



## APPENDIX B

# CODE ASSESSMENT

153-157 Dalrymple Road (Main), Garbutt

On behalf of Busy Schools

 **informed**  **confident**



p: 0402 670 873  
w: [bespokePD.com.au](https://bespokePD.com.au)  
e: [planning@bespokepd.com.au](mailto:planning@bespokepd.com.au)  
a: PO Box 5032, Alexandra Hills QLD

## 6.5.1 LOW IMPACT INDUSTRY ZONE CODE

**TABLE 6.5.1.3—ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b> <b>Note—</b> The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	
<b>Built form</b>	
<b>PO1</b> Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	<b>AO1.1</b> Site cover does not exceed 80%.
	<b>AO1.2</b> Walls that have frontage to a street or road are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.
	<b>AO1.3</b> New building and structure height does not exceed 12m.
	<b>AO1.4</b> Buildings are set back from street and road frontages: <ul style="list-style-type: none"> <li>(a) within 20% of the average front set back of adjoining buildings; or</li> <li>(b) where there are no adjoining buildings, 4m.</li> </ul>
	<b>AO1.5</b> Vehicle manoeuvring and loading and unloading areas are located to the side or behind of the building, and are not located in front of the building.
<b>Not Applicable</b> The proposal does not involve a new building and/or an expansion to an existing building.	
<b>PO2</b> Building entrances are legible and safe.	<b>AO2.1</b> Pedestrian entries to buildings are visible from the street and visitor parking areas, and are separate to vehicle access points.

	<b>AO2.2</b> Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.
	<b>AO2.3</b> Each building or tenancy is provided with a highly visible street and unit number respectively.
	<b>AO2.4</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.
<b>Not Applicable</b> The proposal does not involve a new building and/or an expansion to an existing building.	

**TABLE 6.5.1.3-ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</b> <b>Note</b> —The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	
<b>Amenity</b>	
<b>PO3</b> Where adjoining a residential zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity are minimised.	<b>AO3.1</b> New buildings, plant and equipment, active outdoor use areas, site access and parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone.

	<p><b>AO3.2</b> Within the setback area adjoining a residential zone, the following are provided:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1.8m high solid boundary fence; or</li> <li>(b) a densely planted landscape strip, having a minimum depth of 2m and the balance setback area turfed.</li> </ul> <p><b>AO3.3</b> Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>
<p><b>Not Applicable</b> The proposal does not involve a new building and/or an expansion to an existing building.</p>	
<p><b>PO4</b> Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p><b>AO4</b> Utility elements are:</p> <ul style="list-style-type: none"> <li>(a) located within or behind the building; or</li> <li>(b) screened by a 1.8m high solid wall or fence; or</li> <li>(c) behind landscaping having the same screening effect as a 1.8m screen fence.</li> </ul> <p><b>Editor's note</b>—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p><b>Not Applicable</b> The proposal does not involve a new building and/or an expansion to an existing building.</p>	
<p><b>PO5</b> Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p><b>AO5</b> Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <ul style="list-style-type: none"> <li>(a) 4m along an arterial or sub-arterial road; or</li> <li>(b) 2m along any other road or street frontage.</li> </ul>
<p><b>Not Applicable</b> The proposal does not involve a new building and/or an expansion to an existing building.</p>	

**TABLE 6.5.1.3-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>General</b>	
<p><b>PO6</b> Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions.</p> <p>Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p><b>Editor's note</b>—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p><b>AO6.1</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p>
	<p><b>AO6.2</b> Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.</p>
	<p><b>AO6.3</b> Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>
	<p><b>AO6.4</b> All external areas are sealed, turfed or landscaped.</p>
	<p><b>AO6.5</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p><b>AO6.6</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements</i>.</p>
<p><b>Complies.</b> The proposal involves establishing an Education Establishment (The BUSY School) on the subject site. The proposal will reuse of the existing building &amp; associated infrastructure on the premises. Works will be limited to internal refitting and minor linemarking &amp; signage in the carparking areas. Given the nature of the use, the development will not result in non-compliant noise, air or lighting emissions. Additionally, all existing hardstand &amp; landscaped areas will be maintained.</p>	

<p><b>PO7</b> Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <b>Editor's note</b>—Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p><b>AO7.1</b> Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p><b>AO7.2</b> Roof water is piped away from areas of potential contamination.</p>
<p><b>Not applicable.</b> The proposal does not involve the storage or use of contaminating substances.</p>	
<p><b>PO8</b> The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.</p>	<p><b>AO8</b> Development does not involve earthworks involving more than 100m<sup>3</sup>.</p>
<p><b>Not applicable.</b> The proposal will not involve earthworks.</p>	

