Townsville

Planning Together... For *Townsville's* Future

TOWNSVILLE CITYPLAN

TOWNSVILLE CITY COUNCIL

Contents

Part 1 About the planning scheme P1/1
1.1 Introduction P1/1
1.2 Planning scheme components P1/2
1.3 Interpretation P1/5
1.4 Categories of development P1/6
1.5 Hierarchy of assessment criteria. P1/7
1.6 Building work regulated under the planning scheme P1/7
1.7 Local government administrative matters P1/8
Part 2 State planning provisions P2/1
2.1 State planning policy P2/1
2.2 Regional plan P2/1
2.3 Referral agency delegations P2/1
2.4 Standard planning scheme provision P2/1
Part 3 Strategic framework P3/1
3.1 Preliminary P3/1
3.2 Strategic intent P3/1
3.3 Theme—Shaping Townsville P3/5
3.4 Theme—Strong and connected community P3/18
3.5 Theme—Environmentally sustainable future P3/20
3.6 Theme—Sustainable economic growth P3/24
Part 4 Local government infrastructure plan P4/1
4.1 Preliminary P4/1
4.2 Planning assumptions P4/2
4.3 Priority infrastructure area P4/21
4.4 Desired standards of service P4/22
4.5 Plans for trunk infrastructure P4/26
4.6 Definitions P4/28
Part 5 Tables of assessment P5/1
5.1 Preliminary P5/1
5.2 Reading the tables P5/1
5.3 Levels of assessment P5/2
5.4 Prescribes levels of assessment P5/4
5.5 Levels of assessment—Material change of use P5/4
5.6 Levels of assessment—Reconfiguring a lot P5/54
5.7 Levels of assessment—Building work P5/67
5.8 Levels of assessment—Operational work P5/69
5.9 Levels of assessment—Overlay P5/95
Part 6 Zones P6/1
6.1 Preliminary P6/1
6.2 Residential zones category P6/3
6.3 Centre zones category P6/128
6.4 Community facilities and open space zone category. P6/275
6.5 Industry zones category P6/299
6.6 Rural zones category P6/319
6.7 Other zones category P6/331
Part 7 Local plans P7/1
Part 8 Overlays P8/1
8.1 Preliminary P8/1
8.2 Overlay codes P8/2
Part 9 Development codes P9/1
9.1 Preliminary P9/1
9.2 Use codes P9/1
9.3 Other development codes P9/7

Part 10 Other plans P10/1
10.1 Preliminary P10/1
~~10.1~~10.2 ..... Oonoonba Urban Development Area Development Scheme P10/1
10.3 Townsville City Waterfront Priority Development Area P10/1
10.4 Wet Tropics Management Plan 1998 ..... P10/1
10.5 Townsville Airport Master Plan 2016 ..... P10/2
10.6 Port of Townsville Land Use Plan (January 2013) P10/2
~~10.2~~10.7 ..... Townsville State Development Area Development Scheme 2013 ..... P10/2
Schedule 1 Definitions SC1/1
SC1.1 Use definitions. SC1/1
SC1.2 Administrative definitions SC1/24
Schedule 2 Mapping SC2/1
SC2.1 Map index SC2/1
SC2.2 Strategic framework maps SC2/5
SC2.3 Zone maps SC2/7
SC2.4 Local plan maps SC2/57
SC2.5 Overlay maps SC2/58
SC2.6 Other plan maps. SC2/69
Schedule 3 Local government infrastructure plan mapping and supporting material SC3/1
Schedule 4 Notations required under the *Planning Act 2016* SC4/1
SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act SC4/1
SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act SC4/4
SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act SC4/5
Schedule 5 ~~Land designated for community infrastructure~~ Designation of premises for development SC5/1
Schedule 6 Planning scheme policies SC6/1
SC6.1 Planning scheme policy index SC6/1
SC6.2 Character residential planning scheme policy SC6/2
SC6.3 Cultural heritage planning scheme policy SC6/24
SC6.4 Development manual planning scheme policy SC6/55
SC6.5 Economic impact assessment planning scheme policy SC6/1028
SC6.6 Emerging community planning scheme policy SC6/1030
SC6.7 Flood hazard planning scheme policy SC6/1032
SC6.8 Mitigating bushfire hazard planning scheme policy SC6/1051
SC6.9 Natural assets planning scheme policy SC6/1053
SC6.10 Parking rates planning scheme policy SC6/1068
Schedule 7 Places of cultural heritage value SC7/1
Appendix 1 Index and glossary of abbreviations and acronyms. A1/1
Appendix 2 Table of amendments A2/1

Citation and commencement

This planning scheme may be cited as the Townsville City Plan.

A notice was published in the Government Gazette No. 37 on 17 October, 2014 for the planning scheme for the City of Townsville.

The commencement date for the planning scheme was 27 October, 2014.

The Townsville City Plan was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 27 June 2017.

Amendments to the planning scheme are included at Appendix 2.

Community statement

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past and present - and all future generations.

Editor's note - The community statement is extrinsic to the planning scheme.

~~**Strategic vision**~~

~~In 2021, our community will be defined by the statement:~~

~~Townsville is the northern gateway to Queensland. Our well-built city connects people to their community, via an active lifestyle that is enjoyed by all who live and visit. We are leaders of positive environmental action. We are acclaimed for our business entrepreneurship, government enterprise, innovation, technology and cultural stewardship.~~

~~Four Community Plan themes expand on this vision statement:~~

~~**Strong, connected community**~~
~~*A community that draws on the diversity, skills and expertise of residents to build a community that has pride in its culture and lifestyle.*~~

~~**Environmentally sustainable future**~~
~~*Our community recognises and values the natural environment. We acknowledge the need for a more sustainable future and seek to achieve this through solutions that minimise our impact on the environment.*~~

~~**Sustaining economic growth**~~
~~*The community recognise that it is fundamental to have a strong and balanced economic growth in order to enhance our city's way of life.*~~

~~**Shaping Townsville**~~
~~*Our city will meet the diverse and changing infrastructure and service needs of the community.*~~

~~*(Leading, creating, connecting: shaping a place to be proud of, Townsville Community Plan 2011-2021)*~~

~~**Editor's note**—The Strategic vision is extrinsic material to the planning scheme.~~

Part 1 About the planning scheme

1.1 Introduction

(1) The Townsville City Plan (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.

(2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the SP Act on 27 June 2017.

(3) In seeking to achieve this purpose, the planning scheme sets out Townsville City Council's intention for the future development in the planning scheme area, over the next 25 years.

(4) The planning scheme seeks to advance state and regional strategies, including state planning policies, through more detailed local responses, taking into account the local context.

(5) While the planning scheme has been prepared with a 25-year planning horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(6) The planning scheme applies to the planning scheme area of Townsville City Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

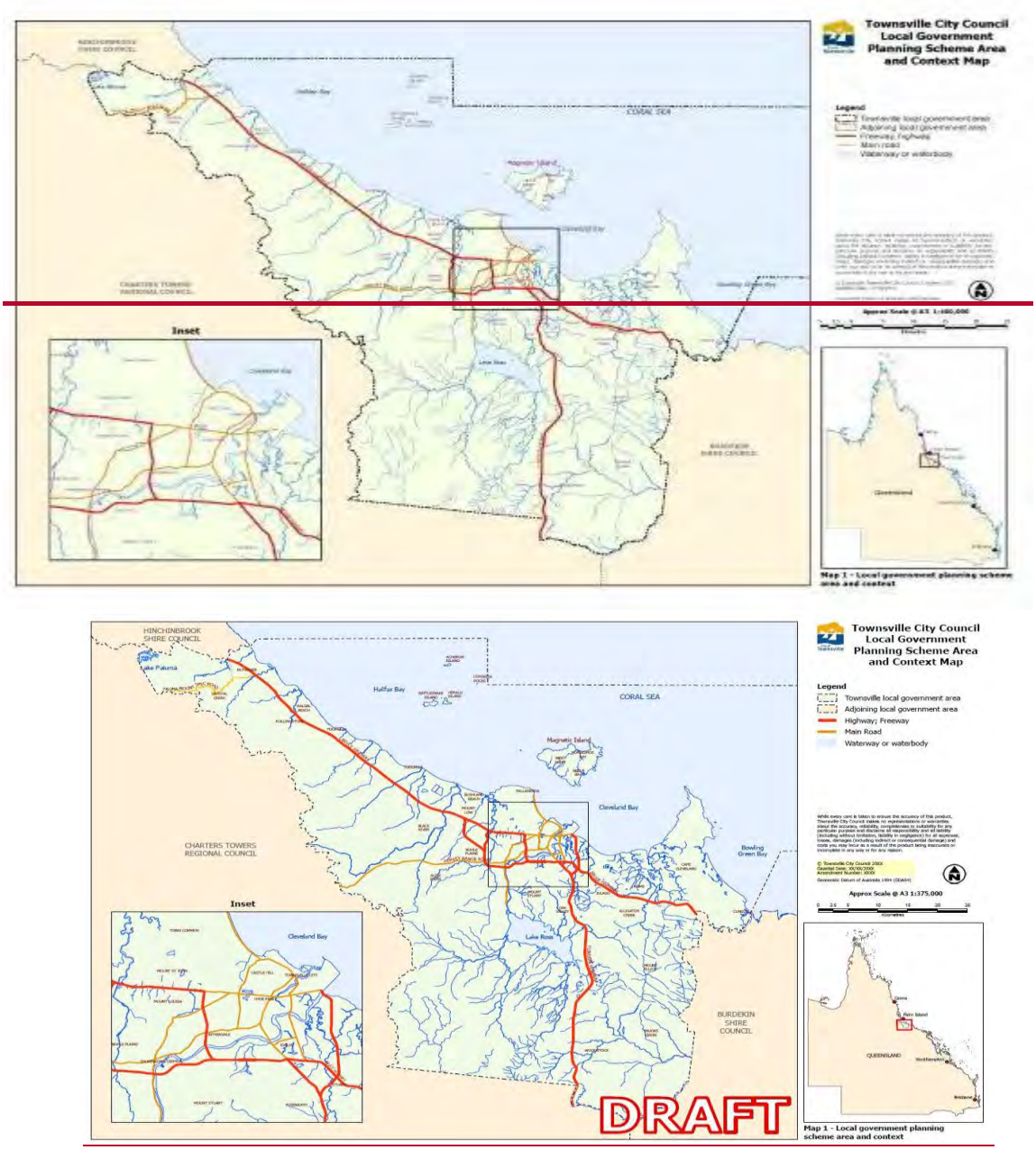
Editor's note—In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the section containing the administrative definition for minor building work.

Editor's note—Commonwealth and State legislation may state that the planning scheme does not apply to certain areas e.g. strategic port land under the *Transport Infrastructure Act 1994*, a port overlay for a master planned area under the *Sustainable Ports Development Act 2015*, airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*, ~~D~~defence land under the *Commonwealth Defence Act 1903*, Priority Development Areas under the *Economic Development Act 2012* or State Development Areas under the *State Development and Public Works Organisation Act 1971.* Areas which are not subject to the jurisdiction of the planning scheme are noted in the relevant zone codes in Part 6. ~~They include the Department of Defence Estate, strategic port land and certain other major land holdings. In addition, land subject to a community infrastructure designation is listed in Schedule 5.~~

Editor's Note – Development undertaken in accordance with an Infrastructure Designation (Schedule 5) does not fall within the regulatory jurisdiction of the Townsville City Plan.

Editor's Note – The *Wet Tropics Management Plan 1998* applies to all development within the Wet Tropics of Queensland World Heritage Area as shown on Strategic Framework Map SFM-003. Refer to Part 10 Other plans.

~~**Editor's note—**Under section 26 of the *Sustainable Ports Development Act 2015*, a master plan and port overlay may apply to Port of Townsville land outside designated areas of strategic port land. Where there is a port overlay, it prevails over the planning scheme, to the extent of any inconsistency.~~



Click here to view PDF high resolution map.

Map 1 - Local government planning scheme area and context

1.2 Planning scheme components

(1) The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the Strategic framework;
- (d) the Local government infrastructure plan;
- (e) tables of assessment;
- (f) the following zones:
  - (i) Low density residential zone:
    - (A) Ross River Road corridor precinct;
    - (B) Stables precinct;
    - (C) Marlow Street precinct;
  - (ii) Medium density residential zone:

(A) Thuringowa South precinct;

(B) Thuringowa East precinct;

(C) Rossiter Park precinct;

(D) Aitkenvale medium density precinct;

(E) Aitkenvale village precinct;

(F) Hyde Park medium density precinct;

(G) Kings Road medium density precinct;

(H) The Strand precinct;

(I) North Ward gateway precinct;

(J) North Ward villages precinct;

(K) North Ward medium density precinct;

(L) Magnetic Island medium density precinct;

(M) Picnic Bay precinct;

(N) Nelly Bay tourist precinct;

(O) Wills Street precinct;

~~(O)~~(P) Ross Creek precinct;

(iii) High density residential zone:

(A) Palmer Street precinct;

(B) Flinders Street West precinct;

(C) Railway Estate precinct;

~~(C)~~(D) Archer Street precinct;

(iv) Rural residential zone;

(v) Character residential zone:

(A) 1950s Post War Expansion precinct;

(B) 1960s Defence Housing and 1960s Housing Commission precinct;

(C) Worker's Cottages precinct;

(D) South Townsville precinct;

(E) Queenslanders precinct;

(F) Interwar Gables and Queensland Bungalows precinct;

(G) Interwar to 1950s Asymmetrical Gables precinct;

(H) Churchill Street precinct;

(I) Park Street precinct;

(J) Grand Queenslanders precinct;

(K) French Street precinct;

(L) Mixed 1950s precinct;

(vi) Neighbourhood centre zone;

(vii) Local centre zone:

(A) Rising Sun local centre precinct;

(B) North Ward local centre precinct;

(viii) District centre zone:

(A) Idalia district centre precinct;

(B) Annandale district centre precinct;

(C) Deeragun district centre precinct;

(D) Rasmussen district centre precinct;

(ix) Major centre zone:

(A) Aitkenvale major centre precinct:

Aitkenvale centre core sub-precinct;

Aitkenvale centre frame sub-precinct;

(B) Thuringowa Central major centre precinct:

Thuringowa town centre heart sub-precinct;

Willows sub-precinct;

Thuringowa Drive sub-precinct;

Thuringowa centre support sub-precinct;

(C) Hyde Park major centre precinct;

(x) Principal centre ~~(CBD)~~ zone:

(A) Civic and administration precinct;

(B) Flinders Street retail precinct;

(C) Flinders Street East precinct;

(xi) Specialised centre zone:

(A) Townsville Airport precinct;

(B) Port of Townsville precinct;

(C) Lavarack Barracks precinct;

(D) Domain Central precinct;

(E) Fulham Road medical precinct;

(F) Bayswater Road medical precinct;

(G) James Cook University-Townsville University Hospital precinct: Discovery Central sub-precinct;

Discovery Village sub-precinct;

(xii) Mixed use zone:

(A) Magnetic Island villages precinct:

Nelly Bay sub-precinct;

Picnic Bay sub-precinct;

Horseshoe Bay sub-precinct;

(B) Nelly Bay gateway precinct;

(C) Arcadia Central precinct;

(D) Kirwan Traders precinct;

(E) Charters Towers Road business precinct;

(F) CBD gateway precinct;

(G) South Townsville Railyards and Dean Park precinct;

(H) Wotton Street precinct;

(I) Breakwater precinct;

(J) King Street quarter precinct;

(K) King Road precinct;

(xiii) Sport and recreation zone:

(A) Balgal Beach golf course precinct;

(B) Cluden precinct;

(C) Lansdown motor sport facility precinct;

(xiv) Open space zone:

(A) Riverway precinct;

(xv) Community facilities zone:

(A) Picnic Bay community facilities precinct;

(xvi) Environmental management and conservation zone;

(xvii) Low impact industry zone:

(A) Nelly Bay low impact industry precinct;

(xviii) Medium impact industry zone:

(A) Roseneath medium impact industry precinct;

(xix) High impact industry zone:

(A) Lansdown high impact industry precinct;

(xx) Rural zone:

(A) Horticulture precinct;

(B) Mixed farming precinct;

(C) Grazing precinct;

(D) Cungulla precinct;

(E) Jensen precinct;

(xxi) Emerging community zone;

(A) Burdell precinct;

(xxii) Special purpose zone;

(g) the following overlays:

(i) Airport environs overlay;

(ii) Bushfire hazard overlay;

(iii) Coastal environment overlay;

(iv) Cultural heritage overlay;

(v) Extractive resources overlay;

(vi) Flood hazard overlay;

(vii) Landslide hazard overlay;

(viii) Natural assets overlay;

(ix) Water resource catchment overlay;

(h) the following development codes:

(i) Advertising devices code;

(ii) Healthy waters code;

(iii) Landscape code;

(iv) Reconfiguring a lot code;

(v) Telecommunications facilities and utilities code;

(vi) Transport impact, access and parking code;

(vii) Works code;

(i) the following other plans:

(i) Oonoonba Urban Development Area Development Scheme; ~~and~~

(ii) Townsville City Waterfront Priority Development Area Development Scheme;

(iii) Wet Tropics Management Plan 1998;

(iv) Townsville Airport Master Plan 2016;

(v) Port of Townsville Land Use Plan (January 2013); and

(vi) Townsville State Development Area - Development Scheme 2013~~9~~;

(j) schedules and appendices.

(2) The following planning scheme policies support the planning scheme:

(a) SC6.1 Planning scheme policy index;

(b) SC6.2 Character residential planning scheme policy;

(c) SC6.3 Cultural heritage planning scheme policy;

(d) SC6.4 Development manual planning scheme policy;

(e) SC6.5 Economic impact assessment planning scheme policy;

(f) SC6.6 Emerging community planning scheme policy;

(g) SC6.7 Flood hazard planning scheme policy;

(h) SC6.8 Mitigating bushfire hazards planning scheme policy;

(i) SC6.9 Natural assets planning scheme policy;

(j) SC6.10 Parking rates planning scheme policy.

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the planning scheme has the meaning assigned to that term by one of the following:

(a) the *Planning Act 2016* (the Act)

(b) the Planning Regulation 2017 (the Regulation)

(c) the definitions in Schedule 1 of the planning scheme

(d) the *Acts Interpretation Act 1954*

(e) the ordinary meaning where that term is not defined in any of the above.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the section containing the administrative definition for minor building work.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

(1) Standard drawings contained in codes or schedules are part of the planning scheme.

(2) Maps provide information to support the outcomes and are part of the planning scheme.

(3) Notes are identified by the title 'note' and are part of the planning scheme.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote[1]—Footnote—This is an example of a footnote.

1.3.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'

(2) A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

(1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

(a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the same zone as the adjoining land;

(b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;

(c) if the road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;

(d) if the road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to within the *Local Government Regulation 2012*.

1.4 Categories of development

(1) The categories of development under the Act are:

(a) accepted development

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act,if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

(b) assessable development

i. code assessment

ii. impact assessment

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribe assessable development..

(c) prohibited development

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

(2) The planning scheme also states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:

(a) relevant codes specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;

(b) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;

(c) overlays prevail over all other elements (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;

(d) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

(e) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

(1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

(3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975.*

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the *Building Code of Australia* (BCA) or the *Queensland Development Code* (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors.
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the

building work.

The building assessment provisions and designations in the planning scheme are contained in Table 1.6.1.

Table 1.6.1 Designations and Building assessment provisions in the planning scheme for the purpose for the *Building Act 1975*:

Description of designation and Building assessment provisions	Planning Scheme Part	*Building Act 1975* (BA), *Building Regulation* (BR) *2021~~06~~* or *Queensland Development Code* (QDC) Reference
Bushfire Prone Areas		
Designated bushfire prone area	Schedule 2 – Development constraints overlay map OM-02 (Bushfire hazard)	Section 32(a) BA and section ~~12 BR~~ 7 of the *BR* ; ~~QDC MP 2.4 – Construction in Bushfire Prone Areas;~~ and ~~AS 3959-2009~~ AS3959 : 2018
Flood hazard **Note-** In accordance with section 13 (2) of the *Building Regulation 2021~~06~~*, the following designation is made under section 13 of the *Building Regulation 2021~~06~~* for the Flood hazard area in the Townsville City Plan (planning scheme).		
Flood hazard area **Note-** In accordance with section 13 (4) of the *Building Regulation 2021~~06~~*, the Flood hazard area was designated on 27 October 2014.	Schedule 2 – Development constraints overlay map OM-06.1 and OM-06.2 (Flood hazard)	Section 32(a) BA and section 8 of the *BR* ~~13(1)(a) BR~~; and QDC MP 3.5 – Construction of buildings in flood hazard areas
Defined flood level (DFL)	Schedule 1, Table SC1.2.2 Administrative Definitions "defined flood level' and Table 8.2.6.3(a) Flood overlay code, Editor's Note, PO1 and PO4	Section 32(a) BA and section 13(1)(b)(i) BR; and QDC MP 3.5 – Construction of buildings in flood hazard areas
The finished floor level of class 1 buildings built in all or part of the flood hazard area	Table 8.2.6.3(a) Flood hazard overlay code	Section 32(a) BA and section 13(1)(b)(v) BR; and QDC MP 3.5 – Construction of buildings in flood hazard areas
Transport Noise Corridors		
Designated Transport Noise Corridor (State Controlled Road and railway land) **Editor's note**-~~F~~for the purposes of the *Building Act 1975* and application of the *Queensland Development Code* in relation to declaration of local government transport noise corridors, the planning scheme has not declared such transport noise corridors.	Schedule 2 – Infrastructure overlay map OM-10 (Noise corridors)	Section 246Z and s246ZA(3) BA; Section 32(b) BA; and QDC MP 4.4 – Buildings in a transport noise corridor
Character Residential Zone		
Building assessment provisions – regulated building work in accordance with sections 32 and 33 of the *Building Act 1975*	Character Residential Zone **Editor's note**—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the *Queensland Development Code* (MP 1.1, MP 1.2 and MP1.3) , for the purposes of section 33 of the *Building Act 1975* .	Sections 32 and 33 BA

Editor's note—A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval. See section 83(b) of the *Building Act1975*.

Editor's note—In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Declared Mall

(1) A Declared Mall, under section 80A of the *Local Government Act 2009*, exists in the Townsville Local

Government Area. The Declared Mall was established by council resolution on 9 June 2011. The Declared

Mall is established on Stokes Street, between Flinders Street and Ogden Street.

1.7.2 Declared locality and building form for amenity and aesthetic referral agency assessment

For the purpose of Schedule 9, of the Planning Regulation, building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure in a locality identified in Table 1.7.2 that does not comply with the relevant QDC acceptable solutions or the acceptable outcomes in the codes identified in Table 1.7.2, is declared to:

(a) have an extremely adverse effect on the amenity or likely amenity of the locality; or

(b) be in extreme conflict with the character of the locality

1.7.2 Declared locality and building form for amenity and aesthetic referral agency assessment

Locality	Codes
Land in the Character residential zone	Character residential zone code
Land in the Flood hazard overlay	Flood hazard overlay code
Land in the Coastal protection overlay	Coastal hazard protection overlay code
Land in the Cultural heritage overlay	Cultural heritage overlay code

1.7.3 Temporary use

(1) For the purpose of the definition of 'temporary use' in Schedule 1, a 'temporary use':

(a) on public land must not occur for more than 14 consecutive days in any one calendar year;

or

on land other than public land must not occur for more than 7 consecutive days in any one calendar year;

(b) the temporary use must not occur for more than 28 days in any one calendar year;

(c) cannot include any industrial or residential activities; and

(d) does not require works such as vegetation clearing or other operational work.

Part 2 State planning provisions

2.1 State planning policy

All State Interests within the State Planning Policy 2017 apply to the planning scheme area. In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

~~The Minister has identified that the state planning policy July 2017 is integrated in the planning scheme in the following ways:~~

~~**State interests in the State Planning Policy appropriately integrated**~~
~~All~~

~~**State interests in the State Planning Policy not integrated**~~
~~None~~

~~**State interests in the State Planning Policy not relevant to Townsville City Council**~~
~~None~~

~~**Aspects of the State planning policy July 2017 appropriately integrated**~~
~~**Liveable communities and housing**~~
~~Housing supply and diversity~~
~~Liveable communities~~
~~**Economic growth**~~
~~Agriculture~~
~~Development and construction~~
~~Mining and extractive resources~~
~~Tourism~~
~~**Environment and heritage**~~
~~Cultural heritage~~
~~Water quality~~
~~**Infrastructure**~~
~~Energy and water supply~~
~~Infrastructure integration~~
~~Transport infrastructure~~
~~Strategic airports and aviation facilities~~
~~Strategic ports~~
~~**Aspects of the state planning policy not integrated**~~
~~**Environment and heritage**~~
~~Biodiversity~~
~~Coastal environment~~

~~**Safety and resilience to hazards**~~
~~Emissions and hazardous activities~~
~~Natural hazards, risk and resilience~~

~~**Editor's note**~~ ~~In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.~~

2.2 Regional plan

~~There was no regional plan relevant to the planning scheme area on commencement of the planning scheme.~~
~~The Minister has identified that the planning scheme, specifically the Strategic framework, appropriately advances the North Queensland Regional Plan, as it applies in the planning scheme area.~~

The North Queensland Regional Plan is fully integrated into the planning scheme unless identified below as not integrated:

(1) Goal 1: A leading economy in regional Australia

Regional Outcome 1.5 - Position the North Queensland region as a national leader for the production, storage, transmission and export of renewable energy and ancillary technologies.

(2) Goal 3: Liveable, sustainable and resilient communities that promote living in the tropics

Regional outcome 3.1 - The development pattern for the North Queensland region delivers consolidated and efficient growth for urban areas.

Regional Outcome 3.2 - Create communities that achieve consolidated and connected urban settlement patterns, with diverse housing and design choices that maximise safety, use of established infrastructure and

create a strong sense of place.

(3) Goal 4: A safe, connected and efficient North Queensland
Regional Outcome 4.1 - The North Queensland region is serviced by resilient, reliable and cost-effective infrastructure networks.

Editor's note—In accordance with section (8)(4)(b) of the Act, the Regional Plan applies to the extent of any inconsistency.

2.3 Port overlay

The Port overlay for the Priority Port of Townsville, August 2020, has been adequately integrated in the planning scheme to the extent that development does not require assessment against the Port overlay.

Editor's note – The Port overlay implements the Master Plan for the Priority Port Master Plan 2019.

~~2.3~~2.4 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Townsville City Council:

Table 2.3.1 - Delegated referral agency jurisdictions

Column 1 **Application involving**	**Column 2** **Referral agency and type**	**Column 3** **Referral jurisdiction**
None	None	None

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

~~2.4~~2.5 Regulated requirements

~~The following~~ The regulated requirements prescribed in the Planning Regulation 2017, dated 3 July 2017 are appropriately reflected in full in the planning scheme.

~~Administrative definition for minor Building Work.~~

~~Editor's note – Otherwise the planning scheme complies with QPPV 4 and does not apply any other aspects of the regulated requirements.~~
Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of the inconsistency.

Part 3 Strategic framework

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.

Editor's note—The planning scheme has adopted a 25-year planning horizon. However, the planning scheme itself (as a statutory document) is likely to have an operational life of up to 10 years before it is substantively reviewed.

3.2 Strategic intent

3.2.1 Townsville today

Townsville is on the cusp of significant growth and change. It is already the largest city in Queensland outside the south-east. Its population of around 190,000 in 2011 is set to grow to between 270,000 and 300,000 people by 2031.

Townsville is the major economic and service centre for North Queensland. It is the primary port and freight hub, particularly for the agricultural areas of the surrounding region and for the North West minerals province. It provides the highest order community and commercial services for the region, including health and education facilities which serve the whole of North and North West Queensland. As a consequence of its strategic regional position, Townsville enjoys a diverse economic base, with strong projected growth (Figure 3.1 – Regional context plan).

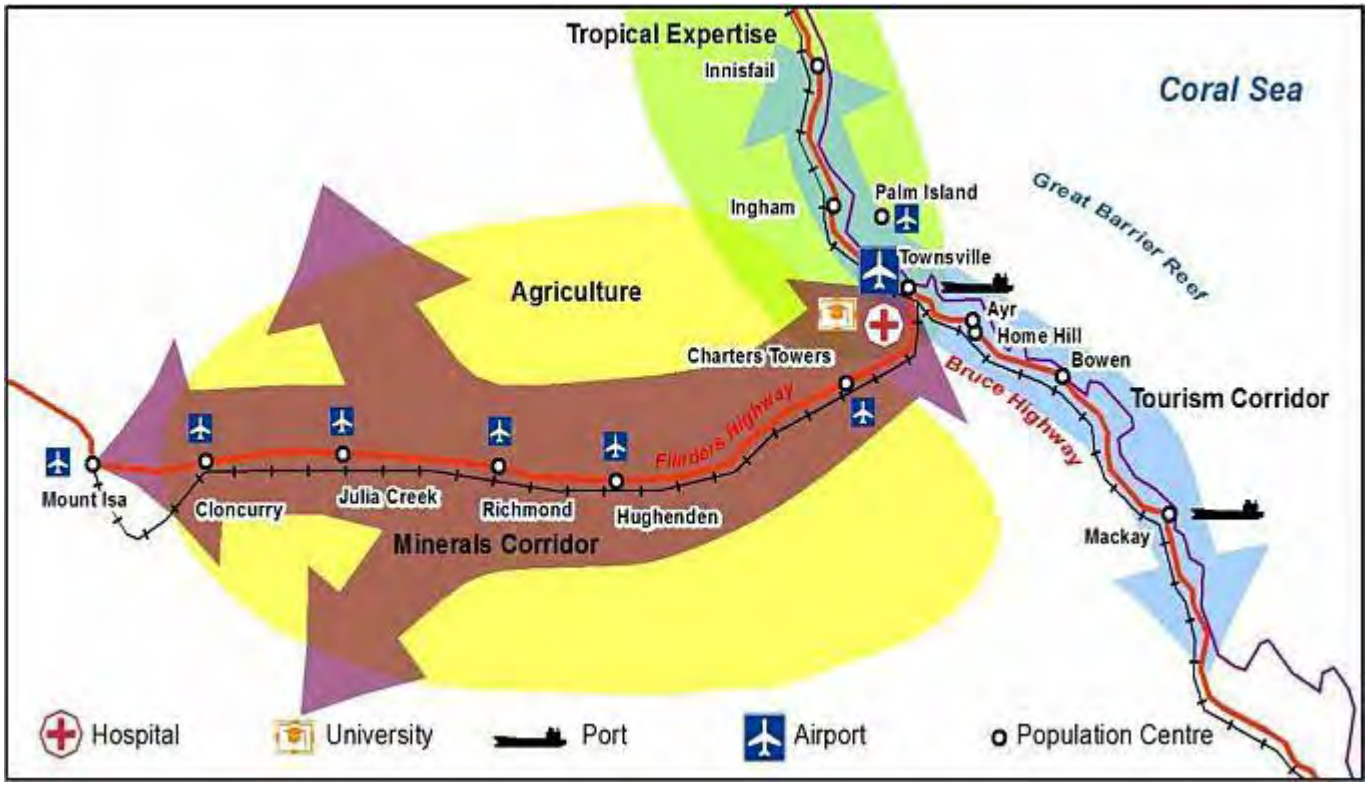


Figure 3.1 – Regional context plan

Townsville is a bioregional junction for the Wet Tropics, Brigalow Belt and Einsleigh Uplands bioregions. In addition, the region includes the UNESCO World Heritage-listed Great Barrier Reef and Wet Tropics as well as the Ramsar-listed Bowling Green Bay wetlands. Townsville's geographic location, dry tropical climate and unique environmental features are part of what makes Townsville a great place to live and underpins the region's economy.

3.2.2 A second capital for Queensland

Townsville will continue to evolve as the second capital of Queensland and the largest city in Northern Australia. Statewide growth~~,~~ and a focus on regional development ~~and the potential for decentralisation policies~~ will contribute to the city's increasing significance.

This enhanced role is reflected in significant growth in the city's economy, population and cultural status. Planning, new development and infrastructure investment are part of this evolution.

The increasing sustainability of the city and the protection of its natural assets will be key hallmarks of Townsville's growth and development.

The Townsville City Plan will help deliver the vision of the 'Townsville 2021-2026' Townsville City Council Corporate Plan to be "A globally connected community driven by lifestyle and nature" through the following goals:

- Goal 1: A city that connects you to what you need at the time you choose;
- Goal 2: A circular economy that advances business and moves towards zero waste;
- Goal 3: The hub for modern industry;
- Goal 4: A sustainable destination that embraces and participates in the arts, sports, events and recreational activities; and
- Goal 5: A leading centre of education, training and research commercialisation.

3.2.3 Strong and connected community

~~As the Townsville Community Plan explains, A~~a strong and connected community is cohesive even when people come from diverse backgrounds and abilities. It is a community that is safe and feels safe, enjoys sport and recreation activities, has a say in decision making including planning, and has pride in its culture and lifestyle.

Development, including buildings, streets and public spaces will be well-designed and contribute to the creation of exceptional places within the city. High-quality public spaces will be created to optimise community interaction. Good design also means places will feel safe. Design and placemaking will work with Townsville's climate and allow for more affordable and healthier lifestyles.

Townsville's open space network will meet the community's needs and integrate with the natural landscape without compromising environmental and hydrological values and where possible improving those values. ~~An emphasis on C~~co-location and consolidation of sports and community activities will enhance the community's access to these facilities. ~~be followed, to best utilise resources.~~

Magnetic Island, Castle Hill, Mount Stuart, Mount Louisa, Mount Elliot, the Pinnacles, Cape Pallarenda, the Town Common and Cape Cleveland are some of the best known natural features of Townsville. The scenic amenity of such places is to be maintained.

The many small townships around Townsville, including Magnetic Island, Paluma and the beach communities north of

Black River, continue to be enjoyed and appreciated for their special attributes. Substantial changes to the function, scale and character of these communities are not anticipated.

3.2.4 Environmentally sustainable future

Townsville is a biodiverse city with unique tropical landscapes and interconnected areas of high environmental significance. Townsville has some internationally recognised iconic environmental features such as the Great Barrier Reef (including, significantly, Magnetic Island) and Wet Tropics UNESCO World Heritage-listed areas and the Bowling Green Bay Ramsar wetlands as well as national, state and regionally significant environmental features.

Natural areas also underpin Townsville's character and identity and provide the basis for its economic prosperity. Significant landscape values are associated with the coast, the islands, rural areas and elevated, vegetated mountains and ranges. The urban area is defined by prominent natural landscape features such as Castle Hill, Mount Louisa, Mount Stuart, the Town Common, the coastline and the Ross River and Bohle River corridors.

An environmentally sustainable future requires strong and connected biological communities and fully functioning ecological processes. This will provide for a more robust and resilient landscape capable of withstanding minor and even extreme natural disturbances.

New development, including the growth of the city broadly, will protect the integrity of these natural assets and environmental values. The shape of the city has been determined in part to avoid expansion into sensitive and vulnerable areas and corridors.

The significant ecological, landscape and recreation values of Magnetic Island will be protected, including:

- the bold and dramatic landscape of rocky headlands and vegetated ridges;
- the secluded and natural sandy beaches;
- the natural character of the settled bays created by unbroken tree canopies and prominent fringe of coastal vegetation;
- the environmental parks and reserves, including the nationally significant Magnetic Island National Park and foreshore reserves such as Picnic Bay, Nelly Bay, Alma Bay, Geoffrey Bay and Horseshoe Bay;
- the high-value habitats, sensitive marine environments, including the fringing reef and middle reef; and
- the World Heritage values of the Great Barrier Reef.

Fragmentation, loss of habitat and other impacts of development (for example on hydrological regimes, water quality and spread of pest species), will be avoided. In areas where development is intended to occur, impacts will be minimised and mitigated. The ecosystem services provided by these natural assets and their importance in building resilience to the impacts of climate change are recognised and are to be protected.

Exposure of communities to natural hazards, such as bushfire, landslide, flood and coastal risks such as storm surge and sea level rise, will be avoided wherever possible.

3.2.5 Shaping Townsville

To house Townsville's growing population, about 45,000 new homes will be needed over the next 25 years. New and expanded workplaces, shops and all the other activities associated with modern life will be needed in equal measure. This growth needs to be accommodated in a sustainable city form and through the creation of a series of great places within the city.

As the population grows so will its makeup change. Average ages are increasing and the typical household is reducing in size. By 2031, couple-only families are expected to be the dominant household type in Townsville. These changes mean that more housing options are needed in the future, including affordable, accessible, innovative, and adaptable housing options to ensure a range of housing is available to people of all ages and abilities. There is also a need to facilitate affordable housing types in locations that support affordable living.

Whether traditional detached homes, inner city apartments or something in between, choice is needed to provide the lifestyle options that residents expect in a capital city, as well as options that everyone can afford. While detached houses will continue to be the most common housing option in Townsville's new and existing areas, about one third of new dwellings need to be smaller and in the form of townhouses or apartments, in order to meet these overall community needs, preferences and budgets.

A cornerstone of Townsville's evolution will be the revitalisation of the central business district (CBD) into a more vibrant and cosmopolitan place. The CBD will re-establish itself as the heart of the city, and attract the greatest investment in a diverse range of city uses, including residential. The CBD will be a great destination for the community and visitors.

The emphasis on the CBD as the city's principal centre is part of a broader strategy to make Townsville a more compact city, structured around a network of activity centres. Major centres at Aitkenvale, Thuringowa Central and Hyde Park, and new centres at Burdell and Julago, will be economic and community hubs. Over time, mixed use development within these centres will broaden their function beyond shopping to become complete communities which provide for daily economic and lifestyle needs and are great places to live, work, access services and recreate. New infill residential development will underpin these changes, comprising about a fifth of the city's residential growth to 2031. Similar changes at smaller scales – in keeping with an established activity centres hierarchy - will be promoted at other district, local and neighbourhood centres around the city.

All these changes will help sustain an enhanced public and active (walking and cycling) transport network over time, providing attractive alternatives to car use. In particular, Ross River Road will become an initial focus for public transport linking the CBD, Aitkenvale and Thuringowa Central major centres and the James Cook University-Townsville University Hospital precinct.

Inner urban lifestyles and sustainable built forms will be supported by green spaces and public places in the city's activity centres. Wherever possible, these spaces will connect with the wider open space network.

New communities at Burdell, Shaw, Cosgrove and Julago will emerge within the designated urban areas of Townsville. These places will be well-connected to the rest of the city and will boast ample local services and jobs, while protecting important natural assets.

A large majority of residential growth will continue to be implemented through greenfield development. Similar to infill areas, a mix of dwelling types will be provided in greenfield developments to meet existing and future community needs.

This planning scheme designates sufficient land supply for future greenfield development, well beyond the requirements of the next few decades. The city will not grow outwards beyond the areas designated in the foreseeable future and new infrastructure development minimises impacts on established land uses. This will avoid further encroachment on natural assets and vulnerable coastal areas. The focus on infill development and major greenfield communities will also concentrate infrastructure investment, costing less than continued outwards growth in many directions. The Local Government infrastructure plan (Part 4) is based on this approach. Overall, this will help support a more sustainable Townsville.

Similarly, substantial lands have been allocated for rural residential development. Rural residential areas provide for semi-rural lifestyles, but no additional land for rural residential development beyond what is allocated in this planning scheme is intended.

Older suburbs will not experience substantial change. However, some new housing options in accessible locations are intended, allowing residents to continue to live in their neighbourhood as they age or their housing needs change.

The particular character of ~~special~~ identified neighbourhoods will remain identifiable and intact. Places of indigenous and non- indigenous cultural heritage are also protected.

The shape of the city will be such that an effective public transport system, focu~~s~~sed on the CBD and activity centres, can be achieved. Greater transport choice, beyond solely the car, is a goal of this planning scheme. Walking and cycling options will be enhanced through new development and new active transport infrastructure investment. National, state and regional road, rail, sea and air freight networks are also identified, their prospects enhanced, and their future
use protected from incompatible development.

3.2.6 Sustaining economic growth

Townsville has a diverse and healthy economy. This is driven by population growth, by the traditionally strong defence, port and transport sectors and by Townsville's regional position as the capital of North Queensland and transport hub

for the North West minerals province and North Queensland agricultural sector.

Strategic transport links, a skilled workforce and an attractive lifestyle, the metals manufacturing cluster and the presence of major institutions creating capacity for a knowledge-based economy, all provide Townsville's primary

competitive strengths. Revitalisation of the CBD, and improving links between key economic precincts in the city, are also important opportunities to attract investment. The importance of the city's natural environment and attractive lifestyle in underpinning its attractiveness to business investment is also recognised.

Growth is anticipated in transport, storage and logistics industries, manufacturing (metals, food and beverage), defence, the knowledge economy (including education and research), the aviation industry, health, professional services, building and building supplies and tourism. Further economic growth in these and other sectors is required to maintain quality of life for the city's residents. About 50,000 new jobs are required by 2031.

Townsville's key productive precincts needed to accommodate much of this growth include:

- the CBD;
- Port of Townsville, Stuart industrial precinct and Townsville State Development Area;
- James Cook University-Townsville University Hospital;
- Lavarack Barracks and other Department of Defence landholdings;
- Townsville Airport and RAAF Base Townsville; and
- Thuringowa Central, Aitkenvale and Hyde Park major centres.

Editor's note—Land within the Townsville City Waterfront Priority Development Area and the Oonoonba Urban Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*

In planning for industrial land, twin strategies are being pursued. Consolidation is promoted in existing industrial areas like Shaw Road and Garbutt, while new land is also made available for industrial development at the Townsville Airport, Roseneath, Lansdown and the Townsville State Development Area. The significance and potential of the Townsville State Development Area and the Priority Port of Townsville Master Planned Area is recognised. Industrial land is a valuable resource and is to be used for industrial purposes.

All i~~I~~ndustrial land is , including potential future land resources at the Bohle Plains~~, Department of Defence landholdings and key infrastructure corridors and facilities~~ are to be protected from encroachment by~~of~~ sensitive activities. Key infrastructure corridors and facilities are also protected from development that would undermine their integrity or efficient operation.

Defence landholdings continue to be recognised for their strategic and economic importance to the community. The safety and operation of Defence land and the associated infrastructure and networks that support them are to be protected from sensitive and incompatible land uses to minimise any potential impacts and conflict.

Rural, extractive and other natural resources are also recognised as important contributors to Townsville's economy. Their continued viability is ensured and their orderly development managed.

Tourism is also a major part of the regional economy, including nature-based and eco-tourism in key tourism areas at Magnetic Island, and at a smaller scale in Paluma, Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach. The CBD remains a major focus for tourism activities and infrastructure.

3.3 Theme - Shaping Townsville

~~**Editor's note—**What did the Townsville Community Plan 2011-2021 say about *Shaping Townsville*? *Our city will meet the diverse and changing infrastructure and service needs of the community.*~~
~~Five guiding principles were also set out:~~

- ~~*A vibrant, sustainable, connected urban form: creating places that provide for a great lifestyle.*~~
- ~~*Preserve and enhance Townsville's heritage and character: the traditional character, identity and heritage of the city is retained, enhanced or complemented by development.*~~
- ~~*A lively, diverse and connected city centre: Townsville's CBD will be recognised as Townsville's heart bustling with activity and creativity. Effective*~~
- ~~*and adequate public infrastructure: the effective design and timely provision of adequate infrastructure will allow a growing population to enjoy a great lifestyle.*~~
- ~~*Well-connected Townsville: the provision of infrastructure such as public transport, roads, walking and bike paths, communications and digital networks enables access for all in our community.*~~

3.3.1 Strategic outcome

(1) This planning scheme allocates land for housing, business and community uses, sufficient to meet Townsville's

needs for at least 25 years.

(2) The shape of the city becomes more compact and efficient, led by intensified development in and around the principal centre ~~(CBD)~~ and the major activity centres at Aitkenvale, Thuringowa Central and Hyde Park. This makes public transport, walking and cycling more convenient and viable, and supports investment in community facilities and other infrastructure.

(3) A- range of housing and lifestyle choices, including accessible, affordable and social housing choices, is provided in ~~accessible~~ appropriate and affordable locations.

(4) Limited areas for rural residential lifestyles provide residents with a semi-rural living option. These areas do not

create conflicts with other rural uses, extractive industry operations or natural assets and environmental values, and do not expand further.

(5) Townsville has areas of special residential character derived primarily from their architecture. Character residential areas are identified in which character is maintained by retaining character houses and ensuring sensitive redevelopment within these streetscapes.

(6) The special character and scenic and environmental values of Magnetic Island and the small townships of Paluma and the northern beaches (Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach) are protected. These townships do not expand or accommodate any significant additional growth.

(7) The history of Townsville and its people make a major contribution to the identity of the city and its communities. The cultural heritage of Townsville is conserved for the present and future Townsville communities.

(8) The city is structured around a network of activity centres, ranging from the principal centre ~~(CBD)~~ to small neighbourhood centres. These activity centres are focal points for the city and its community. They accommodate the majority of future employment, community and commercial activities. Activity centres are ~~also the focus~~ the key destination nodes for transport systems.

(9) A hierarchy of activity centres exists to ensure that the scale and form of development is appropriate to the location, and that the centre plays an appropriate role within the wider city. The hierarchy contributes to an efficient, well-functioning and accessible city. While the scale and form of activity centres varies, all activity centres are founded on a mix of land uses, - and are supported by residential areas that enhance each centre's viability.

(10) Efficient, reliable and safe active, passenger and freight transport networks are provided to support the city's population and economic growth.

(11) Infrastructure and community services are provided in an efficient way and at a standard that best meets community and environmental requirements.

3.3.2 Element - City shape and housing

3.3.2.1 Specific outcomes

City shape and urban containment

(1) The growth of Townsville will occur within the city's existing urban and rural residential areas, and in areas identified for urban expansion through the Emerging community zone. Urban and rural residential development does not occur outside land identified for these purposes.

(2) On the edges of the urban area, urban uses are adequately buffered from nearby rural land and natural assets so that the productive use of rural land and ecological and biophysical processes and values are not compromised.

Infill development

Editor's note—The term "infill" refers to development within existing built up areas that generally involves higher density forms of housing.

(3) Locations for significant infill development include the principal centre ~~(CBD)~~ and surrounds, North Ward, and in and around the Aitkenvale, Thuringowa Central and Hyde Park major centres. This infill development will have a focus on "place making" and enhancement of the public realm. These areas will boast a wide range of housing choices, taking advantage of nearby amenities and existing or planned active and public transport, and creating more compact, walkable and vibrant urban neighbourhoods.

(4) Development in and around the principal centre ~~(CBD)~~ provides for a highly desirable inner city lifestyle. The highest and most intensive built form is focussed on the centre, framed by high-medium rise buildings. View corridors to Castle Hill along roads are maintained and access to and along Ross Creek and The Strand is maximised (Figure 3.2 – CBD and environs strategy plan).

Click here to view PDF high resolution map.

Figure 3.2 – CBD and environs strategy plan

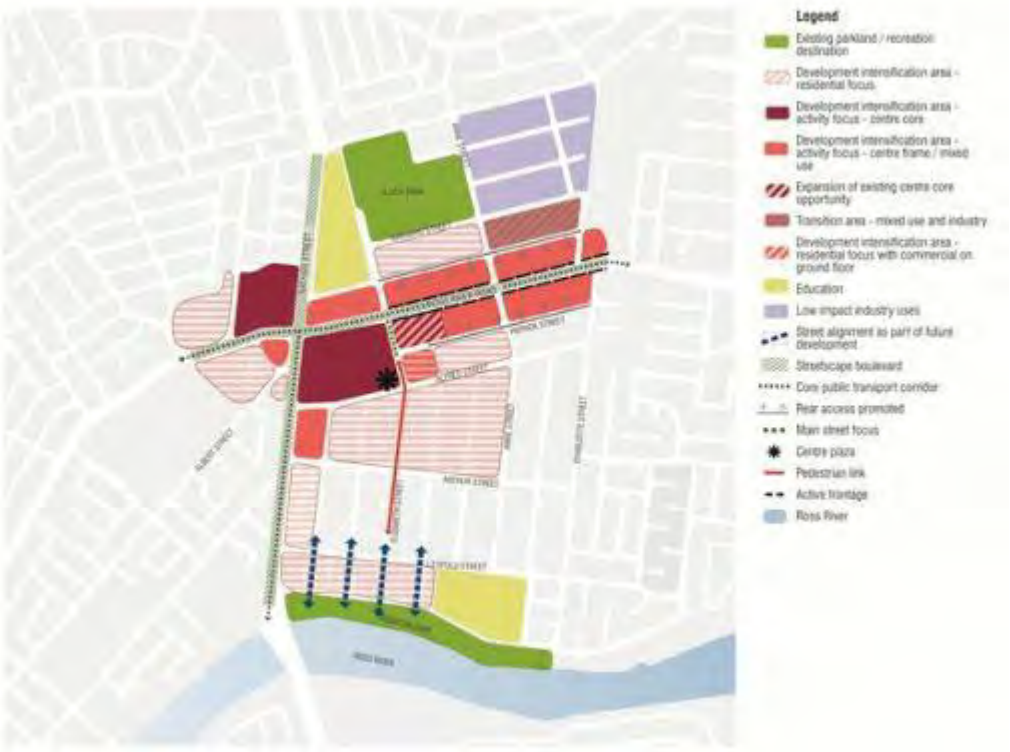
Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012.*

(5) Development in North Ward facilitates medium density residential choices within a high amenity environment. Development is primarily focussed on walkable, mixed use village nodes, with a pedestrian-friendly, active frontage along The Strand. Built form reinforces gateway corridors along Gregory and Landsborough Streets, but does not intensify uses in areas subject to likely flooding or storm surge risk. Buildings exceeding 5 storeys in height do not occur in the Medium density residential zone fronting The Strand. Open space and strong visual connections are maintained between Castle Hill and The Strand (Figure 3.3 – North Ward strategy plan).

