniture is provided in accordance with</p>	Refer response to PO1

10 Performance Outcomes	Acceptable Outcomes	Assessment
	the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	
<b>PO5</b> Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	<b>AO5.1</b> Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting. <b>AO5.2</b> A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.	Refer response to PO1
<b>PO6</b> Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	<b>AO6</b> Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO7</b> The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	<b>AO7</b> Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1

Table 9.3.3.3—Assessable development (Part) (Continued)

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Edge treatments</b>		
<b>PO8</b> Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	<b>AO8</b> 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.	Refer response to PO1
<b>PO9</b> Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO10</b> Where provided, landscaping	<b>AO10.1</b> Screen planting is	Refer response to PO1



Performance Outcomes	Acceptable Outcomes	Assessment
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.	provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing of 3m (measured from centers) 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. <b>AO10.2</b> A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.	
<b>PO11</b> Landscaped areas along or near retaining walls, long unbroken walls, service areas, and parking areas consist of an appropriate combination and species of trees, shrubs, and groundcovers to minimize the visual impact of these elements.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO12</b> Screening trees, shrubs, low shrubs, ground covers, and vertical accent plants are appropriate for the space available, orientation, and functional requirements of the area.	No acceptable outcome is nominated.	Refer response to PO1

Table 9.3.3.3—Assessable development (Part) (Continued)

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Maintenance, drainage, utilities, services, and construction</b>		
<b>PO13</b> Plant selection and location protects the integrity and function of overhead and underground services.	<b>AO13</b> Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO14</b> Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf, and mulched garden beds are appropriately located and adequately drained.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO15</b> Landscaping works, design, and materials used minimize maintenance costs and whole-of-life cycle costs.	No acceptable outcome is nominated.	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO16</b> All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO17</b> Drainage of podium planters allows for flush-out in the future and are adequately drained.	No acceptable outcome is nominated.	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO18</b> Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	<b>AO18</b> Irrigation is provided in accordance with the Development Manual Planning Scheme Policy no. SC6.4 including SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO19</b> Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilizing requirements.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO20</b> Container sizes and planting stock maturity are consistent with the intended role of the landscaping.	<b>AO20</b> Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO21</b> Planting stocks are of a quality to ensure vigorous growth.	<b>AO21</b> Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Refer response to PO1
<b>PO22</b> Plants are protected and maintained to facilitate in-situ growth, vigor, and quality form.	<b>AO22</b> Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	Construction Standards.	
<b>PO23</b> Site preparation works ensure a stable and enhanced landscape form.	<b>AO23</b> Landscaping is undertaken in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	Refer response to PO1
<b>PO24</b> Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	<b>AO24.1</b> Site design integrates and incorporates retained and significant trees and vegetation within and external to the site. <b>AO24.2</b> Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	Refer response to PO1
<b>PO25</b> Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	<b>AO25.1</b> Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970-2009 Protection of Trees on Development Sites. <b>AO25.2</b> Any required pruning or trimming work is undertaken in accordance with AS4373—Pruning of Amenity Trees and is carried out by a qualified arborist. <b>AO25.3</b> Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist. <b>AO25.4</b> Protective	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	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.	
<b>PO26</b> Landscape design optimizes water and energy efficiency and responds appropriately to local conditions.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO27</b> Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance.	<b>AO27</b> Planting beds are designed in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO28</b> Landscape buffering and species selection are consistent and compatible with any ecological values on or adjoining the site.	No acceptable outcome is nominated.	Refer response to PO1
<b>PO29</b> Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	<b>AO29</b> Landscaping is provided in accordance with the Development Manual Planning Scheme Policy no. SC6.4 SC6.4.12 Landscaping and Open Space.	Refer response to PO1
<b>PO30</b> Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.	<b>AO30.1</b> Access to a site, parking area, buildings or public open space is well-lit, free from obstructions and clearly defined by landscape treatments. <b>AO30.2</b> Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. <b>AO30.3</b> Any solid wall or semi-permeable fence is	Refer response to PO1

Performance Outcomes	Acceptable Outcomes	Assessment
	protected from graffiti through means of vertical landscaping or vandal-resistant paint or artwork.	
<b>PO31</b> Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	<b>AO31.1</b> Paving material, tactile indicators, and construction complies with AS1428 — Design for Access and Mobility. <b>AO31.2</b> Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours, or level changes. <b>AO31.3</b> Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness, or other hazardous conditions.	Refer response to PO1