**TABLE 6.5.1.3-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	
<p><b>PO9</b> Development does not compromise the viability of the primary use of the site.</p>	<p><b>AO9.1</b> No more than one (1) caretaker's accommodation dwelling is established on the site.</p>
	<p><b>AO9.2</b> The caretaker's accommodation dwelling has a gross floor area of no more than 70m<sup>2</sup>.</p>

**Not applicable.**  
The proposal does not involve Caretaker's Accommodation.

**TABLE 6.5.1.3-ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Ancillary office uses	
<b>PO10</b> Offices are accommodated within the zone where they are ancillary to the primary use.	<b>AO10</b> The area used for an office use does not exceed 250m <sup>2</sup> or 10% of the gross floor area, whichever is the lesser.
<b>Not applicable.</b> The proposal does not involve an ancillary office use.	

**TABLE 6.5.1.3-ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	

<p><b>PO11</b> Development within the zone is of a low impact nature and is either:</p> <ul style="list-style-type: none"> <li>(a) an industrial activity; or</li> <li>(b) trade related; or</li> <li>(c) difficult to locate in other zones due to land area or operational requirements (such as outdoor sales areas and indoor sport and recreation uses); or</li> <li>(d) small in scale and ancillary to or directly support the industrial functions of the area.</li> </ul>	<p>No acceptable outcome is nominated.</p>
<p><b>Complies.</b></p> <p>Whilst we acknowledge that PO11 seeks for an industrial activity or trade related use, regard can be made to 'other relevant matters' under an Impact Assessable application, as well as the Overall Outcomes and Purpose of the Zone Code.</p> <p>The detailed assessment has identified that there is a strong community and economic need to deliver alternative educational pathways within the city for disengaged and at risk youth. Additionally, the proposal seeks to advance the strategic intent of the Strategic Framework given the unique Busy Schools model is considered to a catalyst for employment and training opportunities within the city.</p> <p>In terms of a planning need, the assessment has identified that there are no available and suitability sized sites across the city that are capable of supporting the use. It is noted that the unique model of the Busy School's curriculum requires a fairly large and fit for purpose site. Consequently, Busy Schools have specific site-based requirements such as site size, location (proximity to catchment/students), access to public transport.</p> <p>The assessment concludes that the proposed site is the only premises capable of supporting the Educational Establishment and meeting the specific needs of the educational establishment.</p>	
<p><b>PO12</b> Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>Complies.</b> The proposal does not include retail sales.</p>	
<p><b>PO13</b> Development does not compromise the use of land for industrial purposes.</p>	<p>No acceptable outcome is nominated.</p>



<b>Complies.</b> As discussed in the Planning Report, the proposal will not compromise the establishing of industrial uses on adjoining premises or on the subject land as part of future development. The site has previously been utilized as a Place of Worship which has coexisted harmoniously with the surrounding industrial uses and has not prevented development from being undertaken in the surrounding area. Conversely, the proposal does not involve activities with impacts that would adversely impact any current or future industrial uses.	
<b>PO14</b> The zone does not accommodate uses that attract high volumes of heavy vehicle movement or generally involve 24-hour operation.	No acceptable outcome is nominated.
<b>Complies.</b> The proposal will not involve high volumes of heavy vehicle movements or involve 24-hour operation.	

**TABL E 6.5.1.3-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>	
<b>PO15</b> Site layout 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 designs which promote safety and deter graffiti;</li> <li>(c) adequate definition of uses and ownership;</li> <li>(d) adequate lighting;</li> <li>(e) appropriate signage and wayfinding;</li> <li>(f) minimisation of entrapment locations; and</li> <li>(g) building entrances, loading and storage areas being well lit and lockable after hours.</li> </ul> <b>Editor's note</b> —Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

**Complies.**

The proposal involves establishing an Education Establishment (The BUSY School) on the subject site. The proposal will reuse of the existing building & associated infrastructure on the premises. Works will be limited to internal refitting and minor linemarking & signage in the carparking areas. On this basis, the development will improve the CPTED across the site.