Click here to view PDF high resolution map.

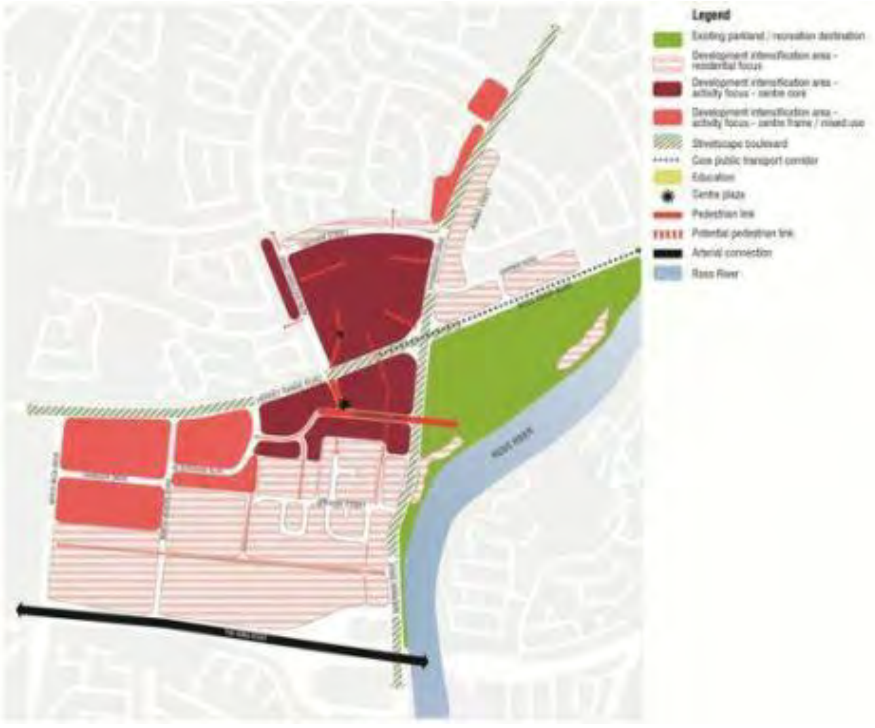
Figure 3.3 – North Ward strategy plan

(6) Development in and around the Aitkenvale, Thuringowa Central and Hyde Park major centres assists in the evolution of vibrant urban neighbourhoods. A mix of uses is established within the centres and surrounding neighbourhoods are well-connected and integrated with the centres. A strong and positive sense of place is created by the establishment of green, shaded, active main street environments, more outward-oriented, street- focus~~s~~ed shopping centres and a boulevard-like streetscape along the major roads. Medium density residential uses increasingly occur within the centres and in the precincts surrounding them. Accessibility by walking, cycling and public transport is maximised (Figure 3.4 – Aitkenvale strategy plan, Figure 3.5 – Thuringowa Central strategy plan and Figure 3.6 – Hyde Park strategy plan).



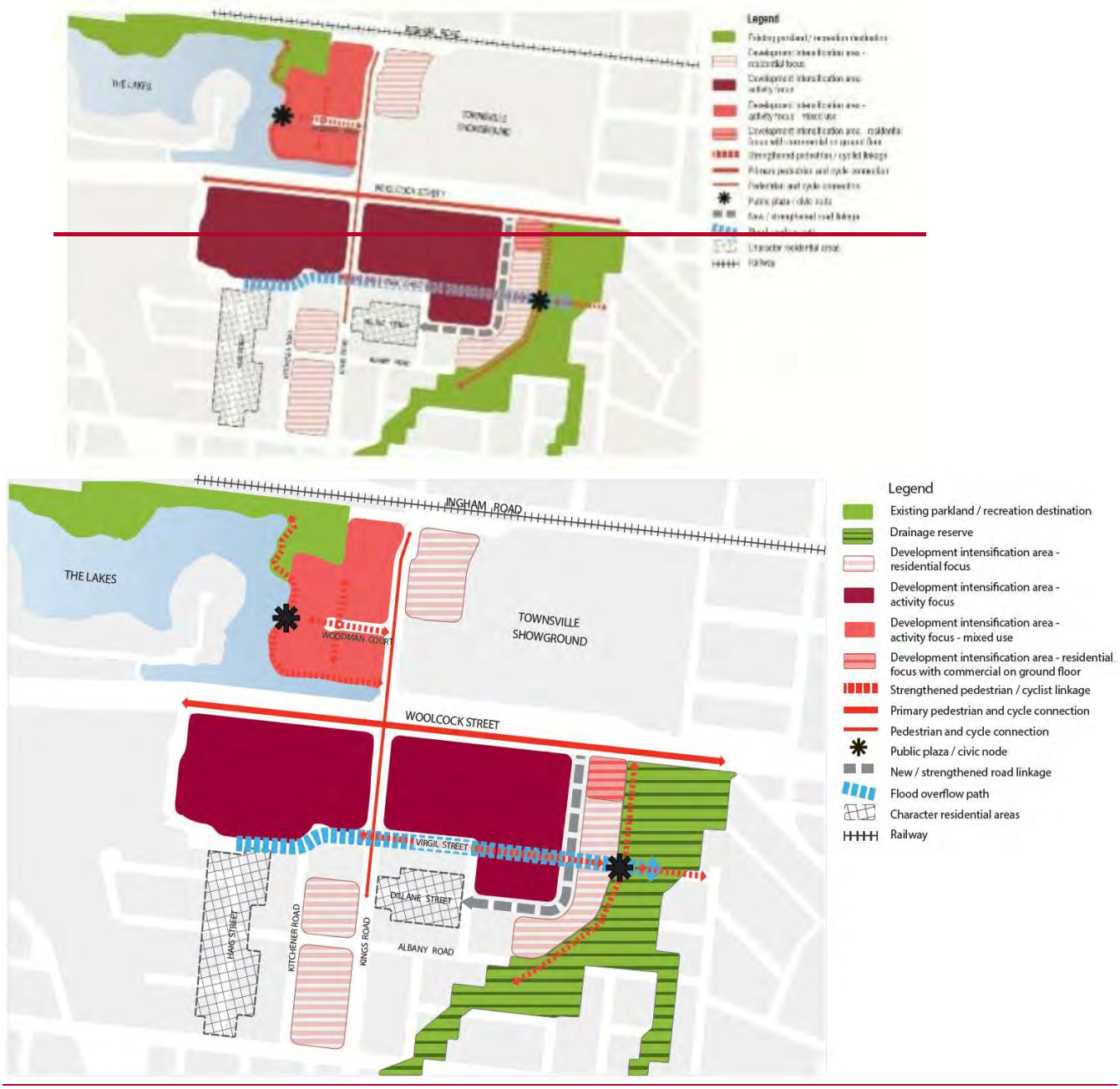
Click here to view PDF high resolution map.

Figure 3.4 - Aitkenvale strategy plan



Click here to view PDF high resolution map.

Figure 3.5 - Thuringowa Central strategy plan



Click here to view PDF high resolution map.

Figure 3.6 - Hyde Park strategy plan

(7) Outside the identified focus areas for infill development, smaller scale opportunities for greater housing choice (such as housing on smaller lots, townhouses, housing for the aged) are generally limited to locations near shops, community facilities or major streets, and avoiding Character residential zoned areas.

(8) Design of neighbourhoods, streets and buildings is appropriate for Townsville's tropical climate and facilitates sustainable built forms. Infill development is well-integrated with existing communities, infrastructure and open space.

(9) The scale of buildings is well-matched to the size of lots, allowing for primary orientation of buildings to the street and provision of open space at ground level that is appropriate to the character of the neighbourhood.

Greenfield developments

Editor's note—The term "greenfield" refers to development areas that have not previously been used for urban purposes.

(10) Greenfield developments use land and infrastructure efficiently. They accommodate a net residential density of at least 15 dwellings per hectare of land, achieved through a mix of lot sizes and house types, such as detached houses and dual occupancies, units, apartments and townhouses in appropriate locations.

(11) Greenfield developments are designed to be well-connected and easy to get around, both within their boundaries and to the rest of the city. They are planned to support sustainable lifestyles, including pedestrian and cycle transport.

(12) Design of greenfield developments will also:

(a) provide attractive, green and shaded streets;

(b) be climate responsive and sustainable;

(c) protect significant natural assets and ecological and biophysical processes;

(d) protect significant landscape features and areas of high scenic value;

(e) avoid natural hazards;

(f) provide residents with convenient and functional parks, community facilities and activity centres; and

(g) have their own recognisable character.

Island, Beach and mountain townships

(13) Townsville's northern beach and mountain townships (Paluma, Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach) do not accommodate any significant additional growth and do not expand beyond current zoned land. Urban and rural residential development is subordinate to the natural character of the townships and respects and maintains the low-rise, village character and scale.

(14) While some short-term, low-density, eco-tourism style accommodation may occur, the special character and

scenic and environmental values of these areas is protected.

(15) No further growth is anticipated in the southern beach communities of Cungulla and Cleveland Palms, which are constrained by coastal processes, the impacts of nearby extractive resources and lack of services.

(16) The character of Townsville's small communities is reflected in the small-scale, tropical architectural design elements and landscaped setting.

(17) Residential and tourist accommodation is subordinate to the conservation values on Magnetic Island. Bayside settlements at Picnic, Nelly and Horseshoe Bays and Arcadia do not expand beyond their current extent. Within these areas, a variety of housing types is provided for residents and tourists, including detached housing, low-rise multiple dwellings and accommodation buildings.

(18) Each village on Magnetic Island retains its role and sense of identity:

(a) Nelly Bay – will continue to serve as the primary service centre and gateway to the island, with tourist accommodation and centre facilities;

(b) Arcadia – will continue to serve as a predominantly residential area, with access to its own local shops, a new community hub, and some small-scale tourism accommodation;

(c) Picnic Bay – will continue to serve as a predominantly residential area, with access to its own local shops, a new community hub, and some small-scale tourism accommodation; and

(d) Horseshoe Bay – will continue to be a predominantly residential community, with some small-scale tourism accommodation and activities.

Rural residential areas

(19) Rural residential areas provide for semi-rural lifestyles in which the primary use of properties is residential, but some, generally domestic scale, rural uses occur. Activities that would significantly disrupt the amenity of these areas are not intended to occur.

(20) New rural residential development does not occur beyond those areas zoned for rural residential purposes.

(21) Rural residential development maintains the character of the area and minimises any intensification of impacts on water quality or nearby natural assets, ecological and biophysical processes, or other natural resources. Minimum lot sizes reflect the capacity of the land to assimilate the wastes produced by residents.

(22) On the edges of rural residential areas, residential uses are buffered from nearby rural land and natural assets so that the productive use of rural land and ecological and biophysical processes and values are not compromised.

(23) Rural residential areas do not offer the full range of urban services. Except in locations where sewer and water are or can be connected, new development establishes adequate on-site servicing at a standard that will not detract from neighbours' amenity, water quality or the quality of the local environment.

3.3.2.2 Land use strategies

Zoning designations closely reflect the strategic intentions regarding the extent of urban growth. Development outside these areas will not be supported.

Major greenfield areas are included in the Emerging community zone to facilitate master planning and orderly development in accordance with best practice neighbourhood planning principles for accessibility, density, land use mix, street networks and lot configuration.

Council will monitor the supply of new land for residential development to ensure at least 10 years' land supply is available and to prevent land supply placing any pressure on housing affordability.

The residential and centre zones reflect intentions for development at a range of densities. The Medium density residential and High density residential zones accommodate the city's key areas for infill development. Within these areas development is desired to capitalise on the proximity to activity centres, public transport and amenity attractors.

The Rural residential zone is used to precisely designate these areas, and the appropriate nature and intensity of development within them.

3.3.3 Element - Character and heritage

3.3.3.1 Specific outcomes

Character residential areas

(1) Townsville city contains a collection of character residential areas with different elements of importance. Common to all of these areas are:

(a) consistency in building and architectural style within a particular street or precinct of character significance; or

(b) built forms that are reflective of a period of pre-war or post-war change in Townsville.

(2) Identified character areas are protected. In these areas, contributing character buildings are retained.

(3) New development or additions and renovations to contributing character buildings within character areas are consistent with the established character in these areas, complementing traditional building elements and the scale of existing development.

Cultural heritage

(4) Development on or near places of cultural heritage significance facilitates their active use but does not detract from their heritage significance and setting, including significant views to the place.

(5) Places that have cultural heritage significance to Aboriginal or Torres Strait Islander peoples are protected. Consistent with the provisions of the *Aboriginal Cultural Heritage Act 2003*, development will take all reasonable and practicable measures to ensure Aboriginal cultural heritage is not harmed.

3.3.3.2 Land use strategies

The planning scheme establishes a Character residential zone and Cultural heritage overlay which are devised to protect character areas and heritage places.

Places of indigenous cultural heritage are acknowledged and respected by this planning scheme, but are primarily protected by other legislation.

Council recognises that the city's natural assets are likely to contain places and attributes of cultural significance to Indigenous Australians.

Council will work with Traditional Owners to advance Aboriginal and Torres Strait Islander Interests in land use planning to value, protect and promote Aboriginal and Torres Strait Islander knowledge, culture and tradition.

3.3.4 Element - Activity centres

3.3.4.1 Specific outcomes

Nature of centres

(1) A broad range of uses are encouraged at activity centres, appropriate to the identified hierarchy, to support vibrancy, community life and health and economic development and competition. Day and night-time activity is expected in Townsville's larger, higher level activity centres: CBD, Aitkenvale, Thuringowa Central, Hyde Park and future centres at Julago and Burdell. Residential development is also promoted in activity centres, in a form and density appropriate to the scale of the centre.

Editor's note—The future major centre at Burdell is planned within the North Shore emerging community area.

(2) An activity centre contains a mix of uses, ~~and~~ is multi-functional and able to accommodate a wide range of community and commercial activities, consistent with the identified hierarchy. ~~.~~ While the dominant building in activity centres is often a shopping centre, a shopping centre alone does not make an activity centre.

(3) The planning scheme adopts a hierarchy for activity centres in Townsville, the purpose of which is to ensure optimum access to employment, services and facilities across the city, including public transport services, to support the efficient provision of infrastructure and to optimise public investment.

(4) The hierarchy is made up of:

(a) the principal centre ~~(CBD)~~;

(b) major centres;

(c) district centres;

(d) local centres;

(e) neighbourhood centres; and

(f) specialised centres.

Editor's note—Townsville's hierarchy of activity centres is indicated on Strategic Framework Map SFM-002. Local and neighbourhood activity centres are numerous and are not depicted on the map. They are identified through zoning.

(5) Centres in newly developing areas expand commensurate with population growth in their primary catchments. While over the 25-year planning horizon of this planning scheme they may be expected to grow to a particular level in the hierarchy, they are not to perform at this level prematurely.

(6) Development of retail and office activities occurs within the identified activity centres and mixed use areas. These activities do not locate in an out-of-centre location, except where specifically intended in a particular zone or precinct.

(7) Showrooms and retail-based hardware stores are also located within the identified activity centres or mixed use areas. Their design and layout facilitates integration with other centre activities.

Principal centre - Townsville CBD

(8) The principal centre is the Townsville CBD. This is the largest and most important activity centre in North Queensland. It accommodates the greatest extent of administrative, civic, cultural, commercial, retail, tourism and education facilities in Townsville, providing local, city and regional functions.

(9) The principal centre ~~(CBD)~~ provides the greatest diversity in employment and business opportunities, is a focus for public transport and offers the highest density housing choices in the city.

(10) The principal centre ~~(CBD)~~ strengthens its position as the heart of Townsville by expanding its retail functions, developing an identifiable and attractive community heart and major meeting place, and increasing its variety of cultural and entertainment activities. It is also strengthened by the establishment of a public realm that is unique and is an exemplar of successful placemaking.

(11) Uses in the principal centre ~~(CBD)~~ include:

(a) major office developments, including offices forming part of mixed use developments;

(b) the highest order retail functions, including a department store as a signature development;

(c) convenience and boutique retailing for the CBD's workforce, residents and visitors;

(d) dining and entertainment;

(e) additional higher education or training facilities;

(f) tourist accommodation, activities and services; and

(g) in-centre, high density residential accommodation.

(12) Any additional department store in Townsville is to be located in the principal centre ~~(CBD)~~ and not in any other centre.

(13) Major strategic facilities such as ~~a~~ the constructed sports stadium, and proposed entertainment or convention centre which ~~may be needed during~~ are anticipated for the 25-year planning horizon of the planning scheme are located adjacent to the city centre. The South Townsville Railyards and Dean Street precinct is a preferred location for the entertainment or convention centre

~~.~~ **Editor's note**—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012.*

~~(13)~~

Major centres - Aitkenvale, Thuringowa Central, Hyde Park, Burdell (future) and Julago (future)

(14) Major centres in Townsville support but do not undermine the role of the principal centre ~~(CBD)~~, offering diverse business, employment and residential opportunities. These activity centres are accessible to broad catchment areas across the city, offering higher-order shopping and commerce, entertainment, health, education and community facilities, as well as higher density housing choices. They are well serviced by public and active transport networks and increasingly offer active, pedestrian-focussed street level environments.

(15) **Aitkenvale** and **Thuringowa Central** major centres have a broad range of uses and increased vibrancy as community hubs. Integration and connectivity within the centres is improved. The centres contain an array of

higher order retailing, with a broad range of commercial, community, cultural and entertainment services. Medium density housing is encouraged as an integrated component of development within the centres. Housing includes student and visitor accommodation to reinforce links with James Cook University and Townsville Hospital.

(16) **Hyde Park** major centre evolves to become a unique and high amenity centre which takes advantage of the amenity potential of adjoining lakes and open space areas. Increased diversity of activity within the centre is encouraged, including integrated medium density residential components. Retail activities are consolidated.

(17) Future major centres at **Burdell** and **Julago** accommodate a broad range of uses in an integrated, street-based format. They provide the main focal point for their respective communities. Ultimately the Burdell and Julago centres will include a diverse range of commercial and community facilities together with community meeting places and recreational facilities. Uses in the centre promote local employment and higher density residential development.

(18) The centres are well-connected to the surrounding community, maximising accessibility by walking, cycling and public transport.

(19) A new department store is not to be located within any of the existing or future major centres.

District centres - Idalia, Deeragun, Rasmussen, Annandale and Shaw (future)

Editor's note—The future district centre at Shaw is planned within the Greater Ascot emerging community area.

(20) District centres provide a mix of activities and services that cater for the weekly and fortnightly needs of surrounding communities. Generally they do not attract people from beyond the district. They contain a diversity of commercial, community and entertainment-related uses, with supermarket-based retailing. They may also include medium density housing.

(21) The **Idalia** district centre services the south-eastern suburbs, the Stuart industrial area and highway traffic. Its primary focus is in bulky goods retailing and service industries, with minor growth in traditional retailing, including supermarket shopping. This centre will become the second major bulky goods showroom development within Townsville (in addition to Domain Central), and will serve the south-eastern suburbs of Townsville.

(22) **Deeragun** district centre becomes a more consolidated centre, with improved integration and connections. More non-retail uses including commercial and medical offices, tavern or casual dining uses are anticipated. Small retail showrooms may also be accommodated. Further outward expansion of the centre or the establishment of additional supermarkets does not occur.

(23) Further development in the **Rasmussen** district centre accentuates the district role of this centre, and includes a mix of local commercial premises and community services.

(24) **Annandale** district centre serves as the main activity centre for Lavarack Barracks and remains a predominantly retail centre, with a range of supporting commercial services. Only limited expansion of this centre occurs.

(25) A new district level centre is also to be established at **Shaw** during the next 25 years. However, within the next 10 years, the centre develops only to a local centre role.

Local and neighbourhood centres

(26) Local centres are convenience-oriented centres focused on a full-line supermarket and complementary and ancillary activities servicing the needs of surrounding communities. New local centres will be established commensurate with the growth of new communities at Julago, Cosgrove and Mount Low (the latter to be located on Mt Low Parkway, directly opposite North Shore Boulevard).

(27) Neighbourhood centres are small-scale centres that provide a limited array of basic, lower order needs including convenience retail, local professional and community services. Existing centres in established suburbs are not anticipated to require significant expansion, although some minor expansion of uses may be warranted. New neighbourhood centres are anticipated in Burdell, Julago and elsewhere in newly developing areas where need can be demonstrated.

Specialised centres

(28) Specialised centres incorporate major nodes of activity with a specific and limited function. These centres are intended to support and not to undermine other activity centres within the hierarchy.

(29) The special regional business roles of Townsville Airport, Lavarack Barracks, the Port of Townsville, Domain Central, Fulham Road medical precinct, Bayswater Road medical precinct and James Cook University-Townsville University Hospital precinct, are recognised. These centres do not incorporate the breadth and depth of

activities of other activity centres, but instead provide specific higher order, regional and national functions catering for a specific market or technological role and provide significant employment.

(30) The long-term operation of the **Townsville Airport** is supported for both Department of Defence purposes and to satisfy the primary air transport needs of the Townsville and North Queensland regions. Townsville Airport precinct accommodates a range of businesses with a nexus with aeronautical activities, including offices and low impact industries and research and technology-related industries. Some complementary activities which cater to the needs of businesses and workers within the centres are appropriate. However, this centre does not accommodate office or retail activities to an extent that would undermine the principal centre ~~(CBD)~~ or other centres.

Editor's note—Townsville Airport does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning and acknowledges the intentions of Townsville Airport's master planning document.

(31) **Lavarack Barracks** is protected for ongoing Department of Defence-related purposes, including aviation, communications, logistics, administration, training, and accommodation and recreation facilities for Department of Defence personnel.

Editor's note—Lavarack Barracks does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning.

(32) The **Port of Townsville** is protected for the benefit of the local and regional economy, and includes the continued sustainable~~, and~~ development of the port and of land within the Priority Port Master Planned Area. Port development is integrated with the CBD, Palmer Street and The Strand where practicable~~possible~~, to maximise community access to and use of waterfront areas.

Editor's note—The Port of Townsville does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning and acknowledges the intentions of Port of Townsville's master planning documents. The Priority Port of Townville Master Planned Area is regulated under the *Sustainable Ports Development Act 2015* and implemented via the Priority Port of Townsville Port Overlay which is integrated within the Townsville City Plan.

Editor's note- Land within the Port of Townsville is also included within the Townsville City Waterfront Priority Development Area and is regulated under the *Economic Development Act 2012*. -

(33) **Domain Central precinct** does not expand to include further retail uses, other than small facilities supporting the retail showroom function (such as food and drink outlets).

(34) **Fulham Road medical precinct** will continue to be the focus of private acute medical services in the Townsville region. It accommodates medical facilities, including the hospital and medical centres catering for allied and specialist medical services. It also contains residential uses providing short-term accommodation, particularly to meet demand generated by the primary medical uses in the precinct, and aged care and retirement living and respite care.

(35) **Bayswater Road medical precinct** accommodates a broad range of medical and associated services, and a mix of medical-oriented and low and medium density residential uses, in a vibrant, mixed use urban village with a strong sense of place and civic identity.

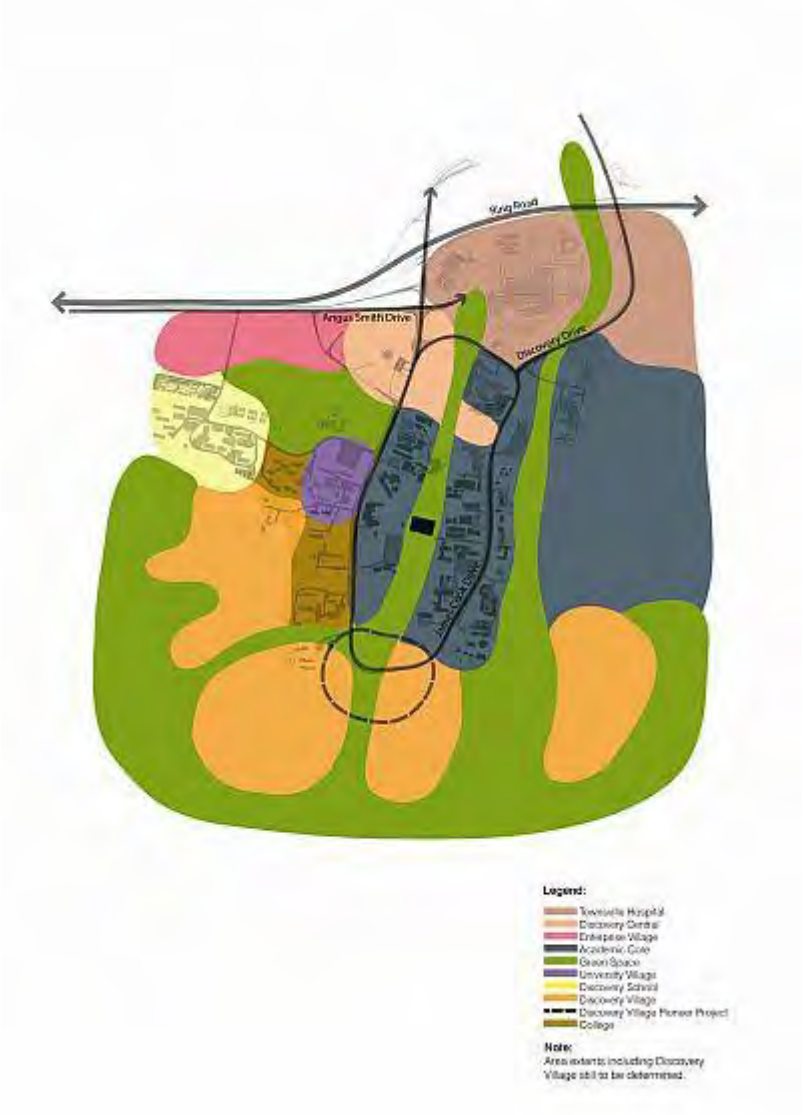
(36) The **James Cook University-Townsville University Hospital precinct** contains the Townsville University Hospital and James Cook University (Bebegu Yumba, Douglas Campus) which together evolve~~s~~ into a world-class knowledge community with a focus on the tropics and on sustainability. The centre becomes a mixed use environment, integrating the existing institutions and forming an integral part of Townsville, with strong links to the CBD. It becomes a leader in sustainability, minimising the use of finite resources like land, energy, water and wastewater. Development provides exemplar projects in aspects like public transport, housing, public spaces and community development, as well in its traditional academic, research and healthcare focus. It also exhibits increased self-containment with many people living and working within the centre, although its emerging resident community is well-connected to the wider city by active and public transport.

(37) The land use mix, and scale of development in the James Cook University-Townsville University Hospital centre reflects the role of the centre in the city. Its focus is as a knowledge community based on the university, hospital and research and technology activities. Other land uses which benefit and enhance the

knowledge community occur, including employment, residential and retail. These other uses are sufficient to facilitate high levels of self-containment on the site. They do not occur at a level that serves a wider role within the city or which may detract from the planned functions of other centres. The level of development will also need to be commensurate with the capacity of infrastructure to serve the area. Development not related to the focus of the centre, but instead designed to compete with other centres, does not occur.

Editor's note—Development of James Cook University (Bebegu Yumba Douglas Campus), which is undertaken in terms of a Ministerial Designation, does not fall within the regulatory jurisdiction of the Townsville City Plan.

(38) The pattern of development is generally consistent with the strategy plan shown in Figure 3.7 – James Cook University-Townsville University Hospital strategy plan.



Click here to view PDF high resolution map.

Figure 3.7 - James Cook University-Townsville University Hospital centre strategy plan

Mixed use areas

(39) The city contains a number of mixed use areas and corridors, many of which arose from historic strip commercial development. These areas generally evolve to facilitate improved relationship between buildings and the street, a pedestrian-oriented streetscape and improved visual amenity along major roads.

(40) These areas contain a mix of uses including medium density housing (where compatible with the local amenity), convenience retail and small-scale offices and showrooms, community and service industry uses which do not compromise the intended role or successful functioning of centres.

Centre design

(41) The design of centres and mixed use areas in Townsville achieves:

(a) strong integration and consolidation through built form and layout;

(b) a high quality public realm, with attractive, safe and useable public spaces and streets;

(c) active uses that attract people on key pedestrian circulation streets and major frontages;

(d) buildings constructed at or close to the street on key frontages and parking areas and access ways that do not dominate major frontages and pedestrian routes;

(e) a high level of pedestrian and cyclist accessibility and accessibility by public transport;

(f) a human scale and pedestrian comfort (shelter and shade), at street level;

(g) climate responsive design, with the opportunity to adopt sustainable building designs beyond current best practice; and

(h) connectedness between green spaces and the wider network of natural assets, where practicable.

3.3.4.2 Land use strategies

The planning scheme establishes the hierarchy of centres through zoning provisions. These provisions place emphasis on ensuring centres are diverse, accessible and well-designed community hubs. Major development in the district and major centres should be supported by a centre design master plan.

Centre provisions are closely aligned with intentions for medium and higher density living options.

A detailed structure planning process will be undertaken collaboratively between council and James Cook University which may over time be integrated into the planning scheme. A 'strategic infrastructure plan' covering the whole of the centre will also be developed.

3.3.5 Element - Transport, accessibility and mobility

3.3.5.1 Specific outcomes

Transport choices

(1) The city provides choice in mode of transport. Transport systems are planned and built to conveniently and efficiently connect people with places of employment, services and leisure.

(2) The shape of the city and activity centres network establishes the basis for optimum transport outcomes for the city. The pattern supports consolidation around the principal centre ~~(CBD)~~ and major centres on the Ross River Road corridor, which is identified by council and the State Government as a core public transport corridor for the future.

(3) The activity centres network and designation of industrial land also support increased employment opportunities closer to where people live, reducing trip lengths and improving the efficiency and effectiveness of public transport and pedestrian and cyclist networks, and reinforcing the significance of inter-regional freight networks.

(4) The design of centres and residential areas incorporates a network of green and shaded walking and~~,~~ cycling routes, public transport and local roads ~~vehicle routes~~ that maximise connectivity and ease of mobility.

(5) The planning scheme places importance on the creation of attractive, climate responsive and safe streets and public spaces, and requires structure planning of centres and greenfield residential areas to ensure that the development pattern allows for high levels of accessibility.

Road and freight network

(6) National, state and regional road, rail, sea and air freight networks are protected from incompatible development and connections to the wider North and Western Queensland regions strengthened.

~~(7)~~ Appropriate design and access standards are established for development on and near major transport corridors and key freight routes. ~~Further encroachment on these corridors by sensitive land uses such as residential development is avoided and impacts are minimised where development already exists. Key routes include:~~

~~(8) the Bruce and Flinders Highways;~~

~~(9) the Ring Road;~~

~~(10) the Townsville Port Access Road;~~

~~(11) Woolcock Street;~~

~~(12) Duckworth Street-Nathan Street; and~~

~~(13)~~(7) ~~the rail lines.~~

(8) Development is located and designed to mitigate adverse impacts on development from environmental emissions

generated by transport infrastructure. Further encroachment on major transport corridors or key freight routes by sensitive land uses such as residential development is avoided and impacts are minimised where development already exists.

~~(14)~~(9) The planning scheme encourages co-location of freight and transport-related land uses in industrial areas with

convenient access to the principal road and rail freight network. The Townsville State Development Area will be the pre-eminent location in this regard.

~~(15)~~(10) The defence and potential international roles for Townsville Airport will be protected from incompatible development.

3.3.5.2 Land use strategies

Better transport and accessibility outcomes for the city underpin the intentions for the development pattern and densities.

Key corridors and applicable standards for development on and near them are established by the planning scheme.

Council will work with the Queensland Government to develop high-quality public transport, cycling and walking networks, including dedicated bicycle facilities connecting major centres and catering for large volumes of cyclists. Council will also work with the Queensland Government to identify opportunities for park-and-ride facilities near designated public transport stops.

~~Council will support the relocation of the South Townsville rail yards to the Townsville State Development Area.~~

3.3.6 Element - Integrated infrastructure planning and provision

City shape

~~(1) Land use and development patterns support the efficient and cost-effective provision of infrastructure and community facilities.~~

~~(2) The city shape and activity centres hierarchy described in this strategic framework establish the basis for the most efficient provision of infrastructure to meet community needs over 25 years. In particular, it minimises the dilution of infrastructure investment across multiple development fronts. While upgrades will be required in the infill development areas, these costs will be less than those that would be involved in continued outward expansion of the urban area.~~

~~(3) The settlement pattern supports the co-location of community services and facilities, including in activity centres, where accessibility to communities can be maximised and multiple use of facilities can be coordinated.~~

~~(4) Major utilities and community facilities integrate sensitively with the surrounding environment through their built form and management of potential impacts.~~

~~**Safety and efficiency**~~

~~(5) The safe and efficient operation or use of infrastructure installations and corridors are protected.~~

~~(6) Encroachment of facilities by sensitive land uses is avoided and reasonable standards to manage impacts are established where development already exists. These facilities include:~~

~~(a) energy-related infrastructure including electricity transmission lines, distribution lines, substations, gas lines and the like;~~

~~(b) Lake Ross, Lake Paluma, Haughton River pipeline, Mount Spec pipeline and other water supply areas;~~

~~(c) water and waste water treatment plants and major distribution facilities;~~

~~(d) solid waste treatment and disposal facilities;~~

~~(e) transport and freight networks; and~~

~~(f) various Department of Defence landholdings and installations; and~~

~~(g) community facilities and infrastructure.~~

~~(7) High standards of development infrastructure are established to effectively manage potential impacts on the community and the environment.~~

~~(8) Whole of lifecycle infrastructure costs are minimized.~~

1. Townsville is served by integrated infrastructure and land-use planning ~~such as~~ that supports accessibility, employment, productivity, growth, connectivity, quality of life and achieves economic, environmental and social

benefits.

2. Development occurs in a way that ensures the safe, efficient and cost-effective provision and operation of infrastructure networks.
3. Development of emerging community and low density residential zoned land only occurs when reticulated water, sewerage and stormwater services are available to service the land.
4. Where utilised, on-site provision of water, wastewater and stormwater infrastructure ensure that public and environmental health, safety, water quality and amenity are maintained.
5. Development occurs at a scale that is commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network.
6. Development contributes to a connected active transport network. These networks are safe, direct, accessible and convenient for all users and are a viable alternative to the private vehicle.
7. The location and design of infrastructure or operational works minimise impacts on residential amenity, the natural environment and scenic values.
8. Transport noise impacts are managed by the siting and design of development. The need for acoustic screening is minimised, and where they are used acoustic walls are designed to mitigate visual impacts.
9. Community infrastructure is well located and accessible. Wherever practical, these facilities are established in the centre zone or are co-located with existing community facilities to create hubs of activity and social interaction.
10. A range of interconnected open space and recreation facilities is provided.
11. Townsville's major water supply infrastructure such as Lake Ross, Lake Paluma, Haughton River pipeline and Mount Spec pipeline ~~is~~are protected from incompatible development.
12. The safety, efficiency and functionality of regional infrastructure sites and corridors identified on overlay map OM-08.1,OM-08.2, OM-08.3, are protected from encroachment of incompatible development.

3.3.6.2 Land use strategies

Council's Local Government infrastructure plan (Part 4 of the planning scheme) documents plans for trunk infrastructure to support the settlement pattern, and development charges are to be levied in accordance with the *Planning Act 2016*.

Council will consider strategies to encourage development within the areas identified as primary infill focus areas in recognition of the overall savings to the community that strategy will facilitate.

Council will negotiate infrastructure agreements as required with development proponents and state agencies as part of the master planning of major development areas.

3.3.7 Element - Other hazards

(1) Development involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, ~~dangerous goods and flammable or combustible substances~~ is located, designed and managed to minimise the health and safety risks to public health and safety, as well as adverse impacts on the natural environment.

(2) Lawfully established higher impacting activities (including Major electricity infrastructure, extractive industries, Defence explosive ordnance depots, explosive facilities and reserves, ~~major hazard~~ hazardous chemical facilities, utility installations, high pressure oil and gas pipelines and sport and recreation facilities) are protected from encroachment by development (including sensitive land uses) that would compromise their ability to function safely, securely, efficiently and effectively.

(3) Development considers the location of former mining activities and related hazards and adequately mitigates any potential for risk to people and property.

Editor's note: Sites of former mining activity may be identified through the historic mining permits resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines Layers of ~~MyMinesOnlines~~GeoResGlobe ~~-~~Maps. However, applicants should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

(4) Sensitive and vulnerable land uses are separated from areas and activities that are hazardous, explosive or may cause environmental harm or nuisance.

(5) Community health and safety, vulnerable land uses, sensitive land uses, and the natural environment are protected from the potential adverse impacts of emissions from higher impacts uses including industrial development, major gas, waste and sewerage infrastructure and sport and recreation activities.

3.4 Theme - Strong and connected community

~~**Editor's note—**What did the Townsville Community Plan 2011-2021 say about *Strong and connected community?*~~
~~*A community that draws on the diversity, skills and expertise of our residents to build a community that has pride in its culture and lifestyle.*~~
~~Seven guiding principles were also set out:~~

- ~~*Strengthen community cohesion: Becoming a supportive and interconnected community that works together to make people feel comfortable and safe within their street, neighbourhood and the wider community.*~~
- ~~*Value the richness of diversity: The diversity of cultures and community groups represented within Townsville are embraced so that we can all become champions of social inclusion.*~~
- ~~*Develop a vibrant arts lifestyle: Embracing the richness and talent of the arts community.*~~
- ~~*Nurture and value families: Providing opportunities to raise children within our unique lifestyle, and providing them with a great place to grow up.*~~
- ~~*Develop a sense of safety: An environment in which the community feels safe to live, work and play.*~~
- ~~*Provide active and passive sport and recreation opportunities: An environment where there is a choice of active and passive recreational activities contributes to the health and wellbeing of our city.*~~
- ~~*Open, honest and accountable leadership: Inclusive engagement and communication encourages community participation in local decision-making.*~~

3.4.1 Strategic outcomes

(1) The character and identity of communities in urban and rural areas of Townsville evolves and strengthens through the city shape described in this strategic framework and through good urban design of places.

(2) The architectural, cultural, historic, scenic, natural, social or spiritual qualities that create places of local heritage are conserved and enhanced.

(3) Easy access is provided to community services and facilities, and to places to celebrate culture, history and identity. Public spaces and streetscapes are legible, attractive, green, shaded, safe, accessible for all abilities and functional~~usable~~.

(4) A high-quality network of open space and recreation opportunities provides for the needs of the community, supports social interaction, ~~enables~~ connections to natural assets and landscape features, and reinforces the city's identity.

(5) Strong connections to the natural environment and the protection of natural assets contribute to the health and wellbeing of the community.

3.4.2 Element - Urban design

3.4.2.1 Specific outcomes

Design

(1) Design of the built environment (including buildings, streets and public spaces):

- (a) is consistent with the existing or desired character of the local area;
- (b) is oriented to the street and public places;
- (c) enhances the quality of the street;
- (d) is responsive to Townsville's climate;
- (e) creates a human scale at street level;
- (f) protects and celebrates important views, landscape features and natural assets, and places of cultural heritage significance; and
- (g) makes it easy to get around, especially when walking or cycling: development is designed to integrate with its surroundings and has ample, not a minimum of, connections.

(2) Good design assists in the success of those areas that will be the focus for growth, change and economic activity.

Public realm

(3) High-quality public spaces are created that optimise opportunities for community interaction.

Prevention of crime and antisocial behaviour

(4) The design of development assists in preventing antisocial behaviour and supporting personal safety.

3.4.2.2 Land use strategies

Good urban design principles (including Crime Prevention Through Environmental Design Principles) form the basis of all planning scheme codes. At a citywide scale, they underpin the development pattern intentions.

3.4.3 Element - Open space network

3.4.3.1 Specific outcomes

Open space network

(1) Townsville has an open space network that:

(a) meets the community's leisure, recreation and sporting needs;

(b) offers a diverse range of recreation opportunities and landscape settings that encourage healthy lifestyles and physical activity;

(c) is safe and attractive;

(d) provides equitable and convenient access to sport, leisure and recreation facilities, particularly by walking and cycling;

(e) supports community groups and has the capacity to adapt to changing needs over time;

(f) is cost efficient, with a focus on co-locating sports in hubs;

(g) is designed and maintained to a high standard, and is fit for purpose;

(h) incorporates the natural landscape so that people may connect with nature in their recreation;

(i) links recreation spaces and community hubs wherever possible; and

(j) has minimal negative impacts on surrounding communities and land uses.

Types of open space

(2) The open space network provides for the following primary functions:

(a) local, district and regional recreation parks, and corridor or recreation linkages and amenity parks provide informal sport, leisure and recreation opportunities; and

(b) district, regional and specialised sports parks provide for formal sports and boast a range of training and competition infrastructure.

3.4.3.2 Land use strategies

The open space network will primarily be delivered through the Local Government infrastructure plan mechanisms. However, planning scheme requirements for reconfiguration and urban development of all types reflect the need for integrated open space and accessibility networks and a high-quality public realm.

3.4.4 Element - Strong and connected community

3.4.4.1 Specific outcomes

(1) Townsville maintains the scenic amenity values and iconic features that contribute to its character and sense of place. Development in areas of high scenic amenity is limited to minimise the potential for deterioration of the scenic values.

(2) Areas of high scenic amenity generally include elevated and vegetated areas which may also contain significant ecological and other environmental values. These include:

(a) mountainous backdrops, including Mount Elliot, Mount Cleveland, the Pinnacles, Many Peaks Range and Hervey Range to Paluma;

(b) significant hills and ridgelines within and framing urban areas, including Castle Hill, Mount Stuart and Mount Louisa; and

(c) coastal headlands, foreshores and waters, including The Strand, Magnetic Island, Cape Pallarenda, Cape Cleveland, Cleveland Bay and Halifax Bay.

(3) Development is sited and designed to be sensitive to the landform, vegetation and other characteristics that contribute to scenic amenity values in all parts of the city.

(4) Non-urban land is protected to define the edges to the city, and to protect non-urban landscape values. Urban and rural residential development does not occur in rural areas.

3.4.4.2 Land use strategies

A primary strategy implemented through the planning scheme is the containment of urban growth within the designated area.

Otherwise, planning scheme requirements for reconfiguration and development of all types reflect the intention to protect areas and features of scenic importance.

3.4.5 Element - Managing the impacts of development

3.4.5.1 Specific outcomes

Protection of amenity

(1) Development mitigates the effects of new development on local character, noise and air quality, access to sunlight, breezes and privacy, and avoids commercial or through traffic in residential streets.

(2) The interface between land zoned for industry and sensitive land uses is managed to protect the health, wellbeing, amenity and safety of the community and protect industrial activities from incompatible development.

(3) The planning scheme does not protect private views, other than where proposed development is inconsistent with the described intent for a local area.

(4) Negative social impacts caused by development are avoided or minimised.

3.4.5.2 Land use strategies

Zone designations, and in some cases precincts, represent the type and scale of development intended for an area. This forms the basis for the community to establish realistic expectations about the type of amenity in an area.

3.5 Theme - Environmentally sustainable future

~~**Editor's note**—What did the Townsville Community Plan 2011-2021 say about *Environmentally sustainable future*?~~

~~*Our community recognises and values our natural environment. We acknowledge the need for a more sustainable future and seek to achieve this through solutions that minimise our impact on the environment.*~~

~~Three guiding principles were also set out:~~

- ~~*Valuing our natural environment and urban green spaces: The Townsville community recognises, protects, retains and enhances the values and condition of our natural environment, urban green spaces, and scenic amenity.*~~

- ~~*Taking responsibility for the health of our local waterways, wetlands and marine areas: The community takes appropriate actions to maintain the values and condition of our local waterways, wetlands and the marine environments.*~~
- ~~*Adopting an environmentally sustainable lifestyle at home, work and at play: the community understands that our activities have an environmental impact. Individually and collectively we take responsibility for undertaking appropriate actions at home, work and play to minimise these impacts.*~~

3.5.1 Strategic outcomes

(1) Townsville's natural assets, including its biodiversity, habitat values and biophysical and ecological processes are protected, enhanced and restored to provide life supporting capacities for present and future generations.

(2) The maintenance of biodiversity is dependent on a variety of biophysical elements, functions and processes including an interconnected network of wildlife corridors and habitats. Habitat areas and connecting corridors are retained, and degraded links are restored to provide a continuous network of natural assets that supports the ecological and biophysical functions necessary for ensuring sustainable landscapes.

(3) The network of waterways and wetlands that contribute to terrestrial and aquatic biodiversity including fisheries, marine habitats and the Great Barrier Reef World Heritage Area, is protected from the impacts of development to maintain high standards of water quality and aquatic ecosystem health.

Editor's note – The Outstanding Universal Vales of the Great Barrier Reef World Heritage Area were declared by the United Nations Educational, Science and Cultural Organisation (UNESCO). The local expression of the Outstanding Universal Value of the Great Barrier Reef World Heritage Area is identified in the Master plan for the priority Port of Townsville.

(4) Water quality is protected, particularly within the city's drinking water catchments and waters identified as having high ecological value.

(5) The coastal zone is managed to protect, conserve and rehabilitate coastal resources, biological diversity and natural coastal processes.

(6) Risk to life, property and ecosystems as a result of natural hazards is minimised, and development is managed to respond to the likely impacts of climate change.

3.5.2 Element - Natural assets

3.5.2.1 Specific outcomes

(1) Areas of importance for the maintenance of habitat, biodiversity and biophysical and ecological functions are protected. Development avoids or minimises direct and indirect impacts on areas having or supporting significant environmental values, ecological functions and biophysical processes.

(2) As far as possible, natural areas are retained and integrated with the development to maintain and enhance the natural assets network.

(3) Fragmentation of native habitat is avoided to maintain biodiversity and increase ecological resilience, including resilience to climate change.

(4) Ecological corridors are maintained and where appropriate, rehabilitated and expanded, to support:

- (a) the natural movement and proliferation of native species;
- (b) ecological responses to climate change;
- (c) the maintenance of large scale migratory lifecycle processes; and
- (d) connectivity between significant habitat areas and patches of remnant vegetation.

(5) Development maintains suitable buffers to areas of significance, such as endangered and threatened ecological communities and remnant vegetation, wetlands and waterways and priority habitat to ensure the ongoing viability of the significant area and associated ecological functions and ecosystem services.

(6) Corridors and buffers are of a width which provides for:

- (a) movement of native fauna;
- (b) viable habitat areas;
- (c) minimisation of edge effects;
- (d) maintenance of the hydrological functions of the waterway or wetland;
- (e) appropriate recreational opportunities; and
- (f) any additional maintenance and bushfire setback functions to be located outside the areas required for ecological purposes.

(7) Appropriate public access to the city's natural assets is provided.

3.5.2.2 Land use strategies

The city shape and settlement pattern has been determined to avoid further expansion of urban or rural residential development beyond existing designated areas. This will avoid increasing pressures on environmentally important values.

Some areas (predominantly those in the protected estate) are included in the Environmental management and conservation zone. Other natural areas of national, state, regional and local significance are identified in overlay maps and are to be protected and managed through the Natural assets overlay code.

The Natural assets planning scheme policy no. SC6.9 assists in providing guidance to applicants regarding the range of values present across the mapped areas and how environmental assessments should be carried out.

3.5.3 Element - Integrated water cycle management and ecosystem health

3.5.3.1 Specific outcomes

Protection of waterways and wetlands

(1) Wetlands, waterways and associated riparian areas are protected from threatening processes and where practical, enhanced to ensure ecological processes and ecosystem services are fully functional.

(2) The proposed city shape and settlement pattern avoids further expansion of urban development into or nearer to important aquatic ecosystems.