## 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.

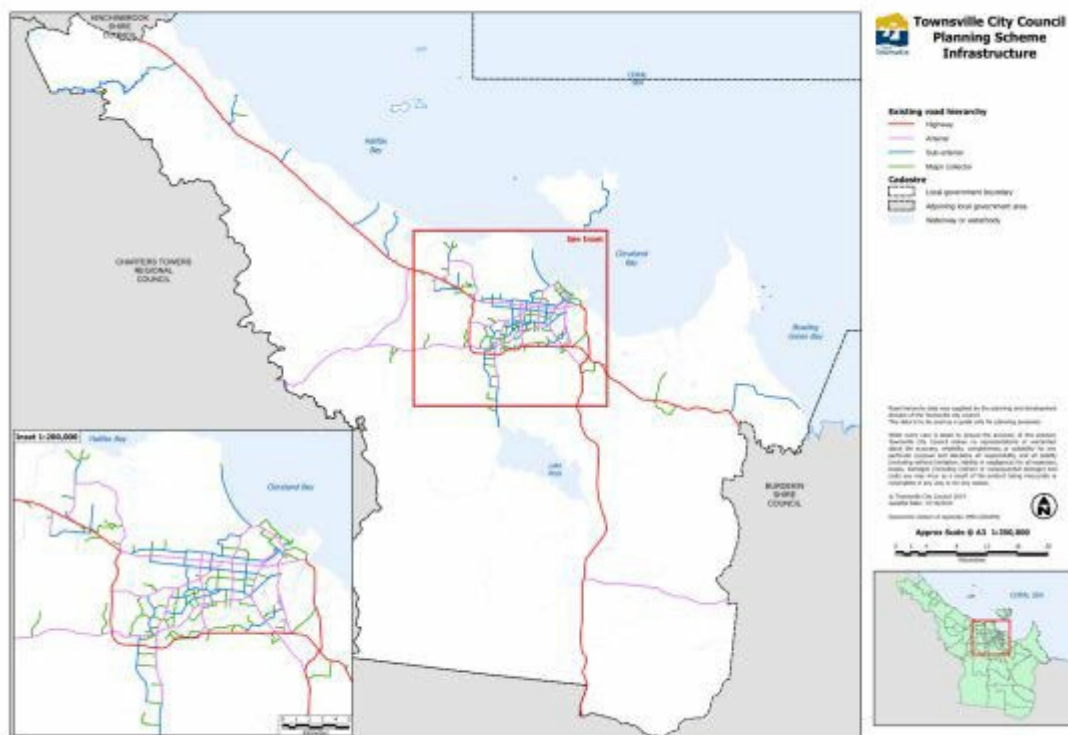
### 9.3.5.2 Purpose

- (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

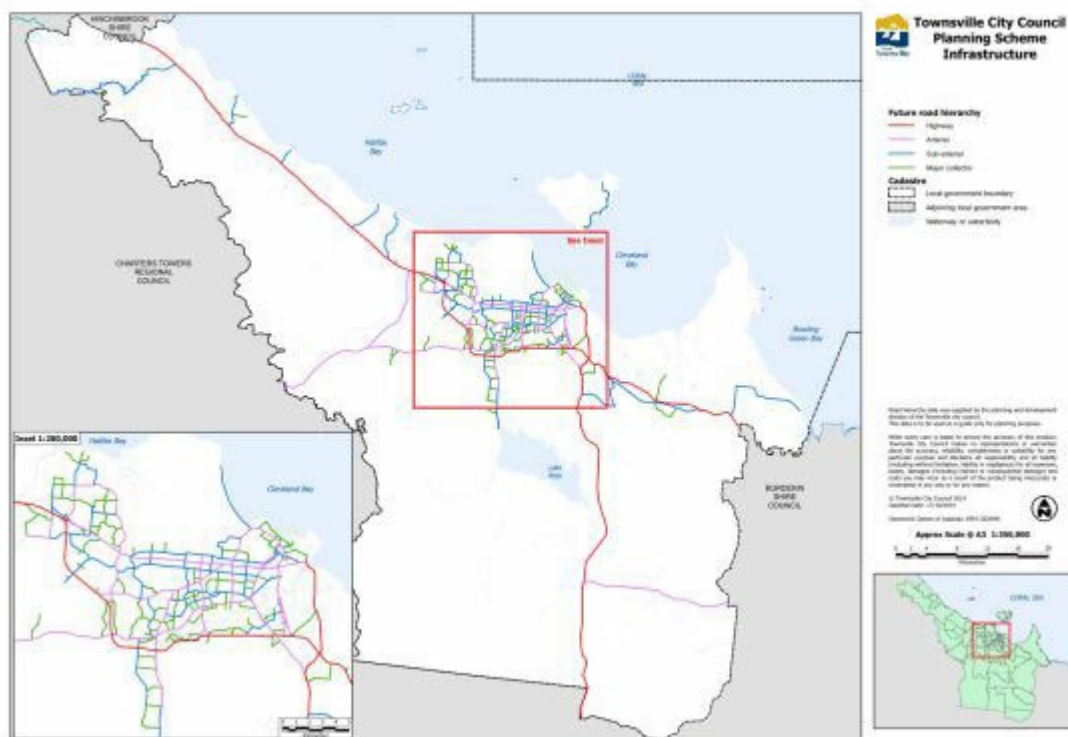
Performance Outcomes	Acceptable Outcomes	Assessment
<b>Transport Impact</b>		
<i>Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</i>	<i>Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.</i>	
<b>PO1</b> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in 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.	<p>The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks.</p> <p>There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration and</p>

Performance Outcomes	Acceptable Outcomes	Assessment
		<p>would occur outside of peak traffic times.</p> <p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<p><i>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).</i></p>		



[Click here](#) to view PDF high resolution map.