**TABLE 6.5.1.3-ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Community and environmental risk</b>	
<b>PO16</b> Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
<b>Complies.</b> The proposal involves establishing an Education Establishment (The BUSY School) on the subject site. The proposal will reuse of the existing building & associated infrastructure on the premises. Works will be limited to internal refitting and minor linemarking & signage in the carparking areas. On this basis, the development will not increase risk to people and property to an unacceptable level.	
<b>PO17</b> The site layout and design responds sensitively to on- site and surrounding drainage patterns and ecological values by: <ul style="list-style-type: none"> <li>(a) maximising retention of natural drainage patterns;</li> <li>(b) ensuring existing drainage capacity is not reduced;</li> <li>(c) maximising the retention or enhancement of existing vegetation and ecological corridors; and</li> <li>(d) providing buffers to protect the ecological functions of waterways.</li> </ul>	No acceptable outcome is nominated.

**TABLE 6.5.1.3-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>Nelly Bay low impact industry precinct</b>	
<b>PO18</b> Building design and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.	No acceptable outcome is nominated.
<b>Not applicable.</b> The proposal is not within the Nelly Bay Low Impact Industry Precinct.	
<b>PO19</b> Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: <ul style="list-style-type: none"> <li>(a) climate-responsive design; and</li> <li>(b) natural setting of buildings within the landscape.</li> </ul>	No acceptable outcome is nominated.
<b>Not applicable.</b> The proposal is not within the Nelly Bay Low Impact Industry Precinct.	
<b>PO20</b> Streetscape and landscape treatments contribute to the creation of the local Magnetic Island character.	No acceptable outcome is nominated.
<b>Not applicable.</b> The proposal is not within the Nelly Bay Low Impact Industry Precinct.	

## 9.3.2 HEALTHY WATERS CODE

### TABLE 9.3.2.3

The proposal seeks to reuse the existing building & associated infrastructure. No additional external works will be required with the exception of minor linemarking & signposting to guide on-site vehicle movements. Given the nature of the proposal and limited impacts on the stormwater & wastewater, a detailed assessment against this code has not been undertaken.

## 9.3.3 LANDSCAPING CODE

### TABLE 9.3.3.3

The proposal will retain the landscaping established across the site. No additional external works will be required with the exception of minor linemarking & signposting to guide on-site vehicle movements. Given the nature of the proposal and limited impacts on the stormwater & wastewater, a detailed assessment against this code has not been undertaken.

## 9.3.5 TRANSPORT IMPACT, ACCESS AND PARKING CODE

### TABLE 9.3.5.3

A detailed assessment against the Transport Impact, Access and Parking Code has been undertaken in the Traffic Impact Assessment prepared by Velocity Traffic Engineering. Refer to *Appendix C*.

## 9.3.6 WORKS CODE

### TABLE 9.3.6.3

The proposal seeks to reuse the existing building & associated infrastructure. No additional external works will be required with the exception of minor linemarking & signposting to guide on-site vehicle movements. Given the nature of the proposal and limited impacts on the stormwater & wastewater, a detailed assessment against this code has not been undertaken.

## 8.2.1 AIRPORT ENVIRONS OVERLAY CODE

### TABLE 8.2.1.3 - ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Operational airspace (overlay map OM-01.1)	
<b>PO1</b> Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on overlay map OM-01.1. <b>Editor's note</b> —The <i>Defence (Areas Control) Regulation (DACR)</i> is a Commonwealth regulation under the <i>Defence Act 1903</i> . Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.	<b>AO1.1</b> Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM01.1. <b>Editor's note</b> —Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the <i>Defence (Areas Control) Regulation (DACR)</i> for development which exceed AO1 above.
	<b>AO1.2</b> Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.
<b>Complies.</b> The proposal will involve the reuse of the existing building & associated infrastructure on the premises with the exception of minor linemarking and signage in the carparking areas. No part of the existing infrastructure on the premises will penetrate the operational airspace and obstacle limitation surface.	
<b>PO2</b> Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay map OM01.1.	<b>AO2</b> Development does not generate: <ul style="list-style-type: none"> <li>(a) a gaseous plume with a velocity exceeding 4.3m per second; or</li> <li>(b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.</li> </ul>

**Complies.**

The proposal will not generate emissions that would impact the ongoing operation of the airspace.

**TABLE 8.2.1.3 - ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Wildlife hazard buffer zones (overlay map OM-01.2)	
<b>PO3</b> Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay map OM-01.2.	<b>AO3.1</b> Within 13km of airport runways, development does not involve a putrescible waste disposal facility.
	<b>AO3.2</b> Within 8km of airport runways, development does not involve: (a) aquaculture; or (b) food handling or processing of an industrial nature; or (c) stock handling or slaughtering; or (d) pig production; or (e) fruit production; or (f) turf production; or (g) the keeping or protection of wildlife outside enclosures.
	<b>AO3.3</b> Within 3km of airport runways, development does not involve: (a) the keeping, handling or racing of horses; or (b) outdoor dining, food handling or food consumption.
<b>Complies.</b> The proposal does not involve a putrescible waste disposal facility. Further, the development does not involve any of the uses identified in Acceptable Outcome AO3.2.	