(3) Development is located outside wetlands and avoids adverse effects on wetlands.

(4) Development is buffered from waterways and wetlands, with a buffer width sufficient to:

- (a) maintain ecological and habitat functions;
- (b) minimise potential edge effects; and
- (c) allow for natural hydrological (including flood-related) processes to function effectively and unimpeded.

(5) Where land is required for recreational, land management, bushfire hazard risk reduction and other appropriate purposes, these functions and land uses are located outside the areas required for ecological purposes and water quality improvement or are conducted in such a way that there are no adverse impacts on the environmental values.

Protection of water quality

(6) Intensification of development within the Lake Ross, Lake Paluma and Crystal Creek catchments is avoided.

(7) Water quality of both surface and ground waters, and the ecological and hydrological processes of catchments, are protected.

(8) New development incorporates drainage, stormwater and waste water management measures that protect ground and surface water quality and the environmental values of water.

(9) The release of acid and associated metal contaminants into the environment is avoided through appropriate standards for development involving filling or excavation, so that disturbance to acid sulfate soils is minimised and disturbed acid sulfate soils are appropriately treated.

(10) Best practice water sensitive urban design (adapted to the Dry Tropics environment) and integrated water cycle management responding to regionally specific climate and water quality characteristics, form the basis for engineering standards.

Water use efficiency

(11) Development, including landscaping, uses water efficiently as part of the total water cycle.

3.5.3.2 Land use strategies

Water resources are comprehensively protected through the Natural assets and Water resource catchment overlays, as well as through requirements under the Healthy waters and Works codes, as well as zone codes.

Council will continue to work as a partner of the Dry Tropics Partnership for Healthy Waters to improve the values of catchments in Townsville and the Reef.

3.5.4 Element - Coastal protection

3.5.4.1 Specific outcomes

Conservation of coastal resources

(1) Coastal resources are conserved, and areas of high ecological significance or scenic amenity along the coast are protected.

Coastal risks

(2) Exposure of communities to coastal hazards, including erosion and storm tide inundation, is minimised, taking into account the projected effects of climate change.

(3) The settlement pattern avoids expansion of urban areas and smaller coastal settlements into environmentally significant coastal areas.

(4) In areas designated for urban development, increase in risk to people and property is avoided.

(5) Outside designated urban areas, only limited forms of development that are compatible with the risks occur within coastal hazard areas.

Public access

(6) Public access to the foreshore is maintained and managed for current and future generations.

3.5.4.2 Land use strategies

The Coastal protection overlay and underlying zoning provisions direct development so that it will be compatible with the hazard and protect coastal processes and areas of high ecological significance.

3.5.5 Element - Natural hazards (bushfire, landslide and flood)

3.5.5.1 Specific outcomes

Avoiding increase to risk

(1) New development in areas subject to bushfire, landslide or flooding hazard is compatible with the nature of the hazard.

(2) Development does not materially increase the extent or the severity of natural hazards, and the safety of people is maintained and damage to property is minimised.

(3) The settlement pattern avoids further expansion of urban and rural residential uses into hazard areas.

(4) Significant areas of Townsville are already established within the floodplains of the Ross and Bohle Rivers. Within these areas, the flood risk will be managed by avoiding intensification of development in high hazard areas and ensuring development is compatible with the hazard in other areas.

3.5.5.2 Land use strategies

Bushfire, Landslide and Flood hazard overlays and underlying zoning provisions direct development so that it will be compatible with the hazard and the desired character for the area.

3.5.6 Element - Sustainability

3.5.6.1 Specific outcomes

(1) Development is designed to sensitively respond to Townsville's climate through its orientation, layout and

design of the built environment.

(2) Development minimises demands for energy use and otherwise promotes efficient use of energy.

(3) Innovation in climate responsive and energy efficient and passive design is encouraged.

(4) Development is located, designed and managed to avoid environmental harm or nuisance.

~~(4)~~(5) Development which meets its energy needs from self-generated renewable energy is encouraged.

3.5.6.2 Land use strategies

The city shape and settlement pattern established under the planning scheme provisions underpins the growth of a more sustainable Townsville in which transportation and fossil fuel use will be better managed.

Development requirements also seek development that is climatically responsive and energy efficient at the site and built form scale. However, the planning scheme does not duplicate the jurisdiction of the *Building Act 1975* in this regard.

Planning scheme provisions also address the expected environmental performance of development generally.

3.6 Theme - Sustainable economic growth

~~**Editor's note—**What did the Townsville Community Plan 2011-2021 say about *Sustaining economic growth*?~~

~~*The community recognise that it is fundamental to have a strong and balanced economic growth in order to enhance our city's way of life.*~~

~~Four guiding principles were also set out:~~

- ~~*Strong and diverse economy: the community recognises that sustaining a strong and diverse economy is vital for long-term prosperity.*~~
- ~~*An innovative and highly skilled city: we will create new skills and business opportunities.*~~
- ~~*A community that benefits from Townsville's economy: we will ensure that the benefits of economic growth are shared throughout the community.*~~
- ~~*A city that sustains and prospers from its environment: the community will partner with business and industry to create a more resource efficient economy that generates new sustainable development businesses and jobs.*~~

3.6.1 Strategic outcomes

(1) Economic and employment growth is primarily located in Townsville's centres and industrial areas. The clustering of activities and employment in these areas facilitates improved transport networks (including public transport).

(2) Industrial land is used efficiently, a timely supply of land to meet industry needs is available, and efficient and cost-effective provision of infrastructure is facilitated.

(3) Sensitive uses are prevented from encroaching on the city's freight routes, special purpose areas, industrial areas and specialised centres, particularly Townsville Airport, Port of Townsville, the Townsville State Development Area, Lansdown and the Department of Defence landholdings, to ensure their ongoing efficient operation, minimise risks and avoid conflicts.

(4) Farming activities and the productive capacity of all rural land is protected.

(5) Within rural areas, new enterprises are encouraged that are associated with rural production or the natural environment, and which are not more appropriately located in urban areas.

(6) Development in and adjacent to quarries and other extractive and resource areas does not prejudice the continued and future use of the natural resources.

(7) Tourist accommodation and attractions are established in appropriate locations, and conflict between tourist activities and surrounding uses or values is minimised.

(8) Home based business is supported as an important incubator for new enterprises. However, activities are limited to ensure adverse impacts on neighbours' residential amenity do not occur.

3.6.2 Element - Industrial land

3.6.2.1 Specific outcomes

Sufficient land supply

(1) Land within designated industrial areas is used efficiently, and industries with a similar or compatible nature are co-located.

(2) The significance and potential of the Townsville State Development Area as a dry port, accommodating storage, transport and logistics activities, as well as port-related manufacturing is protected.

(3) The industrial investigation area at Bohle Plains will not be developed prior to the establishment of:

(a) a demonstrated need for the land;

(b) the inclusion of the area in council's Priority infrastructure area; and

(c) detailed structure planning which identifies, avoids and buffers significant environmental values, areas and corridors; avoids natural hazards on the site; identifies appropriate mix of industrial activity, identifies appropriate buffers, nominates site layout and circulation networks; and appropriately integrates the site with surrounding land.

(4) Interim uses in the industrial investigation area at Bohle Plains does not prejudice long-term suitability for industrial use.

(5) Industrial development does not expand beyond the areas zoned for industrial purposes or identified as industry investigation area on the strategic framework maps.

(6) In Roseneath, industrial uses with a transport and logistics focus are accommodated and are provided with adequate infrastructure, including roads, water, sewer and stormwater networks.

(7) In Lansdown, industrial uses with a medium and high impact industry focus are accommodated and are provided with adequate infrastructure, including roads, water, sewer and stormwater networks. The creation and use of renewable energy including solar, wind and hydrogen is promoted.

Protection of industry land for industry

(8) Industrial land is designed and remains available for intended industrial use and is protected from encroachment by uses that are sensitive to the impacts of industry.

(9) Industrial development is not intended to occur outside the zoned industrial areas, other than service industries and some low impact industries which may be located within activity centres or mixed use areas.

(10) Renewable energy industry development occurs within industrial areas, other than where they require a non-urban location. They are not to be established in Townsville's primary horticultural areas and should not give rise to conflicts which would prejudice the existing economic activity in the area or adversely affect environmental values, ecological processes or landscape character.

~~(10)~~(11) Retail and commercial activities within industry zones are limited to those that directly support the industries intended for the zones, or are for outdoor sales uses. Bulky goods retailing (showrooms) and retail hardware stores are not accommodated within industry zoned land and are instead located within activity centres or mixed use areas.

~~(11)~~(12) Subdivision requirements for industrial areas will be established to provide for a mix of lot sizes and, in particular, provision for larger lot sizes in Medium and High impact industry and Special purpose zoned areas.

Impacts of industry

~~(12)~~(13) Industrial development is managed to protect environmental values, avoid risk to life and property and reasonably protect the amenity of surrounding areas.

~~(13)~~(14) Alternative solutions to energy use and environmental performance are encouraged where impacts will be no worse than a conventionally designed development.

3.6.2.2 Land use strategies

Industrial areas are included in either the Low, Medium or High impact industry zone or Special purpose zone and the appropriate performance expectations for each are identified.

In addition, provisions are contained within residential zones, where relevant, to address potential reverse amenity issues from industrial areas and major infrastructure corridors. Council will work with the State Government to investigate the potential allocation of the Bohle Plains State land area to accommodate a range of industry types, including transport/freight-related activities. Industrial development of this area would desirably be contiguous with existing industry and appropriately integrate with the Townsville Ring Road.

Industrial land supply and demand will be monitored by council in order to determine when land in the Bohle Plains industrial investigation area may need to be made available.

Council will work with the relevant authorities to ensure the availability of gas and telecommunications infrastructure, as well as to investigate possible alternative freight routes which minimise existing conflicts within the urban area.

3.6.3 Element - Airport, seaport and Department of Defence land

3.6.3.1 Specific outcomes

Protecting special use areas

(1) Townsville Airport, Port of Townsville and Department of Defence landholdings are recognised for their particular strategic and economic value to the community.

(2) The safety and operational efficiency of these areas is maintained. They are protected from encroachment by sensitive uses.

(3) Development in the vicinity of these areas, and the transport/freight routes which serve them, is compatible with the physical and operational characteristics of the special use areas. New development will be located and designed to minimise any potential impacts.

3.6.3.2 Land use strategies

While the planning scheme has no jurisdiction over these areas, it regulates development in the areas surrounding them to avoid conflicts and reverse amenity issues arising.

3.6.4 Element - Natural economic resources (including rural and extractive industry)

3.6.4.1 Specific outcomes

Protecting productivity

(1) The productive capacity of all rural land is optimised within its environmental constraints.

(2) Significant non-rural activities and intensive animal industries do not occur in Townsville's primary horticultural areas.

(3) The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock. The stock route network is protected from developments (on or near stock routes) that may adversely impact on the continued use of the network.

Editor's note—The stock route network is comprised of routes and reserves. The declared stock route network in Townsville consists of reserves only. The stock route network is identified in State Planning Policy mapping – agriculture - stock route network.

Avoiding fragmentation

~~(3)~~(4) Further fragmentation of rural land is avoided. A lack of viability for existing farms and small holdings does not justify their further subdivision or use for non-agricultural purposes.

~~(4)~~(5) Development complies with the nominated minimum lot size for each precinct which will generally range from 10ha for rural lifestyle precincts, to 40ha for horticultural-based precincts to 400ha for grazing-based precincts.

Diversification

~~(5)~~(6) Opportunities for diversification of activities within the rural areas is encouraged, provided that:

(a) the productive capacity of the land is maintained;

(b) conflicts with existing and intended rural activities in the surrounding area are avoided;

(c) the existing landscape and natural resource values of the land are maintained; and

(d) the development is not more appropriately located in another zone.

~~(6)~~(7) Industry uses that are not directly related to farming or which do not require separation from urban or rural residential areas are not appropriate in the rural zone. These should be contained within zoned industrial land. In particular, transport depots and food or meat processing industries are to be located in an industrial zone.

~~(7)~~(8) Intensive animal industries including feedlots and cattle handling facilities (for live export) are to be directed to the broader hectare lands of the predominantly grazing precincts where potential impacts can be better managed.

Protection of extractive resources

~~(8)~~(9) Identified areas of extractive resources and their associated haulage routes are protected from encroachment of incompatible development. Buffers are provided to separate and mitigate the impacts of extractive operations and surrounding sensitive uses.

~~(9)~~(10) While houses may be established on existing lots within identified buffer areas and haulage routes, any

development which would increase the intensity of people living, visiting or working within these areas is avoided.

~~(10)~~(11) Quarrying and extractive industry maintains the integrity of environmental and hydrological processes beyond site boundaries and minimises impacts on such values within the site.

3.6.4.2 Land use strategies

The rural land resources are primarily managed within the planning scheme through the Rural zone.

In addition, a number of overlays also assist in protecting the range of non-urban values, including Natural assets, Extractive resources, Bushfire hazard, Landslide hazard and Coastal environment.

3.6.5 Element - Tourism

3.6.5.1 Specific outcomes

Diversity

(1) A range of tourism opportunities and experiences, particularly nature-based and event-based tourism, are encouraged, with the principal centre ~~(CBD)~~ and its immediate environs a focus for larger tourist facilities.

(2) Tourism within the principal centre ~~(CBD)~~ and its immediate environs will be anchored by the Museum of Tropical Queensland and Reef HQ Aquarium, the North Queensland Stadium, education and research uses and accommodation facilities, with improved links to the Breakwater, Anzac Park and The Strand.

(3) Tourist accommodation and dining will also continue to be encouraged in North Ward (with a focus on The Strand and Gregory Street), the Breakwater and Palmer Street, consistent with desirable built form and urban design outcomes for those areas.

(4) Magnetic Island is a major tourism destination for Townsville and will maintain accommodation and recreation activities at a scale and form that is relative to the overall character of the island. Supporting infrastructure encouraged on the island includes service and convenience of commercial facilities, walkways, foreshore promenades, and gateway treatments at significant junctions for each village.

(5) Small-scale, low-rise tourist accommodation and support facilities are to be facilitated at Paluma, Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach. Tourism-oriented development in these northern townships focuses on protecting and emphasising the natural character attributes of the local area. The relationship between tourism, the environment and the availability and capacity of local infrastructure in these northern townships is managed so that it is sustainable.

Protecting values

(6) Tourism-related development maintains or enhances Townsville's image, environmental values, ecological processes and scenic quality both within and outside of urban areas.

(7) Outside the urban area, tourism-related development occurs where directly associated with rural activities or other natural resource values. However, such uses should not give rise to conflicts which would prejudice the existing economic activity in the area or adversely affect environmental values, ecological processes ~~values~~ or landscape character.

3.6.5.2 Land use strategies

The relevant zones and precincts identified in the planning scheme establish appropriate performance requirements for tourism-related development in appropriate locations.

Part 4 Local government infrastructure plan

4.1 Preliminary

(1) This local government infrastructure plan has been prepared in accordance with the requirements of the ~~*Sustainable*~~ *Planning Act 2016*~~09~~.

(2) The purpose of the local government infrastructure plan is to:

(a) integrate infrastructure planning with the land use planning identified in the planning scheme;

(b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;

(c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;

(d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and

(e) provide a basis for the imposition of conditions about infrastructure on development approvals.

(3) The local government infrastructure plan:

(a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;

(b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2026;

(c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;

(d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:

(i) water supply;

(ii) sewerage;

(iii) roads;

(iv) footpaths and cycleways; and

(v) parks and land for community facilities.

(e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.5.2.

4.2 Planning assumptions

(1) The planning assumptions state the assumptions about:

(a) population and employment growth; and

(b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

(3) The planning assumptions have been prepared for:

(a) the base date 2011 and the following projection years to accord with future Australian Bureau of Statistics census years:

(i) mid 2016;

(ii) mid 2021;

(iii) mid 2026;

(iv) mid 2031; and

(v) ultimate

(b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1.

(c) the projection areas identified on Growth Model Zone Maps 1 to 5 in the extrinsic material (Local Government Infrastructure Plan - planning assumptions & PIA). For reporting purposes, the projections are summarised by the reporting areas identified in Schedule 3 - Local government infrastructure plan mapping and tables, SC3.3.1 - Reporting areas map.

Table 4.2.1-Relationship between LGIP development categories, development types and uses

Column 1 **LGIP development category**	**Column 2** **LGIP development type**	**Column 3** **Uses**
Residential development	Single Dwelling (urban)	Dwelling house (urban)
	Single Dwelling (rural residential)	Dwelling house (rural residential)
	Single Dwelling (rural)	Dwelling house (rural)
	Multiple Dwelling	Dual occupancy Multiple dwelling
	Other Dwelling	Caretaker's accommodation Community residence Dwelling unit Relocatable home park Residential care facility Retirement facility
Non-residential development	Retail	Adult store Agricultural supplies store Bar Bulk landscape supplies Food and drink outlet Function facility Garden centre Hardware and trade supplies Market Outdoor sales Roadside stall Service station Shop Shopping centre Showroom Wholesale nursery

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Services	Animal keeping Brothel Car wash Cemetery Childcare centre Club Community care centre Community use Crematorium Detention facility Educational establishment Environmental facility Funeral parlour Health care services Home based business Hospital Hotel Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Nature-based tourism Nightclub entertainment facility ~~Non-resident workforce accommodation~~ Outdoor sport and recreation Outstation Park Party house Place ofworship Resort complex Rooming accommodation Rural workers accommodation Service industry Short-term accommodation Theatre Tourist attraction Tourist park Workforce accommodation
	Professional	Emergency services Office Sales office Veterinary services

	Industry	Air services Battery storage facility High impact industry Landing Low impact industry Marine industry Medium impact industry Parking station Port services Research and technology industry Rural industry Special industry Telecommunications facility Transport depot Warehouse Winery

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Other	Animal husbandry Aquaculture Cropping Extractive industry Intensive animal husbandry Intensive horticulture Major electricity infrastructure Permanent plantation Renewable energy facility Substation Utility installation

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1-Population and employment assumptions summary.

Table 4.2.1.1-Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				
	2016	2021	2026	2031	Ultimate
Population	192,115	201,770	217,089	237,382	404,346
Employment	93,137	97,412	104,489	115,525	418,035

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

(a) Table SC3.1.1 - Existing and projected population, and;

(b) Table SC3.1.2 - Existing and projected employment;

Editor's note—More detailed projections by growth model zone areas are available in the extrinsic material.

4.2.2 Development

(1) The developable area is identified in Schedule 3-Local government infrastructure plan mapping and tables, SC3.3.2 - Developable area map.

(2) The planned density for future development is stated in Table 4.2.2.1 to Table 4.2.2.5.

Editor's note—Locations where infill and broad-hectare densities apply are identified respectively as 'less than threshold' and 'greater than threshold' areas that are mapped in Appendix C and Appendix D of *Local government infrastructure plan - planning assumptions & PIA . Townsville City Council.* (extrinsic material). The densities and other key assumptions in this local government infrastructure plan include:

- Assumed population, housing and employment densities (infill) (Table 4.2.2.1);
- Assumed population, housing and employment densities (broad-hectare) (Table 4.2.2.2);
- Assumed population, housing and employment densities (heritage)(Table 4.2.2.3);
- Assumed population, housing and employment densities (special cases) as shown in Figure 4.2.2.1 (Table 4.2.2.4); and
- Delayed start dates for growth associated with preliminary approvals (Table 4.2.2.5).

(3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.6 - Residential dwelling and non-residential floor space assumption summary.

(4) A summary of the assumptions about future educational enrolments for the planning scheme area is stated in Table 4.2.2.7 - Education assumptions summary.

Table 4.2.2.1-Assumed population, housing and employment densities (infill)

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwelling (no.)	Multiple or other dwelling (no.)	Retail(m^2)	Services (m^2)	Profess. (m^2)	Industry (m^2)	Other (m^2)
CF	All	-	-	-	-	-	-	-
CR	All	16.7	-	-	-	-	-	-
DC	All	-	-	2,970	765	765	-	-
EC	MCF2	-	-	2,310	595	595	-	-
EC	MCNS	-	-	5,280	1,360	1,360	-	-
EC	Other	16.6	4.9	20	80	-	-	-
HDR	PS	-	590.6	9,936	-	-	-	-
HDR	Other	-	80.0	656	83	459	-	-
HII	All	-	-	3	65	65	6,367	-
LC	All	-	-	2,970	765	765	-	-
LDR	MCF1*	-	-	2,310	595	595	-	-
LDR	MHF1*	-	-	-	3,180	2,120	-	-
LDR	RRRC*	18.8	2	10	40	-	-	-
LDR	ST*	10.0	-	-	-	-	-	-
LDR	Other	18.9	2.1	5	20	-	-	-
LII	All	-	-	1,120	319	286	3,646	230
MC	ACC	-	36.0	4,224	1,088	1,088	-	-
MC	ACF	-	-	3,300	850	850	-	-
MC	AMC	-	18.0	4,752	1,224	1,224	-	-
MC	HPMC(MCC)	-	-	5,280	1,360	1,360	-	-
MC	HPMC(Other)	-	-	5,280	1,360	1,360	-	-
MC	MCF3	-	-	2,310	595	595	-	-
MC	TCMC(TD)	-	21.9	3,373	869	869	-	-
MC	TCMC(TCS)	-	21.9	3,373	869	869	-	-
MC	Other	-	18.0	4,752	1,224	1,224	-	-
MDR	AV	-	137.9	3,901	1,005	1,005	-	-
MDR	AMD	0.1	221.2	5	21	-	-	-
MDR	HPMD	-	222.3	17	4	4	-	-
MDR	PB	18.9	2.1	5	20	-	-	-
MDR	NBT	-	42.0	2,100	1,050	1,050	-	-
MDR	NWV	11.0	64.4	7	28	-	-	-
MDR	S	10.6	61.8	35	140	-	-	-
MDR	Other	11.0	97.8	5	21	-	-	-
MII	All	-	-	601	223	124	5,121	130
MU	AC	-	42.0	2,100	1,050	1,050	-	-
MU	BRM	-	-	-	3,180	2,120	-	-
MU	CTR	-	24.3	2,435	2,435	-	-	-
MU	KT	-	-	1,300	1,950	1,950	1,300	-
MU	KR	11.0	97.8	5	21	-	-	-
MU	NBG	-	42.0	2,100	1,050	1,050	-	-
MU	CBDG	-	21.9	1,789	1,661	1,661	-	-
MU	STRD	-	341.0	9,900	-	-	-	-
MU	WS	11.0	64.5	5	21	-	-	-
MU	Other	-	21.9	1,789	1,661	1,661	-	-
NC	All	-	-	2,310	595	595	-	-
OS	R	-	-	1,300	1,950	1,950	1,300	-
OS	Other	-	-	-	-	-	-	-
PC	CA	-	-	3,900	30,550	30,550	-	-

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwelling (no.)	Multiple or other dwelling (no.)	Retail(m^2)	Services (m^2)	Profess. (m^2)	Industry (m^2)	Other (m^2)
PC	FSR	-	357.0	9,686	25,809	25,809	-	-
PC	Other	-	399.0	3,857	25,622	25,622	-	-
RR	RRRD	0.025	-	-	-	-	-	-
RR	Other	1.6	-	-	-	-	-	-
RUR	H	0.025	-	-	-	-	-	-
RUR	C	0.003	-	-	-	-	-	-
RUR	J	0.1	-	-	-	-	-	-
RUR	RRRD	0.003	-	-	-	-	-	-
RUR	Other	0.003	-	-	-	-	-	-
SC	Other	-	-	-	-	-	-	-
SC	BRM	-	-	-	3,180	2,120	-	-
SC	D	-	-	3,500	-	-	-	-
SC	FRM	-	34	670	2,680	-	-	-
SC	MH	-	-	-	7,200	4,800	-	-
SC	MHF2	-	-	-	3,180	2,120	-	-
SP	TSDA (B, EC, ECO)	-	-	-	-	-	-	-
SP	TSDA (HIIP)	-	-	340	126	84	2,877	74
SP	TSDA (LMI)	-	-	1,120	319	286	-	230
SP	TSDA (Other)	-	-	601	223	124	-	130
SR	BBGC	-	-	20	5	-	-	-
SR	Other	-	-	-	-	-	-	-

Table 4.2.2.2-Assumed population, housing and employment densities (broad-hectare)

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwellings (no.)	Multiple or other dwelling (no.)	Retail (m^2)	Services (m^2)	Profess. (m^2)	Industry (m^2)	Other (m^2)
CF	All	-	-	-	-	-	-	-
CR	All	11.3	-	-	-	-	-	-
DC	All	-	-	2,970	765	765	-	-
EC	MCF2	-	-	1,485	383	383	-	-
EC	MCNS	-	-	3,432	884	884	-	-
EC	Other	10.8	3.2	13	52	-	-	-
HDR	PS	-	590.6	9,936	-	-	-	-
HDR	Other	-	51.9	425	54	298	-	-
HII	All	-	-	1	16	16	1,592	-
LC	All	-	-	2,970	765	765	-	-
LDR	MCF1*	-	-	1,485	383	383	-	-
LDR	MHF1*	-	-	-	3,180	2,120	-	-
LDR	RRRC*	12.2	1.3	7	26	-	-	-
LDR	ST*	6.5	-	-	-	-	-	-
LDR	Other	12.3	1.3	3	13	-	-	-
LII	All	-	-	720	205	184	2,344	148
MC	ACC	-	23.4	2,746	707	707	-	-
MC	ACF	-	-	2,145	553	553	-	-
MC	AMC	-	11.7	3,089	796	796	-	-
MC	HPMC(1)	-	-	4,290	1,105	1,105	-	-
MC	HPMC(2)	-	-	3,432	884	884	-	-
MC	MCF3	-	-	1,485	383	383	-	-
MC	TCMC(TD)	-	14.2	2,192	565	565	-	-

Zone	Precinct	Ultimate density (per net developable hectare)						
		Single dwellings (no.)	Multiple or other dwelling (no.)	Retail (m^2)	Services (m^2)	Profess. (m^2)	Industry (m^2)	Other (m^2)
MC	TCMC(TCS)	-	14.2	2,192	565	565	-	-
MC	Other	-	11.7	3,089	796	796	-	-
MDR	AV	-	89.6	2,535	653	653	-	-
MDR	AMD	0.1	144.2	3	14	-	-	-
MDR	HPMD	-	144.9	11	3	3	-	-
MDR	PB	12.3	1.3	3	13	-	-	-
MDR	NBT	-	27.3	1,365	683	683	-	-
MDR	NWV	7.2	41.8	5	18	-	-	-
MDR	S	6.9	40.1	23	91	-	-	-
MDR	Other	7.2	63.5	3	14	-	-	-
MII	All	-	-	388	144	80	3,304	84
MU	AC	-	27.5	1,375	688	688	-	-
MU	BRM	-	-	-	3,180	2,120	-	-
MU	CTR	-	15.8	1,584	1,584	-	-	-
MU	KT	-	-	846	1,269	1,269	846	-
MU	KR	7.2	63.5	3	14	-	-	-
MU	NBG	-	27.3	1,365	683	683	-	-
MU	CBDG	-	14.3	1,164	1,081	1,081	-	-
MU	STRD	-	341.0	9,900	-	-	-	-
MU	WS	7.2	41.9	3	14	-	-	-
MU	Other	-	14.3	1,164	1,081	1,081	-	-
NC	All	-	-	2,310	595	595	-	-
OS	R	-	-	845	1,268	1,268	845	-
OS	Other	-	-	-	-	-	-	-
PC	CA	-	-	3,900	30,550	30,550	-	-
PC	FSR	-	357.0	9,686	25,809	25,809	-	-
PC	Other	-	399.0	3,857	25,622	25,622	-	-
RR	RRRD	0.021	-	-	-	-	-	-
RR	Other	1.3	-	-	-	-	-	-
RUR	H	0.021	-	-	-	-	-	-
RUR	C	0.002	-	-	-	-	-	-
RUR	J	0.085	-	-	-	-	-	-
RUR	RRRD	0.002	-	-	-	-	-	-
RUR	Other	0.002	-	-	-	-	-	-
SC	Other	-	-	-	-	-	-	-
SC	BRM	-	-	-	3,180	2,120	-	-
SC	D	-	-	3,500	-	-	-	-
SC	FRM	-	21.8	435	1,740	-	-	-
SC	MH	-	-	-	7,200	4,800	-	-
SC	MHF2	-	-	-	3,180	2,120	-	-
SP	TSDA (B, EC, ECO)	-	-	-	-	-	-	-
SP	TSDA (HIIP)	-	-	186	69	46	1,578	40
SP	TSDA (LMI)	-	-	720	205	184	-	148
SP	TSDA (Other)	-	-	388	144	80	-	84
SR	BBGC	5.0	-	13	3	-	-	-
SR	Other	-	-	-	-	-	-	-

Table 4.2.2.3-Assumed population, housing and employment exceptions (heritage)

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
24	Lot 1 on RP706700	269	0	0	0	0	0	0	1	0	0	vacant
25	Lot 1 on RP732245	255	0	0	0	0	0	32	66	62	0	hall
26	Lot 7 on RP703414	280	2.8	0	0	0	0	0	0	0	0	estimated
27	Lot 6 on T118301	221	2.8	0	0	0	0	0	0	0	0	USH
28	Lot 50 on T118105	267	2.8	0	0	0	0	0	0	0	0	USH
29	Lot 169 on T118105	269	2.8	0	0	0	0	0	0	0	0	USH
30	Lot 19 on RP701558	256	0	0	0	0	0	24	49	47	0	USH
31	Lot 1 on RP701861	460	0	0	0	0	0	3	7	6	0	estimated
32	Lot 18 on RP701558	256	0	0	0	0	0	24	50	47	0	estimated
33	Lot 204 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
34	Lot 47 on T118117	258	0	0	0	0	0	0	1	0	0	Church
35	Lot 446 on CP886001	472	0	0	0	0	0	0	10	0	0	Church
36	Lot 42 on RP703374	268	0	0	0	0	0	14	29	27	0	estimated
37	Lot 202 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
38	Lot 2 on RP860274	272	0	0	0	0	0	54	111	105	0	Church
39	Lot 41 on RP703374	268	0	0	0	0	0	14	29	27	0	estimated
40	Lot 203 on T118101	258	0	0	0	0	0	0	1	0	0	estimated
41	Lot 19 on RP745707	257	2.8	0	0	0	0	0	0	0	0	Church
42	Lot 32 on RP729858	233	2.8	0	0	0	0	0	0	0	0	USH
43	Lot 2 on RP707346	224	0	0	0	0	0	20	41	38	0	USH
44	Lot 263 on T1181	224	0	0	0	0	0	20	42	39	0	estimated
45	Lot 1 on RP701770	224	0	0	0	0	0	9	18	17	0	estimated
46	Lot 258 on T1181	224	0	0	0	0	0	20	42	39	0	estimated
47	Lot 3 on SP148258	224	0	0	0	0	0	25	53	50	0	estimated
48	Lot 1 on SP148258	224	0	0	0	0	0	40	82	78	0	estimated
49	Lot 2 on RP709172	226	2.8	0	0	0	0	0	0	0	0	estimated
50	Lot 52 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
51	Lot 65 on T11884	226	2.8	0	0	0	0	0	0	0	0	vacant
52	Lot 160 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
53	Lot 68 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
54	Lot 2 on RP702016	224	0	0	0	0	0	29	60	57	0	USH
55	Lot 32 on T11884	226	0	7.2	0	0	0	0	0	0	0	estimated
56	Lot 2 on RP733821	224	2.8	0	0	0	0	0	0	0	0	4 units

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
57	Lot 1 on RP722451	216	2.8	0	0	0	0	0	0	0	0	USH
58	Lot 2 on RP701633	216	2.8	0	0	0	0	0	0	0	0	USH
59	Lot 1 on RP702042	216	2.8	0	0	0	0	0	0	0	0	USH
60	Lot 2 on RP840903	216	0	0	0	0	0	0	1	0	0	USH
61	Lot 262 on T1181	224	0	0	0	0	0	20	41	38	0	Church
62	Lot 83 on T11884	227	2.8	0	0	0	0	0	0	0	0	estimated
63	Lot 137 on T11884	226	2.8	0	0	0	0	0	0	0	0	Vacant
64	Lot 14 on T118194	225	2.8	0	0	0	0	0	0	0	0	vacant
65	Lot 51 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
66	Lot 70 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
67	Lot 153 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
68	Lot 48 on T1187	224	2.8	0	0	0	0	0	0	0	0	USH
69	Lot 117 on RP703355	272	2.8	0	0	0	0	0	0	0	0	USH
70	Lot 118 on RP703355	272	2.8	0	0	0	0	0	0	0	0	USH
71	Lot 23 on RP703389	268	2.8	0	0	0	0	0	0	0	0	USH
72	Lot 2 on RP703361	272	2.8	0	0	0	0	0	0	0	0	USH
73	Lot 52 on RP706831	209	0	7.2	0	0	0	0	0	0	0	USH
74	Lot 176 on T11884	226	2.8	0	0	0	0	0	0	0	0	4 units
75	Lot 1 on RP708992	216	2.8	7.2	0	0	0	0	0	0	0	USH
76	Lot 4 on RP701633	216	2.8	0	0	0	0	0	0	0	0	4 units
77	Lot 1 on RP702085	216	2.8	0	0	0	0	0	0	0	0	USH
78	Lot 3 on RP702042	216	2.8	0	0	0	0	0	0	0	0	vacant
79	Lot 74 on T11813	216	0	0	0	0	0	0	1	0	0	KSQ Exception
80	Lot 1 on RP714466	212	2.8	0	0	0	0	0	0	0	0	Church
81	Lot 29 on RP701601	255	2.8	0	0	0	0	0	0	0	0	USH
82	Lot 16 on RP706831	209	2.8	0	0	0	0	0	2.8	0	0	1 USH
83	Lot 1 on RP716224	228	2.8	0	0	0	0	0	0	0	0	Boarding House
84	Lot 105 on T1186	222	2.8	0	0	0	0	0	0	0	0	USH
85	Lot 276 on T11868	265	0	0	0	0	0	0	1	0	0	USH
86	Lot 275 on T11868	265	0	0	0	0	0	0	1	0	0	Church
87	Lot 112 on SP130012	270	0	0	0	0	0	54	0	0	0	Church
88	Lot 48 on RP701649	254	2.8	0	0	0	0	0	0	0	0	Auction house
89	Lot 1 on RP718874	460	0	0	0	0	0	0	1	0	0	USH
90	Lot 15 on RP701784	222	2.8	0	0	0	0	0	0	0	0	Hall

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
91	Lot 169 on EP2263	255	2.8	0	0	0	0	0	2.8	0	0	USH
92	Lot 51 on RP701649	254	2.8	0	0	0	0	0	0	0	0	vacant
93	Lot 52 on RP701649	254	2.8	0	0	0	0	0	0	0	0	USH
94	Lot 102 on T11887	265	0	0	0	0	0	20	41	39	0	vacant
95	Lot 1 on RP727464	330	2.8	0	0	0	0	0	0	0	0	estimated
96	Lot 25 on RP703382	274	2.8	0	0	0	0	0	0	0	0	USH
97	Lot 4 on RP716211	474	2.8	0	0	0	0	0	0	0	0	USH
98	Lot 291 on RP703355	275	0	0	0	0	0	0	1	0	0	USH
99	Lot 292 on RP703355	275	0	0	0	0	0	0	1	0	0	Church
100	Lot 42 on RP703389	268	2.8	0	0	0	0	0	0	0	0	Church
101	Lot 172 on RP703399	279	2.8	0	0	0	0	0	0	0	0	USH
102	Lot 143 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
103	Lot 296 on RP703355	275	0	0	0	0	0	0	1	0	0	USH
104	Lot 289 on RP703355	275	0	0	0	0	0	0	1	0	0	Church
105	Lot 290 on RP703355	275	0	0	0	0	0	0	1	0	0	Church
106	Lot 30 on RP703409	287	2.8	0	0	0	0	0	0	0	0	Church
107	Lot 183 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
108	Lot 72 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
109	Lot 182 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
110	Lot 149 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
111	Lot 165 on SP116238	278	2.8	0	0	0	0	0	0	0	0	USH
112	Lot 31 on RP703409	287	2.8	0	0	0	0	0	0	0	0	USH
113	Lot 148 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
114	Lot 150 on RP703359	278	2.8	0	0	0	0	0	0	0	0	USH
115	Lot 4 on SP119505	370	2.8	0	0	0	0	0	0	0	0	USH
116	Lot 18 on RP701633	216	2.8	0	0	0	0	0	0	0	0	USH
117	Lot 2 on RP701662	217	0	0	0	0	0	13	28	26	0	FSE Exception
118	Lot 2 on RP701648	217	0	0	0	0	0	0	53	50	0	estimated
119	Lot 3 on SP123456	213	0	0	0	0	0	0	1	0	0	FSE Exception
120	Lot 1 on RP701648	217	0	0	0	0	0	1	1	0	0	Council Office
121	Lot 1 on RP701696	218	0	0	0	0	0	0	417	0	0	vacant
122	Lot 12 on T11840	216	2.8	0	0	0	0	0	0	0	0	KSQ Exception
123	Lot 2 on RP707340	217	0	0	0	0	0	10	20	19	0	USH
124	Lot 16 on RP707412	217	0	0	0	0	0	20	41	39	0	estimated

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
125	Lot 3 on RP710800	287	0	0	0	0	0	0	1	0	0	vacant
126	Lot 1 on RP701816	216	0	7.2	0	0	0	0	0	0	0	Hall
127	Lot 709 on SP135285	263	0	0	0	0	0	0	0	2	0	FSE Exception
128	Lot 24 on RP701633	216	2.8	0	0	0	0	0	0	0	0	vacant
129	Lot 72 on T11813	216	0	0	0	0	0	0	1	0	0	USH
130	Lot 1 on RP710504	225	2.8	0	0	0	0	0	0	0	0	Church
131	Lot 71 on T11813	216	0	0	0	0	0	0	1	0	0	USH
132	Lot 1 on RP701912	225	2.8	0	0	0	0	0	0	0	0	vacant
133	Lot 2 on RP701817	216	2.8	0	0	0	0	0	0	0	0	KSQ Exception
134	Lot 43 on RP703476	285	0	0	0	0	0	0	1	0	0	USH
135	Lot 6 on RP719055	317	2.8	0	0	0	0	0	0	0	0	Church
136	Lot 171 on T1181	217	0	0	0	0	0	20	31	29	0	FSE exception
137	Lot 171 on RP703537	332	2.8	0	0	0	0	0	0	0	0	estimated
138	Lot 2 on RP701659	217	0	0	0	0	0	5	12	11	0	USH
139	Lot 5 on T118604	218	0	0	0	0	0	0	100	0	0	estimated
140	Lot 20 on RP707272	217	0	0	0	0	0	10	16	15	0	estimated
141	Lot 4 on RP701778	252	2.8	0	0	0	0	0	0	0	0	estimated
142	Lot 2 on RP707272	217	0	0	0	0	0	9	14	14	0	USH
143	Lot 5 on RP701603	255	2.8	0	0	0	0	0	0	0	0	estimated
144	Lot 2 on RP725278	252	2.8	0	0	0	0	0	0	0	0	USH
145	Lot 37 on T11868	270	0	0	0	0	0	17	36	34	0	USH
146	Lot 3 on RP701778	252	2.8	0	0	0	0	0	0	0	0	estimated
147	Lot 11 on RP903759	218	0	0	0	0	0	20	41	39	0	USH
148	Lot 163 on T1181	217	0	0	0	0	0	20	31	29	0	estimated
149	Lot 2 on RP709895	217	0	1.8	0	0	0	6	0	0	0	estimated
150	Lot 2 on RP701721	217	0	0	0	0	0	10	15	14	0	1 Unit 1 shop
151	Lot 1 on RP701930	270	0	0	0	0	0	15	0	0	0	estimated
152	Lot 31 on T11860	217	0	0	0	0	0	10	15	14	0	Vacant
153	Lot 49 on RP703409	287	2.8	0	0	0	0	0	0	0	0	estimated
154	Lot 52 on RP703409	287	2.8	0	0	0	0	0	2.8	0	0	boarding house
155	Lot 1 on RP701721	217	0	0	0	0	0	10	15	14	0	boarding house
156	Lot CP on SP141326	219	0	10.8	0	0	0	0	0	0	0	Vacant
157	Lot 48 on RP703409	287	2.8	0	0	0	0	0	0	0	0	6 units
158	Lot 1 on RP712215	219	0	0	0	0	0	10	20	19	0	USH

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
159	Lot 2 on RP743712	321	2.8	0	0	0	0	0	0	0	0	School
160	Lot 6 on RP703442	291	2.8	0	0	0	0	0	0	0	0	USH
161	Lot 1 on RP708141	219	0	0	0	0	0	14	29	27	0	School
162	Lot 706 on SP112195	258	0	0	0	0	0	80	123	116	0	School
163	Lot 2 on RP709750	254	0	0	0	0	0	0	1	0	0	estimated
164	Lot 1 on RP714572	317	2.8	0	0	0	0	0	0	0	0	Church
165	Lot 2 on RP701742	219	0	0	0	0	0	3	7	6	0	USH
166	Lot 3 on RP709750	254	0	0	0	0	0	0	1	0	0	School
167	Lot 3 on RP712293	232	2.8	0	0	0	0	0	0	0	0	Church
168	Lot 169 on RP703537	332	2.8	0	0	0	0	0	0	0	0	USH
169	Lot 133 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
170	Lot 66 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
171	Lot 3 on RP701633	216	2.8	0	0	0	0	0	0	0	0	USH
172	Lot 2 on RP701632	216	2.8	0	0	0	0	0	0	0	0	USH
173	Lot 42 on RP703476	285	0	0	0	0	0	0	1	0	0	KSQ Exception
174	Lot 21 on T118288	220	2.8	0	0	0	0	0	0	0	0	Church
175	Lot 21 on T118638	265	0	0	0	0	0	0	0	0	63	Vacant
176	Lot 2 on RP748152	493	0	0	0	0	0	0	5	0	0	Transport Terminal
177	Lot 1 on RP865807	460	0	0	0	0	0	8	0	0	0	Racecourse
178	Lot 2 on RP701653	217	0	0	0	0	0	6	12	12	0	School
179	Lot 277 on T11868	265	0	0	0	0	0	0	1	0	0	School
180	Lot 3 on RP701665	217	0	0	0	0	0	8	18	17	0	FSE exception
181	Lot 170 on RP703537	332	2.8	0	0	0	0	0	0	0	0	Vacant
182	Lot 43 on RP703374	268	0	0	0	0	0	14	29	27	0	USH
183	Lot 2 on RP709434	256	0	0	0	0	0	0	1	0	0	estimated
184	Lot 3 on RP745504	230	2.8	0	0	0	0	0	0	0	0	Church
185	Lot 152 on T11884	226	0	3.6	0	0	0	0	0	0	0	USH
186	Lot 85 on T11884	227	2.8	0	0	0	0	0	0	0	0	2 Units
187	Lot 86 on T11884	227	2.8	0	0	0	0	0	0	0	0	USH
188	Lot 138 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
189	Lot 43 on RP703389	268	2.8	0	0	0	0	0	0	0	0	USH
190	Lot 4 on RP713165	224	0	0	0	0	0	17	35	33	0	USH
191	Lot 247 on EP2301	224	0	0	0	0	0	0	5	0	0	estimated
192	Lot 69 on T11884	226	2.8	0	0	0	0	0	0	0	0	Toobrook Pool

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
193	Lot 3 on RP703437	291	2.8	0	0	0	0	0	0	0	0	USH
194	Lot 7 on RP724203	293	2.8	0	0	0	0	0	0	0	0	boarding house
196	Lot 21 on RP906488	225	2.8	0	0	0	0	0	0	0	0	1 RSH
197	Lot 1 on RP739248	225	2.8	0	0	0	0	0	0	0	0	USH
198	Lot 71 on T11867	225	2.8	0	0	0	0	0	0	0	0	USH
199	Lot 1 on SP156441	216	2.8	0	0	0	0	0	0	0	0	KSQ Exception
200	Lot 2 on RP701818	216	0	5.4	0	0	0	0	0	0	0	USH
201	Lot 3 on RP701927	230	2.8	0	0	0	0	0	0	0	0	KSQ Exception
202	Lot 6 on T118212	217	0	0	0	0	0	16	33	31	0	FSE Exception
203	Lot 48 on T118117	258	0	0	0	0	0	0	1	0	0	FSE exception
204	Lot 46 on T118117	258	0	0	0	0	0	0	1	0	0	Church
205	Lot 1 on RP701632	216	2.8	0	0	0	0	0	0	0	0	Church
206	Lot 73 on T11813	216	0	0	0	0	0	0	1	0	0	USH
207	Lot 1 on RP719858	225	2.8	0	0	0	0	0	0	0	0	Church
208	Lot 2 on RP715005	268	0	0	0	0	0	1	0	0	0	FSE exception
209	Lot 1 on RP735183	217	0	0	0	0	0	35	73	69	0	shop
210	Lot 1 on RP708807	226	2.8	0	0	0	0	0	0	0	0	Vacant
211	Lot 53 on T11884	226	2.8	0	0	0	0	0	0	0	0	USH
212	Lot 2 on RP707023	225	0	5.4	0	0	0	0	0	0	0	USH
213	Lot 15 on T11840	216	2.8	0	0	0	0	0	0	0	0	3 units
214	Lot 9 on RP701633	216	2.8	0	0	0	0	0	0	0	0	included in GM
215	Lot 1 on RP717329	225	2.8	0	0	0	0	0	0	0	0	USH
216	Lot 2 on RP702042	216	2.8	0	0	0	0	0	0	0	0	1 USH
217	Lot 1 on RP701812	216	2.8	0	0	0	0	0	0	0	0	vacant
218	Lot 13 on T11840	216	2.8	0	0	0	0	0	0	0	0	USH
219	Lot 3 on SP172355	209	0	0	0	0	0	0	10	0	0	USH
220	Lot 1 on SP172355	209	0	0	0	0	0	0	10	0	0	Hotel
221	Lot 160 on EP708	209	2.8	0	0	0	0	0	0	0	0	Hotel
222	Lot 2 on SP172355	209	0	0	0	0	0	0	10	0	0	1 USH
223	Lot 158 on T118105	269	2.8	0	0	0	0	0	0	0	0	Hotel
224	Lot 99 on T118105	267	2.8	0	0	0	0	0	0	0	0	USH
225	Lot 2 on RP745103	267	2.8	0	0	0	0	0	0	0	0	USH
226	Lot 320 on T11823	214	0	0	0	0	0	20	41	39	0	USH
227	Lot 4 on RP701770	224	0	0	0	0	0	13	27	25	0	estimated

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
228	Lot 203 on T11823	460	2.8	0	0	0	0	0	0	0	0	estimated
229	Lot 2 on RP701770	224	0	0	0	0	0	9	19	18	0	USH
230	Lot 3 on RP701770	224	0	0	0	0	0	8	16	15	0	estimated
231	Lot 1 on RP748513	234	0	0	0	0	0	0	0	0	15	estimated
232	Lot 44 on RP703476	285	0	0	0	0	0	0	1	0	0	Furniture Manufacturer
233	Lot 3 on RP701851	460	2.8	0	0	0	0	0	0	0	0	Church
234	Lot 1 on RP712482	267	0	5.4	0	0	0	0	0	0	0	USH
235	Lot 32 on RP703409	287	2.8	0	0	0	0	0	0	0	0	3 units
236	Lot 51 on SP126582	278	0	0	0	0	0	3	0	0	0	School
237	Lot 28 on T118117	258	2.8	0	0	0	0	0	0	0	0	Shop
238	Lot 1 on RP715489	209	0	7.2	0	0	0	0	0	0	0	vacant
239	Lot 2 on T118125	226	2.8	0	0	0	0	0	0	0	0	4 units
240	Lot 75 on T118105	267	0	0	0	0	0	0	1	0	0	USH
241	Lot 87 on T118105	267	0	0	0	0	0	0	1	0	0	Church
242	Lot 72 on T118105	267	0	0	0	0	0	0	1	0	0	Church
243	Lot 88 on T118105	267	0	0	0	0	0	0	1	0	0	Church
244	Lot 71 on T118105	267	0	0	0	0	0	0	1	0	0	Church
245	Lot 74 on T118105	267	0	0	0	0	0	0	1	0	0	Church
246	Lot 73 on T118105	267	0	0	0	0	0	0	1	0	0	Church
247	Lot 89 on T118105	267	0	0	0	0	0	0	1	0	0	Church
248	Lot 90 on T118105	267	0	0	0	0	0	0	1	0	0	Church
249	Lot 37 on T11813	224	0	0	0	0	0	20	41	39	0	vacant
250	Lot 18 on T11840	216	0	9	0	0	0	0	0	0	0	estimated
251	Lot 55 on T11813	216	2.8	0	0	0	0	0	0	0	0	5 units
252	Lot 1 on RP701662	217	0	0	0	0	0	6	13	13	0	FSE exception
253	Lot 2 on RP725371	459	0	0	0	2.8	0	0	0	0	0	estimated
254	Lot 156 on T118192	249	0	0	0	0	0	0	1	0	0	School
255	Lot 157 on T118192	249	0	0	0	0	0	0	1	0	0	Church
256	Lot 202 on CP895209	211	2.8	0	0	0	0	0	0	0	0	Church
257	Lot 43 on T11868	270	0	0	0	0	0	20	41	39	0	School
258	Lot 35 on T11868	270	0	0	0	0	0	20	41	39	0	estimated
259	Lot 1 on RP701722	254	2.8	0	0	0	0	0	0	0	0	Vacant
260	Lot 219 on T1181	218	0	0	0	0	0	20	41	39	0	USH
261	Lot 2 on RP701959	265	2.8	0	0	0	0	0	0	0	0	estimated