**Figure 9.5 - Road hierarchy existing**



[Click here](#) to view PDF high resolution map.

**Figure 9.6 - Road hierarchy future**

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Transport Impact</b>		
<i>Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</i>	<i>Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate</i>	



Performance Outcomes	Acceptable Outcomes	Assessment
	<i>compliance with this code.</i>	
<p><b>PO1</b> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified in the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road Hierarchy Existing and Figure 9.6 Road Hierarchy Future.</p>	No acceptable outcome is nominated.	<p>The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks.</p> <p>There would be a minor increase in traffic volume on the surrounding roads during construction. However, any such impacts are expected to be minor and short term in duration and would occur outside of peak traffic times.</p> <p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<p><i>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).</i></p>		
<p><b>PO2</b> Development does not compromise the orderly provision or upgrading of the transport network.</p>	No acceptable outcome is nominated.	<p>The facility is proposed to be accessed directly from Community Crescent. It is expected that there would be approximately four additional vehicle movements per day during construction. It is anticipated that most of the construction work will be completed in approximately 6 weeks.</p> <p>There would be a minor increase in traffic volume on the surrounding roads during construction. However,</p>

Performance Outcomes	Acceptable Outcomes	Assessment
		<p>any such impacts are expected to be minor and short term in duration and would occur outside of peak traffic times.</p> <p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<p><i>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).</i></p>		
<p><b>PO3</b> On-site transport network infrastructure (including roads, parking, access, and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p>	<p>No acceptable outcome is nominated.</p>	<p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p> <p>An all weather access road is proposed along the eastern boundary of the site. The road will be used for the occasional access by maintenance vehicles.</p>
<p><i>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</i></p>		

Performance Outcomes	Acceptable Outcomes	Assessment
<i>facilities, and which respond to desire lines of all users.</i>		
<i>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.</i>		
<b>PO4</b> As far as practicable, development is designed to encourage travel by public transport, walking, and cycling.	No acceptable outcome is nominated.	N/A
<i>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.</i>		

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

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Site Access</b>		
<i>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.</i>		
<b>PO5</b> 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.	AO5 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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
<i>Editor's note—Applicants should refer to the Development Manual Planning Scheme Policy no. SC6.4 — SC6.4.5.1 Townsville Road Hierarchy and</i>		

Performance Outcomes	Acceptable Outcomes	Assessment
<i>SC6.4.5.2 Traffic Impact Assessment (TIA).</i>		
<b>PO6</b> Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated.	N/A
<i>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.</i>		
<b>PO7</b> Access is located and designed to provide safe and easy access to the site, having regard to its position, width, and gradient.	AO7 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	The telecommunications facility will be operated remotely.  For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
<i>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.</i>		
<b>PO8</b> All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to the vehicle or the driveway surface.	AO8 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.	For the occasional maintenance visits (3 times per year by a single passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
<b>PO9</b> A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	AO9 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	The telecommunications facility will be operated remotely.  For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.
<b>PO10</b> 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 SC6.4 — SC6.4.5.5 Driveways.	The telecommunications facility will be operated remotely.  For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO11</b> A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	AO11 Access is provided in accordance with the standards identified in the Development Manual Planning Scheme Policy SC6.4 — SC6.4.5.5 Driveways.	<p>The telecommunications facility will be operated remotely.</p> <p>For the occasional maintenance visits (3 times per year by a single 4wd passenger vehicle for one day), an all weather access road is proposed along the eastern boundary of the site.</p> <p>The access track will be low level construction (road base and gravel) and will not impede the flow of water.</p>
<b>PO12</b> Construction of a driveway does not damage or interfere with the location, function of, or access to any services and infrastructure.	AO12 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, SC6.4.5.4 Car Parking, and SC6.4.3 Standard Drawings.	Only power is required to service the site and it will be reticulated so as to not conflict with the proposed access road.
<b>PO13</b> All vehicles reasonably expected to access the site can safely maneuver to allow vehicles to exit and enter in a forward motion.	AO13 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, SC6.4.5.4 Car Parking, and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site can exit and enter in a forward motion with no more than a threepoint turn.	All vehicles (during construction and operations) will enter and leave the site in a forward direction.
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	
<b>Pedestrian and Cyclist Facilities</b>		
<b>PO14</b> Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	No acceptable outcome is nominated.	N/A. The site will not be accessible to the public and no pedestrian access is relevant to the proposal.
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		

Performance Outcomes	Acceptable Outcomes	Assessment
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.		
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.	No acceptable outcome is nominated.	N/A
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.		
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.		
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; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and between buildings.	No acceptable outcome is nominated.	The proposed site is setback from the road within an open cleared area. The site does not create any concealments points and will be security fenced to remove access by the public.  No lighting is proposed.
Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.		
Editor's note—Applicants should refer to the Development manual planning		

Performance Outcomes	Acceptable Outcomes	Assessment
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.		
Parking		
PO17 Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; (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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.		
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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
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 vehicles, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; (c) provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
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		On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.