**TABLE 8.2.1.3—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>Public safety areas (overlay map OM-01.2)</b>	
<b>PO4</b> A significant increase in the numbers of people living, working or congregating in public safety areas identified on overlay map OM-01.2 is avoided.	<b>AO4</b> Within a public safety area identified on overlay map OM01.2, development does not involve the following: <ul style="list-style-type: none"> <li>(a) residential uses; or</li> <li>(b) a new building or an increase in the gross floor area of an existing building accommodating a nonresidential use, other than an industrial use; or</li> <li>(c) any activities involving the manufacture or bulk storage of hazardous or flammable materials.</li> </ul>
<b>Complies.</b> The proposal does not involve a residential use, a new building and/or increase in GFA, or activities involving the manufacturing or bulk storage of hazardous or flammable materials.	

**TABLE 8.2.1.3—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>Aviation facilities (overlay map OM-01.3)</b>	
<b>PO5</b> Development within the area identified on overlay map OM-01.3 is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.	<b>AO5.1</b> No building, structures or other works which exceed 7.9m in height are located between 150m and 500m of non-directional beacon (NDB) site (as depicted on overlay map OM-01.3).

**AO5.2**

Within the buffer area of the Townsville Airport distance measuring equipment (DME) site (as depicted on overlay map OM-01.3), no building, structure or other works involving a change to, or a physical projection above, the ground level are located:

- (a) within 115m of the DME site; or
- (b) between 115m and 230m of the DME site if exceeding 1m in height; or
- (c) between 230m and 500m of the DME site if exceeding 2m in height; or
- (d) between 500m and 1,000m of the DME site if exceeding 4m in height; or
- (e) between 1,000m and 1,500m of the DME site if exceeding 8.5m in height.

**AO5.3**

Within the buffer area of the Townsville Airport VHF omnidirectional radio range (VOR) site (as depicted on overlay map OM-01.3):

- (a) no building, structures or other works involving a change to, or a physical projection above, the ground level are located within 300m of the site; and
- (b) the following are not located between 300m and 1,000m of the site:
  - (i) fences exceeding 2.5m in height; or
  - (ii) overhead lines exceeding 5m in height; or
  - (iii) metallic structures exceeding 8m in height; or
  - (iv) trees and open lattice towers exceeding 10m in height; or
  - (v) wooden structures exceeding 13m in height.



	<p><b>AO5.4</b> Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works involving a change to, or a physical projection above, the ground level are located between:</p> <p>(a) 700m and 1,000m of the site if exceeding 6m in height; or</p> <p>(b) 1,000m and 1,500m of the site if exceeding 8.7m in height.</p>
	<p><b>AO5.5</b> Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical projection above, the ground level occurs that exceed 20m in height.</p>
	<p><b>AO5.6</b> No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).</p>
<p><b>Not applicable.</b> The proposal site is not located within the OM-01.3 sublayer.</p>	

**TABLE 8.2.1.3—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>Australian noise exposure forecast contours (overlay map OM-01.4)</b>	
<p><b>PO6</b> Development within the area identified on overlay map OM-01.4 is compatible with forecast levels of aircraft noise unless there is an overriding need in the public interest and there is no reasonable alternative site available for the use. <b>Editor's note</b>—Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner</p>	<p><b>AO6.1</b> Above the 25 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following:</p> <p>(a) child care centre;</p> <p>(b) educational establishment; or</p> <p>(c) hospital.</p>

<p>may be required to be engaged in order to demonstrate compliance with this performance outcome.</p>	<p><b>AO6.2</b> Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve a community use or community care centre.</p>
	<p><b>AO6.3</b> Above the 35 ANEF contour areas (as depicted on overlay map OM-01.4), development does not involve residential uses.</p>
	<p><b>AO6.4</b> The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.</p>
<p><b>Complies.</b> The proposal is not located within an ANEF contour of 25 or greater.</p>	

**TABLE 8.2.1.3—ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

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

	<b>AO7.2</b> In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.
	<b>AO7.3</b> In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.
	<b>AO7.4</b> In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.
	<b>AO7.5</b> In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.
<b>Complies.</b> The proposal will not involve the forms of lighting listed in Acceptable Outcome AO7.1. Further, the development site is not located in any of the lighting zones.	