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
262	Lot 23 on RP745734	219	0	0	0	0	0	10	20	19	0	Vacant
263	Lot 6 on RP745498	254	2.8	0	0	0	0	0	0	0	0	School
264	Lot 219 on T1186	228	2.8	0	0	0	0	0	0	0	0	USH
265	Lot 36 on T11868	270	0	0	0	0	0	7	0	0	0	USH
266	Lot 1 on RP709895	217	0	1.8	0	0	0	6	0	0	0	restaurant
267	Lot 33 on T11860	217	0	0	0	0	0	10	20	19	0	1 Unit 1 shop
268	Lot 170 on EP2263	255	2.8	0	0	0	0	0	2.8	0	0	estimated
269	Lot 105 on RP703355	272	2.8	0	0	0	0	0	0	0	0	Boarding House
270	Lot 1 on RP738946	179	0	3.6	0	0	0	0	0	0	0	USH
271	Lot 401 on P8363	100	2.8	0	0	0	0	0	0	0	0	2 Units
272	Lot 633 on EP1908	243	0	0	0	0	0	0	0	200	0	1 USH
273	Lot 254 on T11869	252	2.8	0	0	0	0	0	0	0	0	office
274	Lot 4 on SP120464	267	2.8	0	0	0	0	0	0	0	0	USH
275	Lot 63 on RP748781	209	0	0	0	0	0	0	6	0	0	USH
276	Lot 1 on RP739077	460	0	0	0	0	0	86	0	0	0	Alma Den
277	Lot 304 on T11823	460	0	0	0	0	0	0	1	0	0	estimated
278	Lot 319 on T11823	214	0	0	0	0	0	0	1	0	0	Church
279	Lot 1 on SP188739	260	2.8	0	0	0	0	0	0	0	0	Prison
280	Lot 1 on SP229803	214	0	0	0	0	0	49	75	71	0	USH
281	Lot 1 on RP726632	459	0	0	0	2.8	0	0	0	0	0	KSQ Exception
281	Lot 1 on RP726632	459	0	0	0	2.8	0	0	0	0	0	KSQ Exception
282	Lot 294 on RP703355	275	0	0	0	0	0	0	1	0	0	vacant
283	Lot 295 on RP703355	275	0	0	0	0	0	0	1	0	0	Church
284	Lot 4 on CWL812290	100	0	0	0	0	0	0	1	0	0	Church
285	Lot 123 on RP703476	285	2.8	0	0	0	0	0	0	0	0	Church
286	Lot 122 on RP703476	285	2.8	0	0	0	0	0	0	0	0	USH
287	Lot 14 on T11834	460	2.8	0	0	0	0	0	0	0	0	USH
288	Lot 293 on RP703355	275	0	0	0	0	0	0	1	0	0	USH
289	Lot 15 on T11834	460	2.8	0	0	0	0	0	0	0	0	Vacant
290	Lot 3 on RP882869	129	0	0	0	0	0	0	1	0	0	USH
291	Lot 4 on RP736178	123	0	0	2.8	0	0	0	0	0	0	Church
292	Lot 4 on RP736178	123	0	0	2.8	0	0	0	0	0	0	USH
293	Lot 203 on P8363	100	2.8	0	0	0	0	0	0	0	0	Vacant
294	Lot 89 on CWL1621	100	0	0	0	0	0	0	5	0	0	USH

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
295	Lot 308 on P8363	100	2.8	0	0	0	0	0	0	0	0	School (Paluma)
296	Lot 2 on RP716527	217	0	0	0	0	0	14	29	27	0	Masonic Lodge
297	Lot 44 on T118114	231	2.8	0	0	0	0	0	0	0	0	estimated
298	Lot 43 on T118114	231	2.8	0	0	0	0	0	0	0	0	USH
299	Lot 491 on E12463	393	0	0	0	0	0	0	1	0	0	Vacant
300	Lot 3 on RP721229	230	2.8	0	0	0	0	0	0	0	0	Church
301	Lot 2 on RP882869	129	0	0	0	0	0	0	1	0	0	vacant
302	Lot CP on SP175565	462	2.8	0	0	0	0	0	0	0	0	FSE exception
303	Lot 2 on RP709839	462	2.8	0	0	0	0	0	0	0	0	FSE exception
304	Lot 323 on T118105	270	0	0	0	0	0	20	41	39	0	FSE exception
305	Lot 181 on T1181	219	0	0	0	0	0	20	41	39	0	School
306	Lot 16 on P83615	100	2.8	0	0	0	0	0	0	0	0	water tank vacant
307	Lot 6 on P8366	100	2.8	0	0	0	0	0	0	0	0	1 USH
308	Lot 1 on P8363	100	2.8	0	0	0	0	0	0	0	0	USH
309	Lot 41 on T11884	226	2.8	0	0	0	0	0	0	0	0	Old school Horseshoe Bay Vacant
310	Lot 132 on T11888	234	2.8	0	0	0	0	0	0	0	0	vacant
311	Lot 2 on RP718721	217	0	0	0	0	0	0	23	22	0	USH
312	Lot 1 on RP701927	230	2.8	0	0	0	0	0	0	0	0	vacant
313	Lot 182 on T1181	219	0	0	0	0	0	20	41	39	0	USH
314	Lot 6 on P8368	100	2.8	0	0	0	0	0	0	0	0	estimated
315	Lot 2 on RP717551	283	2.8	0	0	0	0	0	0	0	0	USH
316	Lot 3 on RP701722	254	2.8	0	0	0	0	0	0	0	0	USH
317	Lot 2 on SP123456	213	0	0	0	0	0	0	1	0	0	USH
318	Lot 33 on RP703409	287	2.8	0	0	0	0	0	0	0	0	Church
319	Lot 2 on RP701722	254	2.8	0	0	0	0	0	0	0	0	USH
320	Lot 6 on RP706869	223	0	7.2	0	0	0	0	0	0	0	USH
321	Lot 47 on RP701649	254	2.8	0	0	0	0	0	0	0	0	4 units
322	Lot 2 on RP710003	224	0	0	0	0	0	0	1	0	0	USH
323	Lot 2 on RP701606	255	2.8	0	0	0	0	0	0	0	0	Church
324	Lot 1 on RP743522	178	2.8	0	0	0	0	0	0	0	0	Vacant
325	Lot 102 on B9031	107	2.8	0	0	0	0	0	0	0	0	USH
326	Lot 2 on SP212760	217	0	0	0	0	0	11	23	21	0	USH
327	Lot 9 on T118290	258	0	0	0	0	0	16	24	23	0	Vacant
328	Lot 1 on RP723447	466	0	0	0	0	0	0	0	0	4	estimated
329	Lot 1 on SP239094	100	2.8	0	0	0	0	0	0	0	0	Sewerage Treatment Plant Mt St John)

ID	Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				Comment
			Single (Urban)	Multiple	Rural Residential	Rural	Other	Retail	Service	Professional	Industrial	
330	Lot 1 on RP716539	225	2.8	0	0	0	0	0	0	0	0	USH
331	Lot 5 on RP711405	284	2.8	0	0	0	0	0	0	0	0	FSR and HSR exceptions
332	Lot 716 on T118501	217	0	0	0	0	0	0	306	0	0	Vacant
333	Lot 453 on EP1600	217	0	0	0	0	0	0	1	0	0	Courthouse
334	Lot CP on SP222359	217	0	0	0	0	0	36	75	71	0	Vacant
335	Lot 224 on RP713516	252	0	0	0	0	0	0	30	0	0	vacant
336	Lot 16 on SP236486	225	2.8	0	0	0	0	0	0	0	0	Green Street SES

Table 4.2.2.4-Assumed population, housing and employment exceptions (special cases)

Description	GMZ	Ultimate population by dwelling					Ultimate employment by category				
		Single (Urban)	Multiple	Rural Res.	Rural	Other	Retail	Service	Professional	Industrial	Other
Breakwater	215	73	2,129	0	0	3	134	1,800	79	0	17
Breakwater	461	46	434	0	0	117	6	10	8	2	4
North Ward Hospital site	225	0	365	0	0	0	115	135	103	0	3
JCU Discovery Rise	385	4,424	1,267	0	0	838	70	2,383	106	0	3
Hospital	510	14	0	0	0	0	0	700	47	5	0
Hospital	511	6	4	0	0	36	26	4,720	77	16	0
Port	261	0	0	0	0	0	0	0	0	500	0
Port	262	0	0	0	0	0	0	0	0	0	0
Port	264	0	0	0	0	0	0	0	0	500	0
Port	266	0	0	0	0	0	0	0	0	360	0
QNI	194	0	0	0	0	0	13	3	300	1,497	5
Defence land RAAF	247	0	0	0	0	100	0	0	0	0	800
Defence Lavarack	375	70	4	0	0	2000	22	147	5,200	56	143
Airport	246	0	0	0	0	0	118	208	693	500	30
Rocky Springs	457	27692	0	0	0	0	1860	6482	3301	83	277
Rocky Springs	206	1,812	0	0	0	0	99	190	179	0	18
Flinders Street East	462	0	0	0	0	0	400	620	590	0	0
Honeycombes' Development	214	0	1080	0	0	0	132	163	154	0	9
Historic Rail Station	219	0	0	0	0	0	0	121	115	0	0
Kings Street Quarter	462	0	1161	0	0	0	936	2522	2382	0	9
Dean Park Car Park	270	0	0	0	0	0	27	196	11	108	18
South Townsville Rail Yards	277	0	0	0	0	0	116	823	46	452	75

Click here to view PDF high resolution map - Special Exceptions

Figure 4.2.2.1 - Location of areas 'exception' to the land use zones and precinct assumptions

Table 4.2.2.5-Delayed start date for growth associated with preliminary approvals

Application	Development	Description	GMZ	Start Date
MI13/0020	Sanctum West	master planned community (4,750 residential lots, etc)		2021
MI14/0011	Wingate	Approx. 1,500 residential lots		2026
MI10/0026	Willowbend	Approx. 350residential lots		2028
MI07/0092	Rocky Springs	master planned community (12,500 residential lots, etc)	206, 457	2018

Table 4.2.2.6-Residential dwelling and non-residential floor space assumption summary

Column 1 Description		Column 2 - Assumptions				
		2016	2021	2026	2031	Ultimate
Housing	Single	63,616	64,745	69,130	75,742	111,270
	Multiple dwelling	16,101	16,403	17,533	19,378	48,402
	Other	1,720	1,719	1,736	1,756	3,137
	Total	81,437	82,867	88,399	96,876	162,809
Non-residential floor space (m2 GFA)	Retail	477,555	497,438	525,820	581,788	2,821,490
	Services	559,105	584,707	626,738	692,812	2,184,806
	Professional	408,480	427,538	458,868	507,606	1,591,110
	Industrial	1,903,644	1,997,210	2,165,521	2,392,768	8,872,650
	Other	55,183	57,242	60,897	67,247	438,460
	Total	3,403,968	3,564,135	3,837,844	4,242,222	15,908,516

Table 4.2.2.7-Education assumptions summary

Column 1 Description		Column 2 - Assumptions					
		2011	2016	2021	2026	2031	Ultimate
Education enrolments	Prep & primary	18,730	19,615	20,807	21,926	18,730	25,662
	Secondary	12,904	13,514	14,335	15,200	12,904	17,948
	Tertiary	14,574	15,292	16,484	17,950	14,574	19,269
	Total	46,208	48,421	51,627	55,076	46,208	62,879

Editor's note—Student enrolments are also a critical aspect of infrastructure planning, so their assumptions and projections have been made in addition, and supplementary to, the statutory requirements of the LGIP.

(5) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 - Local government infrastructure plan mapping and tables:

(a) Table SC3.1.3 - Existing and projected residential dwellings;

(b) Table SC3.1.4 - Existing and projected non-residential floor space; and

(c) Table SC3.1.5 - Existing and projected education enrolments.

Editor's note—More detailed projections by growth model zone areas are available in the extrinsic material. Projections are based on the Townsville Growth Model (18.5.2016), moderated to provide for an earlier start for Rocky Springs, and a later start for Mt Low Developments.

4.2.3 Infrastructure demand

(1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.6a and Table SC3.1.6b, Schedule 3, Local government infrastructure plan mapping and tables.

These rates are for land which is, respectively, less than or greater than thresholds of size that represent infill or broad-hectare development that correlate with the development assumptions in section 4.2.2.

(2) The service catchments are identified in Schedule 3 Local government infrastructure plan mapping and tables, SC3.3.3 – Service area maps. They are also shown in finer detail in the plans for trunk infrastructure[1].

(3) A summary of the projected infrastructure demand for each service catchment is stated in Table 4.2.3.1 to Table 4.2.3.5.

[1] This is different to the LGIP template. Reference to the service catchment maps are made here rather than from the tables.

Table 4.2.3.1 - Water supply demand summary

Service area	Water supply demand (EP)				
	2016	2021	2026	2031	Ultimate
Central, urban	210,037	214,828	230,569	254,890	467,939
Central, non-urban	23,585	23,767	24,404	25,413	32,722
Cungulla	435	445	463	495	881
Magnetic Island, urban	4,962	5,202	5,450	5,453	9,358
Magnetic Island, non-urban	179	185	191	191	224
Paluma (non-urban)	141	142	142	142	155
Total	239,339	244,568	261,218	286,583	511,280

Table 4.2.3.2 - Sewerage demand summary

Service area	Sewerage demand (EP)				
	2016	2021	2026	2031	Ultimate
Central, urban	220,721	226,001	242,452	267,766	497,853
Central, non-urban	1,043	1,079	1,290	1,560	4,222
Magnetic Island, urban	5,038	5,280	5,529	5,533	9656
Magnetic Island, non-urban	-	-	-	-	
Toomulla	259	259	259	260	308
Total	227,062	232,619	249,531	275,118	512,039

Table 4.2.3.3 - Roads demand summary

Service area	Roads demand (Trip ends/d)				
	2016	2021	2026	2031	Ultimate
Central, urban	1,124,537	1,163,691	1,248,463	1,378,885	3,699,153
Central, non-urban	47,091	48,219	52,660	59,109	130,450
Magnetic Island, urban	18,103	18,900	19,608	19,681	46,047
Magnetic Island, non-urban	680	700	718	719	843
Rural	60,233	61,279	62,445	64,000	217,080
Total	1,250,644	1,292,789	1,383,895	1,522,394	4,093,574

Table 4.2.3.4 - Pathways demand summary

Service area	Pathways demand (Trip ends/d)				
	2016	2021	2026	2031	Ultimate
Urban	51,219	52,810	56,498	61,452	95,298
Non-urban	-	-	-	-	-
Total	51,219	52,810	56,498	61,452	95,298

Table 4.2.3.5 - Parks and land for community facilities demand summary

Service area	Parks etc demand (ERP)				
	2016	2021	2026	2031	Ultimate
Urban	166,484	174,658	189,687	209,041	359,605
Non-urban	25,631	27,112	27,402	28,341	44,741
Total	192,115	201,770	217,089	237,382	404,346

4.3 Priority infrastructure area

(1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.

(2) The priority infrastructure area is identified in Schedule 3 - Local government infrastructure plan mapping and tables, SC3.3.4 - Priority infrastructure area map.

4.4 Desired standards of service

(1) This section states the key standards of performance for a trunk infrastructure network.

(2) Details of the standard of service for a trunk infrastructure networks are identified in the extrinsic material.

4.4.1 Water supply network

The water supply desired standards of service is to:

(1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian drinking water guidelines for colour, turbidity and microbiology.

(2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Act 2000*.

(3) Minimise non-revenue water loss.

(4) Design the water supply network in accordance with council's adopted standards identified in the planning scheme to provide:

- (a) average day consumption (AD) – 600 l/EP/day;
- (b) minimum and maximum supply pressure of 220 kPa and 800 kPa at each property boundary; and
- (c) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.

(5) Ensure water systems meet the requirements of the *Water Supply (Safety and Reliability) Act 2008*.

4.4.2 Sewerage network

The sewerage desired standards of service is to:

(1) Provide a reliable network that collects, stores, transports, treats and releases sewerage from premises.

(2) Design the sewerage network in accordance with:

- (a) council's adopted standards identified in the planning scheme;
- (b) Water Services Association of Australia (WSAA) guidelines;
- (c) the *Water Act 2000*;
- (d) the requirements of the *Water Supply (Safety and Reliability) Act 2008*;
- (e) all Environment Protection (EPA) legislation, regulations and licence conditions; and
- (f) key design parameters identified in Table 4.4.2.1.

Table 4.4.2.1 - Key design parameters for the sewerage network

Infrastructure item	Design parameters
All (network)	average dry weather flow (ADWF) - 230 l/EP/day peak wet weather flow (PWWF) - 5 x ADWF or C1 x ADWF (whichever is larger). C1 = $15x(EP)^{-0.1587}$
Pump stations	emergency storage of 6 hrs @ ADWF in pump stations and contributing gravity sewer catchments. installed large pump capacity - PWWF installed small pump capacity - 2 x ADWF
Gravity sewers	air space of at least 30% of pipe diameter at design flow slope to achieve self-cleansing velocity
Rising mains	minimum velocity for small pump: 0.5 m/s minimum velocity for large pump: 0.75 m/s maximum velocity: 2.5 m/s
Sewerage treatment/release	existing and future DEHP licence conditions, Recycled Water Management Plan requirements, EPBC requirements, biosolids guidelines and other relevant state and federal government guidelines and legislation.

The above table provides a summary of a few of the key design parameters for the sewage network. Reference should be made to the full council planning and design standards in the relevant planning scheme code and policy along with

other nominated standards, guidelines and legalisation for the planning and design of sewerage networks.

4.4.3 Roads network

The roads desired standards of service is to:

(1) Provide a functional, safe and efficient road hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.

(2) Design the road network to comply with the following:

(a) adopted standards identified in the planning scheme, and where deficient: the Department of Transport and Main Roads' Interim Guide to Road Planning and Design or the AUSTROADS guides;

(b) maximum road volume to capacity ratios (Table 4.4.3.1); and

(c) maximum degree of saturation for intersections (Table 4.4.3.2).

Table 4.4.3.1 - Maximum volume to capacity ratios for the road network

Infrastructure item	Maximum volume to capacity ratio by land use	
	Residential	Non-residential
Arterial	0.75	0.75
Sub-arterial	0.75	0.75
Major collector	0.75	0.75
Arterial (state-controlled)	0.75	0.75

Table 4.4.3.2 - Maximum degree of saturation for road intersections

Road network item	Maximum degree of saturation
Traffic signals	0.8
Roundabout	0.8
Priority controlled	0.8
Traffic signals (state-controlled)	0.8

4.4.4 Footpaths and cycleways network

The footpaths and cycleways desired standards of service is to:

(1) Provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives; and

(2) Comply with council's adopted standards identified in the planning scheme, and Table 4.4.4.1.

Table 4.4.4.1 - Key footpath and cycleway design characteristics

Characteristic	Description
Coherence	Continuity of routes, consistent quality of routes and facilities, easy to follow, freedom of choice of routes.
Directness	Efficient operating speed, minimal delay times on commuting routes, avoid detour effects.
Safety	Minimal risk of accidents, conflict with motorised traffic or exposure to unsafe infrastructure.
Attractiveness	Lighting, personal safety, aesthetics, integration with surrounding area, access to different activities.
Comfort	Smooth, skid resistant surfaces, gentle gradients, minimal obstructions, minimal need to stop, minimal complicated movements, protection from adverse weather, journey facilities (e.g. seats, shade, drinking fountains).

4.4.5 Public parks and land for community facilities network

The parks and land for community facilities DSS is to:

(1) Provide an accessible network of parks, open space, and opportunities for co-located community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.1 and accessibility standards outlined in Table 4.4.5.2.

(2) Ensure land for public parks and community facilities has:

(a) minimum land size as identified in Table 4.4.5.3;

(b) configuration, slope, and acceptable level of flood immunity in accordance with adopted standards identified in Table 4.4.5.3; and

(c) embellish public parks to complement the type and purpose of the public park as identified in Table 4.4.5.4.

Table 4.4.5.1 - Park provision

Infrastructure	Rate of provision (m²/ERP)	
	District	Regional
Recreation parks	4	6
Sports parks	12	5

Table 4.4.5.2 - Park access

Infrastructure	Accessibility standard (km)	
	District	Regional
Recreation parks	2	25
Sports parks	5	10

Table 4.4.5.3 - Land characteristics

Infrastructure	Recreation parks		Sports parks	
	District	Regional	District	Regional
Minimum usable size (ha)	2	6	3	10
Average (desired) size (ha)	4	13	6	18
Shape of land	Preferred square or rectangular aspect ratio no greater than 2:1		To maximise area available for playing fields, a square or rectangle is most efficient	
Minimum desired flood immunity	20% of total area to be above Q50, 10% to be above Q100	50% of total area to be above Q50, 20% to be above Q100	Free of hazards. Fields and courts above Q50. Built facilities above Q100	
Maximum desired grade	Average grade of 1:14 for 50% of site		1:80 for all playing surfaces. Laser levelling to a maximum gradient of 1:100	
Road frontage and visibility	50% of park perimeter to have direct road frontage, preferably on a collector road		Approximately 25-50% of the park perimeter to have direct road frontage	

Table 4.4.5.4 - Standard facilities/embellishments for trunk public parks

Embellishment type	Recreation parks		Sport parks	
	District	Regional	District	Regional
Playground	✓	✓		
Half-basketball court	✓	✓		
Re-bound wall	✓	✓		
Skate facility	✓	✓		
Exercise equipment	✓	✓		
Fencing – bollards or log and rail to prohibit car access	✓	✓	✓	✓
Shade trees clustered near activity areas	✓	✓	✓	✓
Turf	✓	✓	✓	✓
Landscaped garden beds	✓	✓	✓	✓
Irrigation	✓	✓	✓	✓
Lighting	✓	✓	✓	✓
Internal pathways and paving	✓	✓	✓	✓
Bicycle racks	✓	✓	✓	✓
Signage	✓	✓	✓	✓
Shade structures	✓	✓	✓	✓
Tap/bubbler	✓	✓	✓	✓
Bench seating	✓	✓	✓	✓
Electric barbeque	✓	✓		
Picnic shelters	✓	✓	✓	✓
Bins	✓	✓	✓	✓
Dog off-leash areas	✓	✓		
Toilets	✓	✓	✓	✓
Internal roads and car parking		✓	✓	✓
Clubhouse			✓	✓
Spectator facilities			✓	✓
Sports fields			✓	✓
Sports courts			✓	✓

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

4.5.1 Plans for trunk infrastructure maps

(1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3-Local government infrastructure plan mapping and tables:

(a) SC3.3.5 - Plans for trunk water supply infrastructure;

(b) SC3.3.6 - Plans for trunk sewerage infrastructure;

(c) SC3.3.7 - Plans for trunk roads infrastructure;

(d) SC3.3.8 - Plan for trunk footpaths and cycleways infrastructure;

(e) SC3.3.9 - Plan for trunk parks and land for community facilities infrastructure.

(2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

(1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: (Click here).

(2) The future trunk infrastructure is identified in the following tables in Schedule 3-Local government infrastructure plan mapping and tables:

(a) for the water supply network, Table SC3.3.5.1

(b) for the sewerage network, Table SC3.3.6.1

(c) for the road network, Table SC3.3.7.1

(d) for the footpath and cycleway network, Table SC3.3.8.1

(e) for the parks and land for community facilities network, Table SC3.3.9.1

Editor's note—Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 **Title of document**	**Column 2** **Date**	**Column 3** **Author**
Local government infrastructure plan - Interim Amendment 2019 - Explanatory Note	15.11.19	D. Irwin
Local government infrastructure plan - 2019 SOW model EXCEL spreadsheet. Townsville City Council	15.11.19	D. Irwin
LGIP projections and densities 2019. EXCEL spreadsheet. Townsville City Council	27.9.19	D. Irwin
Local government infrastructure plan – planning assumptions & PIA. Townsville City Council. (Superseded LGIP)	11.4.17	D. Irwin
Local government infrastructure plan – DSS, definitions and demand. Townsville City Council. (Superseded LGIP)	11.4.17	D. Irwin
Local government infrastructure plan – PFTI. Townsville City Council. (Superseded LGIP)	11.4.17	D. Irwin
Local government infrastructure plan – alignment with the long term financial plan. Townsville City Council. (Superseded LGIP)	11.4.17	D. Irwin
Local government infrastructure plan – SOW model user manual. Townsville City Council. (Superseded LGIP)	11.4.17	D. Irwin
LGIP projections and densities. EXCEL spreadsheet. Townsville City Council (Superseded LGIP)	11.4.17	D. Irwin

PIP water infrastructure planning summary of water supply strategies. DPM Water Pty Ltd report for Townsville City Council. (37386545) (Superseded LGIP)	2013	DPM Water Pty Ltd
PIP sewer infrastructure planning summary of sewer strategies. DPM Water Pty Ltd report for Townsville City Council (37386503) (Superseded LGIP)	Jan 2013	DPM Water Pty Ltd
Townsville City Council road network planning report . Townsville City Council (78587969).	Nov 2014	B. Bailey
Townsville City Council report for footpath and cycleway network for priority infrastructure plans. Townsville City Council (37384255).	Jan 2013	B. Bailey
Townsville City Council parks planning report (94191754)	14.3.17	D. Irwin

4.6 Definitions

This local government infrastructure plan has been prepared as part of a planning scheme compliant with the Queensland Planning Provisions version 3.0, 17 February 2013. As such, terms defined elsewhere in the planning scheme are applicable here. In addition, the following terms also apply.

Table 4.6.1 - Zoning code abbreviations

Note – these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to zones described in the planning scheme.

Abbreviation	Zoning
CF	Community Facilities
CR	Character Residential
DC	District Centre
EC	Emerging Communities
HDR	High Density Residential
HII	High Impact Industry
LC	Local Centre
LDR	Low Density Residential
LII	Low Impact Industry
MC	Major Centre
MDR	Medium Density Residential
MII	Medium Impact Industry
MU	Mixed Use
NC	Neighbourhood Centre
OS	Open Space
PC	Principal Centre
RR	Rural Residential
RUR	Rural
SC	Specialised Centre
SR	Sport and Recreation

Table 4.6.2 - Precinct code abbreviations

Note - these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to precincts described in the planning scheme, or growth model precincts identified in the extrinsic material.

Abbreviation	Precinct
AC	Arcadia Central
ACC	Aitkenvale Centre Core
ACF	Aitkenvale Centre Frame
AMC	Aitkenvale Major Centre
AMD	Aitkenvale Medium Density
AV	Aitkenvale Village
BBCG	Balgal Beach Golf Course
BRM	Bayswater Road Medical - Mixed use precinct
C	Cungulla
CA	Civic Administration
CBDG	Sturt Street Gateway
CTR	Charters Towers Road Business - Mixed Use precinct
D	Domain Central (growth model precinct)
FRM	Fulham Road Medical (growth model precinct)
FSR	Flinders Street Retail
H	Horticulture
HPMC	Hyde Park Major Centre

Abbreviation	Precinct
HPMD	Hyde Park Medium Density
J	Jensen
KR	Kings Road
KT	Kirwan Traders
MCF1	Major Centre Fringe 1 (growth model precinct)
MCF2	Major Center Fringe 2 (growth model precinct)
MCF3	Major Center Fringe 3 (growth model precinct)
MCNS	Major Center North Shore (growth model precinct)
MH	Mater Hospital (growth model precinct)
MHF1	Mater Hospital Frame 1 (growth model precinct)
MHF2	Mater Hospital Frame 2 (growth model precinct)
NBG	Nelly Bay Gateway
NBT	Nelly Bay Tourist
NWV	North Ward Villages
PB	Picnic Bay
PS	Palmer Street
R	Riverway
RRRC	Ross River Road Corridor (growth model precinct)
RRRD	Rural Residential Ross Dam (growth model precinct)
S	The Strand
STRD	South Townsville Rail yards and Dean Park
TCMC	Thuringowa Central Major Centre
TSDA	Townsville State Development Area (model precinct)
WS	Wotton Street

Table 4.6.3 - Sub-precinct code abbreviations

Note - these are not a complete list, but are relevant to the tables elsewhere in this local government infrastructure plan and relate to sub-precincts described in the planning scheme, or growth model precincts identified in the extrinsic material.

Abbreviation	Sub-precinct
BP	Buffer (TSDA) – (growth model precinct)
ECP	Environmental Conservation (TSDA) – (growth model precinct)
ECOP	Ecological Corridor & Offsets (TSDA) – (growth model precinct)
HIIP	High Impact Industry (TSDA) – (growth model precinct)
LMI	Low Medium Impact Industry (TSDA) – (growth model precinct)
TCS	Thuringowa Centre Support
TD	Thuringowa Drive

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

(1) The category of development:

- (a) prohibited;
- (b) accepted, including accepted with requirements; and
- (c) assessable development: that requires code or impact assessment

(2) The category of assessment - code or impact - for assessable development in:

- (a) a zone and, where used, a precinct or sub-precinct of a zone;
- (b) an overlay where used.

(3) the assessment benchmarks for assessable development and requirements for accepted development, including:

- (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
- (b) if there is an overlay:
  - (i) whether an overlay code applies (shown in Table 5.9.1); or
  - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
- (c) any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column).
- (d) any requirements for accepted development which will need to be met in order for the development to remain accepted.

(4) any variation to the category of assessment (shown as an 'if' in the 'Categories of development and assessment' column) that applies to the development.

Note—Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in schedule 10 of the Regulation.

Note— Schedule 6 of the Regulation identifies development local categorising instruments is prohibited from stating is assessable development.

Editor's note—Examples of matters that can vary the categories of development and assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1;

(2) for all development, identify the following:

(a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;

Editor's note—Local plans are not used in this planning scheme.

(b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2;

(3) determine if the development is accepted development under schedule 6 of the Regulation.

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

(4) if the development is not regulated by the Regulation, determine the initial level of assessment by reference to the tables in:

- section 5.5 Categories of development and assessment -Material change of use,
- section 5.6 Categories of development and assessment -Reconfiguring a lot,
- section 5.7 Categories of development and assessment -Building work,
- section 5.8 Categories of development and assessment -Operational work;

(5) a precinct of a zone may change the categories of development and assessment and this will be shown in the 'categories of development and assessment' column of each of the tables in sections 5.5, 5.6, 5.7, and 5.8;

(6) if an overlay applies, refer to section 5.9 Categories of development and assessment-Overlays, to determine if the overlay further changes the category of development or assessment;

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development:

(a) unless the tables in section 5.5 Categories of development and assessment state otherwise;

(b) if a use is not listed or defined in the tables in section 5.5 Categories of development and assessment;

(c) unless otherwise prescribed within the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables in section 5.6 Categories of development and assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(3) Building work and operational work are accepted development, unless the tables in sections 5.7 and 5.8 Categories of development and assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(4) Where an aspect of development is proposed on premises included in more than one zone or overlay, category of development and assessment for that aspect is the highest category for each aspect of the development under each of the applicable zones or overlays.

(5) Where development is proposed on premises partly affected by an overlay, the category of development for assessment for the overlay only relates to the part of the premises affected by the overlay.

(6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.

(7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows:

(a) accepted development subject to requirements prevails over accepted development;

(b) code assessment prevails over accepted development where subject to requirements and accepted

development;

(c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

(8) Provisions of Part 10 may override any of the above.

(9) The category of development prescribed under schedule 6 of the Regulation overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

(10) Despite all of the above, if development is listed as prohibited development under schedule 10 of the Regulation, a development application cannot be made.

Editor's note - Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in schedule 10 of the Regulations.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements or variations may apply to some types of development for it to be accepted development. Where nominated in the categories of development and assessment, accepted development (where stated as 'accepted development subject to requirements') must comply with the requirements contained in the identified assessment benchmark(s) as identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column.

(2) Accepted development that does not comply with one or more of the requirements of an identified assessment benchmark, becomes code assessable development unless otherwise specified in the Categories or development and assessment column.

(3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

Development subject to code assessment:

(a) is to be assessed against all the assessment benchmark(s) identified in the assessment benchmarks for assessable development and requirements for accepted development column;

(b) that occurs as a result of development becoming subject to code assessment pursuant to sub-section 5.3.3(2), must:

(i) be assessed against the assessment benchmark(s) for the development application, limited to the subject matter of the accepted development assessment benchmark(s) acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2);

(ii) comply with all required acceptable outcomes of the assessment benchmarks identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);

(c) that complies with:

(i) the purpose and overall outcomes of the code complies with the code;

(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

(d) must be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Development subject to Impact assessment:

(a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);

(b) assessment is to have regard to the whole of the planning scheme, to the extent relevant; and

(c) is to be be assessed against any assessment benchmarks for the development identified in section 30

of the Regulation.

Note—The first row of each of the assessment benchmarks is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone or overlay.

Editor's note— Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Editor's note— The following schedules of the Regulation are relevant to the Townsville Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment

And other parts of the Regulation may also be relevant.

5.5 Categories of development and assessment - Material change of use

The following tables identify the categories of development and assessment and the corresponding assessment benchmarks for assessable development and accepted development for development in a zone for making a material change of use.

Table 5.5.1 - Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dwelling unit **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1. Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If: (a) ~~If~~ not in the Stables precinct: ~~or~~and ~~(a)~~(b) not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	

	If: (a) Not in the Stables precinct and (b) involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	~~Low density residential zone code~~ Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Accepted development subject to requirements	
	If located in the Stables precinct and associated with a stables use on the same site.	Low density residential zone code Works code

Caretaker's accommodation	**Assessable development - Code-assessment**	
	If: (a) not Accepted development subject to requirements; and (b) in the Stables precinct.	Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Sales office	**Accepted development subject to requirements**	
		Low density residential zone code
Animal keeping **Editor's note—**Council's local laws also establish requirements regarding the keeping of animals.	**Accepted development subject to requirements**	
	If a stable and in the Stables precinct	Low density residential zone code
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Low density residential zone code
Emergency services	**Assessable development - Code assessment**	
		Low density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.2 - Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Dual Occupancy~~ Dwelling house Dwelling unit **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1. Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	~~Medium density residential zone code~~ Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Sales office	**Accepted development subject to requirements**	
		Medium density residential zone code
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Medium density residential zone code
	Assessable development - Code assessment	
	If:	

Community use Food and drink outlet (where not involving a drive through)	(a) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages precinct, Hyde Park medium density precinct, The Strand precinct or the Aitkenvale village precinct; and (b) the use is located on the ground floor.	Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Health care services Office Service industry Shop	If: (a) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages precinct, Hyde Park medium density precinct or the Aitkenvale village precinct; (b) the gross floor area does not exceed 250m²; (c) the use is located on the ground floor; and (d) fronting Gregory Street where in the North Ward villages precinct. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation	**Assessable development - Code assessment**	
	If building height does not exceed the number of storeys applicable in Table 5.5.3	Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community care centre Emergency services	**Assessable development - Code assessment**	
		Medium density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Thuringowa South precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Thuringowa South precinct	5 storeys where on a site fronting Riverway Drive 3 storeys otherwise

Thuringowa East precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Thuringowa East precinct	3 storeys where on a site fronting Jenkins Street or Garner Road 5 storeys otherwise

Rossiter Park precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Rossiter Park precinct	6 storeys

Aitkenvale medium density precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Aitkenvale medium density precinct	5 storeys

Aitkenvale village precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Aitkenvale village precinct	5 storeys

Hyde Park medium density precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Hyde Park medium density precinct	5 storeys

Kings Road medium density precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Kings Road medium density precinct	5 storeys

The Strand precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
The Strand precinct	5 storeys

North Ward Gateway precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
North Ward gateway precinct	8 storeys

North Ward villages precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
North Ward villages precinct	8 storeys

North Ward medium density precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
North Ward medium density precinct	5 storeys

Magnetic Island medium density precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Magnetic Island medium density precinct	2 storeys

Picnic Bay precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Picnic Bay precinct	2 storeys

Nelly Bay tourist precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Nelly Bay tourist precinct	4 storeys

Wills Street precinct

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Wills Street precinct	4 storeys

Where not in a precinct or in a precinct not listed above

Table 5.5.3-Assessable development - Code assessment building height thresholds for the Medium density residential zone

Location	Number of storeys
Where not in a precinct or in a precinct not listed in Table 5.5.3	3 storeys

Table 5.5.4 - High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Dual occupancy~~ Dwelling house Dwelling unit **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1. Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	~~High density residential zone code~~ Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Sales office	**Accepted development subject to requirements**	
		High density residential zone code
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	High density residential zone code
	Accepted development subject to requirements	

Educational establishment	If: (a) in the Flinders Street West precinct; (b) within an existing building; and (c) not involving more than minor building work.	High density residential zone code Works code
	Assessable development - Code assessment	
	Otherwise	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Child care centre Community use Health care services Office Service industry Shop	**Assessable development - Code assessment**	
	If: (a) the gross floor area does not exceed 250m²; and (b) the use is located on the ground floor. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
~~Bar~~	~~**Assessable development – Code assessment**~~	
	~~If the use is located on the ground or the first floor levels.~~	~~High density residential zone code~~ ~~Healthy waters code~~ ~~Landscape code~~ ~~Transport impact, access and parking code~~ ~~Works code~~
Bar Food and drink outlet (where not involving a drive through facility)	**Accepted development subject to requirements**	
	If: (a) the use is located on the ground floor or the first floor levels; (b) within an existing building; and (c) the gross floor area does not exceed 250m². **Editor's note**-The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High density residential zone code ~~Self-assessable works requirements code~~ Works code
	Assessable development - Code assessment	
	If: ~~(a) the use is located on the ground or first floor levels; and~~ ~~(b) the use does not involve a drive through facility.~~ (a) not accepted development~~self-assessable~~ subject to requirements; and (b) the use is located on the ground or the first floor levels.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Low impact industry	**Assessable development - Code assessment**	
	If: (a) for a Brewery; and (b) the use is located on the ground floor level; and (c) in the Palmer Street Precinct	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Multiple dwelling Residential care facility Resort complex Retirement facility Rooming accommodation ~~Short-term accommodation~~	If: (a) building height does not exceed 12 storeys; and ~~(a)~~(b) is not located in the Archer Street precinct.	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Short-term accommodation	**Assessable development - Code assessment**	
	If: building height does not exceed 12 storeys;	High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	
Community care centre Emergency services Function facility Market		High density residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.5 - Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house **Editor's note–**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1. Landing **Editor's note–**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Cropping	**Accepted development**	
	If the area of cropping does not exceed 100m²	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Rural residential zone code
Roadside stall Sales office	**Accepted development subject to requirements**	
		Rural residential zone code
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Rural residential zone code
Animal keeping **Editor's note–**Council's local laws also establish requirements regarding the keeping of animals.	**Accepted development subject to requirements**	
	If not a cattery or kennel	Rural residential zone code
	Assessable development - Code assessment	

Emergency services		Rural residential zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.6 - Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Editor's note-Building in the Character residential zone may be made assessable under the table of assessment for building work. Refer to Table 5.7.1. ~~Dual occupancy~~ Dwelling house **Editor's note—**This category of development and assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1. Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	~~Character residential zone code~~ Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Character residential zone code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.7 - Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Neighbourhood centre zone code Works code
	Assessable development - Code assessment	
	Otherwise	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	**Accepted development subject to requirements**	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	Neighbourhood centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m^2; and (c) where not involving a drive through facility **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	

Health care services Office Sales office Service industry Shop Shopping centre Veterinary services	If in an existing building and not involving more than minor building work	Neighbourhood centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 500m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Club Educational establishment Indoor sport and recreation	**Assessable development - Code assessment**	
	If the gross floor area does not exceed 500m^2 **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community residence Market Multiple dwelling Rooming accommodation Short-term accommodation	**Assessable development - Code assessment**	
		Neighbourhood centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use		The planning scheme

Editor's note-The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.8 - Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Child care centre Community care centre Community residence Community use Dwelling unit Emergency services Multiple dwelling Place of worship Rooming accommodation Sales office Short-term accommodation	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Local centre zone code Works code
	Assessable development - Code assessment	
	Otherwise	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Adult store Health care services Office Market Shop Shopping centre Service industry Veterinary services	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Local centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 1000m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If: (a) in an existing building and not involving more than minor building work; and (b) where not involving a drive through facility.	Local centre zone code Works code
	Assessable development - Code assessment	

Food and drink outlet	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 1000m^2; and (c) where not involving a drive through facility. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Club Educational establishment Indoor sport and recreation	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Local centre zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) gross floor area does not exceed 500m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Function facility Hotel	**Assessable development - Code assessment**	
	If in the North Ward local centre precinct	Local centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.9 - District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	District centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Car wash Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Health care services Hotel Function facility Funeral parlour Indoor sport and recreation Market Multiple dwelling Place of worship Retirement facility Rooming accommodation Sales office Service station Short-term accommodation Veterinary services	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	District centre zone code Works code
	Assessable development - Code assessment	
	Otherwise	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	

	If in an existing building and not involving more than minor building work	District centre zone code Works code
	Assessable development - Code assessment	
Adult store Food and drink outlet Office Shop Shopping centre Service industry	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 4,200m². **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	District centre zone code Works code
	Assessable development - Code assessment	
Garden centre Hardware and trade supplies Showroom	If not accepted development subject to requirements and: (a) in the Idalia district centre precinct; or (b) not in the Idalia district centre precinct and the gross floor area does not exceed 3,500m². **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	
Parking station		District centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.10 - Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Major centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Car wash	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Major centre zone code Works code
	Assessable development - Code assessment	

Caretaker's accommodation Child care centre Community care centre Community residence Community use Club Dwelling unit Educational establishment Emergency services Health care services Hotel Function facility Indoor sport and recreation Market Multiple dwelling Place of worship Retirement facility Rooming accommodation Sales office Service station Short-term accommodation Theatre Veterinary services	Otherwise	Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Garden centre Hardware and trade supplies	**Accepted development subject to requirements**	
	If: (a) in an existing building and not involving more than minor building work; and (b) in the Thuringowa centre support sub-precinct.	Major centre zone code Works code
	Assessable development - Code assessment	
	If not accepted development subject to requirements; and: (a) in the Thuringowa centre support sub-precinct; and (b) the gross floor area does not exceed 3,500m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If in an existing building and not involving more than minor building work	Major centre zone code Works code
	Assessable development - Code assessment	

Adult store Food and drink outlet Office Showroom Service industry	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 6,000m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If: (a) in an existing building and not involving more than minor building work; and (b) not in the Thuringowa centre support sub-precinct.	Major centre zone code Works code

Shop Shopping centre	**Assessable development - Code assessment**	
	If: (a) not accepted development subject to requirements; (b) not in the Thuringowa centre support sub-precinct; and (c) the gross floor area does not exceed 6,000m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Parking station	**Assessable development - Code assessment**	
		Major centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.11 - Principal centre ~~(CBD)~~ zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Principal centre ~~(CBD)~~ zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Adult store Bar Caretaker's accommodation Child care centre Community care centre	**Accepted development subject to requirements**	
	If in an existing building and not involving more than minor building work	Works code
	Assessable development - Code assessment	

Community residence Community use Club Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Office Place of worship Rooming accommodation Sales office Shop Shopping centre Showroom Service industry Service station Theatre Veterinary services	If not accepted development subject to requirements and: (a) not in the Civic and administration precinct; or (b) in the Civic and administration precinct and the proposed building height is 8 storeys or less.	Principal centre ~~(CBD)~~ zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Low Impact Industry	**Assessable Development – Code Assessment**	
	If: (a) for a Brewery: and (b) not in the Civic and administration precinct.	Principal centre ~~(CBD)~~ zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Multiple dwelling Retirement facility Short-term accommodation	**Accepted development subject to requirements**	
	If ~~(a) not located at ground floor level; and~~ within an existing building and not involving more than minor building work.	Principal centre ~~(CBD)~~ zone code Works code
	Assessable development - Code assessment	
	If: (a) not in the Civic and administration precinct; or (b) in the Civic and administration precinct and the building height is 8 storeys or less.	Principal centre ~~(CBD)~~ zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Nightclub entertainment facility	**Accepted development subject to requirements**	
	If: (a) in the Flinders Street East precinct; and (b) within an existing building and not involving more than minor building work.	Works code
	Assessable development - Code assessment	

	Otherwise	Principal centre ~~(CBD)~~ zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Assessable development - Impact assessment	
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.	The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.12 - Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note–**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	If: (a) not accepted; and (b) not in the James Cook University-Townsville University Hospital precinct, Fulham Road medical precinct or Bayswater Road medical precinct.	Specialised centre zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation Child care centre Community care centre Community use Dwelling unit Emergency services Indoor sport and recreation Sales office	**Accepted development subject to requirements**	
	If within an existing building and not involving more than minor building work	Works code
	Assessable development - Code assessment	
	Otherwise	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community residence	**Assessable development - Code assessment**	
	If in the Bayswater Road medical precinct or the Fulham Road medical precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Bar Club Food and drink outlet Market Service industry	If: (a) not in the James Cook University-Townsville University Hospital precinct and the gross floor area does not exceed 250m^2; or (b) if in the James Cook University-Townsville University Hospital precinct and the gross floor area does not exceed 1,000m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Shop Shopping centre	**Assessable development - Code assessment**	
	If in the James Cook University - Townsville University Hospital precinct and the gross floor area does not exceed 1,000m^2 **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing centre and the additional gross floor area forming part of the development application.	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Health care services	**Accepted development subject to requirements**	
	If: (a) within an existing building and not involving more than minor building work; and (b) if in the Bayswater Road medical precinct or the Fulham Road medical precinct.	Specialised centre zone code Works code
Educational establishment Health care services Multiple dwelling Place of worship Research and technology industry Residential care facility Retirement facility Rooming accommodation Short-term accommodation	**Assessable development - Code assessment**	
	If in the James Cook University-Townsville University Hospital precinct, Bayswater Road medical precinct or Fulham Road medical precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation	**Assessable development - Code assessment**	
	If in the James Cook University-Townsville University Hospital precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Garden centre Hardware and trade supplies Showroom	If in the Domain Central precinct	Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Parking station		Specialised centre zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Development of James Cook University (Bebegu Yumba, Douglas Campus), which is undertaken in terms of a Ministerial Designation, does not fall within the regulatory jurisdiction of the Townsville City Plan.