Performance Outcomes	Acceptable Outcomes	Assessment
Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.		
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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
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.		
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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.
PO22 Pavement is constructed to an appropriate standard.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.  An all weather access road will be established to permit the occasional access by maintenance vehicles.
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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.



Performance Outcomes	Acceptable Outcomes	Assessment
		The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	No acceptable outcome is nominated.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary.  The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
PO25 Multi-level parking areas are designed, articulated, and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring wayfinding technologies and aesthetic treatments are provided.	No acceptable outcome is nominated.	N/A
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.	On site parking is available for the occasional maintenance vehicles that visits the site. No formal parking allocation is deemed necessary. A setdown and parking area will be established next to the facility to allow for convenient parking and access to the facility by service and maintenance vehicles. These vehicles access the site only occasionally and not during wet weather events.  The facility is proposed within a large open area of the site which is well setback from the road where adequate on site area exists for parking of vehicles,
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.	No refuse will be produced during operation of the facility.  All construction waste will be removed from site and disposed of at an approved location.

Performance Outcomes	Acceptable Outcomes	Assessment
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.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>

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

#### 9.3.5.4 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.

#### 9.3.5.5 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.

#### 9.3.5.6 Assessment benchmarks

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

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

Performance Outcomes	Acceptable Outcomes	Assessment
<b>Access and Parking</b>		
<b>PO1</b>	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<b>AO1</b>	Access is provided in accordance with Australian Standard AS2890.1.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<b>PO2</b>	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<b>AO2.1</b>	Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p>

Performance Outcomes	Acceptable Outcomes	Assessment
		Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>AO2.2</b>	Where an existing lawful premises and involves not more than 5% or 50m <sup>2</sup> (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.	N/A
<b>PO3</b>	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.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<b>AO3.1</b>	Parking areas are designed in accordance with Australian Standard AS2890.1.	<p>During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p>
<b>AO3.2</b>	Where an existing lawful premises and involves not more than 5% or 50m <sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.	N/A
<b>PO4</b>	Landscaping is provided to soften the visual impact of parking areas and to provide shading.	During operation, the proposed facility will not impact upon traffic movements on any local roads and will have a

Performance Outcomes	Acceptable Outcomes	Assessment
		<p>negligible impact upon local vehicle traffic.</p> <p>Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.</p> <p>The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible from any external roadway or adjoining property.</p> <p>The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east.</p> <p>The ground level equipment comprises of a small equipment shelter and cable trays across to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact.</p> <p>For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.</p>
<b>AO4.1</b>	<p>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.</p>	<p>The proposed facility has been sited and designed so that it will not be highly visible from any surrounding location or roadway. The location of the facility in the north eastern corner of the allotment setback approximately 250m from the road frontage ensures that any ground level equipment will not be highly visible</p>

Performance Outcomes	Acceptable Outcomes	Assessment
		<p>from any external roadway or adjoining property.</p> <p>The facility is buffered from any residential use by mature vegetation on the adjoining properties to the north and east.</p> <p>The ground level equipment comprises of a small equipment shelter and cable trays across to the proposed pole. Given the setbacks to the road and residences, this equipment will not be highly visible from any surrounding location. In particular, none of the equipment will be visible from any sensitive location and will not give rise to any significant visual impact.</p> <p>For these reasons, it is requested that compliance with the code is not necessary in this instance by virtue of the site design and location in the context of this location.</p>
<b>AO4.2</b>	Where an existing lawful premises and involves not more than 5% or 50m <sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.	N/A
<b>PO5</b>	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.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>AO5.1</b>	Servicing areas are provided and designed in accordance with Australian Standard AS2890.2.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>AO5.2</b>	Where an existing lawful premises and involves not more than 5% or 50m <sup>2</sup> (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.	N/A. No water or sewer is required to service the proposed facility as it is non-habitable and operated remotely.

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Assessment</b>
<b>Services and Utilities</b>		
<b>PO6</b>	A potable water supply is provided that is adequate for the needs of the intended use.	N/A
<b>AO6.1</b>	The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
<b>AO6.2</b>	Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
<b>PO7</b>	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	N/A
<b>AO7.1</b>	The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	N/A
<b>AO7.2</b>	Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.	N/A
<b>PO8</b>	Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	N/A
<b>AO8.1</b>	The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	N/A
<b>AO8.2</b>	On sites in an industrial zone that are greater than 2,000m <sup>2</sup> 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 30-point turn.	N/A
<b>PO9</b>	The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	N/A
<b>AO9.1</b>	The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	N/A

Performance Outcomes	Acceptable Outcomes	Assessment
<b>AO9.2</b>	Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.	N/A
<b>PO10</b>	The drainage network has sufficient capacity to safely convey stormwater runoff from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	N/A. No formal drainage is required as the facility will be designed to ensure that water can flow freely across the site.
<b>AO10</b>	Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	N/A. The subject site contains only very minor hard surfaces within the total 100m2 footprint, comprising of the base of the pole – approximately 8m2 and the equipment shelter approximately 6m2. The remainder of the lease area will be a permeable surface. The form of construction of the proposed use ensures that there is no measurable impact on the downstream or adjoining properties.