## 8.2.6 FLOOD HAZARD OVERLAY CODE

**TABLE 8.2.6.3(A)-ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p><b>PO1</b> Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding. <b>Editor's note</b>—The <i>Building Regulation 2006</i> may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the <i>Building Regulation 2006</i>.</p>	<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:</p> <ul style="list-style-type: none"> <li>(a) are sited on a part of the site which is outside the medium hazard — further investigation area; or</li> <li>(b) are sited on the highest part of the site.</li> </ul> <p>OR</p> <p><b>AO1.2</b> Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2:</p> <ul style="list-style-type: none"> <li>(a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level;</li> <li>(b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event;</li> <li>(c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and</li> </ul> <p><b>Editor's note</b>—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings.</p> <ul style="list-style-type: none"> <li>(d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</li> </ul>

**Complies.**

On review of the Planning Scheme mapping, the flood hazard is limited to the front (southern boundary) of the site only. This flood hazard is identified as being Low Risk.

The proposal seeks to reuse the existing building & infrastructure on the premises which is predominantly located outside of the mapped hazard. Given the location of the building and the hazard, the building will not be inundated in a flood event. Additionally, the proposal seeks to reuse the established hardstand for carparking which is unaffected by flooding.

**PO2**

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.

**AO2.1**

Development in high hazard areas do not involve:

- (a) filling with a height greater than 150mm; or
- (b) block or solid walls or solid fences; or
- (c) garden beds or other structures with a height more than 150mm; or
- (d) the planting of dense shrub hedges.

**Not applicable.**

The development site is not located in a high hazard area.

**TABLE 8.2.6.3(A)-SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT (PART)**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO3</b> Development does not intensify use in high hazard areas, in order to avoid risks to people and property. <b>Editor's note</b> —High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.	<b>AO3.1</b> New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.
	<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.
	<b>AO3.3</b> Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or longterm accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.

**Not applicable.**

The development site is not located in a high hazard area.

**PO4**

Siting and layout of development maintains the safety of people and property in medium hazard areas.

**Editor's note**—The *Building Regulation 2006* establishes requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request.

Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the *Building Regulation 2006*.

**On existing lots**

**AO4.1**

Floor levels for residential buildings are 300mm above the defined flood level.

**Editor's note**—In medium hazard — further investigation area, a flood assessment in accordance with the Flood hazard planning scheme policy no. SC6.7 may be needed to establish the defined flood level.

**AO4.2**

Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level.

**Editor's note**—Class 10 buildings are identified under the *Building Code of Australia* and includes carports and outbuildings.

**AO4.3**

Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.

**AO4.4**

Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2.

**Where reconfiguring a lot**

**AO4.5**

Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.

	<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>
<p><b>Complies.</b> On review of the Planning Scheme mapping, the flood hazard is limited to the front (southern boundary) of the site only. This flood hazard is identified as being Low Risk.</p> <p>The proposal, being a Material Change of Use, seeks to reuse the existing building &amp; infrastructure on the premises which is predominantly located outside of the mapped hazard. Given the location of the building and the hazard, the building will not be inundated in a flood event. Additionally, the proposal seeks to reuse the established hardstand for carparking which is unaffected by flooding.</p>	
<p><b>PO5</b> Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.</p>	<p><b>AO5</b> Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.</p>
<p><b>Not applicable.</b> Given the nature of the proposal and the minor flooding on the premises, signage is not proposed (or considered required) by this development. Notwithstanding, signage can be reasonably conditioned on any development approval.</p>	
<p><b>PO6</b> Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. <b>Editor's note</b>—Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.</p>	<p>No acceptable outcome is nominated.</p>

<p><b>PO7</b> Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to:</p> <ul style="list-style-type: none"> <li>(a) increased scour and erosion; or</li> <li>(b) loss of flood storage; or</li> <li>(c) loss of or changes to flow paths; or</li> <li>(d) flow acceleration or retardation; or (e) reduction in flood warning times.</li> </ul> <p><b>Editor's note</b>—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>Not applicable.</b> The development site is not located in a medium or high hazard area.</p>	
<p><b>PO8</b> Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events. <b>Editor's note</b>—This provision applies to high, medium and low flood hazard areas.</p>	<p><b>AO8</b> The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).</p>
<p><b>Not applicable.</b> The proposed land use – Educational Establishment – does not have a prescribed level of flood immunity.</p>	
<p><b>PO9</b> Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.</p>	<p><b>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>
<p><b>Not applicable.</b> The proposal does not involve the manufacture or storage of hazardous materials.</p>	