Table 5.5.13 - Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home based business Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Bar Caretaker's accommodation Child care centre Club Community care centre Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Funeral parlour Health care services Indoor sport and recreation Low impact industry Market Place of worship Sales office Service industry Veterinary services	**Accepted development subject to requirements**	
	If: (a) within an existing building and not involving more than minor building work; and ~~(a)~~(b) not Low impact industry for a Brewery.	Mixed use zone code Works code
	Assessable development - Code assessment	
	~~Otherwise~~ If: (a) not accepted development subject to requirements; and (b) ~~not~~ Low impact industry for a Brewery.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Function facility	**Accepted development subject to requirements**	
	If: (a) in the Magnetic Island villages precinct, Nelly Bay gateway precinct, Arcadia Central precinct, South Townsville Railyards and Dean Park precinct, King Street quarter precinct or Breakwater precinct; and (b) in an existing building and not involving more than minor building work.	Mixed use zone code Works code
	Assessable development - Code assessment	

	If: (a) not accepted development subject to requirements; and (b) located in the Magnetic Island villages precinct, Nelly Bay gateway precinct, Arcadia Central precinct, South Townsville Railywards and Dean Park precinct, King Street quarter precinct or Breakwater precinct.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Community residence Multiple dwelling Retirement facility Rooming accommodation Short-term accommodation	**Accepted development subject to requirements**	
	If: (a) not in the Breakwater interface precinct, Charters Towers Road business precinct, CBD gateway precinct or Wotton Street precinct; and (b) within an existing building and not involving more than minor building work.	Mixed use zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) not in the Breakwater interface precinct, Charters Towers Road business precinct, CBD gateway precinct or Wotton Street precinct.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Adult store Office Shop Shopping centre	**Accepted development subject to requirements**	
	If: (a) within an existing building and not involving more than minor building work; and (b) the gross floor area does not exceed 500m^2.	Mixed use zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 1,000m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	

Hardware and trade supplies Showroom	If: (a) not in the Breakwater precinct; (b) within an existing building and not involving more than minor building work; and (c) the gross floor area does not exceed 500m^2.	Mixed use zone code Works code
	Assessable development - Code assessment	
	If: (a) not accepted development subject to requirements; (b) not in the Breakwater precinct; and (c) the gross floor area does not exceed 1,500m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Car wash Garden centre Outdoor sales Parking station Service station	**Assessable development - Code assessment**	
	If not in the Breakwater precinct	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Major sport recreation and entertainment facility Outdoor sport and recreation	**Assessable development - Code assessment**	
	If in the South Townsville Railyards and Dean Park precinct	Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Hotel	**Assessable development - Code assessment**	
		Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.14 - Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house ~~Dual occupancy~~ **Editor's note—**This category of development and assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If in the Balgal Beach golf course precinct	No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may also be altered by the Water resource catchment, Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If in the Balgal Beach golf course precinct and not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	
	If in the Balgal Beach golf course precinct and involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	Works code
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Sport and recreation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation	**Accepted development subject to requirements**	
		Sport and recreation zone code Works code
Community use	**Accepted development subject to requirements**	
	If: (a) provided by a public sector entity; and	Sport and recreation zone code Works code

Outdoor sport and recreation	~~(a)~~(b) not in the Lansdown motor sport facility precinct.	
	Assessable development - Code assessment	
	Otherwise	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	
	If provided by a public sector entity	Sport and recreation zone code Works code
	Assessable development - Code assessment	

Major sport, recreation and entertainment facility	If: (a) not accepted development subject to requirements; and (b) for a racecourse (horses) or ancillary activities in the Cluden precinct.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Club Shop	**Assessable development - Code assessment**	
	If: (a) the gross floor area does not exceed 250m²; and **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application. (b) not in the Lansdown motor sport facility precinct.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	**Assessable development - Code assessment**	
	If: (a) the gross floor area does not exceed 250m²; and (b) where not involving a drive through facility. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Child care centre Community care centre Educational establishment Emergency services Function facility Health care services Indoor sport and recreation Market	**Assessable development - Code assessment**	
	Where not in the Lansdown motor sport facility precinct.	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Motor sport facility	**Assessable development - Code assessment**	
	If located in the Lansdown motor sport facility precinct	Sport and recreation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.15 - Open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Community use Outdoor sport and recreation	**Accepted development subject to requirements**	
	If provided by a public sector entity	Open space zone code Works code
	Assessable development - Code assessment	
	Otherwise	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Club Food and drink outlet	**Assessable development - Code assessment**	
	If: (a) in the Riverway precinct; or (b) not in the Riverway precinct, and the gross floor area does not exceed 150m². **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Shop	**Assessable development - Code assessment**	
	If in the Riverway precinct	Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Community care centre Market		Open space zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.16 - Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
Caretaker's accommodation Community care centre Community residence Community use Emergency services	**Accepted development subject to requirements**	
		Community facilities zone code Works code
Child care centre Educational establishment Health care services Indoor sport and recreation Market Outdoor sport and recreation Place of worship Retirement facility Residential care facility Rooming accommodation	**Assessable development - Code assessment**	
		Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bar Club Shop	**Assessable development - Code assessment**	
	If the gross floor area does not exceed 250m² **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	**Assessable development - Code assessment**	
	If: (a) the gross floor area does not exceed 250m²; and (b) where not involving a drive through facility. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development	
	If provided by a public sector entity	No assessment benchmarks apply

Cemetery Crematorium Funeral parlour	**Assessable development - Code assessment**	
	Otherwise	Community facilities zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.17 - Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Dwelling house	**Assessable development - Code assessment**	
		Environmental management and conservation zone code Works code
Telecommunications facility	**Assessable development - Code assessment**	
		Environmental management and conservation zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Outdoor sport and recreation Environment facility Nature – based tourism	**Assessable development - Code assessment**	
		Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Caretaker's accommodation Club Community care centre Community use Educational establishment Food and drink outlet Shop	**Assessable development - Code assessment**	
	If gross floor area does not exceed 100m^2 **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Environmental management and conservation zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.18 - Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park Sales office	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Low impact industry zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Agricultural supplies store Caretaker's accommodation Emergency services Low impact industry Outdoor sales Service industry Warehouse	**Accepted development subject to requirements**	
	If: (a) not in the Nelly Bay low impact industry precinct; or ~~(a)~~(b) not Low impact industry for a Brewery.	Low impact industry zone code Works code
	Assessable development - Code assessment	
	If: (a) in the Nelly Bay low impact industry precinct; or ~~(a)~~(b) Low impact industry for a Brewery.	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	**Accepted development subject to requirements**	
	If: (a) not in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m². **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Low impact industry zone code Works code
	Assessable development - Code assessment	

	If: (a) in the Nelly Bay low impact industry precinct; and (b) the gross floor area does not exceed 150m². **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Bulk landscape supplies Car wash Garden centre Indoor sport and recreation Research and technology industry Service station	**Assessable development - Code assessment**	
		Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Hardware and trade supplies	**Assessable development - Code assessment**	
	If involving an area for display and sales to the general public of not more than 35% of the gross floor area	Low impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in the table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.19 - Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park Sales office	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Telecommunications facilities and utilities code Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	Medium impact industry zone code Telecommunications facilities and utilities code Works code
Caretaker's accommodation Emergency services Low impact industry Medium impact industry Research and technology industry	**Accepted development subject to requirements**	
	If: (a) Not in the Roseneath medium impact industry; or (b) Not Low impact industry for a Brewery; or ~~(a)~~(c) Not Medium impact industry for a Brewery.	Medium impact industry zone code Works code
	Assessable development - Code assessment	
	If (a) in the Roseneath medium impact industry precinct; or ~~and~~ (b) ~~not~~ Low impact industry for a Brewery; or ~~(a)~~(c) ~~not~~ Medium impact industry for a Brewery.	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	

Agricultural supplies store Warehouse	If not in the Roseneath medium impact industry precinct	Medium impact industry zone code Works code
	Assessable development - Code assessment	
	Otherwise	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code

Brothel Bulk landscape supplies Car wash Indoor sport and recreation Outdoor sales Parking station Service industry Service station Transport depot	**Assessable development - Code assessment**	
		Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Food and drink outlet	**Accepted development subject to requirements**	
	~~If the gross floor area does not exceed 150m^2~~ ~~**Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.~~ If: (a) not in the Roseneath medium impact industry precinct; and ~~(a)~~(b) in an existing building and not involving more than minor building work.	Medium impact industry zone code Works code
	Assessable development – Code assessment	
	If: (a) not accepted development subject to requirements; and (b) the gross floor area does not exceed 150m^2 **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Hardware and trade supplies	**Assessable development - Code assessment**	
	If involving an area for display and sales to the general public of not more than 20% of the gross floor area	Medium impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.20 - High impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park Sales office	**Accepted development**	
		No assessment benchmarks apply
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
	Assessable development - Code assessment	
	Otherwise	Telecommunications facilities and utilities code High impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Telecommunications facility	**Accepted development**	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Accepted development subject to requirements	
	Otherwise	High impact industry zone code Telecommunications facilities and utilities code Works code
Caretaker's accommodation	**Accepted development subject to requirements**	
		High impact industry zone code Works code
Emergency services Medium impact industry Research and technology industry Warehouse	**Accepted development subject to requirements**	
	Where not in the Lansdown high impact industry precinct	High impact industry zone code Works code
	Assessable development - Code assessment	
	If in the Lansdown high impact industry precinct	High impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Accepted development subject to requirements	

Food and drink outlet	If the gross floor area does not exceed 150m^2 **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	High impact industry zone code Works code
	Assessable development - Code assessment	
Extractive industry High impact industry Parking station Service station Transport depot		High impact industry zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.21 - Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry **Editor's note—**Council's local laws also establish requirements regarding the keeping of animals. Emergency services Landing **Editor's note—**Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Intensive horticulture	**Accepted development**	
	If not a mushroom farm	No assessment benchmarks apply
Animal keeping **Editor's note—**Council's local laws also establish requirements regarding the keeping of animals.	**Accepted development**	
	If not a cattery or kennel	No assessment benchmarks apply
	Assessable development - Code assessment	
	If a cattery or kennel in the Mixed farming precinct or Grazing precinct	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Cropping	**Accepted development**	
	If other than forestry for wood production	No assessment benchmarks apply
Community use Cemetery Crematorium	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
	Assessable development - Code Assessment	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	

Telecommunications facility	Otherwise	Rural zone code Telecommunications facilities and utilities code Healthy waters code Landscape code Transport impact, access and parking code Works code
Permanent plantation	**Accepted development**	
	If in the Mixed farming precinct or Grazing precinct and located outside of strategic cropping land or potential strategic cropping land	No assessment benchmarks apply
Caretaker's accommodation Community residence Dwelling house	**Accepted development subject to requirements**	
	If it will not result in more than two dwellings of any kind on a lot	Rural zone code
Rural workers accommodation	**Accepted development subject to requirements**	
	If accommodating no more than 15 workers	Rural zone code
	Assessable development - Code assessment	
	Otherwise	Rural zone code
Home based business Roadside stall	**Accepted development subject to requirements**	
		Rural zone code
Rural industry	**Accepted development subject to requirements**	
	If storing and packaging products produced on the site	Rural zone code
	Assessable development - Code assessment	
	Otherwise	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Extractive industry	**Assessable development - Code assessment**	
	If in an extractive resource area shown on overlay map OM-05	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Wholesale nursery	**Assessable development - Code assessment**	
		Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	

Outdoor sport and recreation	If: (a) in the Mixed farming precinct or Grazing precinct; (b) there is no outdoor lighting; and (c) the gross floor area of any buildings does not exceed 150m^2. **Editor's note—**The gross floor area threshold is calculated for a new use or an extension to an existing use. It is not the cumulative total of the existing use and the additional gross floor area forming part of the development application.	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Code assessment	
Aquaculture Bulk landscape supplies	If in the Mixed farming precinct or Grazing precinct. **Editor's note** – Lot may be located in an Aquaculture Development Area (ADA) and therefore subject to further requirements (not including Bulk landscape supplies) – Refer to the State of Queensland, Department of Agriculture and Fisheries for more information.	Rural zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.22 - Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry **Editor's note—**Council's local laws also establish requirements regarding the keeping of animals. Cropping Landing **Editor's note—**This Landings are separately regulated under the Prescribed Tidal Works Code. Park	**Accepted development**	
		No assessment benchmarks apply
Community residence Dwelling house ~~Dual occupancy~~ **Editor's note—**This category of development and assessment may be altered by the Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If it will not result in more than two dwellings of any kind on a lot	No assessment benchmarks apply
Dual occupancy **Editor's note—**This category of development and assessment may be altered by the Flood hazard, Coastal environment and Landslide hazard overlays. Refer to Table 5.9.1.	**Accepted development**	
	If: (a) not resulting in more than two dwellings of any kind on a lot, and (b) not involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	No assessment benchmarks apply
	Accepted development subject to requirements	
	If: (a) not resulting in more than two dwellings of any kind on a lot, and (b) involving a street or common access way within a common private title ~~where part of the development or any building is more than 120m from the nearest fire hydrant.~~	Works code
Major electricity infrastructure Substation Utility installation	**Accepted development**	
	If provided by a public sector entity	No assessment benchmarks apply
	Accepted development	
	If aerial cabling for broadband purposes	No assessment benchmarks apply
	Assessable development - Code assessment	

Telecommunications facility	Otherwise	Emerging community zone code Healthy waters code Landscape code Telecommunications facilities and utilities code Transport impact, access and parking code Works code
Sales office	**Accepted development subject to requirements**	
		Emerging community zone code
Home based business	**Accepted development subject to requirements**	
	If: (a) the gross floor area does not exceed 60m²; and (b) the use is contained within an existing domestic outbuilding or dwelling.	Emerging community zone code
	Assessable development - Code assessment	

Emergency services		Emerging community zone code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.23 - Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Development in the Townsville State Development Area is administered by the Coordinator-General through its adopted development scheme.~~ Material change of use applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area.		No assessment benchmarks apply

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment - Reconfiguring a lot

The following table identifies the categories of development and assessment and corresponding assessment benchmarks for assessable development and requirements for accepted development for reconfiguring a lot.

Table 5.6.1-Reconfiguring a lot

Editor's note—Refer also to Table 5.4.2 for Regulated categories of development and assessment: Reconfiguring a lot and to Schedule 6 of the Regulation for Reconfiguring a lot which is accepted.

Emerging community

Table 5.6.1-Reconfiguring a lot (Part)

<table>
<tr><th>Zone</th><th>Categories of development and assessment</th><th>Assessment benchmarks for assessable development and requirements for accepted development</th></tr>
<tr><td rowspan="4">Emerging community zone</td><td colspan="2">Assessable development - Code assessment</td></tr>
<tr><td>If:
(a) the size of each lot created is equal to or greater than 10ha; or
(b) in the Burdell precinct.</td><td>Emerging community zone code
Reconfiguring a lot code
Healthy waters code
Landscape code
Transport impact, access and parking code
Works code</td></tr>
<tr><td colspan="2">Assessable development - Impact assessment</td></tr>
<tr><td>Otherwise</td><td>The planning scheme including:
Emerging community zone code
Reconfiguring a lot code</td></tr>
<tr><td colspan="3">Assessable development - Code assessment</td></tr>
<tr><td colspan="3">Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation.
Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.</td></tr>
</table>

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Character residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	**Assessable development - Code assessment**	
	If: (a) not in the Inter-war to 1950s asymmetrical gable precinct, the Interwar gables and Queensland bungalows precinct, or the Queenslanders precinct; or (b) in the Inter-war to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct and the size of each lot created is equal to or greater than 500m^2.	Character residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Character residential zone code Reconfiguring a lot code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Rural residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural residential zone	**Assessable development - Code assessment**	
	If the size of each lot created is equal to or greater than: (a) 4ha (if on land to which a Water resource catchment overlay applies); or (b) 4,000m^2 otherwise.	Rural residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Rural residential zone code Reconfiguring a lot code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Low density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	**Assessable development - Code assessment**	
	All	Low density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Medium density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium density residential zone	**Assessable development - Code assessment**	
	All	Medium density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

High density residential

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High density residential zone	**Assessable development - Code assessment**	
	All	High density residential zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation.. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Neighbourhood centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Neighbourhood centre zone	**Assessable development - Code assessment**	
	All	Neighbourhood centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and ~~assessment~~ assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Local centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Local centre zone	**Assessable development - Code assessment**	
	All	Local centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

District centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
District centre zone	**Assessable development - Code assessment**	
	All	District centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Major centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major centre zone	**Assessable development - Code assessment**	
	All	Major centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Principal centre ~~(CBD)~~

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Principal centre ~~(CBD)~~ zone	**Assessable development - Code assessment**	
	All	Principal centre ~~(CBD)~~ zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Specialised centre

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Specialised centre zone	**Assessable development - Code assessment**	
	All	Specialised centre zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Mixed use

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Mixed use zone	**Assessable development - Code assessment**	
	All	Mixed use zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Community facilities

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	**Assessable development - Code assessment**	
	All	Community facilities zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Low impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry zone	**Assessable development - Code assessment**	
	All	Low impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed the Regulation.

Medium impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry zone	**Assessable development - Code assessment**	
	All	Medium impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

High impact industry

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High impact industry zone	**Assessable development - Code assessment**	
	All	High impact industry zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Special purpose

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Special purpose zone	**Assessable development - Code assessment**	
	~~All~~ **Reconfiguration of a lot applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area.**	No assessment benchmarks apply.
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Open space

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Open space zone	**Assessable development - Code assessment**	
	All	Open space zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Sport and recreation

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation zone	**Assessable development - Code assessment**	
	All	Sport and recreation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Environmental management and conservation

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental management and conservation zone	**Assessable development - Code assessment**	
	All	Environmental management and conservation zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Additional assessment provisions may apply if a lot is located within the boundaries of the Wet Tropics of Queensland World Heritage Area. Please contact the Wet Tropics Management Authority on (07) 4241 0500 or by email at wettropics@wtma.qld.gov.au.

Rural

Table 5.6.1-Reconfiguring a lot (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone	**Assessable development - Code assessment**	
	If the size of each lot created is equal to or greater than: (a) in the Horticulture precinct: 40ha; or (b) in the Mixed farming precinct: (i) 400ha if on land to which a Water resource catchment overlay applies; or (ii) 40ha otherwise; or (c) in the Grazing precinct: 400ha; or (d) in the Jensen precinct: 10ha; or (e) in the Cungulla precinct: 10ha.	Rural zone code Reconfiguring a lot code Healthy waters code Transport impact, access and parking code Works code
	Assessable development - Impact assessment	
	Otherwise	The planning scheme including: Rural zone code Reconfiguring a lot code
Assessable development - Code assessment		
Any other reconfiguring a lot not listed in this table, unless otherwise prescribed in the Regulation. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Additional assessment provisions may apply if a lot is located within the boundaries of the Wet Tropics of Queensland World Heritage Area. Please contact the Wet Tropics Management Authority on (07) 4241 0500 or by email at wettropics@wtma.qld.gov.au.

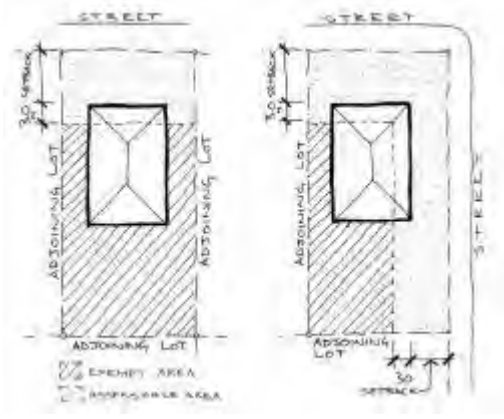
5.7 Categories of development and assessment - Building work

The following table identifies the categories of development and assessment and the assessment benchmarks for assessable development and requirements for accepted development for building work regulated under the planning scheme.

Table 5.7.1 - Building work

Editor's note—The planning scheme also regulates building work through the categories of development and assessment for overlays.
Editor's note—Contributing character buildings and non-contributing properties are identified in Character residential planning scheme policy SC6.2.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	**Assessable development - Code assessment**	
	If: (a) involving partial demolition, external alteration, extension (including minor building work and the construction of a class 10a building (as defined by the Building Code of Australia)), to a contributing character building where all or part of the work is in front of or within a depth of 3m from the facade facing any street; or (b) raising or lowering a contributing character building by more than 1m; or (c) relocating a contributing character building within the same site; or (d) involving construction of a class 10a building (as defined by the Building Code of Australia) on the site of a non-contributing property, where all or part of the work is in front of, or within a depth of 3m from the main building façade facing any street; or (e) construction of any new class 1a or class 2 building (as defined by the Building Code of Australia) on either a contributing or non-contributing character site, unless on a rear lot.	Character residential zone code

		
	Assessable development - Impact assessment	
	If involving relocation off the site or the total demolition of a contributing character building	The planning scheme including: Character residential zone code ~~Reconfiguring a lot code~~
Accepted development		
Replacement or refurbishment of stairs on a contributing character building. Raising or lowering a contributing character building by 1m or less. Any other building work not listed in this table. Any building work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.8 Categories of development and assessment - Operational work

The following tables identify the categories of development and assessment and corresponding assessment benchmarks for assessable development and requirements for accepted development for operational work.

Table 5.8.1 - Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	**Assessable development - Code assessment**	
	If operational works (other than filling or excavation) for the reconfiguration of a lot	Healthy waters code Landscape code Reconfiguration of a lot code Transport impact, access and parking code Works code
	If operational works (other than filling or excavation) for a material change of use	Healthy waters code Landscape code Transport impact, access and parking code Works code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving: (i) a depth exceeding 1m; or (ii) a volume of 100m³ or more.	Healthy waters code Works code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Operational works (vegetation clearing) applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area. Operational works applications involving works other than the clearing of vegetation, will be assessed by Townsville City Council.

Table 5.8.2-Operational work being placing an advertising device on premises

Editor's note—Council's local laws also establish requirements regarding the placement of advertising devices on a premises.

Editor's note—Advertising devices in unallocated State land, reserve or road may require a permit to occupy under the *Land Act 1994*.

Editor's note—Advertising device within or adjacent to a State-controlled road corridor may require approval by the Department of Transport and Main Roads.

Note—Advertising devices required to meet statutory purposes are exempt.

Editor's note—Refer to Table 9.4.1.3(b) - Types of advertising devices in section 9.4.1 Advertising devices code for descriptions of the various types of advertising devices.

Neighbourhood centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	

Neighbourhood centre zone	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Local centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Local centre zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

District centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
District centre zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Major centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major centre zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		

Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Principal centre ~~(CBD)~~ zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Exempt	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) if in the Flinders Street East precinct: (i) a commercial flag; or (ii) a footway sign; or (iii) a street furniture sign; or (c) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	

Principal centre ~~(CBD)~~ zone	If: (a) in the Flinders Street East precinct; (i) an awning fascia sign; or (ii) a blind/canopy sign; or (iii) a hamper sign; or (iv) a stallboard sign; or (v) an under-awning sign; or (vi) a wall sign; or (vii) a window sign; or (b) otherwise: (i) an above-awning sign; or (ii) an animated sign; or (iii) an awning fascia sign; or (iv) a banner sign; or (v) a bunting; or (vi) a fence sign; or (vii) a ground sign; or (viii) an inflatable sign; or (ix) a panel sign; or (x) a pole sign; or (xi) a projecting sign; or (xii) a pylon sign; or (xiii) a roof sign; or (xiv) an under-awning sign; or (xv) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Specialised centre zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Specialised centre zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Exempt development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Mixed use zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Mixed use zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) a street furniture sign; or (vii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an animated sign; or (c) an awning fascia sign; or (d) a banner sign; or (e) a bunting; or (f) a fence sign; or (g) a ground sign; or (h) an inflatable sign; or (i) a panel sign; or (j) a pole sign; or (k) a projecting sign; or (l) a pylon sign; or (m) a roof sign; or (n) an under-awning sign; or (o) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Community facilities zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community facilities zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a footway sign; or (c) a street furniture sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a blind/canopy sign; or (e) a bunting; or (f) a commercial flag; or (g) a fence sign; or (h) a ground sign; or (i) a hamper sign; or (j) a panel sign; or (k) a projecting sign; or (l) a stallboard sign; or (m) an under-awning sign; or (n) a wall sign; or (o) a window sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Environmental management and conservation zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environmental management and conservation zone	**Assessable development - Code assessment**	
	All advertising devices listed in Table 9.3.1.3(b)	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Low impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Medium impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

High impact industry zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High impact industry zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Special purpose zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) otherwise: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a blind/canopy sign; or (v) a bunting; or (vi) a commercial flag; or (vii) a footway sign; or (viii) a fence sign; or (ix) a ground sign; or (x) a hamper sign; or (xi) a panel sign; or (xii) a projecting sign; or (xiii) a stallboard sign; or (xiv) a street furniture sign; or (xv) an under-awning sign; or (xvi) a wall sign; or (xvii) a window sign.	
	Accepted development subject to requirements	
	If: (a) an animated sign; or (b) an inflatable sign; or (c) a pole sign; or (d) a pylon sign; or (e) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Open space zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a footway sign; or (c) a street furniture sign.	
	Accepted development subject to requirements	
	If: (a) a blind/canopy sign; or (b) a commercial flag; or (c) a hamper sign; or (d) a stallboard sign; or (e) an under-awning sign; or (f) a window sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Low density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Medium density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium density residential zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If: (a) a fence sign or a wall sign for a Home based business; or (b) in the Picnic Bay precinct, Nelly Bay tourist precinct, North Ward villages, Hyde Park medium density residential precinct or The Strand precinct; and (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a footway sign; or (iv) a hamper sign; or (v) a stallboard sign; or (vi) an under-awning sign; or (vii) a window sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

High density residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
High density residential zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a blind/canopy sign; or (c) a commercial flag; or (d) a footway sign;or (e) a hamper sign; or (f) a stallboard sign; or (g) a street furniture sign; or (h) a window sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a fence sign; or (e) a ground sign; or (f) a panel sign; or (g) a projecting sign; or (h) a roof sign; or (i) an under-awning sign; or (j) a wall sign.	Advertising devices code
	Accepted development subject to requirements	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in the table and not complying with the criteria in the level of assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Character residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Character residential zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a home based business	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Rural residential zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural residential zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a home based business	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	If a fence sign or a wall sign for a Home based business	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) a street furniture sign.	
	Accepted development subject to requirements	
	(a) If for a business activity, roadside stall or winery and: (i) an above-awning sign; or (ii) an awning fascia sign; or (iii) a banner sign; or (iv) a bunting; or (v) a commercial flag; or (vi) a fence sign; or (vii) a footway sign; or (viii) a ground sign; or (ix) a panel sign; or (x) a projecting sign; or (xi) a wall sign ; or (b) a roof sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Sport and recreation zone

Table 5.8.2—Operational work being placing an advertising device on premises (Part)

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sport and recreation zone	**Accepted development**	
	If: (a) any advertising device located internally within a building and not generally visible from outside; or (b) any advertising device for a major sport, recreation and entertainment facility comprising a sports stadium or motor sport facility; or (c) for a club, food and drink outlet, functions facility, indoor sport and recreation, outdoor sport and recreation, bar or shop, and: (i) a blind/canopy sign; or (ii) a commercial flag; or (iii) a hamper sign; or (iv) a stallboard sign; or (v) an under-awning sign; or (vi) a window sign; or (d) otherwise: (i) a street furniture sign; or (ii) footway sign.	
	Accepted development subject to requirements	
	If: (a) an above-awning sign; or (b) an awning fascia sign; or (c) a banner sign; or (d) a bunting; or (e) a fence sign; or (f) a ground sign; or (g) a panel sign; or (h) a projecting sign; or (i) a wall sign.	Advertising devices code
	Assessable development - Code assessment	
	If not made accepted development subject to requirements, any advertising device listed in Table 9.3.1.3(b).	Advertising devices code
Accepted development		

Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Table 5.9.1-Assessment benchmarks for overlays

Airport environs overlay

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport environs overlay		
Any material change of use, reconfiguring a lot or operational work within: (a) the airport's operational airspace shown on overlay Map OM-01.1; or (b) the lighting area buffer zones shown on overlay Map OM-01.5; or (c) aviation facilities' buffers areas shown on overlay Map OM-01.3.	No change to the category of development and assessment	Airport environs overlay code where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is applicable to accepted development subject to requirements development.
Any material change of use: (a) within 13km of an airport runway shown on overlay Map OM-01.2; or (b) within a public safety area shown on overlay Map OM-01.2.	No change to the category of development and assessment	Airport environs overlay code where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone.
Any material change of use above the 20 ANEF contour shown on overlay Map OM-01.4 for: (a) Dwelling house; or (b) Dual occupancy.	Accepted development subject to requirements.	Airport environs overlay code
Any other material change of use above the 20 ANEF contour shown on overlay Map OM-01.4.	No change to the category of development and assessment	Airport environs overlay code where the development is accepted development subject to requirements or assessable development under the categories of development and assessment for the relevant zone.

Bushfire hazard overlay (very high, high or medium potential bushfire intensity and potential impact buffer ~~hazard area~~)

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay (very high, high or medium potential bushfire intensity and potential impact buffer ~~hazard area~~)		
Material change of use for: (a) Child care centre; or (b) Detention facility; or (c) Educational establishment; or (d) Emergency services; or (e) Hospital; or (f) Industry activities involving manufacture or storage of hazardous materials in bulk; or (g) Multiple dwelling; or (h) Residential care facility; or (i) Retirement facility; or (j) Relocatable home park; or (k) Rooming accommodation; or (l) Shopping centre; or (m) Short-term accommodation; or (n) ~~Telecommunications facility~~ (o) Tourist park; or (p) Tourist attraction; (q) Transport depot: or (r) ~~Utility installation~~	Assessable development - impact assessable	Bushfire hazard overlay code
Material change of use for: (a) Telecommunications facility	Assessable development – code assessment	Bushfire hazard overlay code
Material change of use for: (a) Utility installation	Assessable development – code assessment if: (a) provided by a public sector entity.	Bushfire hazard overlay code

Any other material change of use	No change to the category of development and assessment	Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

~~**Bushfire hazard overlay (medium hazard area)**~~

Table 5.9.1 - Assessment benchmarks for overlays

~~**Development**~~	~~**Categories of development and assessment**~~	~~**Assessment benchmarks for assessable development and requirements for accepted development**~~
~~**Bushfire hazard overlay (medium hazard area)**~~		
~~Any material change of use~~	~~No change to the category of development and assessment~~	~~Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone.~~ ~~**Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.~~
~~Reconfiguration of a lot~~	~~No change to the category of development and assessment~~	~~Bushfire hazard overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.~~

Coastal environment overlay

Table 5.9.1 - Assessment benchmarks for overlays

Development	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Coastal environment overlay		
Material change of use for: (a) Dwelling house; or (b) Community residence.	Accepted development subject to requirements.	Coastal environment overlay code
Material change of use for a Dual occupancy	Assessable development - code assessment	Coastal environment overlay code
Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements.	Coastal environment overlay code
Any other material change of use	No change to the category of development and assessment	Coastal environment overlay code where the development is assessable development under the categories of development and assessment for the relevant zone.
Reconfiguration of a lot	No change to the category of development and assessment	Coastal environment overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational work	No change to the category of development and assessment	Coastal environment overlay code where the development is assessable development under the categories of development and assessment for operational work.

Cultural heritage overlay

On a heritage place

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cultural heritage overlay		
On a heritage place		
Building work where an 'Exemption Certificate' has been issued for work under Section 75 of the *Queensland Heritage Act 1992*	Accepted development	No assessment benchmarks applicable
Material change of use	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.
Building work, where involving the total demolition or relocation of a heritage place	Assessable development - impact assessment	Cultural heritage overlay code
Building work, including minor building work, where involving: (a) alterations to a heritage place, including alterations to the interior of buildings; or (b) extensions to a heritage place; or (c) erecting a new or separate building on a heritage place site; or (d) the partial demolition of a heritage place	Assessable development - code assessment	Cultural heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a heritage place listed in SC6.3 Cultural heritage planning scheme policy	Assessable development - code assessment	Cultural heritage overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

Cultural heritage overlay

Adjoining a heritage place

Table 5.9.1 - Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cultural heritage overlay		
Adjoining a heritage place		
Material change of use	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	Cultural heritage overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

Natural assets overlay

Table 5.9.1 - Assessment benchmark for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Natural assets overlay		
Material change of use	No change to the category of development and assessment	Natural assets overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	Natural assets overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational work being clearing of vegetation	Assessable development - code assessment if: (a) within an urban area; (b) not associated with an assessable development material change of use or reconfiguration of a lot; and (c) in the very high importance area shown on the overlay map OM-0~~98.~~ **Editor's note—** Urban area has the same meaning as in the Regulations.	Natural assets overlay code

Any other operational work	No change to the category of development and assessment	Natural assets overlay code where the development is assessable development under the categories of development and assessment for operational work. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.

Extractive resources and mining overlay

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Extractive resources and mining overlay		
Material change of use for: (a) Dwelling house; or (b) Animal husbandry; or (c) Home-based business; or (d) Cropping; or (e) Caretaker's accommodation if associated with an extractive industry.	No change to the category of development and assessment	Extractive resources overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements.
Any other material change of use	Assessable development - code assessment	Extractive resources overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Extractive resources overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.

Flood hazard overlay (high and medium hazard areas)

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood hazard overlay (high and medium hazard areas) **Note—**to avoid any doubt, the term medium hazard area includes areas shown on the overlay maps as medium hazard — further investigation areas.		
Material change of use for a telecommunications facility	Assessable development - code assessment	Flood hazard overlay code
Material change of use for: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements	Flood hazard overlay code
Material change of use for: (a) Emergency services; or (b) Hospital; or (c) Special industry; or (d) High impact industry; or (e) Residential care facility; or (f) Retirement facility; or (g) Major electricity infrastructure; or	Assessable development - code assessment	Flood hazard overlay code

Building work involving the lowering of floor levels or enclosure of a ground floor storey on an existing: (a) Dwelling house; or (b) Dual occupancy; or (c) Community residence.	Accepted development subject to requirements	Flood hazard overlay code
Any other material change of use	No change to the category of development and assessment	Flood hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note—**This overlay code is applicable to accepted development subject to requirements identified in the categories of development and assessment for the relevant zone.
Reconfiguration of a lot	No change to the category of development and assessment	Flood hazard overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational Works involving filling or excavation of more than $10m^3$ of material	Code assessment	Flood hazard overlay code
Any other operational works	No change to the category of development and assessment	Flood hazard overlay code where the development is assessable development under the categories of development and assessment for operational works.

Flood hazard overlay (low hazard area)

Table 5.9.1 - Assessment benchmarks for overlays

Development	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Flood hazard overlay (low hazard area)		
Material change of use for: (a) Emergency services; or (b) Hospital; or (c) Special industry; or (d) High impact industry; or (e) Residential care facility; or (f) Retirement facility; or (g) Major electricity infrastructure; or (h) Air services.	Assessable development - code assessment	Flood hazard overlay code

Landslide hazard overlay (high and potential debris flow hazard areas or slope angle greater than 23 degrees)

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landslide hazard overlay (high and potential debris flow hazard areas or slope angle greater than 23 degrees)		
Material change of use for: (a) Dwelling house; or (b) Dual occupancy.	Assessable development - code assessment	Landslide hazard overlay code
Any other material change of use	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable development under the categories of development and assessment for the relevant zone. **Editor's note-**This overlay code is not applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable development under the categories of development and assessment for the reconfiguration of a lot.
~~Building work if involving extension (including minor building work, construction of a secondary dwelling and class 10a building (as defined by the Building Code of Australia)) to a class 1a structure.~~	~~Assessable development — code assessment~~	~~Landslide hazard overlay code~~
Operational work	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work. **Editor's note-**This overlay code is not applicable to Accepted development subject to requirements development.

Landslide hazard overlay (very low, low and medium hazard areas)

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Landslide hazard overlay (very low, low and medium hazard areas)		
Material change of use	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for the relevant zone **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.
Reconfiguration of a lot	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for reconfiguration of a lot
Operational work	No change to the category of development and assessment	Landslide hazard overlay code where the development is assessable under the table of assessment for operational work **Editor's note—**This overlay code is not applicable to accepted development subject to requirements development.

Major infrastructure and hazardous facilities overlay

Table 5.9.1 – Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major infrastructure and hazardous facilities overlay – within the high pressure gas pipeline buffer (100m)		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – impact assessment where not located in the Low Density Residential Zone or Character Residential Zone.	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Any other Material change of use	Assessable development - impact assessable	Major infrastructure and hazardous facilities overlay code
Major infrastructure and hazardous facilities overlay – within the high pressure gas pipeline buffer (100-500m)		
Material change of use for: (a) Child care centre; or (b) Detention facility; or (c) Educational establishment; or (d) Emergency services; or (e) Hazardous chemical facility; or (f) Hospital; or (g) Industry activities involving manufacture or storage of hazardous materials in bulk; or (h) Multiple dwelling; or (i) Residential care facility; or (j) Retirement facility; or (k) Relocatable home park; or (l) Rooming accommodation; or (m) Shopping centre; or (n) Short-term accommodation; or (o) Tourist park; or (p) Tourist attraction; or (q) Transport depot	Assessable development - impact assessable	Major infrastructure and hazardous facilities overlay code
Material change of use for: (a) Telecommunications facility; or (b) Utility installation	Assessable development – code assessable	Major infrastructure and hazardous facilities overlay code
Any other Material change of use **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is accepted development subject to requirements or assessable under the categories of development and assessment for the relevant zone
Reconfiguration of a lot	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of

		development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within an electricity transmission line easement		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – impact assessment where not located in the Low Density Residential Zone or Character Residential Zone.	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Dual occupancy; or (b) Community residence.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Any material change of use within the identified buffer areas as show on Overlay Map OM-08.3.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within a water supply pipeline buffer		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – code assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Dual occupancy; or (b) Community residence.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Any material change of use within the identified buffer areas as shown on Overlay Map OM-08.1.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within a water treatment facility buffer		

Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – impact assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Dual occupancy; or (b) Community residence.	Assessable development - impact assessable	Major infrastructure and hazardous facilities overlay code
Any material change of use within the identified buffer areas as shown on Overlay Map OM-08.1.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot OM-08.1.	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within a wastewater treatment facility buffer		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – impact assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Dual occupancy; or (b) Community residence.	Assessable development - impact assessable	Major infrastructure and hazardous facilities overlay code
Any material change of use within the identified buffer areas as shown on Overlay Map OM-08.1.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within a waste management facility buffer		

Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – code assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Dual occupancy; or (b) Community residence.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Any material change of use within the identified buffer areas as show on Overlay Map OM-08.2.	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within the explosive reserve buffer area		
Material change of use for: (a) Air service; or (b) Childcare centre; or (c) Community care centre; or (d) Community use; or (e) Detention facility; or (f) Educational establishment; or (g) Emergency service; or (h) Function facility; or (i) Health care service; or (j) Home based business where for home based child care; or (k) Hospital; or (l) Hotel; or (m) Landing; or (n) Major electrical infrastructure; or (o) Major sport, recreation and entertainment facility; or (p) Multiple dwelling; or (q) Office; or (r) Place of worship; or (s) Port service; or (t) Residential care facility; or (u) Resort complex; or (v) Retirement facility; or (w) Shopping centre; or (x) Short term accommodation; or (y) Substation; or (z) Telecommunications facility; or (aa) Theatre; or (bb) Tourist attraction; or (cc) Tourist park; or (dd) Utility installation.	Assessable development – impact assessable	Major infrastructure and hazardous facilities overlay code
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling	Assessable development – code assessment where not located in the Low Density	Major infrastructure and hazardous facilities overlay code

house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Residential Zone or Character Residential Zone	Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Any other material change of use within the identified buffer areas as shown on Overlay map OM-08.2.	Assessable development – code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot (other than boundary realignment)	Assessable development – impact assessable	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational works	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within shooting range impact area buffers (500m) and (1Km arc)		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – code assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Any material change of use located within the Shooting range impact areas as shown on overlay Map OM-08.2.	Code assessable	Major infrastructure and hazardous facilities overlay code
Reconfiguration of a lot if all or part of the proposed lot/s are within the Shooting range impact areas as shown on overlay Map OM-08.2.	No change to the category of development and assessment	Major infrastructure and hazardous facilities overlay code where the development is assessable under the categories of development and assessment for the relevant zone
Operational work located within the Shooting range impact areas as shown on overlay Map OM-08.2.	No change to the category of development and assessment	Works code
Major infrastructure and hazardous facilities overlay – within the stock route network		
Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – code assessment where not located in the Low Density Residential Zone or Character Residential Zone.	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Any other Material change of use	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Reconfigure of a lot	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Operational works	Assessable development - code assessable	Major infrastructure and hazardous facilities overlay code
Major infrastructure and hazardous facilities overlay – within Hazardous chemical facility buffer		

Material change of use for a Dwelling house **Editor's note—**Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*	Assessable development – impact assessment where not located in the Low Density Residential Zone or Character Residential Zone	Major infrastructure and hazardous facilities overlay code Editor's note—Where located in the Low density residential zone or Character residential zone this overlay code does not apply.
Material change of use for: (a) Air service' or (b) Caretakers accommodation; or (c) Childcare centre; or (d) Community care centre; or (e) Community residence; or (f) Community use; or (g) Detention facility; or (h) Dual occupancy; or (i) Dwelling unit; or (j) Educational establishment; or	Assessable development – impact assessable	Major infrastructure and hazardous facilities overlay code
(k) Emergency service; or (l) Function facility; or (m) Health care services; or (n) Home based business where for home based child care; or (o) Hospital; or (p) Hotel; or (q) Landing; or (r) Major electrical infrastructure; or (s) Major sport, recreation and entertainment facility; or (t) Multiple dwelling; or (u) Office; or (v) Place of worship; or (w) Port service; or (x) Relocatable home park; or (y) Residential care facility; or (z) Resort complex; or (aa) Retirement facility; or (bb) Rooming accommodation; or (cc) Rural workers' accommodation; or (dd) Shopping centre; or (ee) Short term accommodation; or (ff) Substation; or (gg) Telecommunications facility; or (hh) Theatre; or (ii) Tourist attraction; or (jj) Tourist park; or (kk) Utility installation; or (mm) Workforce accommodation.		

Water resource catchment overlay

Table 5.9.1 - Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Water resource catchment overlay		

Material change of use for a Dwelling house	Accepted development subject to requirements	Water resource catchment overlay code
Any other material change of use	No change to the category of development and assessment	Water resource catchment overlay code **Editor's note—**This overlay code is applicable to accepted development subject to requirements.
Reconfiguration of a lot	No change to the category of development and assessment	Water resource catchment overlay code where the development is assessable development under the categories of development and assessment for reconfiguration of a lot.
Operational works	No change to the category of development and assessment	Water resource catchment overlay code where the development is assessable development under the categories of development and assessment for operational works. **Editor's note—**This overlay code is not applicable to accepted development subject to requirements operational work.

Note—Some overlays may only be included for information purposes. This should not change the category of development and assessment or assessment benchmarks in the planning scheme.

Editor's note—The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The Transport noise corridor overlay identifies land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas, building work will be assessable against the Queensland Development Code Part 4.4 — Buildings in a Transport Noise Corridor.

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2.

(3) The categories of development and assessment for development in a zone are in Part 5.

(4) Assessment benchmarks for zones are contained in a zone code.

(5) A precinct may be identified for part of a zone.

(6) Precinct provisions are contained in the zone code.

(7) Each zone code identifies the following:

- (a) the purpose of the code;
- (b) the overall outcomes that achieve the purpose of the code;
- (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
- (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
- (e) the performance and acceptable outcomes for the precinct.

(8) The following are the zone codes for the planning scheme:

- (a) Residential zones category:
  - (i) Low density residential zone code;
  - (ii) Medium density residential zone code;
  - (iii) High density residential zone code;
  - (iv) Rural residential zone code;
  - (v) Character residential zone code;
- (b) Centres zones category:
  - (i) Neighbourhood centre zone code;
  - (ii) Local centre zone code;
  - (iii) District centre zone code;
  - (iv) Major centre zone code;
  - (v) Principal centre ~~(CBD)~~ zone code;
  - (vi) Specialised centre zone code;
  - (vii) Mixed use zone code;
- (c) Community facilities and open space zones category:
  - (i) Sport and recreation zone code;
  - (ii) Open space zone code;
  - (iii) Community facilities zone code;
  - (iv) Environmental management and conservation zone code;
- (d) Industry zones category:
  - (i) Low impact industry zone code;
  - (ii) Medium impact industry zone code;
  - (iii) High impact industry zone code;
- (e) Rural zones category:
  - (i) Rural zone code;

(f) Other zones category:

(i) Emerging community zone code;

(ii) Special purpose zone code.

6.2 Residential zones category

6.2.1 Low density residential zone code

6.2.1.1 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.

6.2.1.2 Purpose

(1) The purpose of the Low density residential zone ~~code is to provide for predominately dwelling houses.~~ is to provide for—

(a) a variety of low density dwelling types; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

~~(1)~~(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to:

(a) primarily accommodate dwelling houses and dual occupancy dwellings;

(b) provide for housing choice and affordability by allowing for a range of lot sizes;

(c) maintain the low-rise and lower density character of Townsville's suburbs;

(d) maintain a high level of residential amenity; and

(e) achieve accessible, well-serviced and well-designed communities.

~~(2)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) built form is of a house compatible scale and consistent with the local streetscape character;

(b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m^2 or greater (unless otherwise intended in a precinct);

(c) development maintains a high level of residential amenity on the site and in the neighbourhood;

(d) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;

(e) the design of development promotes accessibility by walking, cycling and public transport;

(f) the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;

(g) low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;

(h) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;

(i) development minimises impacts on remaining areas of ecological significance within the zone; and

(j) the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.

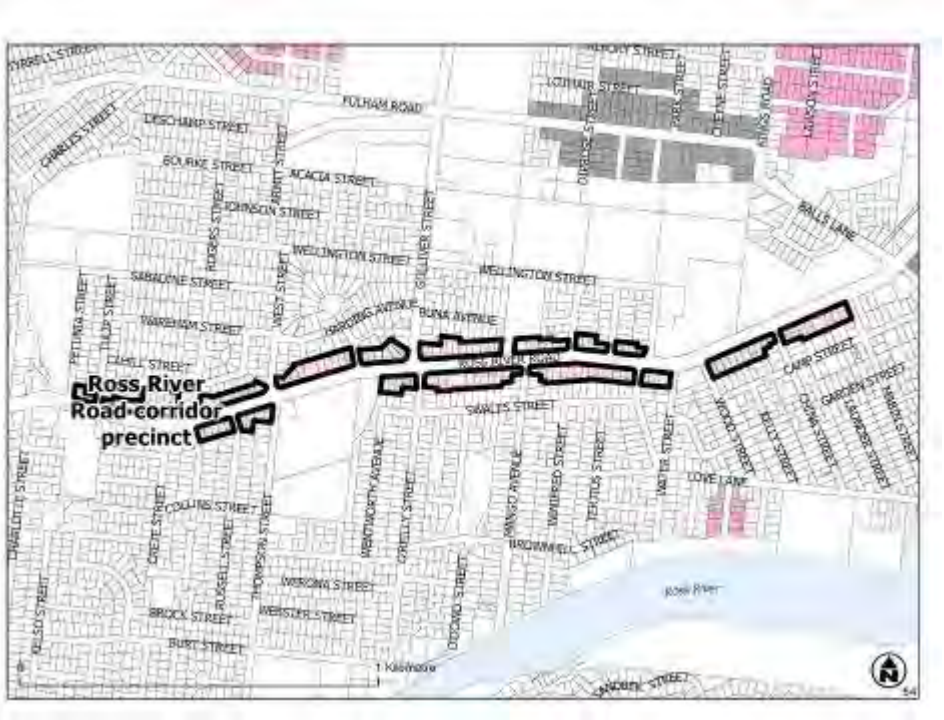
~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Ross River Road corridor precinct:

(a) existing non-residential uses continue operation without significantly expanding;

(b) no additional non-residential development is established within the precinct to avoid the continuation of strip commercial development; and

(c) redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities.



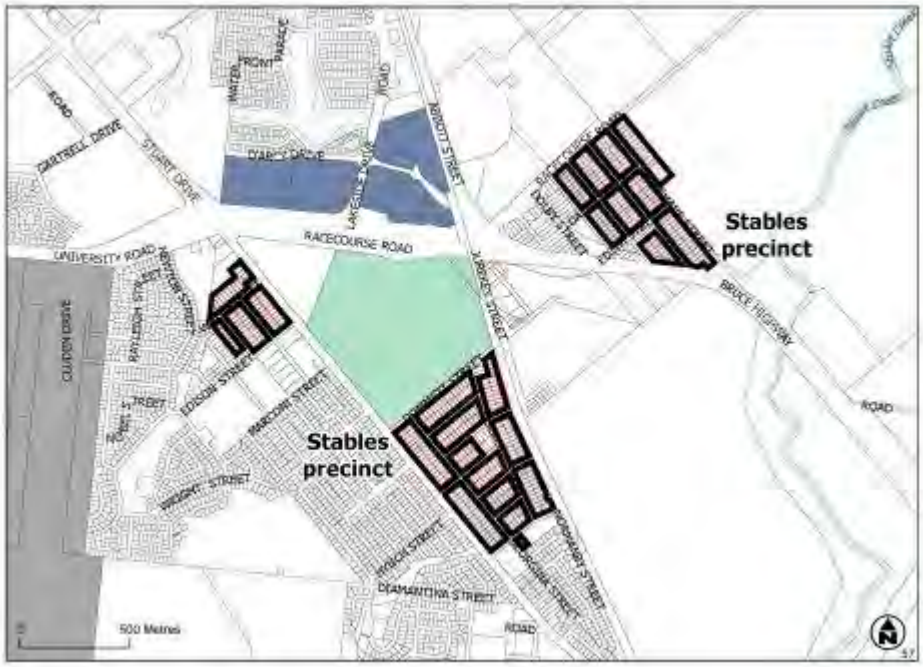
Click here to view high resolution image.