#### Assessable development-Services and utilities

Table 9.3.6.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Assessment
<b>PO11:</b> A potable water supply is provided that is adequate for the needs of the intended use.	<b>AO11.1:</b> Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines. OR <b>AO11.2:</b> Otherwise, the development is provided with an onsite water supply in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.7 OnSite Water Supply. <b>AO11.3:</b> Water supply systems and connections are designed and constructed in accordance with the Development manual	N/A



Performance Outcomes	Acceptable Outcomes	Assessment
	planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	
<b>PO12:</b> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	<b>AO12.1:</b> Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines. OR <b>AO12.2:</b> Otherwise, onsite waste water treatment and disposal is provided in compliance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.8 OnSite Sewerage Facilities. <b>AO12.3:</b> Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.	N/A
<b>PO13:</b> The design and management of the development integrates water cycle elements such as reducing potable water demand, minimizing wastewater production, and reusing stormwater.	<b>AO13:</b> Integrated water management practices are implemented in accordance with Development manual planning scheme policy no. SC6.4 SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.	N/A
<b>PO14:</b> The development is provided with an adequate	<b>AO14:</b> For other than the Rural zone, premises are	N/A

Performance Outcomes	Acceptable Outcomes	Assessment
energy supply which maintains acceptable standards of public health, safety, environmental quality, and amenity.	serviced by underground electricity supply approved by the relevant energy authority.	
<b>PO15:</b> Premises are connected to a telecommunications service approved by the relevant authority.	<b>AO15:</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	N/A
<b>PO16:</b> Provision is made for future telecommunications services (e.g., fiber optic cable).	No acceptable outcome is nominated.	N/A
<b>PO17:</b> Where available, provision is made for reticulated gas.	<b>AO17:</b> Design and provision of reticulated gas are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural).	N/A
<b>PO18:</b> Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated.	N/A
<b>PO19:</b> Filling and excavation do not result in contamination of land or pose a health and safety risk.	<b>AO19:</b> Filling and excavation do not use contaminated materials as fill, excavate contaminated material, or use waste material as fill.	N/A
<b>PO20:</b> Earthworks result in stable landforms and structures.	<b>AO20:</b> Earthworks and construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	N/A
<b>PO21:</b> Earthworks maintain natural landforms and minimize the height of retaining walls and batter faces.	<b>AO21.1:</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.

Performance Outcomes	Acceptable Outcomes	Assessment
	Construction. <b>AO21.2:</b> Retaining walls are designed and constructed and certified as stable by a Registered Professional Engineer of Queensland, with a height of no more than 2 metres.	Adequate sediment and erosion control will be put in place to ensure that there are no on or off site impacts as a result of the proposed minor earthworks.
<b>PO22:</b> Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.
<b>PO23:</b> Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	Adequate sediment and erosion control will be put in place to ensure that there are no on or off site impacts as a result of the proposed minor earthworks.
<b>PO24:</b> Filling or excavation does not worsen flooding or drainage problems.	<b>AO24:</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.  No worsening will be caused as a result of the construction activities or operation of the site.
<b>PO25:</b> Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water nuisance.	<b>AO25:</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.
<b>PO26:</b> Filling or excavation does not adversely affect sewer, stormwater, or water utility infrastructure.	<b>AO26:</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	N/A
<b>PO27:</b> Filling or excavation does not prevent or create difficult access to any property.	<b>AO27:</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	NO significant earthworks are proposed. Only minor excavation is required to establish the footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.  No impact will be caused to access on adjoining properties.
<b>PO28:</b> Earthworks do not cause significant impacts	<b>AO28:</b> Earthworks are undertaken in accordance	NO significant earthworks are proposed. Only minor excavation is required to establish the