Figure 6.1 Ross River Road corridor precinct

Stables precinct:

(a) stables are established in a manner that minimises impacts on residential amenity; and

(b) residential uses in the precinct do not intensify.



Click here to view high resolution image.

Figure 6.2 Stables precinct

Marlow Street precinct:

(a) residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover;

(b) lots are not smaller than 750m^2 and the minimum average lot size across the whole of the precinct is not less than 1,700m^2;

(c) development facilities viable wildlife corridors through the precinct; and

(d) built form and infrastructure is sub-ordinate to the vegetation and the natural landform.

Click here to view high resolution PDF.

Figure 6.3 — Marlow Street precinct

6.2.1.3 Assessment benchmarks

For accepted development subject to requirements and assessable development

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site. **Editor's note—**home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.
	AO1.3 Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.

	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019~~08~~.
PO2 Commercial vehicle parking: (a) has a direct nexus with a home based business carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	**AO2.1** Not more than one commercial vehicle is parked on the site.
	AO2.2 While on-site, vehicles: (a) are not left idling for more than 5 minutes at any one time; and (b) do not have a refrigeration unit running.
	AO2.3 Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.

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

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

Additional benchmarks for accepted development subject to requirements in precincts

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for accepted development subject to requirements and assessable development in precincts **Note—**Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.	
For accepted development subject to requirements and assessable development	
Stables precinct	
PO4 Only dwelling houses or caretaker's accommodation are established in the precinct.	**AO4** The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.
PO5 Reconfiguration does not result in additional lots being created.	**AO5** Lot size is no less than 1,000m^2.
PO6 The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.	**AO6** Where stables are proposed, the site has a minimum area of 1,000m^2.
PO7 Stables are established where provision is made for a manager living on-site.	**AO7** Stables are established on the same site as a dwelling house or caretaker's accommodation.

PO8 Residential uses in the precinct do not intensify.	**AO8** Not more than one dwelling house or caretaker's accommodation unit is established on each lot.

For assessable development

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

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO9 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO10 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.
PO11 Development for the purposes of a sensitive land use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone: (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2019~~08~~; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2019~~08~~ and the relevant national standard; and (c) does not experience offensive odours.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO12 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
General	
PO13 Development minimises impacts on remaining areas of ecological significance within the zone.	No acceptable outcome is nominated.
PO14 On elevated or steeply sloping sites: (a) development is sympathetic to the natural landform through the use of terraced or split level building forms; (b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and (c) buildings avoid highly reflective finishes.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
PO15 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	**AO15** Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level. Figure 6.4 – Concealment of parking structure illustrates.

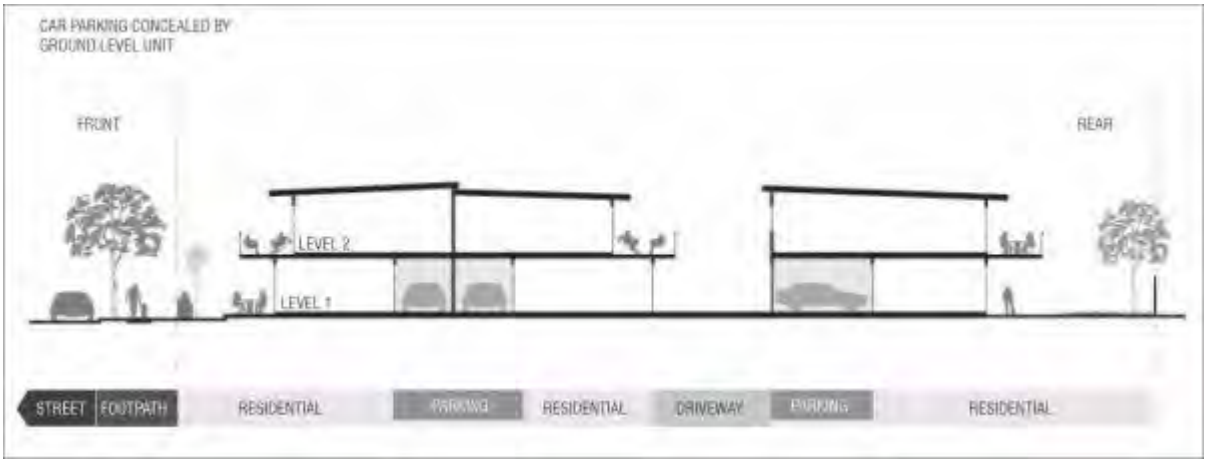


Figure 6.4 Concealment of parking structure

PO16 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.

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

Performance outcomes	**Acceptable outcomes**
For assessable development — where a non-residential or tourist accommodation use	
PO17 Non-residential uses are established only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO18 Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.	No acceptable outcome is nominated.
PO19 Development is of a house compatible scale.	**AO19.1** The use does not involve any building work or only minor building work. OR
	AO19.2 Where a new building is proposed: (a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; (b) the building does not exceed 250m^2 in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m.

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

Performance outcomes	Acceptable outcomes
For assessable development – where a multiple dwelling, residential care facility or retirement facility development	
Location	
PO20 Multiple dwelling, residential care facility or retirement facility development occur only in locations where: (a) they can be designed to be compatible with local character and low density scale of development; (b) having convenient walkable access to the city's network of centres; (c) having convenient walkable access to public transport; and (d) having convenient walkable access to recreational facilities.	**AO20** The premises: (a) is located within 400m of a centre zone or public transport stop on a major road; (b) has a minimum site area of 1,000m² and 20m frontage where for a multiple dwelling; (c) has a minimum site area of 3,000m² and 20m frontage where for a residential care facility or retirement facility; and (d) is located within 400m of a park.
PO21 Buildings are low-rise and of a house compatible scale.	**AO21** Building design achieves: (a) a site cover that does not exceed 65% of site area; (b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and (c) the maximum length of any wall is 12m.
PO22 Building setbacks and landscaping: (a) create an attractive, consistent and cohesive streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development or amenity of adjoining sites.	**AO22.1** Buildings are set back from street frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. Figure 6.5 – Appropriate front setbacks illustrates.
	AO22.2 A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only). Figure 6.6 – Appropriate front and rear setbacks illustrates.
	AO22.3 The side boundary setback is a minimum of: (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high. **Editor's note—**Development should also comply with the requirements of AO21 (b), such that any part of the building that is 3 storeys is 10m or more from a site boundary.

	AO22.4 The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.

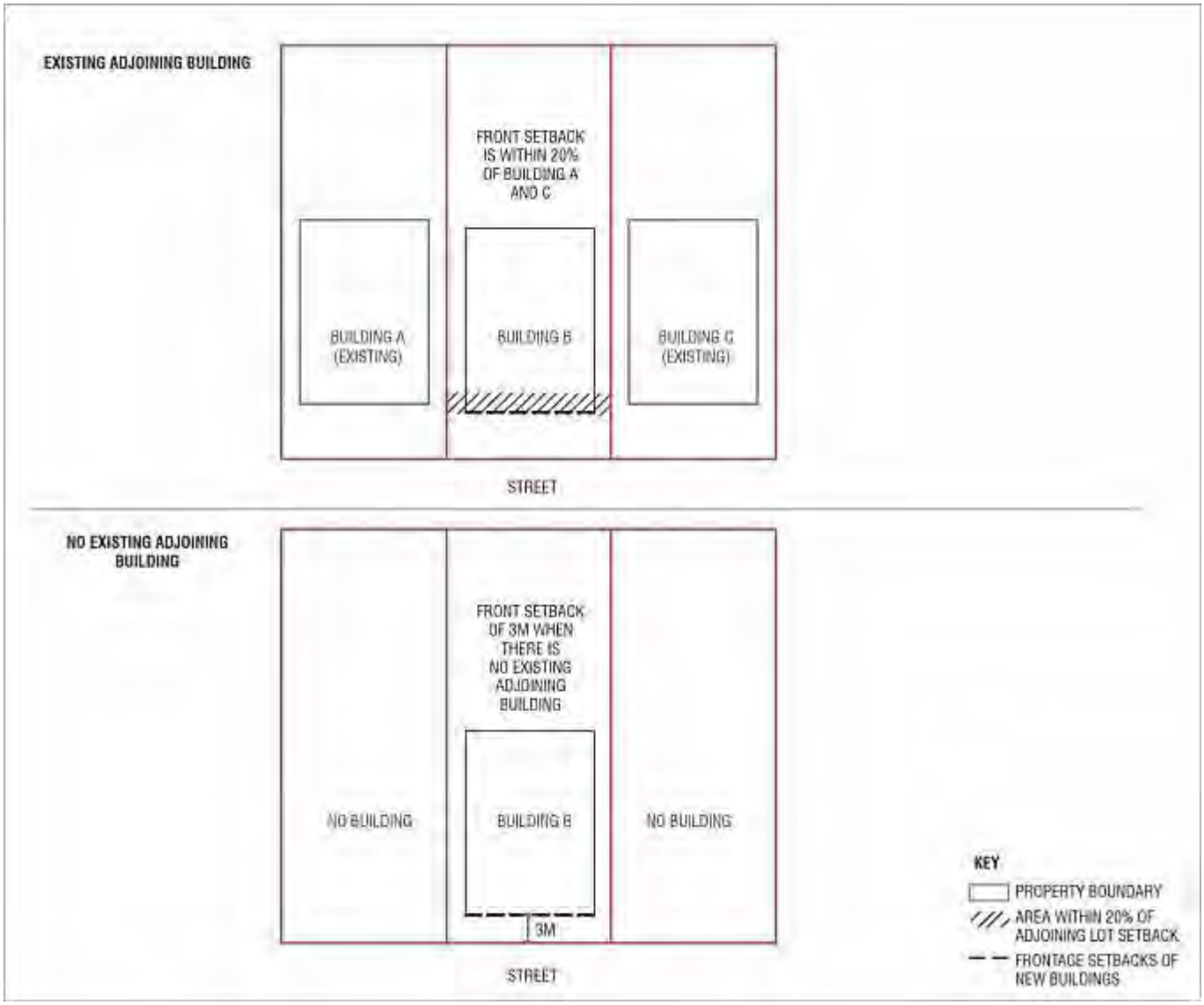


Figure 6.5 Appropriate front setbacks

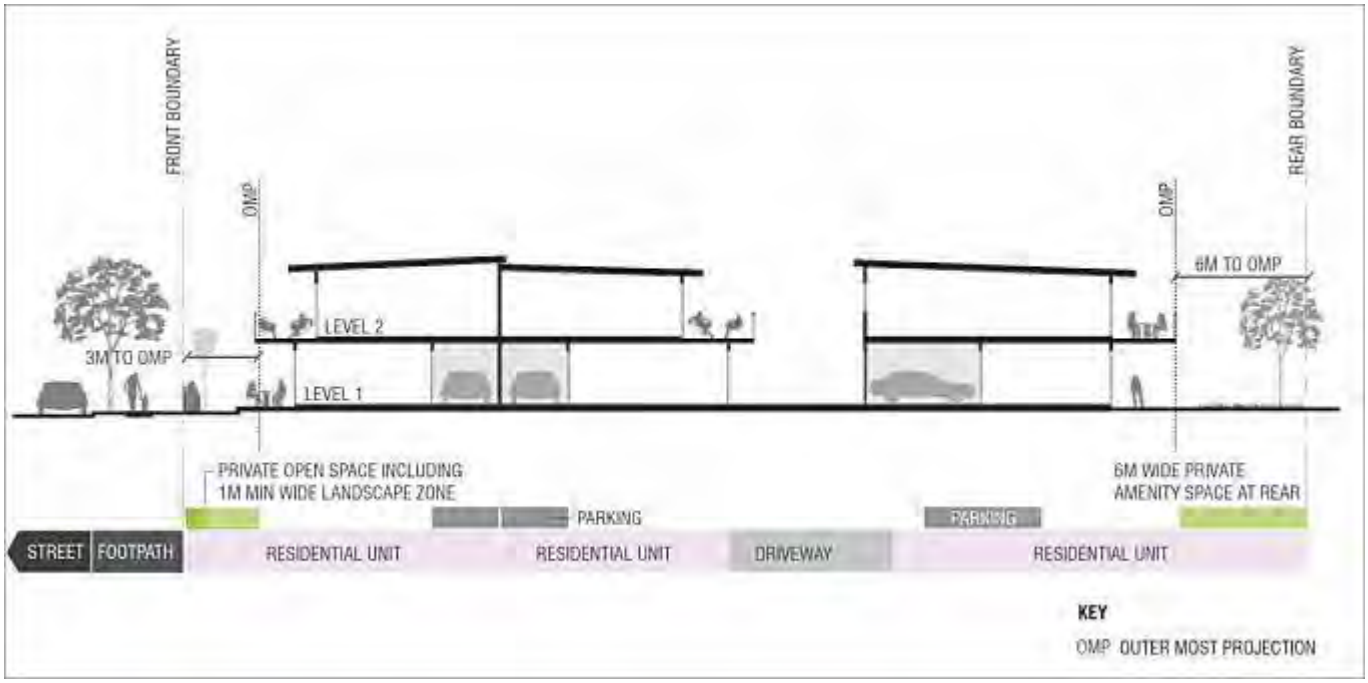


Figure 6.6 Appropriate front and rear setbacks

PO23 Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	**AO23** Built to boundary walls: (a) are for non-habitable rooms or spaces only; (b) are not located within the front or rear setback; (c) are not located within 1.5m of a habitable room or house on an adjoining lot; (d) have a maximum height of 3m; and (e) have a maximum length of 9m.
PO24 Buildings are designed to achieve good solar access by: (a) minimising the extent of shadows on usable private open space or public spaces; and (b) providing adequate sunlight to habitable rooms.	No acceptable outcome is nominated.

PO25 Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages; (f) elements which assist in wayfinding and legibility; and (g) elements which relate to the context including surrounding buildings, parks, streets and open spaces. Figure 6.7 – Building design elements provides indicative guidance.	No acceptable outcome is nominated.
PO26 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions. Figure 6.7 – Building design elements provides indicative guidance.	No acceptable outcome is nominated.

Figure 6.7 Building design elements

PO27 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	**AO27.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces. Figure 6.8 – Design for casual surveillance illustrates.

	AO27.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

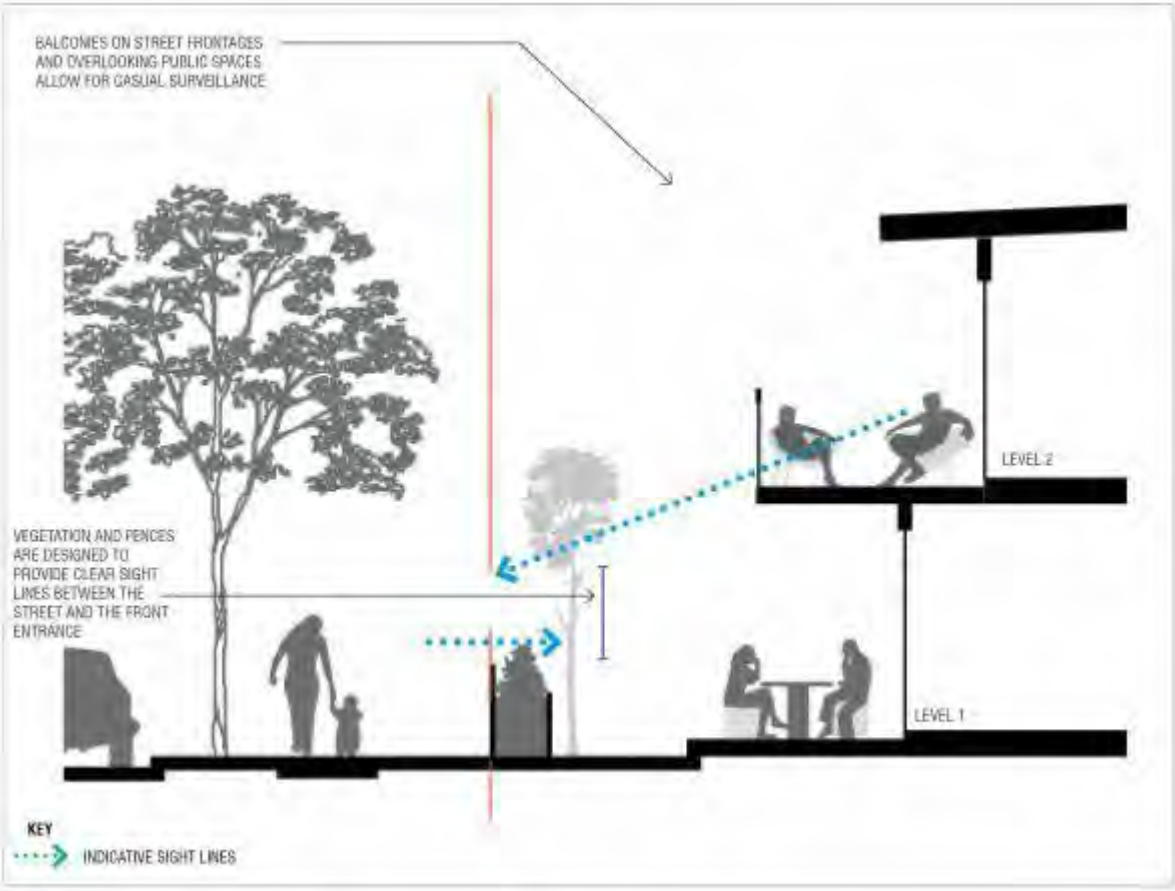


Figure 6.8 Design for casual surveillance

PO28 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO28.1** For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: (a) a minimum area of 35m²; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units.
	AO28.2 For a dwelling above ground storey, private open space is provided as a balcony with: (a) a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit; (b) a minimum dimension of 3m; and (c) clear of any utilities such as air conditioning units or drying space.
	AO28.3 Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.

	AO28.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.
PO29 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.
PO30 Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.
PO31 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.

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

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Ross River Road corridor precinct	
PO32 No new non-residential development is established within the precinct.	No acceptable outcome is nominated.
PO33 Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	**AO33** New gross floor area is only added through internal building work to an existing building.

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

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Marlow Street precinct	
PO34 Reconfiguration creates large residential lots which support the protection of environmental values.	**AO34** Lots are not smaller than 750m^2 and the minimum average lot size across the whole of the precinct is not less than 1,700m^2.
PO35 Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.	No acceptable outcome is nominated.
PO36 Built form and infrastructure is subordinate to vegetation and the natural landform.	No acceptable outcome is nominated.

6.2.2 Medium density residential zone code

6.2.2.1 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.

6.2.2.2 Purpose

(1) The purpose of the Medium density residential zone ~~code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings.~~ is to provide for —

(a) medium density multiple dwellings; and

~~(a)~~(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The ~~particular~~ local government purpose of the zone~~code~~ is to:

(a) provide opportunities for medium density living close to centres and other community nodes in a generally low to medium-rise built form;

(b) maintain a high level of residential amenity; and

(c) achieve accessible, well-serviced and well-designed communities.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) residential development consists primarily of low-rise (up to 3 storeys in building height) apartments or town house style dwellings, together with a mix of lot sizes or duplex housing types. Taller, more intensive built form will generally be limited to key infill locations near the city's major centres, as specifically intended in particular precincts;

(b) built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;

(c) reconfiguration creates lots which facilitate the location of dwellings which address the street and allow for climate-responsive building orientation;

(d) residential uses may also include residential care facilities, retirement facilities, rooming accommodation and short-term accommodation;

(e) development maintains a high level of residential amenity on the site and in the neighborhood;

(f) residential development is protected from the impacts of nearby centres, industrial activities, transport corridors and infrastructure installations and major facilities such as the port, airport and Department of Defence landholdings;

(g) the design of the development promotes accessibility by walking, cycling and public transport;

(h) the design of development is responsive to the city's climate by taking into account prevailing breezes, slope and solar orientation, provision of awnings and promotes sustainable practices including energy efficiency and water conservation; and

(i) non-residential uses only occur where they are specifically intended in particular precincts or where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.

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

Thuringowa South precinct:

(a) medium density housing reinforces the role and vibrancy of Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;

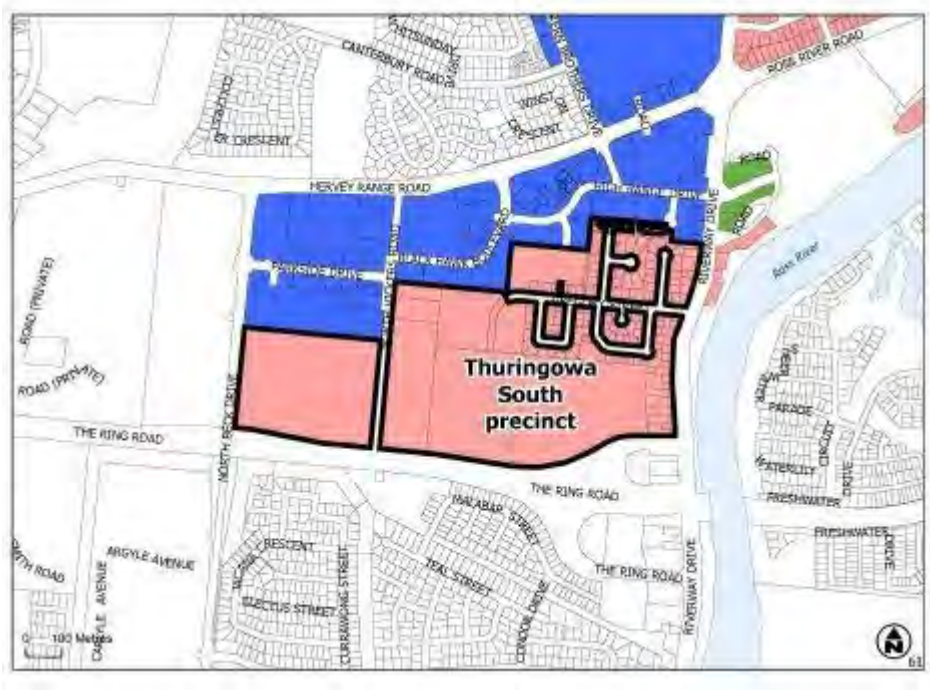
(b) development facilitates improved accessibility to the major centre for pedestrians and cyclists and promotes access to public transport facilities;

(c) a new east-west road link is created through the precinct providing an alternative route to High Range Drive;

(d) built form creates a medium-rise environment (up to 5 storeys in building height) along Riverway Drive;

(e) otherwise, built form within the precinct is generally low-rise (up to 3 storeys in building height); and

(f) Riverway Drive becomes a tropical boulevard providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and screening of parking areas.



Click here to view high resolution PDF.

Figure 6.9 Thuringowa South precinct

Thuringowa East precinct:

(a) medium density housing reinforces the role and vibrancy of Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;

(b) built form creates a medium-rise environment (up to 5 storeys in building height) along Thuringowa Drive and Ross River Road and transitions down to surrounding low-rise residential areas;

(c) development facilitates improved accessibility to the major centre for pedestrians and cyclists, provides for safer and shadier pedestrian routes and road crossings and promotes access to public transport facilities;

(d) Thuringowa Drive, Riverway Drive and Ross River Road become tropical boulevards providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and reduction in vehicular access points and screening of parking areas; and

(e) existing non-residential uses do not significantly expand and no additional non-residential development is established within the precinct.

Click here to view high resolution PDF.

Figure 6.10 Thuringowa East precinct

Rossiter Park precinct:

(a) the precinct redevelops into a medium density residential community, through amalgamation of existing lots into larger sites that provide the opportunity for better designed medium density residential development;

(b) built form creates a medium-rise environment (up to 6 storeys in building height) fronting Rossiter Park and transitions down (up to 3 storeys in building height) to surrounding low-rise residential areas;

(c) development creates a strong orientation to the street and to Rossiter Park; and

(d) the redevelopment of this precinct aligns new streets with the existing street grid alignment to the north to integrate the emerging precinct into the surrounding Aitkenvale locality and re-establishes direct travel connections between the Aitkenvale major centre and Ross River and its parkland via Elizabeth Street.

Click here to view high resolution image.

Figure 6.11 Rossiter Park precinct

Aitkenvale medium density precinct:

(a) medium density housing reinforces the role and vibrancy of the Aitkenvale major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital;

(b) built form creates a medium-rise environment (up to 5 storeys in building height) throughout the precinct; and

(c) new development facilitates improved accessibility for pedestrians and cyclists, provides for safer and shadier pedestrian routes and road crossings and promotes access to public transport facilities.

Click here to view high resolution PDF.

Figure 6.12 Aitkenvale medium density precinct

Aitkenvale village precinct:

(a) non-residential uses occur in this precinct but are limited to small-scale retail, dining and entertainment activities accommodated on the ground floor of a residential development, and having direct frontage to Patrick Street or Elizabeth Street;

(b) built form creates a medium-rise environment (up to 5 storeys in building height);

(c) Patrick Street and Elizabeth Street are activated by small-scale shop fronts and kerbside activities at the ground storey with awnings providing protection from the elements;

(d) (d) non-residential activities within the precinct do not impact on the role and function of the Aitkenvale major centre;

(e) (e) large format retail and showroom uses do not establish within this precinct;

(f) (f) development creates a safe environment, balancing vibrant street activity and the protection of visual amenity;

(g) (g) linkages between the Aitkenvale centre and centre core sub-precinct, the Aitkenvale centre frame precinct and the Aitkenvale medium density precinct are improved through the strengthening of primary pedestrian linkages along Elizabeth Street and Patrick Street;

(h) (h) streetscaping along Elizabeth Street and Patrick Street frontages occurs to improve the interface between the site and the street whilst also improving the pedestrian environment and experience; and

(i) (i) Elizabeth Street is the focus for the creation of an active main street environment.

Click here to view high resolution PDF.

Figure 6.13 Aitkenvale village precinct

Hyde Park medium density precinct:

(a) land adjoining the open space corridor through Hyde Park provides for the emergence of a new residential community which complements the Hyde Park major centre;

(b) development provides for the improvement of access to the adjoining open space corridor for recreational use, whilst preserving its drainage function;

(c) a mix of housing types is provided within the precinct in generally low to medium-rise built form (up to 5 storeys in building height) which is oriented to the open space and assists in activating this interface;

(d) provision of a new road off Woolcock Street defines the precinct from adjoining commercial activities and connects it to the existing local street network via Dillane Street;

(e) the precinct connects with Virgil Street and development facilitates this becoming the major east-west pedestrian thoroughfare through the locality;

(f) non-residential uses may be established in the precinct where fronting Woolcock Street. Non-residential uses are generally small-scale and accommodated on the ground storey of a residential development; and

(g) non-residential activities within the precinct do not impact on the role and function of the Hyde Park major centre.

Click here to view high resolution PDF

Figure 6.14 Hyde Park medium density precinct

Kings Road medium density precinct:

(a) development creates a medium-rise built form (up to 5 storeys in building height), with variation in built form to create visual interest across the precinct;

(b) the interface with the showgrounds is enhanced; and

(c) impacts on residential amenity from the rail corridor are minimised.

Click here to view high resolution PDF.

Figure 6.15 Kings Road medium density precinct

The Strand precinct:

(a) this precinct enhances its role as Townsville's pre-eminent residential and tourist destination built on the amenity offered by The Strand parklands;

(b) The Strand forms the central focus of activity and concentration of medium density accommodation for tourists and residents;

(c) development creates a safe environment balancing vibrant street activity and the protection of residential amenity;

(d) The Strand plays a secondary role to nearby centres in accommodating non-residential uses. Non-residential uses are generally limited to small-scale cafes and restaurants accommodated on the ground storey of a residential development, to activate the street frontage and parkland;

(e) non-residential activities within the precinct do not impact on the role and function of the North Ward local centre;

(f) buildings within this precinct are designed to address The Strand parklands; and

(g) built form creates a medium-rise environment (up to 5 storeys in building height).

Click here to view high resolution PDF.

Figure 6.16 The Strand precinct

North Ward gateway precinct:

(a) the precinct provides a key connectivity route between The Strand and Warburton Street by creating a distinctive built form along Landsborough Street;

(b) development reinforces the gateway role of the routes, creating a view corridor to The Strand and contributing to a sense of arrival and assisting in wayfinding to The Strand;

(c) built form creates a higher-medium rise environment (up to 8 storeys in building height); and

(d) an attractive tropical streetscape is created.

Click here to view high resolution PDF.

Figure 6.17 North Ward gateway precinct

North Ward villages precinct:

(a) the North Ward villages are envisaged to contain the highest levels of activity and residential density in North Ward;

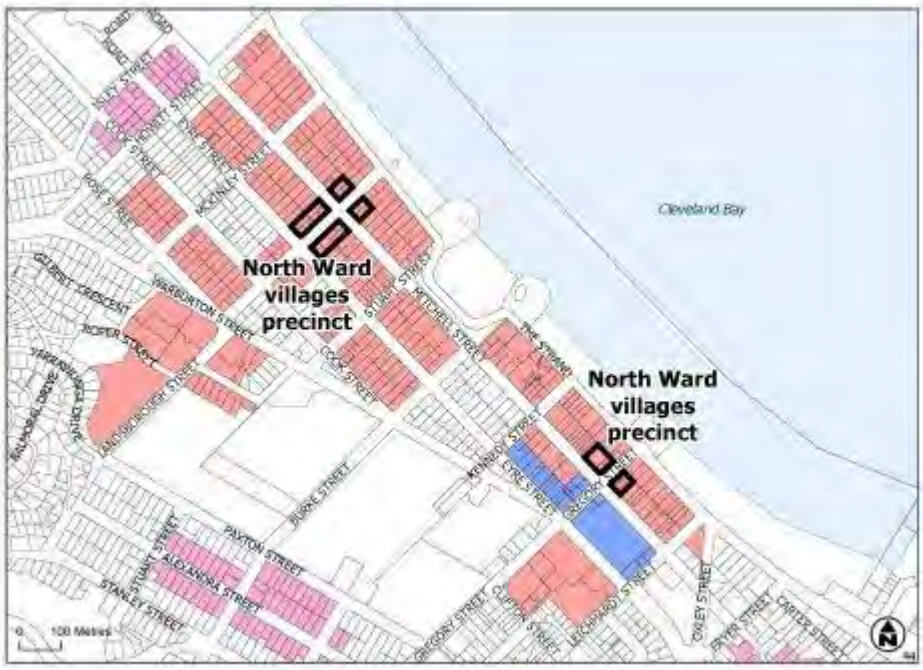
(b) the precinct plays a secondary role to nearby centres in accommodating non-residential uses. Non-residential uses are generally limited to small-scale cafes and restaurants accommodated on the ground floor of a residential development;

(c) Gregory Street village will expand its existing role and function as a destination for street dining and entertainment;

(d) non-residential activities within the precinct do not impact on the primacy of the principal centre or the role and function of the North Ward local centre;

(e) Landsborough Street village will develop into a secondary lifestyle focus of activity in North Ward. The role of Landsborough Street village will be to complement (not compete) with Gregory Street; and

(f) built form creates a higher-medium rise environment (up to 8 storeys in building height) along Gregory and Landsborough Streets.



Click here to view high resolution PDF.

Figure 6.18 North Ward villages precinct

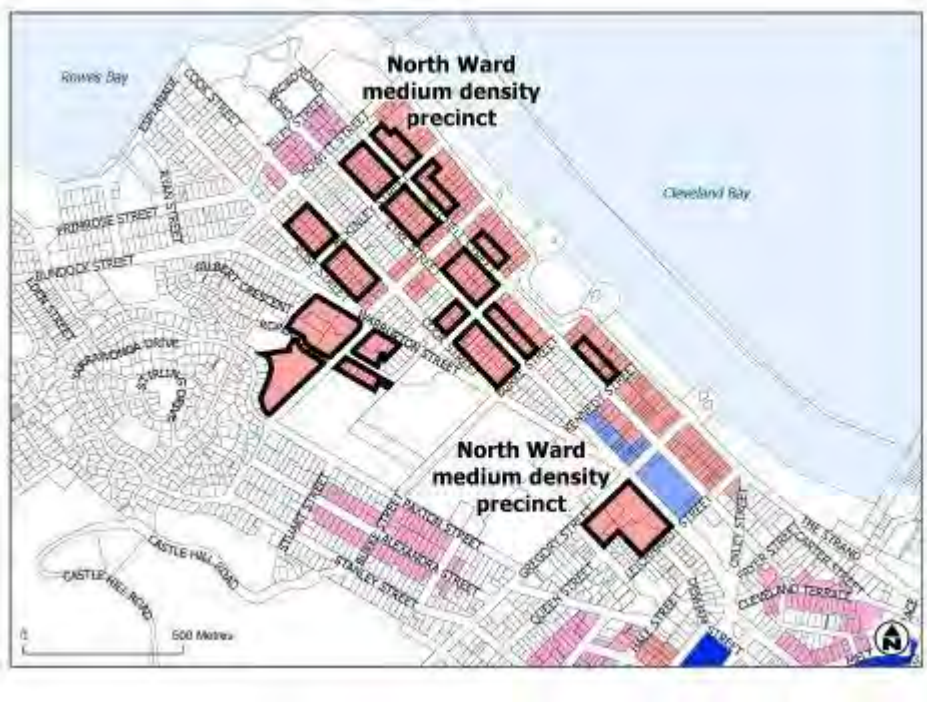
North Ward medium density precinct:

(a) medium density housing reinforces the role and vibrancy of North Ward;

(b) built form creates a medium-rise environment (up to 5 storeys in building height) throughout the precinct;

(c) development of the former hospital site facilitates reuse of the hospital building for residential purposes and provides for improved accessibility for pedestrians and cyclists; and

(d) development creates a strong orientation to the street and to The Strand wherever possible.



Click here to view high resolution PDF.

Figure 6.19 North Ward medium density precinct

Magnetic Island medium density precinct:

(a) the precinct allows for the growth of short-term accommodation which minimises visual impact on the local natural setting, whilst providing opportunity for new investment in tourism;

(b) buildings within the precinct are low-rise (up to 2 storeys in building height) and are located to capitalise on views and beachfront settings;

(c) building scale and massing limits the impact on the natural character of Magnetic Island when viewed from the ocean and foreshore; and

(d) new buildings are in a design style that builds local character by articulation of individual units, incorporating extensive planting and climatically responsive design elements.

Click here to view high resolution PDF.

Figure 6.20 Magnetic Island medium density precinct

Picnic Bay precinct:

(a) family oriented short-term accommodation is the predominant use established within the precinct with some non-residential uses on the ground floor;

(b) built form within the precinct consists of detached dwellings and multiple dwellings up to 2 storeys in building height; and

(c) new buildings are in a design style that builds local character by articulation of individual units, incorporating extensive planting and climatically responsive design elements.

Click here to view high resolution PDF.

Figure 6.21 Picnic Bay precinct

Nelly Bay tourist precinct:

(a) the role of this precinct is to provide an attractive arrival place for the entire island, whilst also providing an accessible and convenient tourist hub, including accommodation and supporting tourist information and service facilities;

(b) built form accommodates the highest density short-term tourist accommodation on the island, with building heights up to 4 storeys;

(c) the ground floor of buildings within this precinct is activated by small scale café and restaurant uses where addressing the bay to create a waterfront promenade;

(d) tourist based businesses and services are located along Harbour Drive to support tourist needs for the island; and

(e) new buildings and streetscape improvements are in a design style that builds local character by articulation of buildings, incorporating extensive planting, use of a variety of materials and finishes and climatically responsive design elements.

Click here to view high resolution PDF.

Figure 6.22 Nelly Bay tourist precinct

Wills Street precinct:

(a) built form creates a medium-rise environment (up to 4 storeys in building height) throughout the precinct and provides for a sensitive transition in scale to nearby Character residential zoned land.

Click here to view high resolution PDF.

Figure 6.23 Wills Street precinct

Ross Creek precinct:

(a) the role of this precinct is to provide a significant area for well-designed residential and commercial uses, including a range of supportive service-orientated land uses;

(b) opportunities for commercial uses along Ross Creek, on the ground floor of residential and short-term accommodation uses;

(c) development will provide convenient and legible connections throughout the precinct between the buildings and maintain safe public access to the waterfront;

(d) high-quality landscape and pedestrian connectivity throughout the precinct is to be provided between the water's edge, Sir Leslie Thiess Drive, ANZAC Park and The Strand; and

(e) development must manage the interface between sensitive land uses and port operations to ensure that development minimises potential light, noise, odour, dust and visual impacts from port operations on sensitive land uses.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.

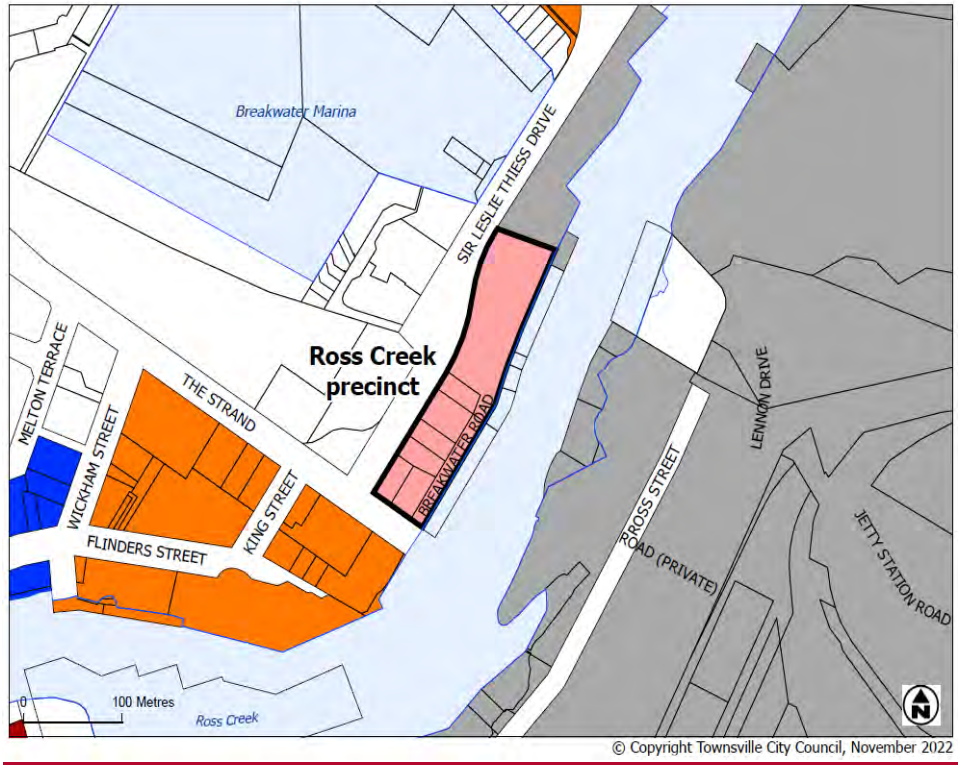


Figure 6.24 Ross Creek precinct

6.2.2.3 Assessment benchmarks

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. **Editor's note—**Home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.
	AO1.3 Other than where a bed and breakfast or home based childcare the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.
	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019~~08~~.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	**AO2** Development of the sales office is in place for no more than two years.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO3 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO4 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 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO5 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note–**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
PO6 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	**AO6.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.24 – Design for casual surveillance illustrates.
	AO6.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high at least 50% transparent.

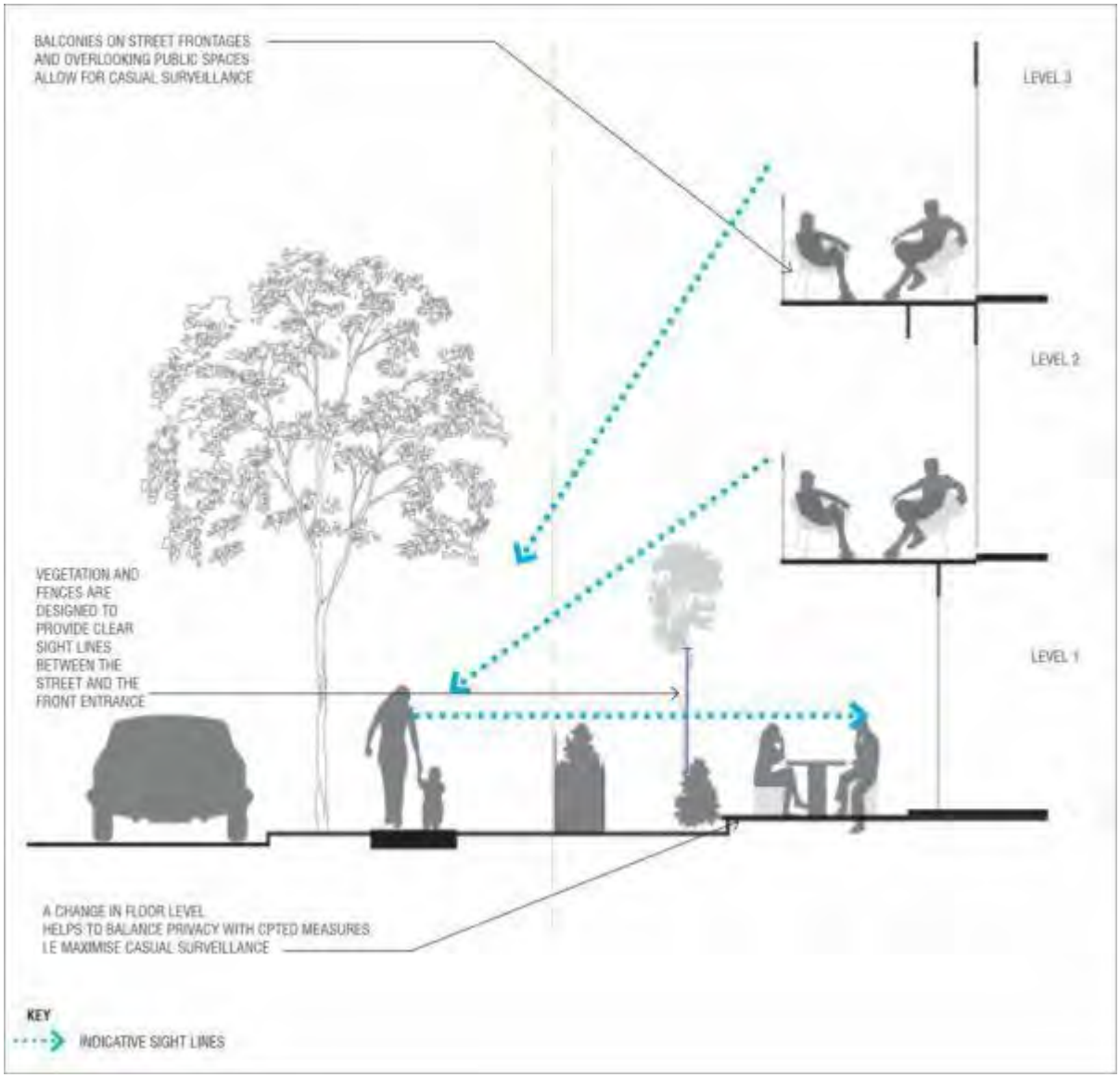


Figure 6.24 – Design for casual surveillance

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO7 Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages for a premises on a corner; (f) elements which assist in wayfinding and legibility; and (g) elements which relates to the context including surrounding buildings, parks, streets and open spaces. Figure 6.25 – Building design elements provides indicative guidance.	No acceptable outcome is nominated.

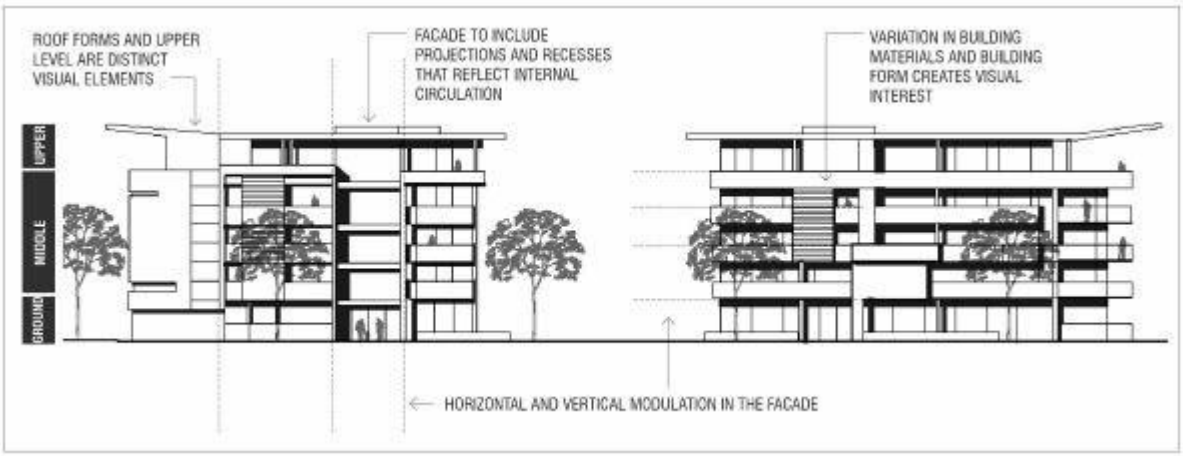


Figure 6.25 – Building design elements

PO8 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
PO9 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	**AO9** Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level. Figure 6.26 – Concealment of parking structures illustrates.

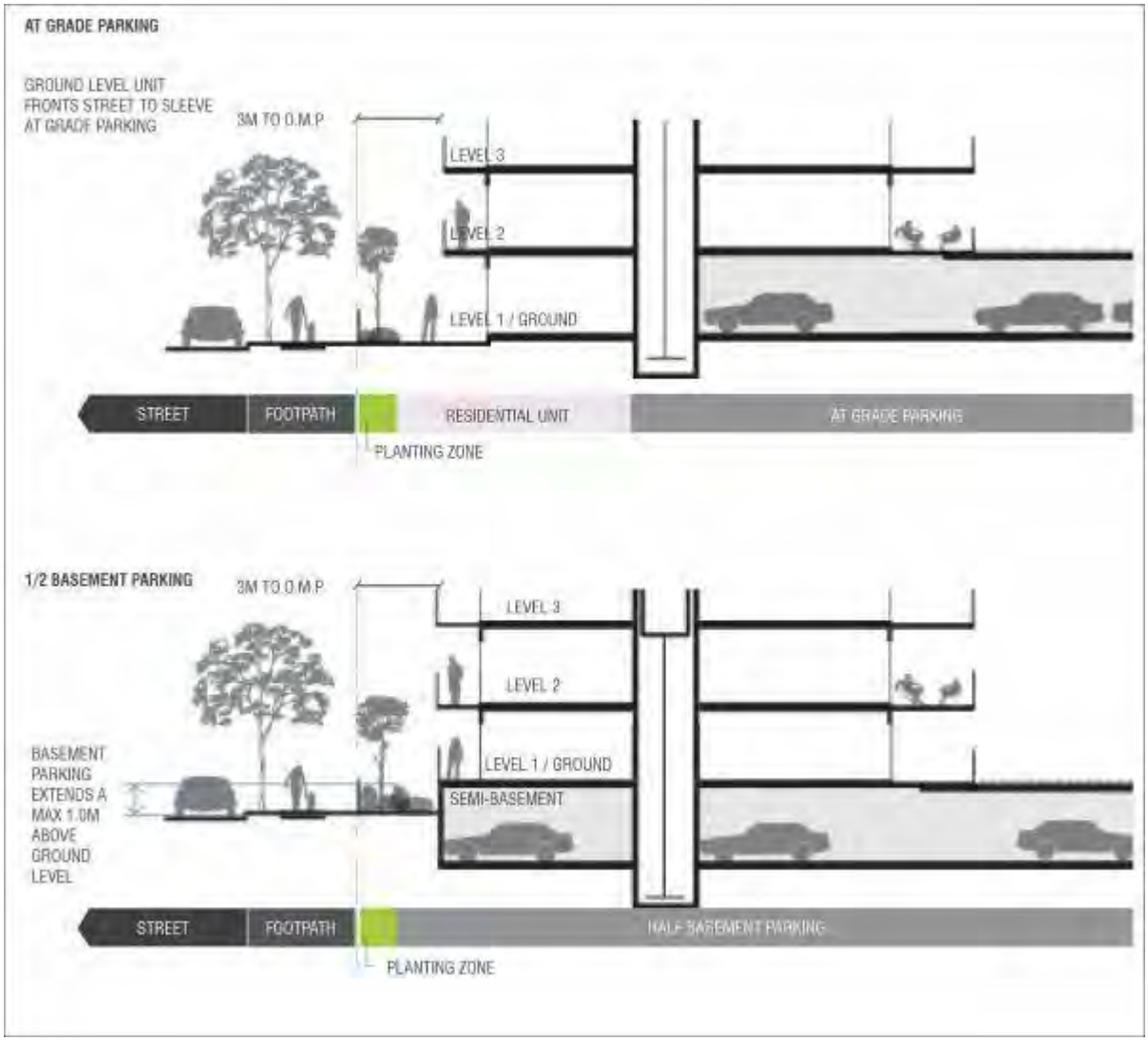


Figure 6.26 – Concealment of parking structures

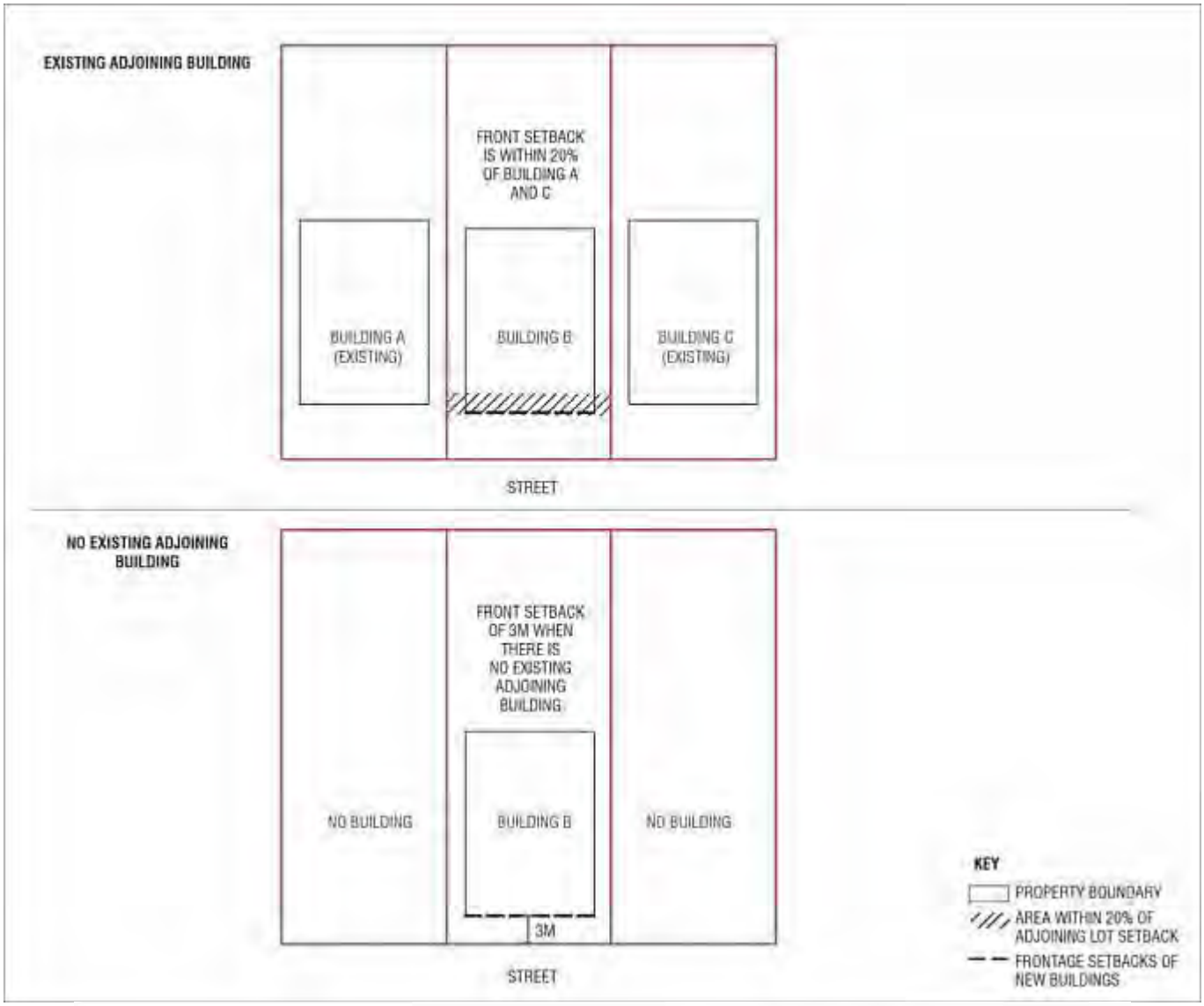
PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a non-residential use	
PO11 Non-residential uses establish only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with the performance outcome.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation with a building height of 3 storeys or less	
Built form	
PO12 Building height and scale is proportionate to the size of the premises and the desired low-rise character of the area.	**AO12** Building design achieves: (a) a site cover that does not exceed 65%; and (b) a building height that does not exceed 3 storeys.
PO13 Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining sites.	**AO13.1** Buildings are set back from street frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 3m. Figure 6.27 – Building setbacks illustrates.
	AO13.2 The side boundary setback, except for a wall built to the boundary, is a minimum of: (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m for any part of a wall over 7.5m high. Figure 6.27 – Building setbacks illustrates.
	AO13.3 The rear boundary setback is a minimum of 6m. Figure 6.27 – Building setbacks illustrates.
	AO13.4 A landscape area with a minimum dimension of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).



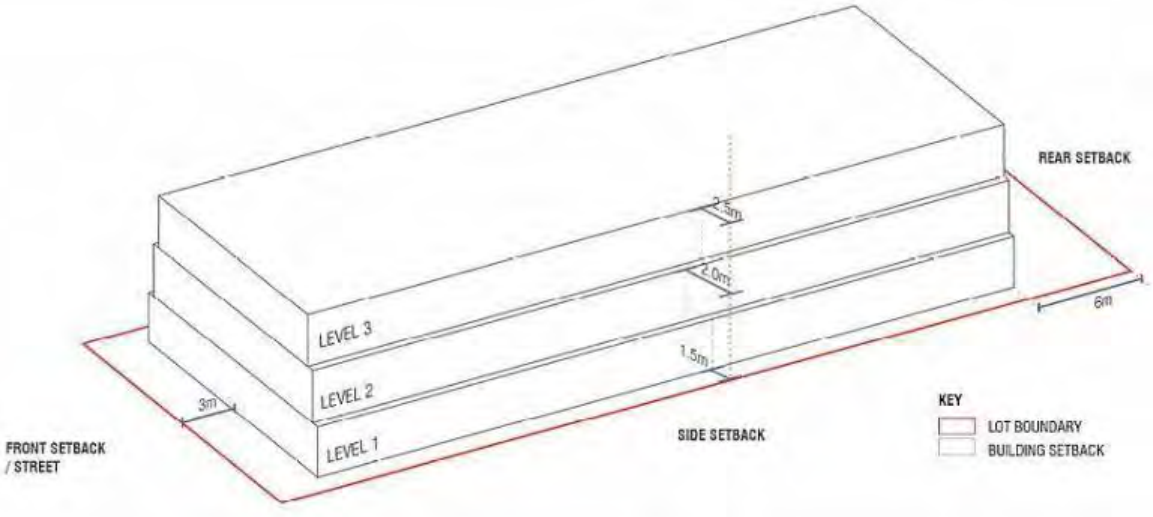


Figure 6.27 – Building setbacks

PO14 Built to boundary walls do not impact on the amenity or privacy of adjoining premises. **Editor's note–**Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.	**AO14** Built to boundary walls: (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room or house on an adjoining site; (c) are not located within the front or rear setback; (d) have a maximum height of 3m; and (e) have a maximum length of 15m.
PO15 Roof form assists in reducing the appearance of building bulk by: (a) articulating individual dwellings; and (b) incorporating variety in design through use of roof pitch, height, gables and skillions.	No acceptable outcome is nominated.
PO16 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO16.1** For a ground floor dwelling, ground floor private open space is provided with: (a) a minimum area of 25m²; (b) a minimum dimension of 4m; and (c) clear of any utilities such as gas, water tanks or air-conditioning units
	AO16.2 Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for a 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.
	AO16.3 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO16.4 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO17 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.
PO18 Communal open space provides facilities including landscaping and shade treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development – where a multiple dwelling, residential care facility, retirement facility or short-term accommodation within a precinct intended for building heights of 4 storeys or more	
Built form	
PO19 Building design creates an enjoyable pedestrian environment and experience through the use of: (a) design elements that promote a sense of human scale at the street level, including use of awnings where appropriate; (b) design that breaks up the ground floor elevation on the principle street frontage into distinct elements; and (c) articulation of the built form above ground floor through use of balconies, recesses and changes in material.	No acceptable outcome is nominated.
PO20 Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy, landscaping and amenity for existing and future buildings; and (c) do not prejudice the development of adjoining land.	**AO20.1** The design meets the setback requirements outlined by Table 6.2.2.3(b) — Building setbacks Medium density residential zone. Figure 6.28 – Building setbacks illustrates.
	AO20.2 A deep planting landscape area with a minimum width of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access). Figure 6.28 – Building setbacks illustrates.
	AO20.3 A deep planting landscape area with a minimum width of 1.5m is provided along the rear site boundary. Figure 6.28 – Building setbacks illustrates.

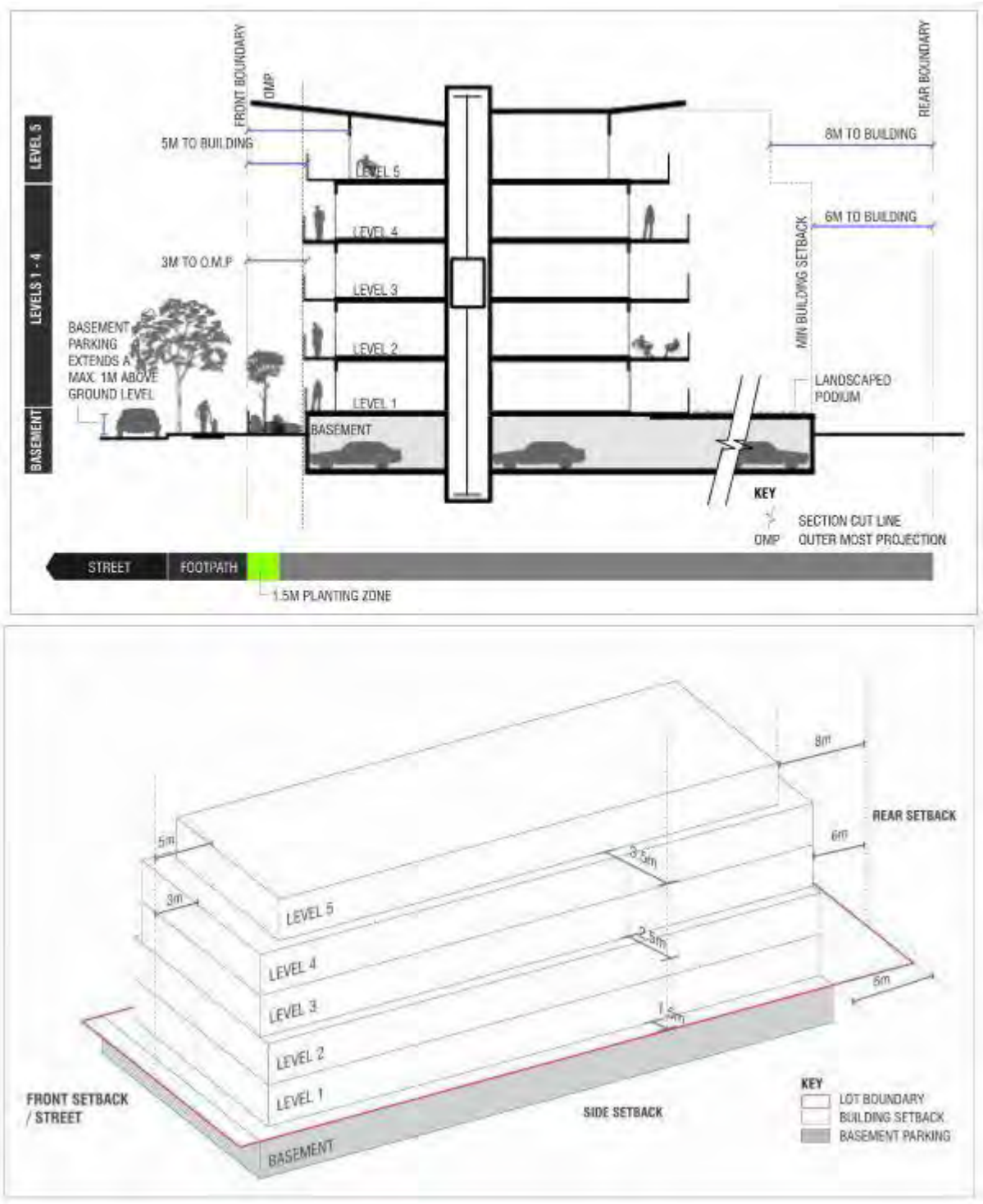


Figure 6.28 – Building setbacks

PO21 Roof forms assist in articulating the façade as a combination of distinct elements integrated with the facade design.	No acceptable outcome is nominated.
PO22 Roof top plant and equipment are contained within roof forms and are screened from the street and from adjoining buildings using a consistent range of non-reflective materials to provide a cohesive design element.	No acceptable outcome is nominated.

PO23 Development provides private open space that is: (a) well-proportioned, appealing and functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO23.1** Balconies are provided with a minimum area of 9m² for a 1 bedroom unit or 16m² for 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.
	AO23.2 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO23.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO24 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities and to mitigate the intensity of the built form.	No acceptable outcome is nominated.
PO25 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa South precinct	
PO26 New road linkages are created in accordance with Figure 6.29 – Thuringowa South precinct concept plan, including an alternative east west link from Riverway Drive to North Beck Drive and to provide a direct link into the Thuringowa Central major centre precinct.	No acceptable outcome is nominated.
PO27 Development creates a compatible interface with the centre activities and facilitates pedestrian and cyclist access to the Thuringowa Central major centre precinct in accordance with Figure 6.29 – Thuringowa South precinct concept plan.	No acceptable outcome is nominated.
PO28 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	**AO28.1** Building height does not exceed 5 storeys where fronting Riverway Drive in the area shown on Figure 6.29 – Thuringowa South precinct concept plan, and 3 storeys otherwise.
	AO28.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².

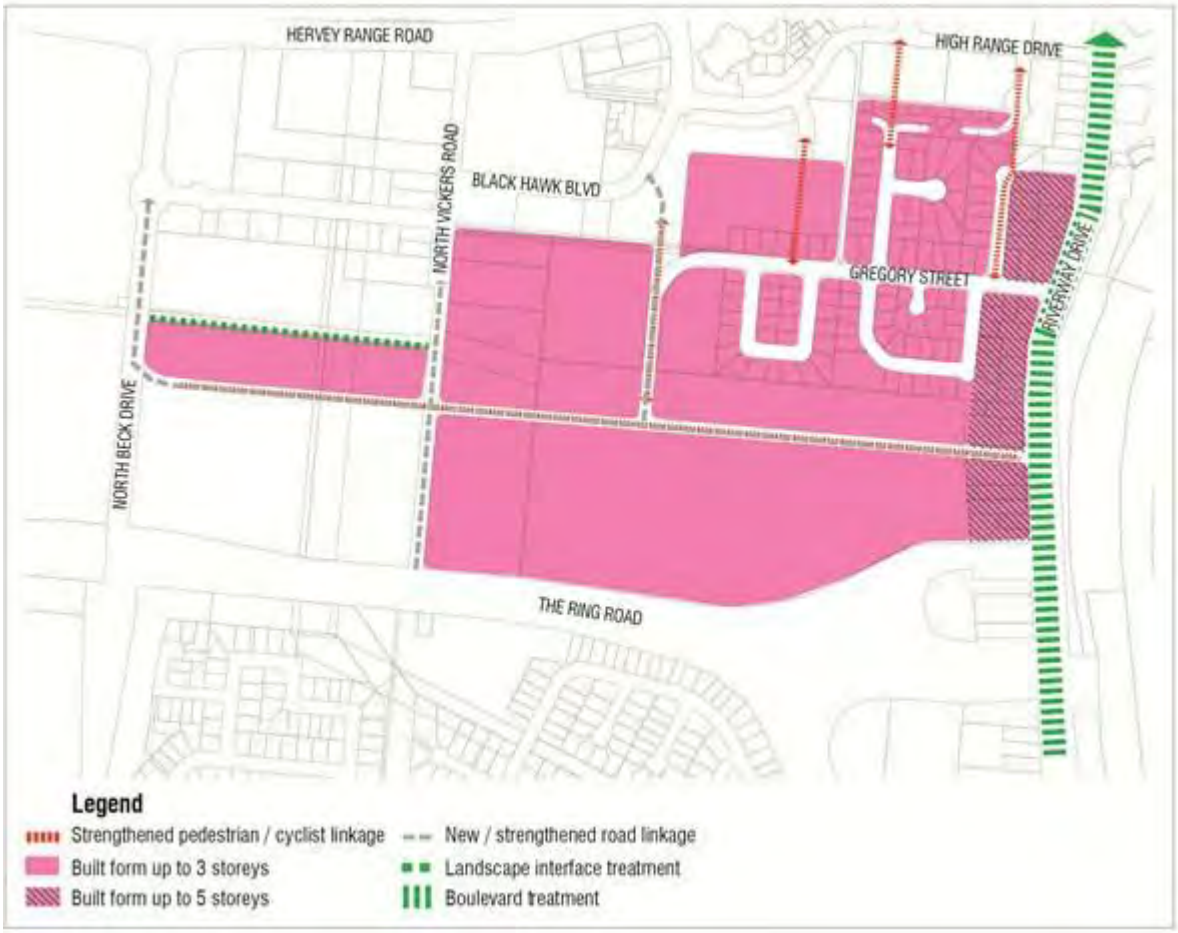


Figure 6.29 – Thuringowa South precinct concept plan

PO29 Development contributes to the boulevard treatment of Riverway Drive, through landscaping and streetscape treatments along the road frontage.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa East precinct	
PO30 Development contributes, through street improvements, to the boulevard treatment of Thuringowa Drive, Riverway Drive and Ross River Road.	No acceptable outcome is nominated.
PO31 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey. Built form provides for sensitive transitioning in height and scale to nearby Low density residential zoned land.	**AO31.1** Building height does not exceed 5 storeys in the areas shown on Figure 6.30 – Thuringowa East precinct concept plan, and 3 storeys otherwise.
	AO31.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.

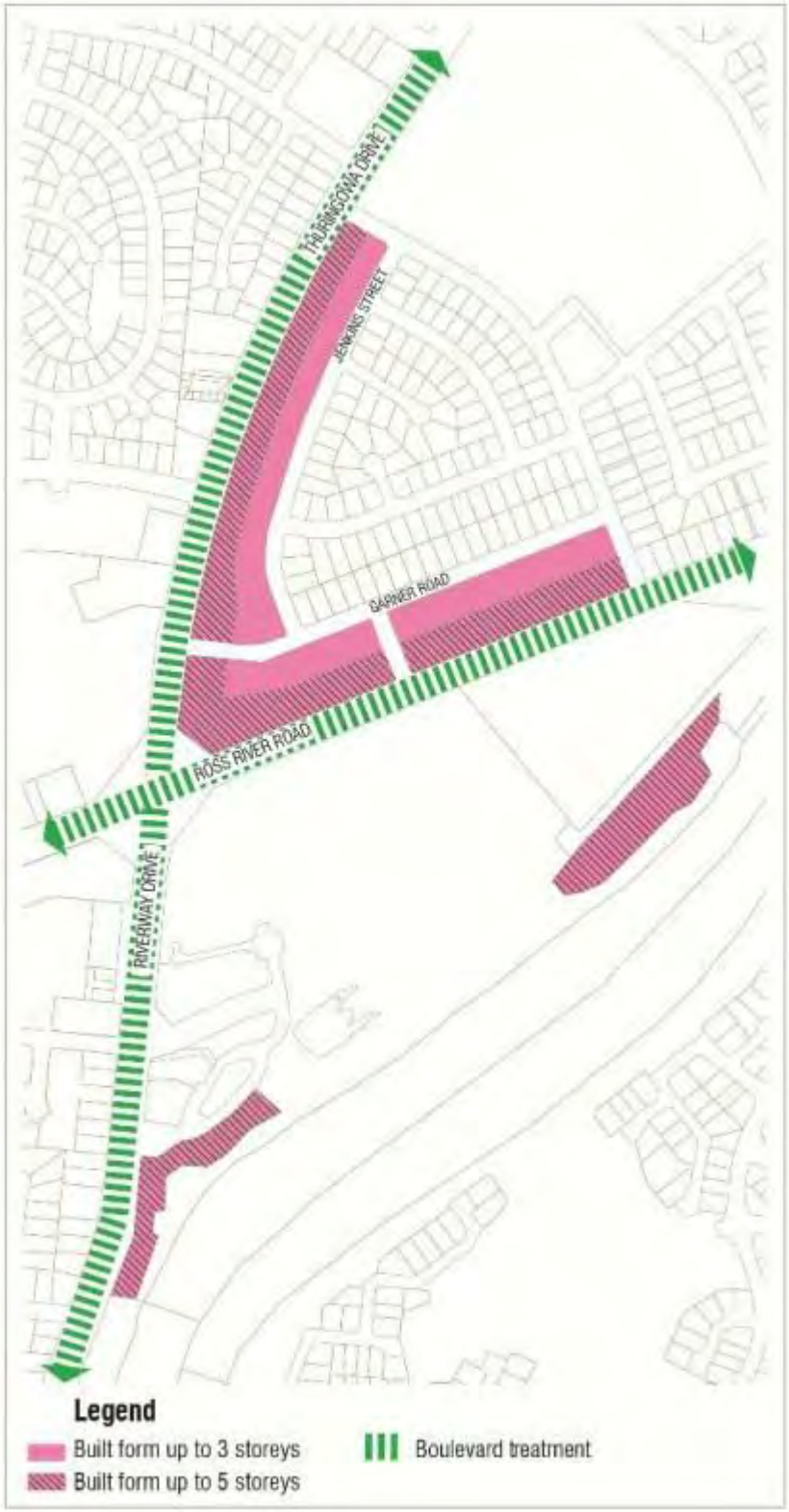


Figure 6.30 – Thuringowa East precinct concept plan

PO32 Access to Ross River Road, Thuringowa Drive and Riverway Drive is consolidated.	**AO32.1** Development sites have a minimum size of 1,000m^2 and contain no more than 1 access driveway.
	AO32.2 Access driveways are provided from rear or side streets rather than Thuringowa Drive or Riverway Drive.
PO33 No new non-residential development is established within the precinct.	No acceptable outcome is nominated.
PO34 Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.	**AO34** New gross floor area is only added through internal building work to an existing building.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Rossiter Park precinct	
PO35 Development achieves a coordinated redevelopment of this precinct into a high quality medium density urban environment which is highly responsive to the amenity offered by Ross River and its parklands through building orientation, intensity of built form and landscaping treatment. Development site planning is undertaken in accordance with Figure 6.31 – Rossiter Park precinct concept plan.	No acceptable outcome is nominated.
PO36 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for primary orientation of buildings to the street, the provision of building setbacks, on-site services and circulation and open space at ground storey. Development over 3 storeys occurs only on large, amalgamated sites that facilitate well-proportioned buildings permitting primary orientation to the park.	**AO36.1** Building height does not exceed 6 storeys in the area shown on Figure 6.31 – Rossiter Park precinct concept plan, and 3 storeys otherwise.
	AO36.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.
PO37 Development facilitates new street connections and promotes visual and pedestrian connectivity through the precinct to Rossiter Park to the south and Aitkenvale major centre precinct to the north, in accordance with Figure 6.31 – Rossiter Park precinct concept plan.	No acceptable outcome is nominated.

PO38 On frontages shown on Figure 6.31 – Rossiter Park precinct concept plan as having a responsive edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by: (a) having a primary orientation overlooking the street and Rossiter Park; and (b) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.

Figure 6.31 – Rossiter Park precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Aitkenvale medium density precinct	
PO39 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	**AO39.1** Building height does not exceed 5 storeys.
	AO39.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.
PO40 Pedestrian routes are defined by building streetscape improvements that provide shade and improve pedestrian comfort.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Aitkenvale village precinct **Note**-Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Aitkenvale village precinct	
PO41 Supermarket and showroom retail uses do not occur in this precinct.	No acceptable outcome is nominated.
PO42 Food and drink outlets are established where they are (a) orientated to the street; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above.	No acceptable outcome is nominated.
PO43 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.	**AO43.1** Front setbacks at the ground floor do not exceed 3m.
	AO43.2 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.
	AO43.3 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.

PO44 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at the ground storey.	**AO44.1** Building height does not exceed 5 storeys.
	AO44.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.
PO45 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.	**AO45** Awnings are provided over outdoor spaces.
PO46 On the frontage shown on Figure 6.32 - Aitkenvale village precinct concept plan as having built form edge, buildings contribute to the creation of a strong and pedestrian-oriented edge to the street, by: (a) creating a generally continuous building alignment; (b) having facades which contain windows, doors, materials and features which generate visual interest at the street level; and (c) incorporating an attractive streetscape and planting theme.	No acceptable outcome is nominated.

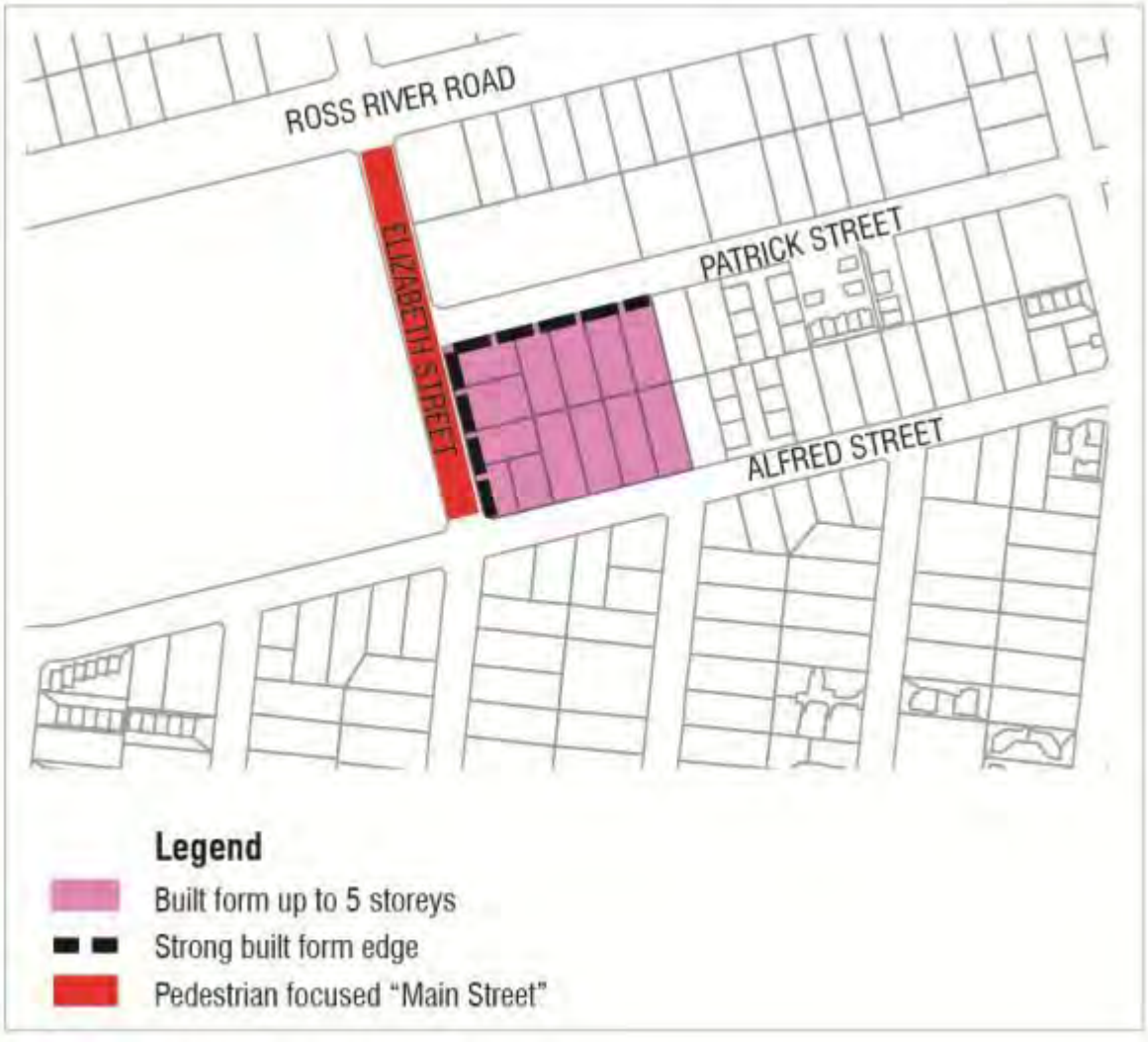


Figure 6.32 Aitkenvale village precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Hyde Park medium density precinct	
PO47 Building height creates a low to medium-rise environment, and transitions to nearby Low density residential zoned land.	**AO47** Building height does not exceed 3 storeys in the area shown on Figure 6.33 – Hyde Park medium density precinct concept plan, and 5 storeys otherwise.
PO48 Development provides for improvements to the open space corridor such that it provides a major recreational node for the precinct and surrounding area, in a manner generally consistent with Figure 6.33 – Hyde Park medium density precinct concept plan.	No acceptabl outcome is nominated.
PO49 Development adjacent to the open space corridor incorporates pedestrian access along the interface, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan.	No acceptable outcome is nominated.

PO50 Development overlooks and provides for casual surveillance of the open space corridor.	No acceptable outcome is nominated.
PO51 Development facilitates the establishment of a new road linkage connecting Woolcock Street to Dillane Street, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan. This new road assists in creating an active and attractive interface between the major centre and the Hyde Park medium density precinct.	No acceptable outcome is nominated.
PO52 Development facilitates the establishment of Virgil Street as the major east-west pedestrian thoroughfare connecting across into the Hyde Park major centre and the open space corridor, in accordance with Figure 6.33 – Hyde Park medium density precinct concept plan.	No acceptable outcome is nominated.
PO53 Non-residential uses may establish on the ground floor where fronting Woolcock street and where integrated with residential development in accordance with Figure 6.33 - Hyde Park medium density precinct concept plan.	No acceptable outcome is nominated.
PO54 Where incorporating ground floor non-residential uses, the design of buildings provides for pedestrian-friendly and visually interesting frontages.	**AO54** Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum of 0.5m for any length of facade exceeding 10m.
PO55 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.	**AO55** Awnings are provided over outdoor spaces.

Figure 6.33 – Hyde Park medium density precinct concept plan

PO56 Development assists in creating a primary pedestrian and cycle pathway and improving the quality of the pedestrian environment along Woolcock Street.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Kings Road medium density precinct	
PO57 Building height creates a medium-rise environment.	**AO57** Building height does not exceed 5 storeys.
PO58 Residential uses are appropriately buffered from the railway corridor.	No acceptable outcome is nominated.
PO59 Development provides for enhanced public realm and pedestrian connectivity throughout the precinct and connecting to the showground.	No acceptable outcome is nominated.
PO60 Safe pedestrian access is provided for across Kings Road.	No acceptable outcome is nominated.
PO61 Development assists in creating a primary pedestrian and cycle pathway and improving the quality of the pedestrian environment along Kings Road, in accordance with Figure 6.34 – Kings Road medium density precinct concept plan.	No acceptable outcome is nominated.

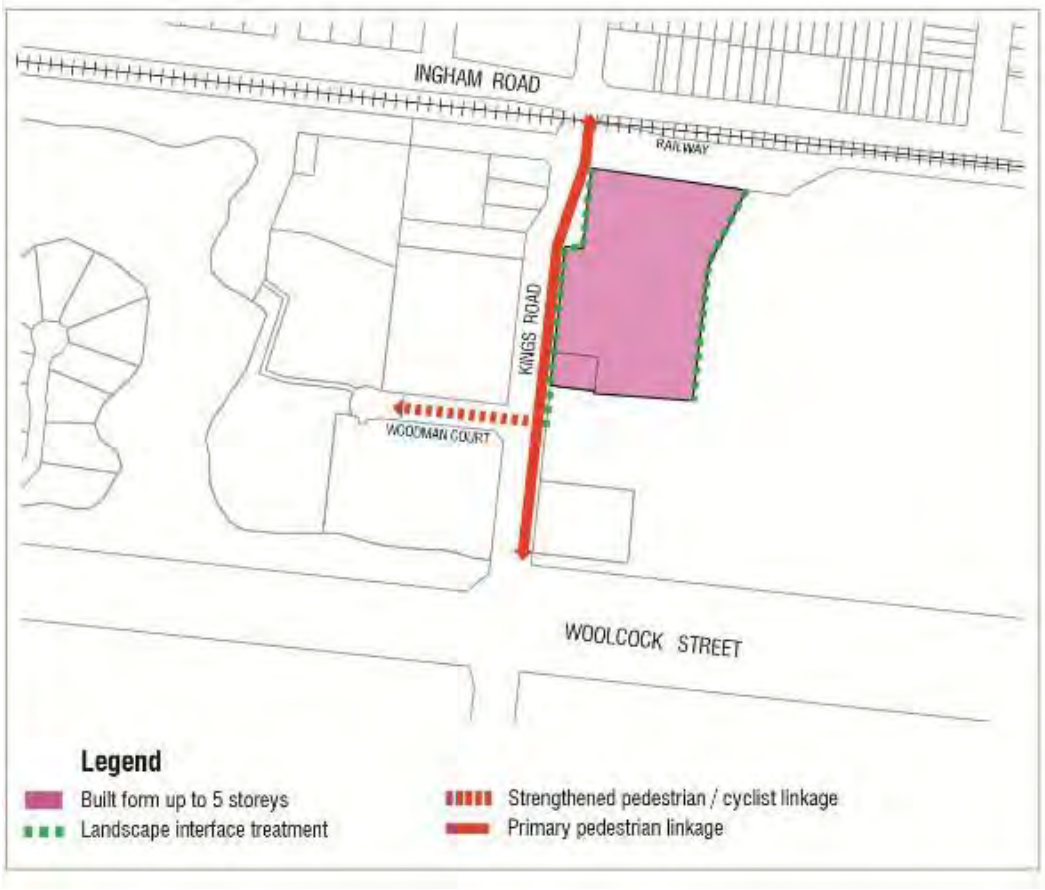


Figure 6.34 – Kings Road medium density precinct concept plan

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
The Strand precinct	
PO62 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street and parkland, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	**AO62.1** Building height does not exceed 5 storeys. Figure 6.35 – The Strand conceptual built form illustrates the desired built form.
	AO62.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.
PO63 Food and drink outlets are established where they are: (a) oriented to the street and parkland; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above. Figure 6.35 – The Strand conceptual built form illustrates the desired design principles.	No acceptable outcome is nominated.
PO64 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian friendly and visually interesting frontages.	**AO64.1** Front setbacks at the ground floor do not exceed 3m.
	AO64.2 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.
	AO64.3 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO65 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage. Figure 6.35 – The Strand conceptual built form illustrates the desired design principles.	**AO65** Awnings are provided over outdoor spaces.

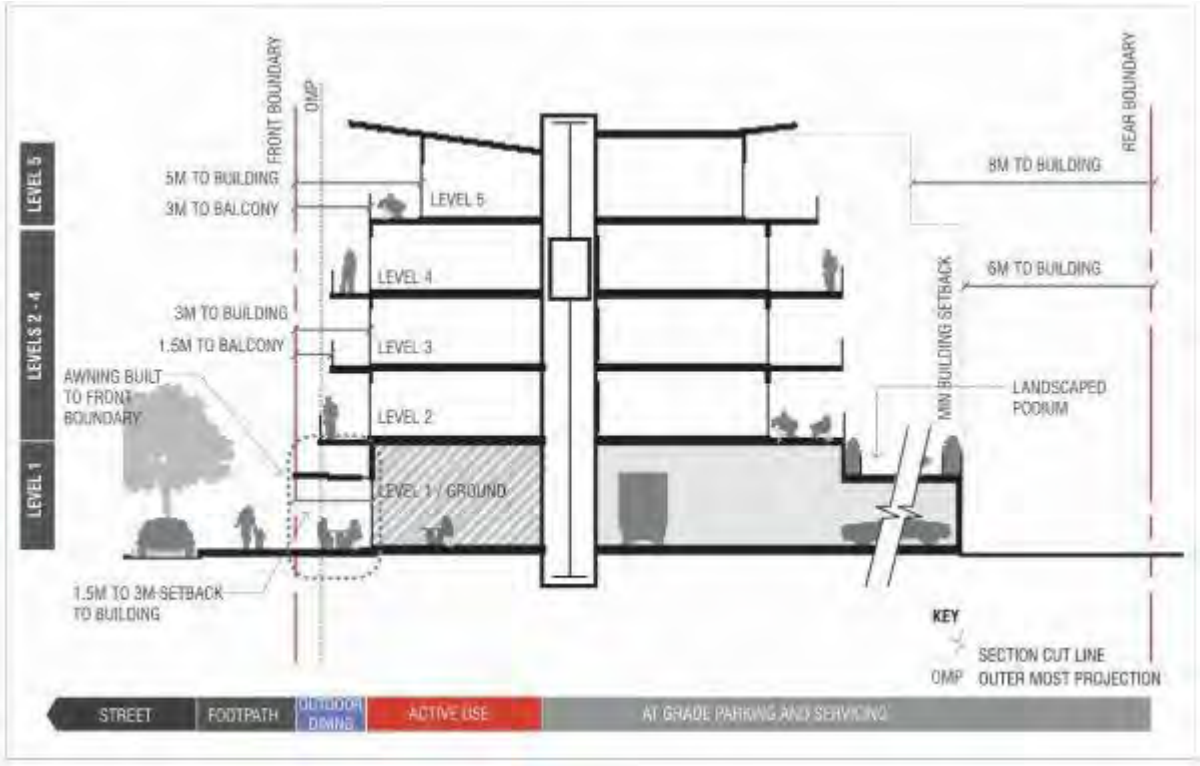


Figure 6.35 – The Strand conceptual built form

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
North Ward gateway precinct	
PO66 Building height and scale is consistent with the character desired for the precinct and reinforces Landsborough Street as a primary gateway to The Strand. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey. Figure 6.36 – North Ward gateway and villages conceptual built form illustrates.	**AO66.1** Building height does not exceed 8 storeys. **AO66.2** Development sites have a minimum size of 1,000m^2 where buildings of 5 storeys or above are proposed.
PO67 The design of buildings in this precinct provides for an arrival and wayfinding statement by: (a) addressing the street and are located to frame the edge of the street and focus view lines to The Strand; (b) creating an entry aesthetic by defining the street edge with a medium density built form; and (c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.	No acceptable outcome is nominated.

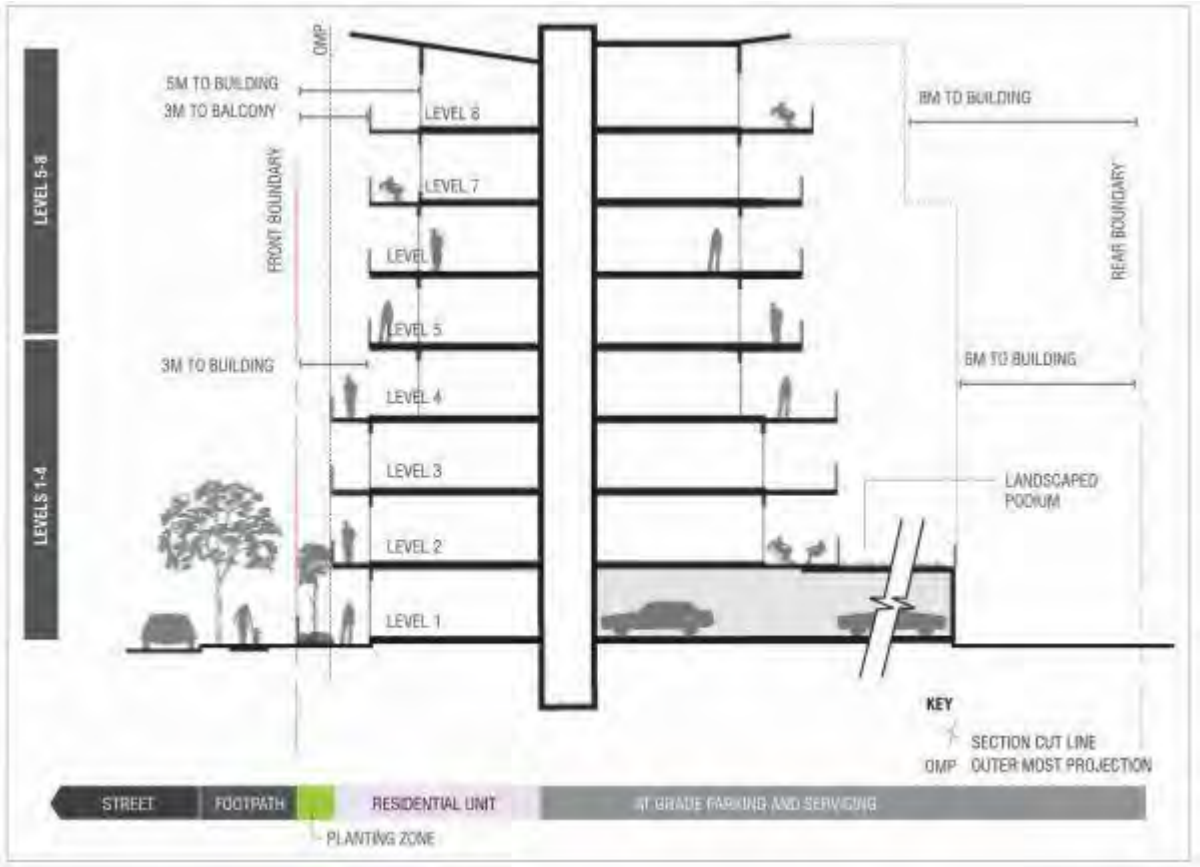


Figure 6.36 – North Ward gateway and villages conceptual built form

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
North Ward villages precinct	
PO68 Building height and scale is consistent with the character desired for the precinct and reinforces Gregory and Landsborough Streets as the primary activity spines and gateways to The Strand. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey. Figure 6.36 – North Ward gateway and villages conceptual built form.	**AO68.1** Building height does not exceed 8 storeys. **AO68.2** Development sites have a minimum size of 1,000m^2 where buildings of 5 storeys or above are proposed.
PO69 Non-residential uses are established where they are: (a) oriented to the street; (b) incorporate outdoor dining; and (c) are located on the ground floor with accommodation above.	No acceptable outcome is nominated.

PO70 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.	**AO70.1** Front setbacks at the ground floor do not exceed 3m.
	AO70.2 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.
	AO70.3 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO71 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.	**AO71** Awnings are provided over outdoor spaces.
PO72 The design of buildings in this precinct provides for an arrival and wayfinding statement by: (a) focussing view lines to The Strand; (b) creating an entry aesthetic by defining the street edge with a medium density built form; and (c) incorporating a streetscape and planting theme that creates a boulevard treatment of the street. Figure 6.36 – North Ward gateway and villages conceptual built form.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

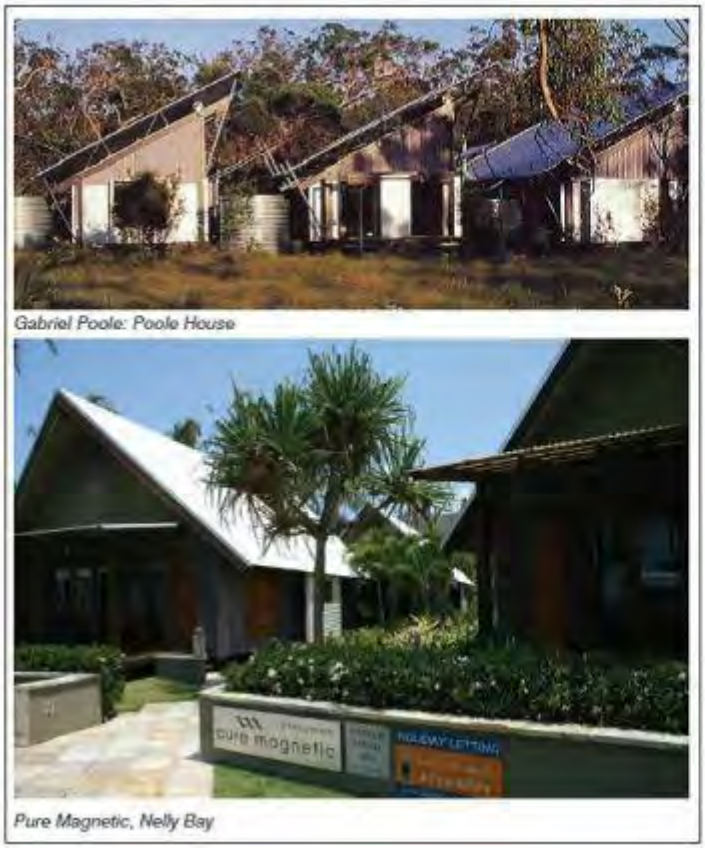
Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
North Ward medium density precinct	
PO73 Building height and scale is consistent with the character desired for the precinct. The former hospital building remains as the most significant building in the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, onsite services and circulation and open space at ground storey.	**AO73.1** Building height does not exceed 5 storeys other than the existing hospital building which is retained at its present height.
	AO73.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m^2.
PO74 Building layout and design on the former hospital site facilitates a high level of pedestrian and cyclist permeability through the site.	No acceptable outcome is nominated.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Magnetic Island medium density precinct	
PO75 Building design and massing is consistent with the low density scale of the locality and articulates individual dwellings.	**AO75** Building height does not exceed 2 storeys and is predominately in the form of single, single unit or multiple pavilions. Figure 6.37 – Magnetic Island indicative built form outcomes illustrates.

Figure 6.37 – Magnetic Island indicative built form outcomes

PO76 Design and articulation of buildings contribute to the creation of the local tropical character through: (a) use of tropical building design typologies; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. Figure 6.38 – Examples of the desired tropical building design typologies.	No acceptable outcome is nominated.



Gabriel Poole: Poole House

Pure Magnetic, Nelly Bay

Troppo Architects: Thiel House, Cullen Bay

Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces

Figure 6.38 – Examples of the desired tropical building design typologies

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Picnic Bay precinct	
PO77 Non-residential uses are provided on the ground floor as part of a mixed use development along Granite Street and along the water frontage.	No acceptable outcome is nominated.
PO78 Building design and massing is consistent with the low density scale of the bay and articulates individual dwellings.	**AO78** Building height does not exceed 2 storeys and is predominately in the form of single, single unit or multiple pavilions. Figure 6.37 – Magnetic Island indicative built form outcomes illustrates.