Performance Outcomes	Acceptable Outcomes	Assessment
through truck movements, dust, or noise.	with the Development manual planning scheme policy no. SC6.4 SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	footing for a single monopole. The shelter will be installed on a platform and little or no ground disturbance is required.  The works are of very short duration, however should dust suppression be required the contractors will be instructed to use it.
<b>PO29:</b> Provides necessary infrastructure like paved roads, pedestrian paths, cycleways, streetscaping, and utilities.	<b>AO29:</b> Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>PO30:</b> Streetscaping, pedestrian, and cyclist provisions are designed to match expected usage and local character.	<b>AO30:</b> Streetscaping works, footpaths, and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>PO31:</b> Parking areas are durable, maintain all-weather access, and ensure safety.	<b>AO31:</b> Parking area design and construction are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Once constructed, mobile phone base stations are of low maintenance, unmanned and remotely operated. As such, operational and maintenance visits to the site will be approximately three times per year. The proposed facility will not require public transport services or parking facilities. Parking for maintenance vehicles is available on-site.
<b>PO32:</b> Movement networks are easy to maintain.	<b>AO32:</b> Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4.	N/A
<b>PO33:</b> Adequate waste management facilities are provided.	<b>AO33:</b> Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.22 Waste Management.	N/A. No waste is generated by the proposed development as it is operated remotely.
<b>PO34:</b> Work does not cause unacceptable impacts on surrounding areas from dust, odour, noise, or lighting.	No acceptable outcome is nominated.	No lighting is proposed. No odour is produced. Minor earthworks are required, no dust is anticipated however will be mitigated by dust suppression if required. The 100m2 lease area is covered in weed matting and gravel and no unfinished surfaces are created which may

Performance Outcomes	Acceptable Outcomes	Assessment
		generate dust. A domestic scale A/C unit is installed in the shelter. No noise will be discernible and will comply with the Australian Standard.
<b>PO35:</b> Site and roads are maintained in a tidy, safe, and hygienic manner during construction.	No acceptable outcome is nominated.	No lighting is proposed. No odour is produced. Minor earthworks are required, no dust is anticipated however will be mitigated by dust suppression if required. The 100m2 lease area is covered in weed matting and gravel and no unfinished surfaces are created which may generate dust. A domestic scale A/C unit is installed in the shelter. No noise will be discernible and will comply with the Australian Standard.
<b>PO36:</b> Traffic and parking generated during construction are managed to minimize impact.	No acceptable outcome is nominated.	Access for construction and ongoing maintenance to the facility is proposed via an existing vehicle cross over from Community Crescent. The proposed access location and alignment to the site is via the existing Rollingstone Rural Fire Brigade crossover and hardstand area. An all weather internal access road will be established along the eastern boundary as shown on the proposal drawings in <b>Appendix D</b> . The access will accommodate the construction traffic and ongoing occasional traffic movements associated with the operational maintenance of the facility. The proponent has entered into an agreement to lease with the landowner which requires that access to the facility is maintained at all times. During the early stages of construction (Weeks 1 to 3) there will be occasional construction vehicle entry and exit along Community Crescent. During the second half of the construction period (Weeks 4 to 6) access will be required for up to three passenger vehicles each day. Once operational there will be no measurable impact on the road network. The facility will be unstaffed and operated remotely. Only occasional access is required for maintenance up to approximately three times per year by one passenger vehicle (4WD) for approximately one day. Occasional heavy vehicle access would also be required when upgrading or replacing equipment on the monopole. Maintenance visits will be scheduled during drier winter months.
<b>PO37:</b> Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated.	No Council infrastructure exists in proximity to the proposed facility location. Dial before you dig searches will be undertaken to verify

Performance Outcomes	Acceptable Outcomes	Assessment
		the location of any services to ensure these are not impacted.
<b>PO38:</b> The integrity of new infrastructure is maintained.	No acceptable outcome is nominated.	No Council infrastructure exists in proximity to the proposed facility location. Dial before you dig searches will be undertaken to verify the location of any services to ensure these are not impacted.
<b>PO39:</b> Construction works avoid damage to the environment, vegetation, and fauna.	<b>AO39:</b> Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	The site and access are proposed within already cleared areas. Appropriate construction methods and care will be taken to ensure that there is no impact to on or off site environmental factors, vegetation or fauna.
<b>PO40:</b> Vegetation cleared from a site is disposed of in a manner that maximizes reuse and recycling.	<b>AO40:</b> Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4.	No clearing is proposed.

# Strategic Framework Assessment

## 3.1 Preliminary

- 1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- 2) Mapping for the strategic framework is included in Part 3 and Schedule 2.
- 3) For the purpose of describing policy direction for the planning scheme, the strategic framework is structured in the following way:
  - a) the strategic intent;
  - b) the following four themes that collectively represent the policy intent of the scheme:
    - i) Shaping Townsville;
    - ii) Strong, connected community;
    - iii) Environmentally sustainable future;
    - iv) Sustaining economic growth;
  - c) the strategic outcomes proposed for development in the planning scheme area for each theme;
  - d) the elements that refine and further describe the strategic outcomes;
  - e) the specific outcomes sought for each, or a number of, elements;
  - f) the land use strategies for achieving these outcomes.
- 4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

A review of the key strategic themes has been undertaken with respect to the proposed development of a telecommunications facility at Balgal Beach. Wireless communications networks are an essential form of modern infrastructure and align well with the strategic intent and themes for the City of Townsville and the regions urban, coastal, rural and regional communities, for the following reasons:

## Assessment Response

1. **Supporting Urban Development:** By locating the facility within Balgal Beach in a location that will service existing developed areas, the proposal aligns with the city's vision of compact and efficient urban development. This choice ensures that development occurs within existing urban areas, promoting sustainable growth. The provision of a mobile telecommunications facility in a central location will ensure that residents and businesses will have equitable access to quality telecommunications. Site selection parameters include the sites natural or cultural values, potential natural hazards and proximity to community sensitive locations. The proposed facility has therefore been located in an area of the site which results in the least amount of disturbance to the natural features of the site and will be substantially screened when viewed from all directions.
2. Modern and efficient telecommunications networks are essential to the operation and function of urban communities. Effective communications provide these communities

with greater resilience, inclusiveness and opportunity for personal and professional growth. The enabling of digital technologies can be a powerful driver of social good – enabling intractable social issues to be tackled in new ways and with greater scale.

3. The proposed facility is pre-fabricated in accordance with the relevant engineering standards and will not contribute to the potential bushfire hazards associated with the area. Furthermore, consistent and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.
4. Enhancing Centre Viability: The telecommunications facility plays a crucial role in enhancing the viability of designated centres. By providing essential communication infrastructure and supporting diverse land uses, including residential development, the facility contributes to the vitality and functionality of these centres. Modern and efficient telecommunications networks are essential to the operation and function of urban and rural communities. Effective communications provide these communities with greater resilience, inclusiveness, and opportunity for personal and professional growth. Wireless networks are essential to making a connected community possible and enduring economic and consumer benefit. Furthermore, consistent, and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.

The provision of a mobile telecommunications facility in Balgal Beach is required to deliver improved telecommunications coverage and network capacity to the existing and growing population. The facility is provided in response to community demand via assessment of existing coverage and data use rates. Deployment of telecommunications infrastructure meets the objective of ensuring that the standards of mobile services are within reach of all areas. Enhanced mobile service supports the appropriate provision of services and facilities, and can encourage local businesses, home-based businesses and health and education facilities to prosper within both urban and rural areas.

The proposed facility will provide enhanced social and economic benefit, and improved safety and accessibility to the community without compromising the amenity, function and ongoing use and enjoyment of the surrounding area. The proposed facility in this way supports the continued growth of the region.

5. Prioritizing Preservation Efforts: The proposal demonstrates a commitment to preservation efforts by avoiding expansion into rural and adjoining residential areas. This preserves the integrity of rural lands, natural areas, and cultural heritage sites, protecting their values for current and future generations.
6. Proactive Approach to Natural Hazards: The chosen site for the telecommunications facility reflects a proactive approach to addressing natural hazards. The site has been chosen as it has been sited and design to avoid risks associated with flooding, bushfire, coastal erosion, and other hazards, thereby ensuring the safety and resilience of residents and the environment.



7. **Valuing and Protecting the Natural Environment and Landscape:** The proposal reflects the community's high regard for the natural environment and landscape by prioritizing the preservation of biodiversity, economic prosperity, culture, character, and sense of place. Through careful site selection and design, the facility ensures that protected areas remain safeguarded from incompatible development, minimizing disturbances and negative impacts on the region's cherished natural assets.
8. **Ensuring Sustainable Development and Environmental Protection:** The proposed development diligently avoids creating unsustainable impacts on floodplains, environmentally significant areas, and water quality. It takes a proactive approach to protect the natural functioning of floodplains, sensitive vegetation areas, and water resources. By adhering to best practices and environmental regulations, the facility mitigates adverse effects on the local ecosystems, fauna habitat, and overall biodiversity.
9. **Mitigating Risks to Human Life and Property:** Through comprehensive risk assessments and informed decision-making, the facility ensures that it does not increase the vulnerability of communities to storm-surge, erosion, sea-level rise, coastal processes, flooding, bushfire, or landslide. Through the provision of coverage for essential emergency services it contributes to the region's resilience against natural disasters.
10. **Preserving Strategic and Iconic Scenic Values:** The telecommunications facility respects the significance of strategic and iconic scenic and landscape values. It avoids any potential adverse impacts on these valued landscapes through thoughtful design and site selection. By minimizing visual disruptions and adhering to aesthetic considerations, the facility preserves the region's unique character and scenic beauty, enriching the overall sense of place.
11. **Enhancing Quality of Life through Equitable Access:** The facility significantly enhances the quality of life for residents by providing equitable access to essential communication services. It ensures that all community members have reliable and efficient access to telecommunication services, supporting their health and well-being. By improving communication infrastructure, the facility enables residents to connect with social infrastructure, community services, and facilities necessary for their overall health and welfare. The enabling of digital technologies can be a powerful driver of social good – enabling intractable social issues to be tackled in new ways and with greater scale. Wireless networks are essential to making a connected community possible and enduring economic and consumer benefit. Furthermore, consistent, and reliable mobile communications are instrumental in maintaining health, safety and wellbeing.
12. **Supporting Community Self-Sufficiency and Social Infrastructure:** The telecommunications facility plays a pivotal role in making the community self-sufficient and reducing reliance on external services and facilities. By offering reliable and high-quality telecommunication services, it contributes to the provision of new social

infrastructure, including digital infrastructure and networks, which are vital in the modern era. The facility strengthens the region's capacity to meet its own needs and enhance the overall social fabric.

13. **Conserving Cultural Heritage and Community Character:** The proposed facility is designed with careful consideration of the region's cultural heritage and community identity. The siting and design in an existing open space and recreation area that is well setback from the road and any sensitive uses ensures that it integrates with the existing landscape, preserving the character and identity of both urban and rural areas. The facility adheres to appropriate urban design principles, minimizing visual impact, and actively conserving and enhancing cultural heritage and housing. There are no known heritage areas or items which would preclude the proposed structure from being established in this location.
14. **Fostering Safe and Functional Public Places:** The telecommunications facility not only prioritizes safety and functionality but also contributes to the creation of public places characterized by good urban design. By improving communication networks for emergency services and disaster management, the facility enhances public safety. Additionally, it supports healthy and active lifestyles by providing access to digital services, promoting telehealth and educational resources, and encouraging community connectivity.
15. **Achieving Connectivity through Integrated Transport Infrastructure:** The facility plays a vital role in achieving connectivity between residential areas, employment centres, and essential services by providing advanced communication networks. It supports the movement of people and goods, enhancing accessibility and promoting a well-connected community.
16. **Supporting the Trunk Transport Network for Economic Growth:** The telecommunications facility contributes significantly to the support of the trunk transport network, which is crucial for the region's settlement pattern and local economy. By improving communication capabilities, especially between the main urban centres surrounding Townsville, the facility reinforces the efficiency and safety of transportation within the planning scheme area and to other locations. This strengthens economic opportunities and trade connections for businesses.
17. **Encouraging Active Living and Reducing Car Dependency:** The proposed facility assists in enabling working-from-home opportunities and other online applications, facilitating a reduction in car dependency. This approach fosters a healthier and more environmentally friendly transportation system, benefiting residents' well-being and reducing traffic congestion.
18. **Preserving Safety and Efficiency of Transport Infrastructure:** The development of the telecommunications facility is carefully planned and executed to ensure that the safety and efficiency of existing transport infrastructure, such as the Bruce Highways, and surrounding road networks are not compromised. By adhering to industry standards

and safety regulations, the facility minimizes any potential disruptions to the transportation network by enabling data-intensive navigation applications, ensuring smooth and safe movement of people and goods.

19. **Logical and Cost-Efficient Planning and Delivery of Infrastructure and Services:** The facility's implementation adheres to a logical and cost-efficient approach, ensuring that infrastructure and services are strategically planned and delivered to support the planned settlement pattern. By optimizing public resources, the facility offers efficient, affordable, reliable, and lasting telecommunications infrastructure. It meets the long-term needs of the community, industry, and business, providing robust communication networks that cater to the region's growth and development. The facility has been designed to allow for co-location by other carriers.
20. **Fit for Purpose and Sensitive to Cultural and Environmental Values:** The proposed telecommunications facility is designed to be fit for purpose, meeting the region's communication needs and demands. Its implementation is carried out with careful consideration of cultural and environmental values, ensuring minimal impact on sensitive areas. The facility respects the significance of these values and is mindful of the region's cultural heritage and natural assets, promoting sustainable development and cultural preservation.
21. **Economic Growth and Diverse Employment Opportunities:** The telecommunications facility plays a crucial role in fostering economic growth by providing advanced communication infrastructure. Improved connectivity enables businesses to expand their operations, facilitates e-commerce, and attracts new industries to the region. The facility creates diverse employment opportunities by supporting industries that require reliable and high-speed communication services, such as technology, research, and digital innovation sectors.
22. **Valuing and Protecting Traditional Economic Assets:** The proposed telecommunications facility acknowledges the importance of traditional economic assets, such as tourism and agriculture, including the iconic beef industry. By providing robust communication services, it bolsters these industries' productivity, competitiveness, and market access. Moreover, the facility's site selection process ensures minimal impact on valuable agricultural land, preserving these vital resources for future prosperity.
23. **Utilizing Natural Resources for Economic Development:** The development of the telecommunications facility considers the intrinsic economic value of the region's natural resources, including land, minerals, marine and coastal resources, and water. By utilizing technology and smart planning, the facility avoids encroachment on sensitive environmental areas, safeguarding resources that contribute to the region's economic prosperity. It also facilitates communication for resource-based industries, promoting responsible and sustainable development.

24. Protecting Natural Assets for Tourism and Lifestyle Values: The proposed facility actively protects the natural assets identified in the planning scheme, as they underpin tourism opportunities and residents' valued lifestyle attributes. By minimizing visual impact and adhering to environmental regulations, the facility preserves scenic landscapes, coastal areas, and other significant natural features. This protection supports sustainable tourism and enhances the overall appeal of the region as a desirable place to live and visit.