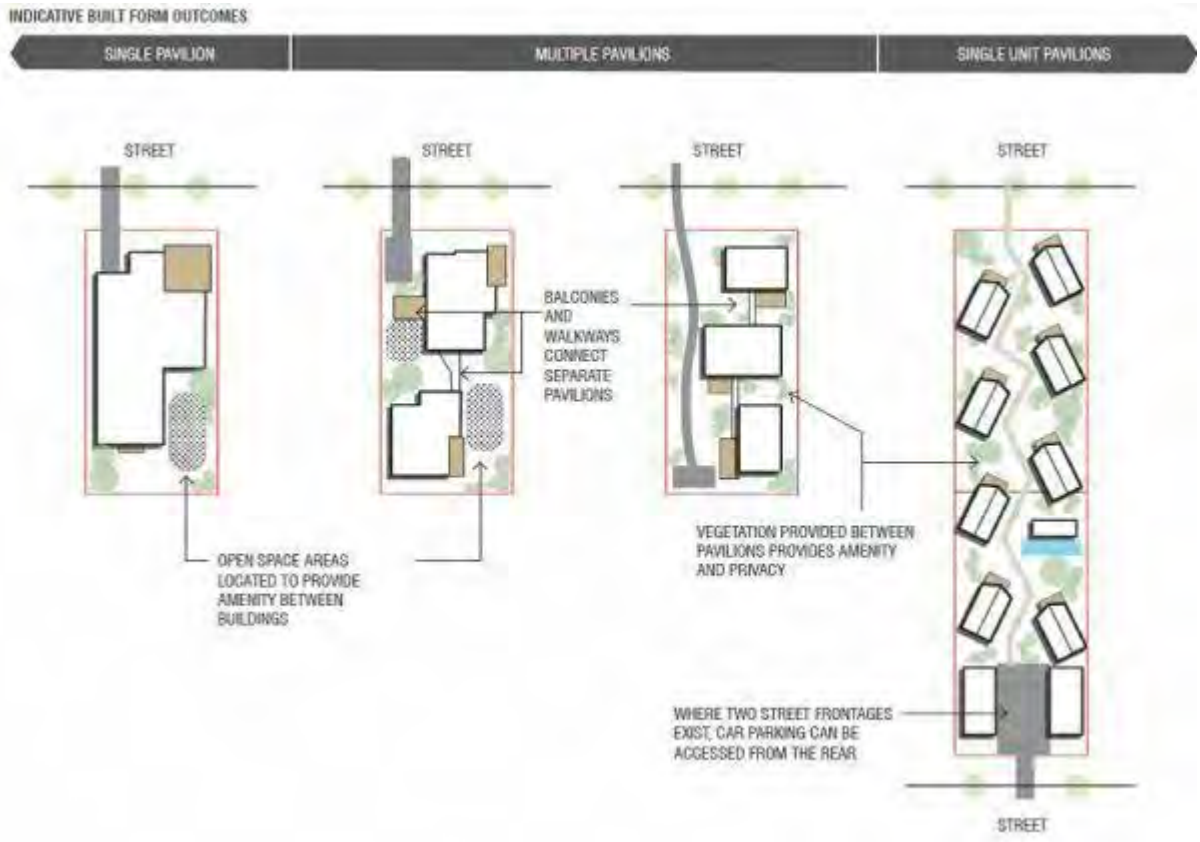
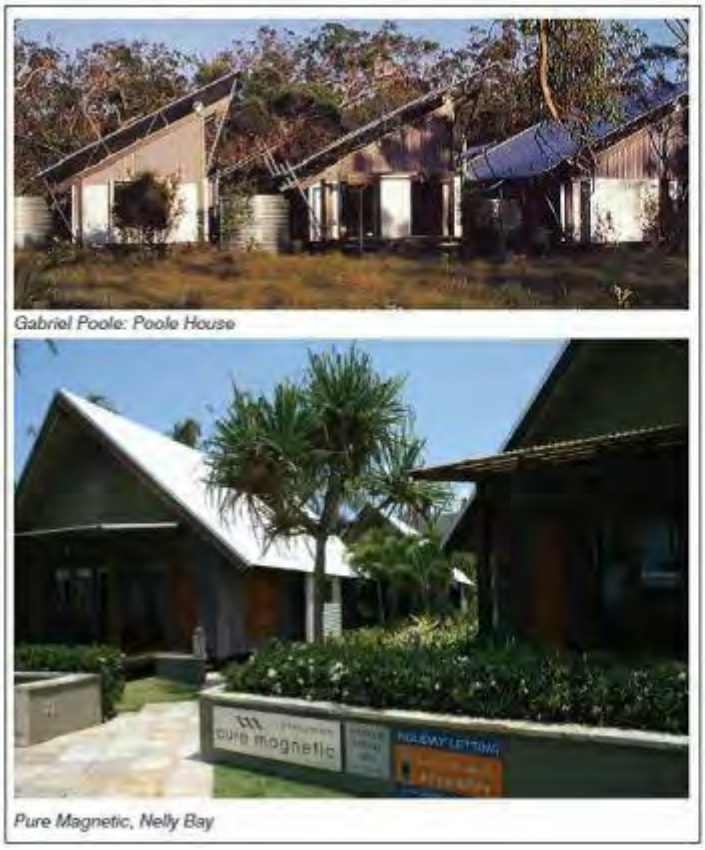


Figure 6.37 – Magnetic Island indicative built form outcomes

PO79 Design and articulation of buildings contribute to the creation of the local tropical character through: (a) use of tropical building design typologies; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay. Figure 6.38 – Examples of the desired tropical building design typologies illustrates.	No acceptable outcome is nominated.



Gabriel Poole: Poole House

Pure Magnetic, Nelly Bay

Troppo Architects: Thiel House, Cullen Bay

Balconies and walkways connect individual pavilions and create transition between indoor and outdoor spaces

Figure 6.38 – Examples of the desired tropical building design typologies

PO80 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages.	**AO80.1** Front setbacks at the ground floor do not exceed 3m.
	AO80.2 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.
	AO80.3 Ground floor dining tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO81 Where incorporating ground floor non-residential uses, weather protection via permanent or operable awnings is provided to usable outdoor spaces at the street frontage.	**AO81** Awnings are provided over outdoor spaces.

Table 6.2.2.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note–**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Nelly Bay tourist precinct	
PO82 Non-residential uses are provided on the ground floor as part of a mixed use development and contribute to the creation of a waterfront promenade. Figure 6.39 – Nelly Bay waterfront promenade illustrates	No acceptable outcome is nominated.

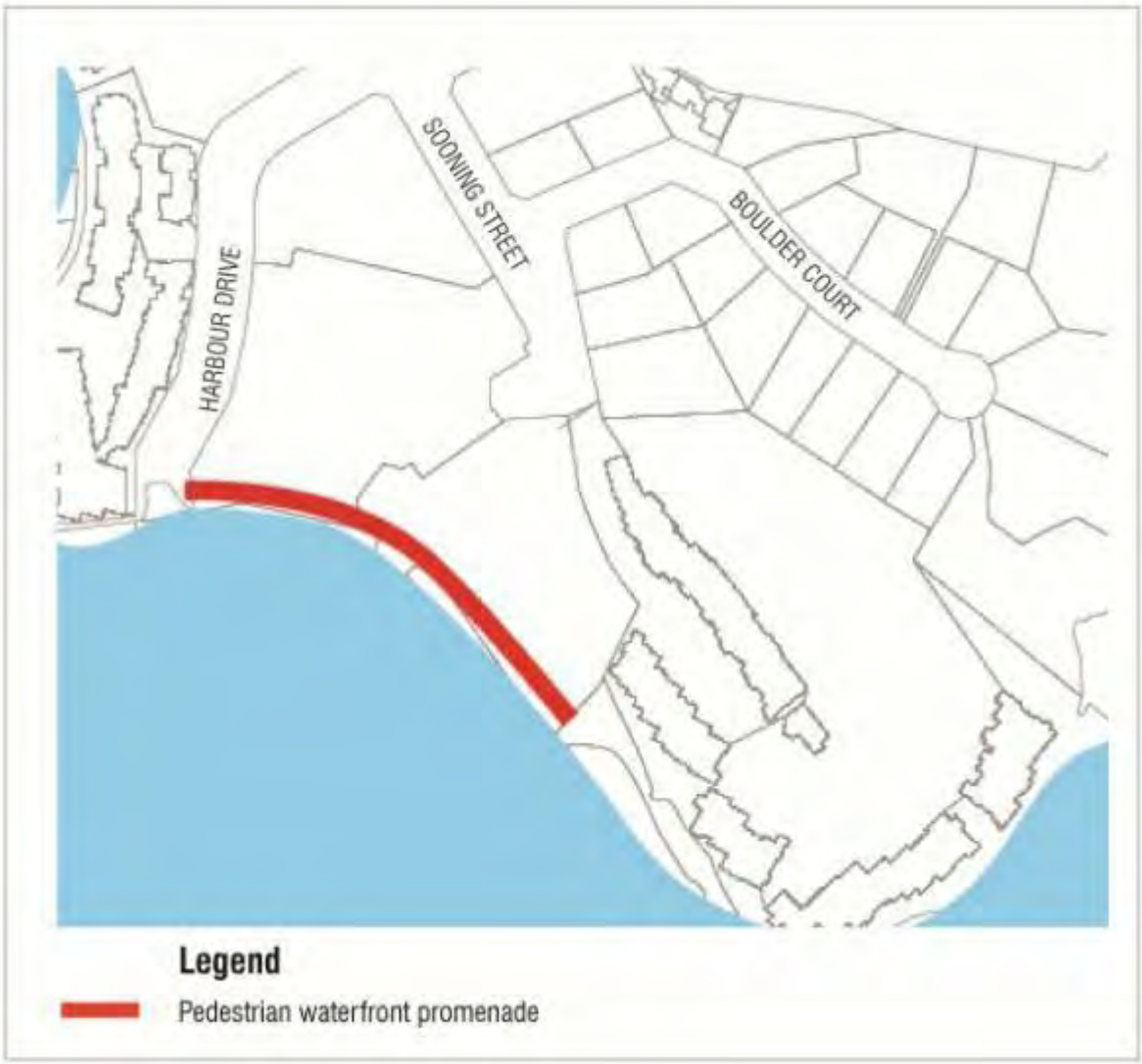


Figure 6.39 – Nelly Bay waterfront promenade

Performance outcomes	Acceptable outcomes
PO83 Tourist based services are located along Harbour Drive.	No acceptable outcome is nominated.
PO84 Building height is of a low to medium-rise scale and building massing is consistent with the low density character of the island.	**AO84.1** Building height does not exceed 4 storeys.
	AO84.2 Development consists of a number of distinct buildings where site frontage exceeds 20m. Figure 6.40 – Indicative building massing illustrates

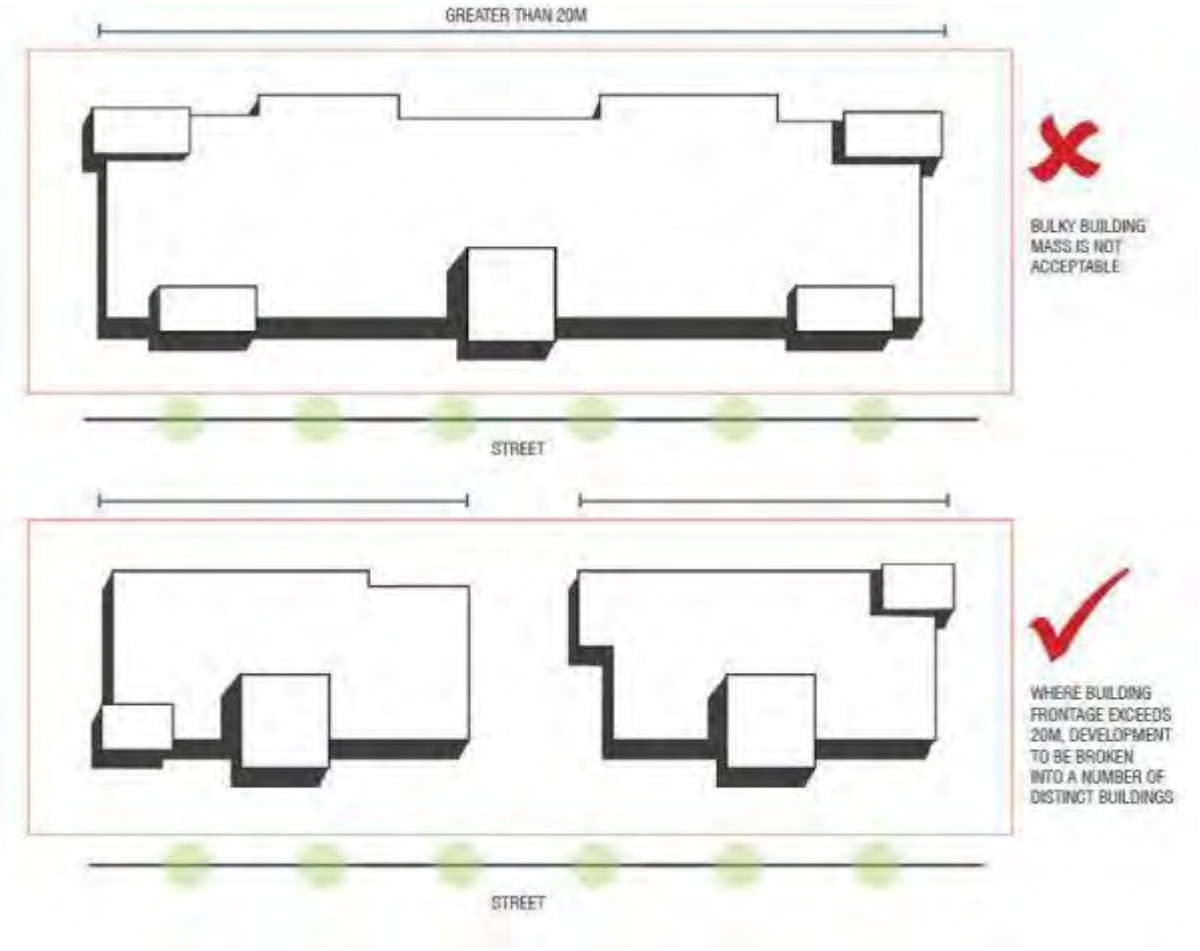


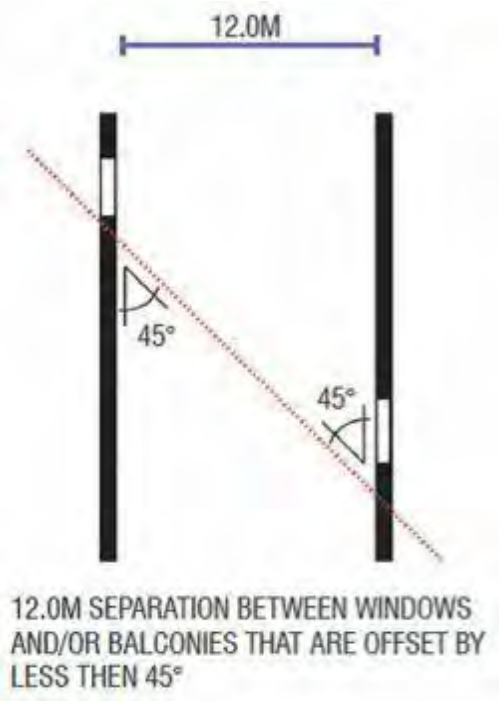
Figure 6.40 – Indicative building massing

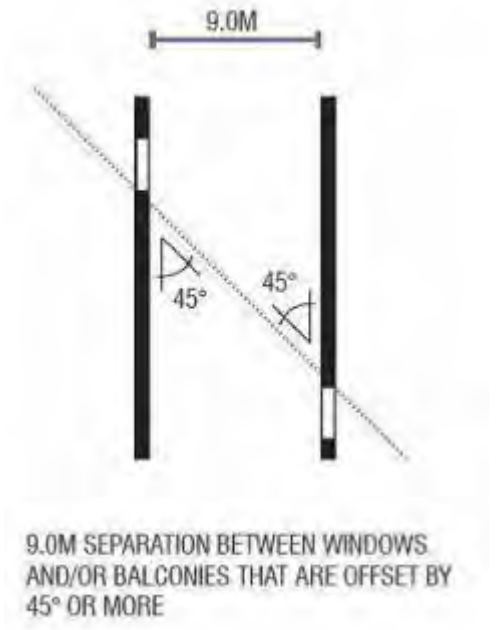
PO85 Design of buildings contribute to the creation of an attractive and safe arrival through maximising views to the bay through use of: (a) balconies, verandas or windows overlooking the bay; and (b) opportunities for indoor and outdoor living spaces.	No acceptable outcome is nominated.
PO86 Where incorporating non-residential uses, the design of buildings in this precinct provides for pedestrian friendly and visually interesting frontages with active ground floors where feasible.	**AO86.1** Front setbacks at the ground floor do not exceed 3m.
	AO86.2 Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum 0.5m for any length of the facade exceeding 10m.
	AO86.3 Ground floor dining tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO87 Where incorporating ground floor non-residential uses, weather protection is provided to usable outdoor spaces at the street frontage.	**AO87** Awnings are provided over outdoor spaces.

Table 6.2.2.3(a) - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note-**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcome takes precedence.	
Wills Street precinct	
PO88 Building height and scale is consistent with the character desired for the precinct. The size of the development site allows for the primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation, and open space at ground storey.	**AO88.1** Building height does not exceed 4 storeys.
	AO88.2 Where accommodating a building of more than 3 storeys, development sites have a minimum size of 1,000m².
PO89 Built form provides for sensitive transitioning in height and scale to nearby Character residential zoned land.	No acceptable outcome is nominated.

Table 6.2.2.3(b)-Building setbacks Medium density residential zone

<table>
<tr><th>Level</th><th>Building</th><th>Balconies or outermost projection</th><th>Privacy setbacks for balconies/terraces/windows of habitable rooms</th></tr>
<tr><td colspan="3">Front setbacks</td><td rowspan="15">Development provides a minimum separation distance of:
(a) 12.0m between windows or balconies that are offset by less than 45 degrees; or
 

12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°
(b) 9.0m between windows or balconies that are offset by 45 degrees or more.
 

9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE</td></tr>
<tr><td>Basement</td><td>1.5m (providing a deep planting zone)</td><td>1.5m</td></tr>
<tr><td>Level 1-4</td><td>3.0m</td><td>1.5m</td></tr>
<tr><td>Level 5 and above</td><td>5.0m</td><td>3.0m</td></tr>
<tr><td colspan="3">Side setbacks</td></tr>
<tr><td>Levels 1-2</td><td colspan="2">1.5m</td></tr>
<tr><td>Levels 3-4</td><td colspan="2">2.5m</td></tr>
<tr><td>Level 5 and above</td><td colspan="2">3.5m</td></tr>
<tr><td colspan="3">Rear setbacks</td></tr>
<tr><td>Basement</td><td rowspan="4">6.0m</td><td>n/a</td></tr>
<tr><td>Level 1</td><td>n/a</td></tr>
<tr><td>Levels 2-4</td><td>4.0m</td></tr>
<tr><td>Level 5 and above</td><td>8.0m</td><td>6.0m</td></tr>
</table>

6.2.3 High density residential zone code

6.2.3.1 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.

6.2.3.2 Purpose

(1) The purpose of the High density residential zone is to provide for ~~higher density multiple dwellings.~~ for—

(a) high density multiple dwellings; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents

~~(1)~~(2) The ~~particular purpose~~local government purpose of the zone~~code~~ is to:

(a) optimise opportunities for higher density living close to the city's principal centre, in order to maximise accessibility to services, employment and public transport, promote affordable living and maximise day and night-time vibrancy of the centres;

(b) maintain a level of residential amenity that is consistent with an inner urban and near centre lifestyle; and

(c) create well-designed built form and public spaces that are pedestrian friendly and provide opportunities for community interaction.

~~(2)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) development provides for high-rise and high density multiple dwellings and short-term accommodation in locations clustered around or near the principal centre ~~(CBD)~~;

(b) building height steps down from taller buildings in the Principal centre ~~(CBD)~~ zone, and is generally up to 12 storeys;

(c) development maintains a high level of residential amenity on the site and in the neighbourhood;

(d) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public and active transport use;

(e) development is supported by transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and

(f) non-residential uses occur where they directly support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Palmer Street precinct:

(a) this precinct continues to grow as Townville's primary contemporary entertainment and accommodation destination;

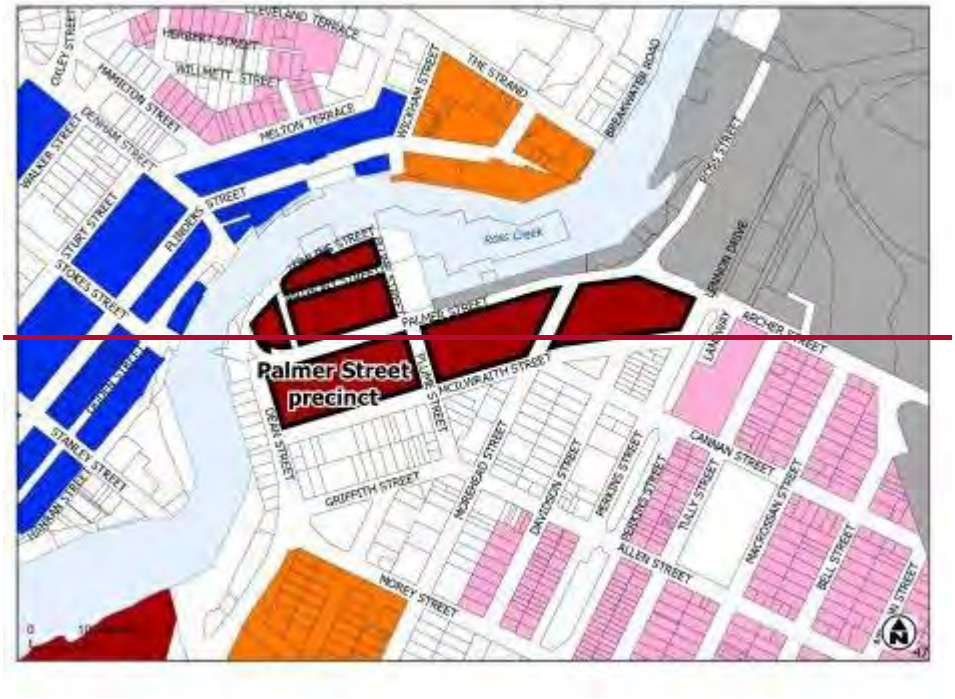
(b) Palmer Street is the continued focus for the establishment of restaurants, cafes and retail at the ground floor within a high quality streetscape;

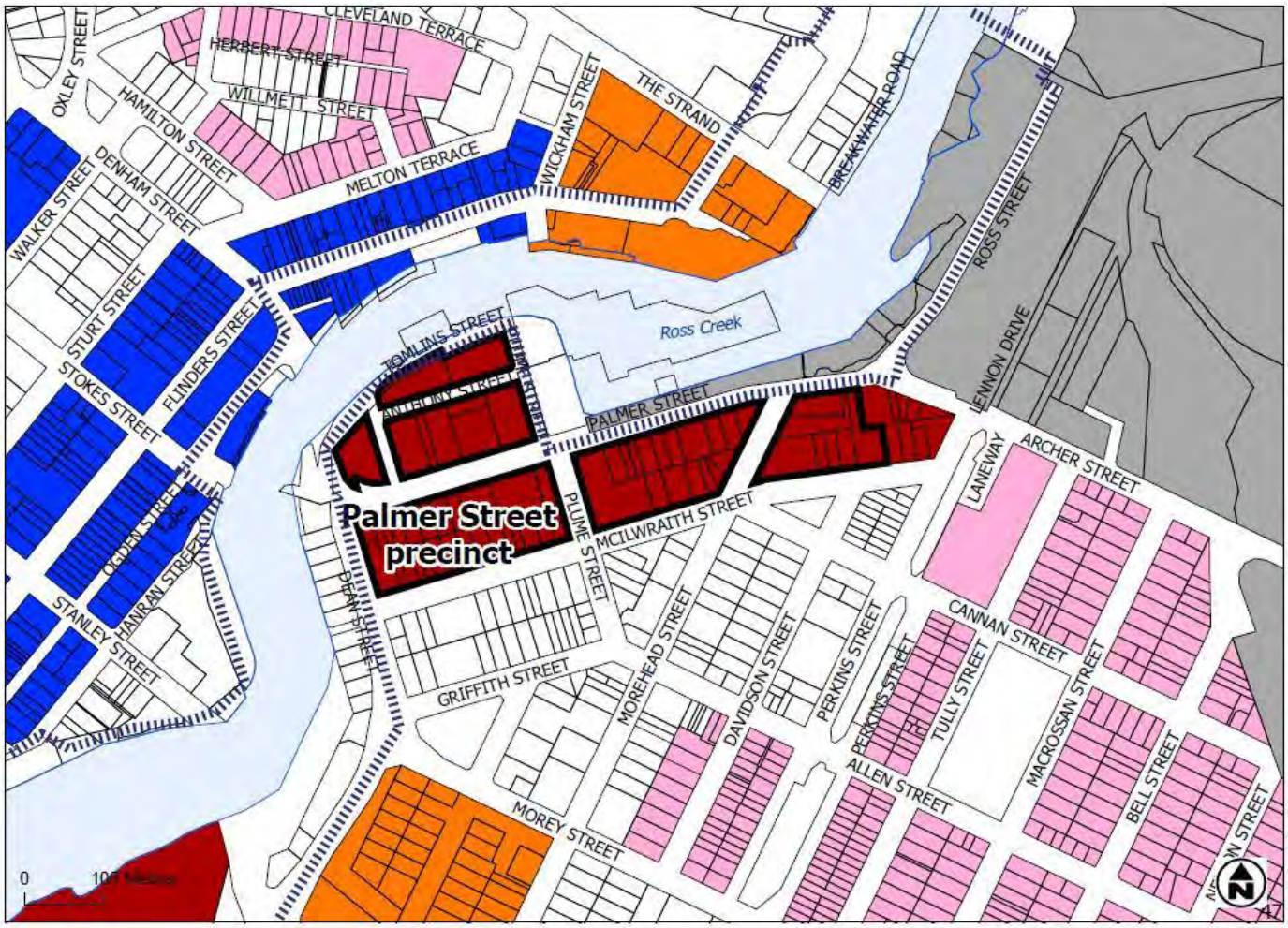
(c) permanent residential accommodation occurs within this precinct where it does not compromise the function of Palmer Street as an entertainment destination;

(d) the public realm along the Ross Creek waterfront is of a high quality and provides continuous pedestrian access including the linking of the north and south banks by a new pedestrian bridge; and

(e) large-scale offices and other commercial activities are not established within the precinct.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.





Click here to view high resolution PDF.

Figure 6.41 – Palmer Street precinct

Flinders Street West precinct:

(a) this precinct grows to accommodate high density residential living;

(b) residential accommodation is provided in slender towers and takes advantage of the amenity of Ross Creek and views of Castle Hill, whilst protecting the heritage values of the historic railyards area;

(c) a hub of cultural activities is established within the historic railyards area, including a mix of education and entertainment activities;

(d) high quality public realm in and around the rail buildings is created and utilised for informal and formal performance spaces or events. Dining and local convenience retail may be located at ground storey; and

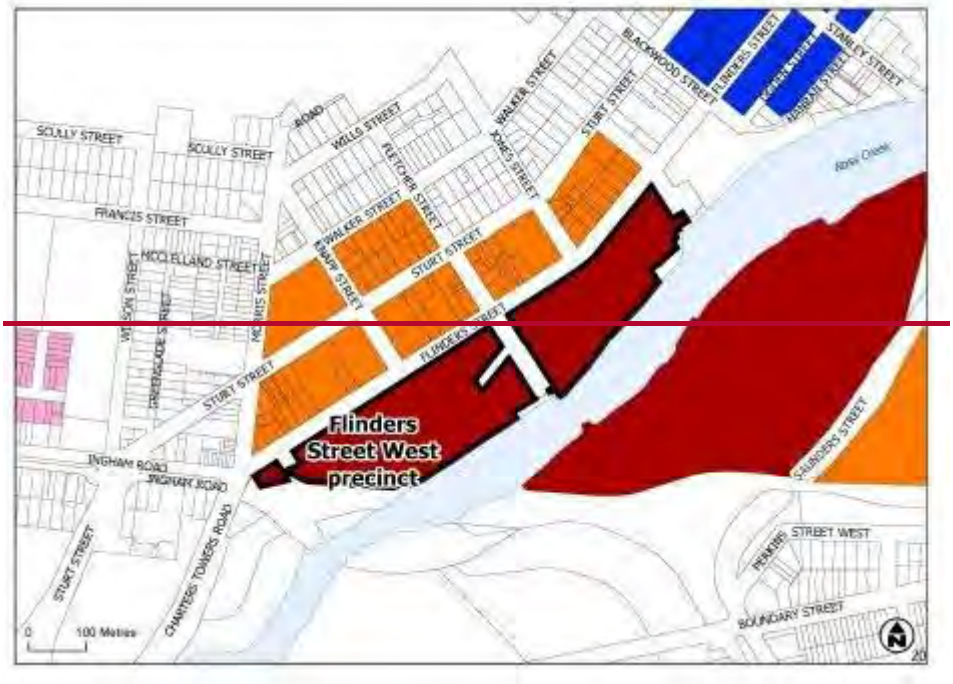
(e) new pedestrian connections are established within the precinct to:

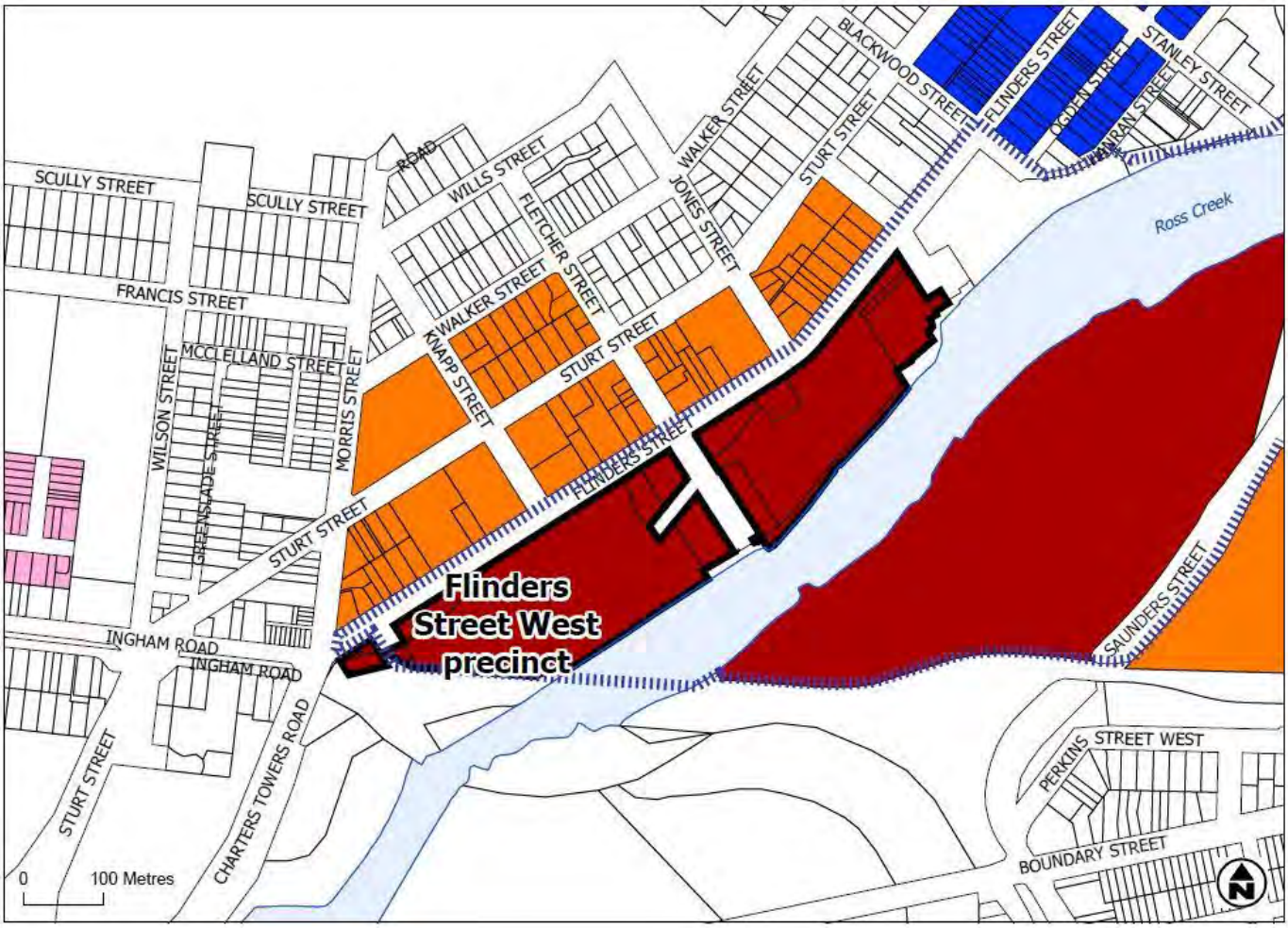
(i) provide a linear connection along the edge of Ross Creek;

(ii) provide new connections to the Railway Estate precinct;

(iii) enhance the connectivity provided by the east west heritage rail path; and (iv) provide connectivity within the precinct.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.





Click here to view high resolution PDF.

Figure 6.42 – Flinders Street West precinct

Railway Estate precinct:

(a) this precinct contains the North Queensland Stadium.

(b) development capitalises on the precinct's proximity to the principal centre ~~(CBD)~~ and Ross Creek, and provides a high quality unrban environment that compliments the North Queensland Stadium;~~pr~~ovides a hi~~gh quality residential environment which capitalises on the precinct's proximity to the principal centre (CBD) and Ross Creek;~~

~~(a) development is predominantly residential in nature set in an attractive urban setting;~~

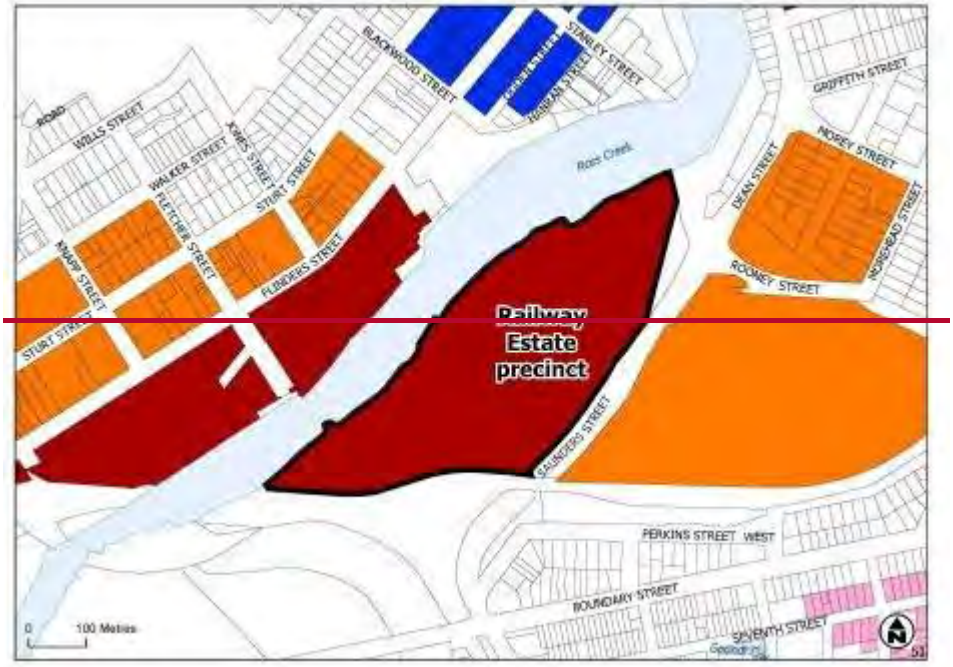
(b) ~~a new neighbourhood centre is envisaged within this precinct to service the needs of residents;~~

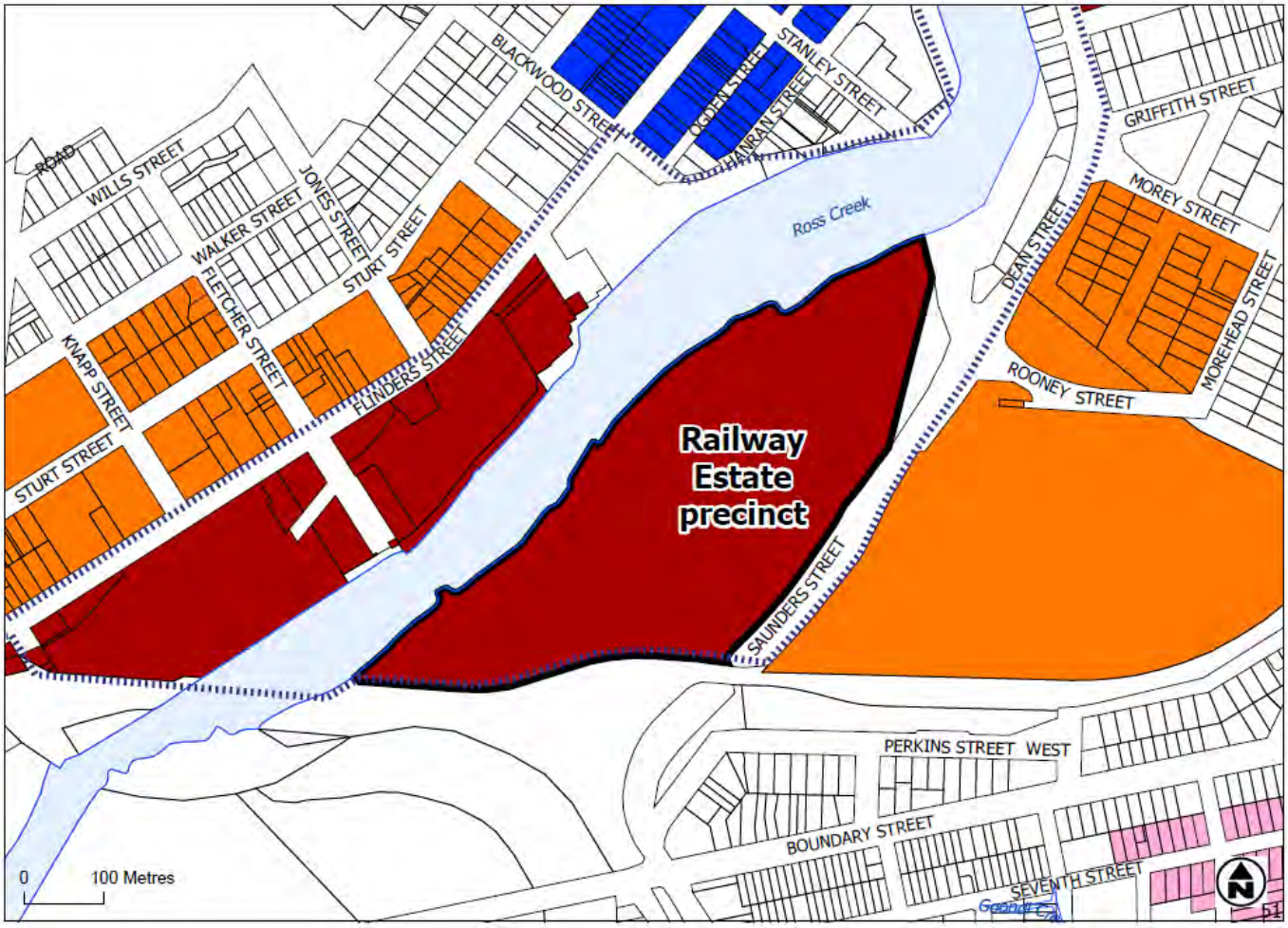
(c) a high level of integration with existing and future development in surrounding areas is achieved, having regard to movement networks, open space and recreational facilities and community infrastructure;

(d) movement networks are established to promote walking and cycling and public transport; and

(e) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.





Click here to view high resolution PDF.

Figure 6.43 – Railway Estate precinct

Archer Street Precinct:

(a) this precinct is the continuation of Palmer Street which has a focus on restaurants, cafes and retail at the ground floor within a high quality streetscape;

(b) development does not adversely impact on the operation of the Port of Townsville

(c) development must manage the interface between sensitive land uses and port operations to ensure that development minimises potential light, noise, odour, dust and visual impacts from port operations on sensitive land uses.

(d) the public realm along the Ross Creek waterfront is of a high quality and public access is maintained where practicable to support ease of movement and wayfinding.

(e) large-scale offices and other commercial activities are not established within the precinct.

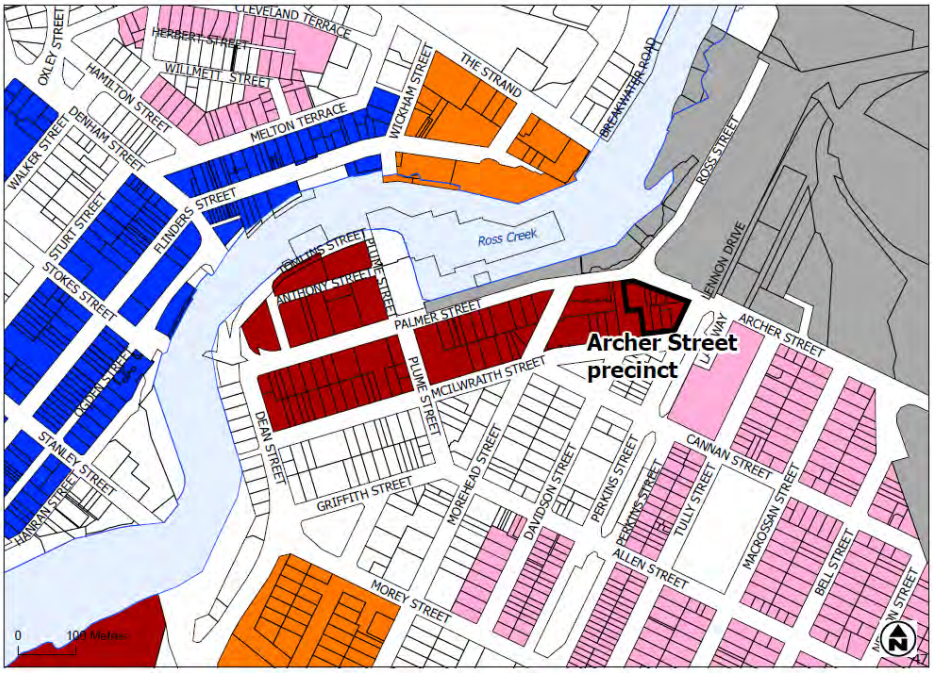


Figure 6.44 – Archer Street precinct

6.2.3.3 Assessment benchmarks

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. **Editor's note—**Home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.
	AO1.3 Other than where a bed and breakfast or home based child care, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.
	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019~~08~~.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO2** Development of the sales office is in place for no more than two years.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Bar and Food and drink outlet	
PO3 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO3.1** Noise levels do not exceed acoustic quality objectives under the *Environmental Protection (Noise) Policy 2018*
PO4 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO4.1** Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO4.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO5~~3~~ Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.
PO6~~4~~ 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 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO75 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
PO86 Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	**AO86.1** Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public. Figure 6.464 — Design for casual surveillance illustrates
	AO86.2 Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.

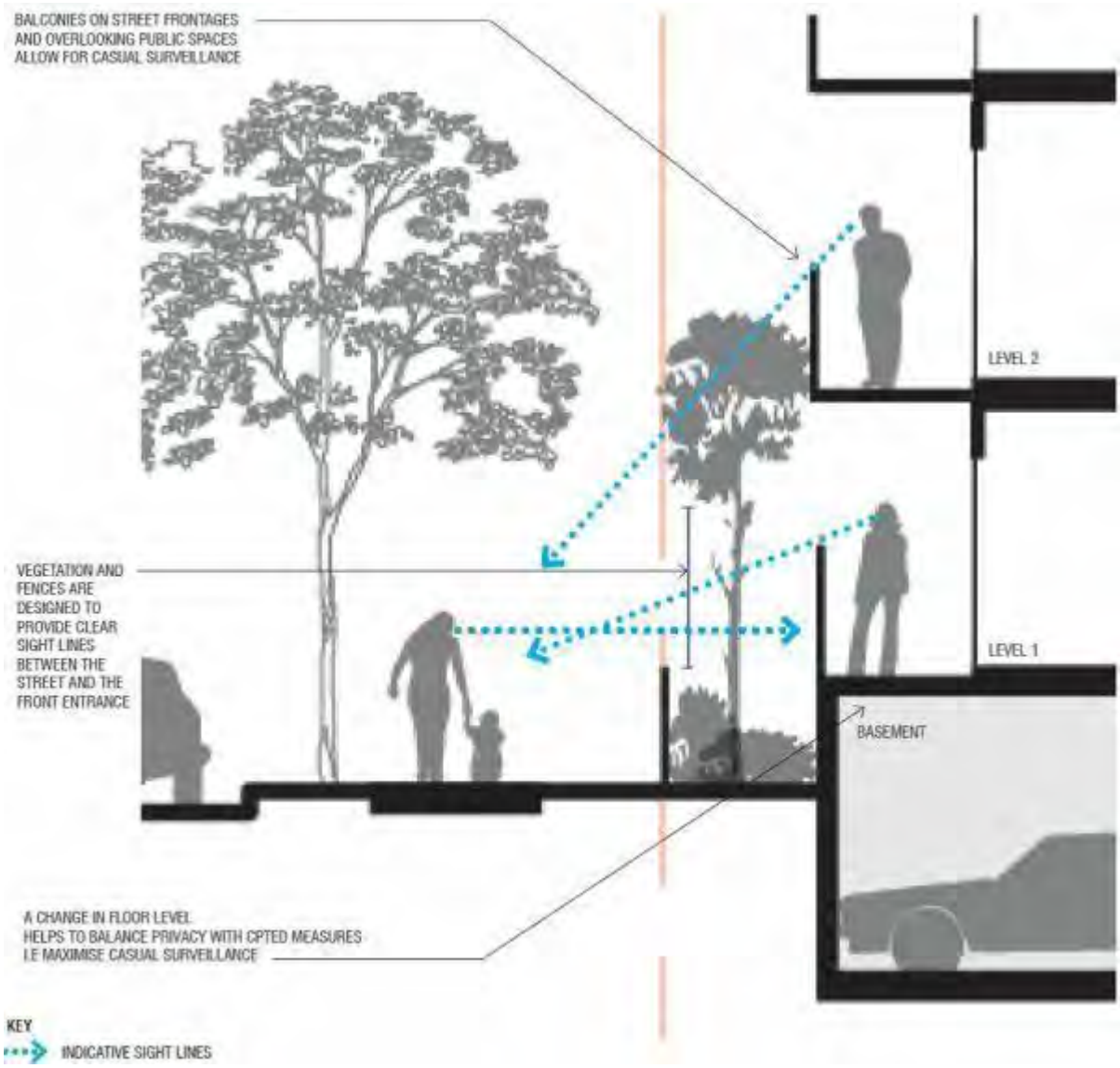


Figure 6.464 – Design for casual surveillance

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO9~~7~~ Design elements contribute to an interesting and attractive streetscape and building through: (a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation; (b) variations in material and building form; (c) modulation in the façade, horizontally or vertically; (d) articulation of building entrances and openings; (e) corner treatments to address both street frontages for a premises on a corner; (f) at lower levels creates human/pedestrian scale experiences; (g) for upper levels, frames streets and public spaces; (h) elements which assist in wayfinding and legibility; and (i) elements which relates to the context including surrounding buildings, parks, streets and open spaces. Figure 6.4~~7~~5 – Building design elements provides indicative guidance.	No acceptable outcome is nominated.

Figure 6.4~~7~~5 – Building design elements

PO108 Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	No acceptable outcome is nominated.
PO119 The overall shape, configuration and placement of buildings create usable outdoor spaces.	No acceptable outcome is nominated.
PO120 Building height and scale, maintains the primacy of the principal centre (CBD) and is consistent with the character desired for the precinct.	**AO120** Building height does not exceed 12 storeys.
PO131 The size of the development site allows for primary orientation of buildings to the street, and the provision of building setbacks, on-site services and circulation and open space at ground storey.	**AO131** Where accommodating a building of 5 storeys or more, development sites have a minimum size of 1,000m^2.
PO142 Building design and setbacks: (a) create an attractive, consistent and cohesive scale along the streetscape; (b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (c) do not prejudice the development or amenity of adjoining land; (d) retain the openness of street vistas, including to the sky, along major elements of the city grid; and (e) transition to lower scale heritage places and precincts.	**AO142** The design meets the setback requirements outlined by Table 6.2.3.3(b) - Building setbacks High density residential zone unless varied by a relevant precinct.
PO153 Built to boundary walls do not impact on the amenity or privacy of adjoining premises. **Editor's note—**Built to boundary wall heights and lengths may be increased where abutting an existing or proposed built to boundary wall on an adjoining property.	**AO153** Built to boundary walls: (a) are for non-habitable rooms or spaces only; (b) are not located within 1.5m of a habitable room on an adjoining site; (c) have a maximum height of 3m; and (d) have a maximum length of 15m.
PO164 Buildings are designed to achieve good solar access by: (a) minimising the extent of shadows on usable private open space or public spaces; and (b) maintaining access to sunlight for habitable rooms within adjoining premises.	No acceptable outcome is nominated.
PO175 Building caps and rooftops contribute to the: (a) architectural design of the building; and (b) the creation of an attractive roofscape.	No acceptable outcome is nominated.

PO186 Roof top levels incorporate open space or recreational spaces for the users of the building or are significantly dedicated to 'green roof' vegetation.	No acceptable outcome is nominated.
PO197 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO197.1** Balconies are provided with a minimum area of 9m² for 1 bedroom unit or 16m² for 2 or more bedroom unit, with a minimum dimension 4m and clear of any air conditioning unit or drying space.
	AO197.2 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO197.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO2018 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	**AO2018** No acceptable outcome is nominated.
PO2119 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.
PO220 Where incorporating ground floor non-residential use, the design of buildings provides for pedestrian-friendly and visually interesting frontages.	**AO220.1** Ground floor tenancies where including a non-residential use are articulated through: (a) variation in use of materials (glass, timber, steel, masonry); and (b) a change in plane of a minimum of 0.5m for any length of the facade exceeding 10m.
	AO220.2 Ground floor tenancies are designed to be adaptable and flexible in configuration allowing for creation of indoor and outdoor spaces through use of large openings.
PO231 Where incorporating ground floor non-residential use, weather protection is provided to usable outdoor spaces at the street frontage.	**AO231** Awnings are provided over outdoor spaces.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Parking and servicing	
PO242 Parking facilities are located to be concealed from public view to ensure an attractive streetscape. Figure 6.486 — Concealment of parking structures.	No acceptable outcome is nominated.

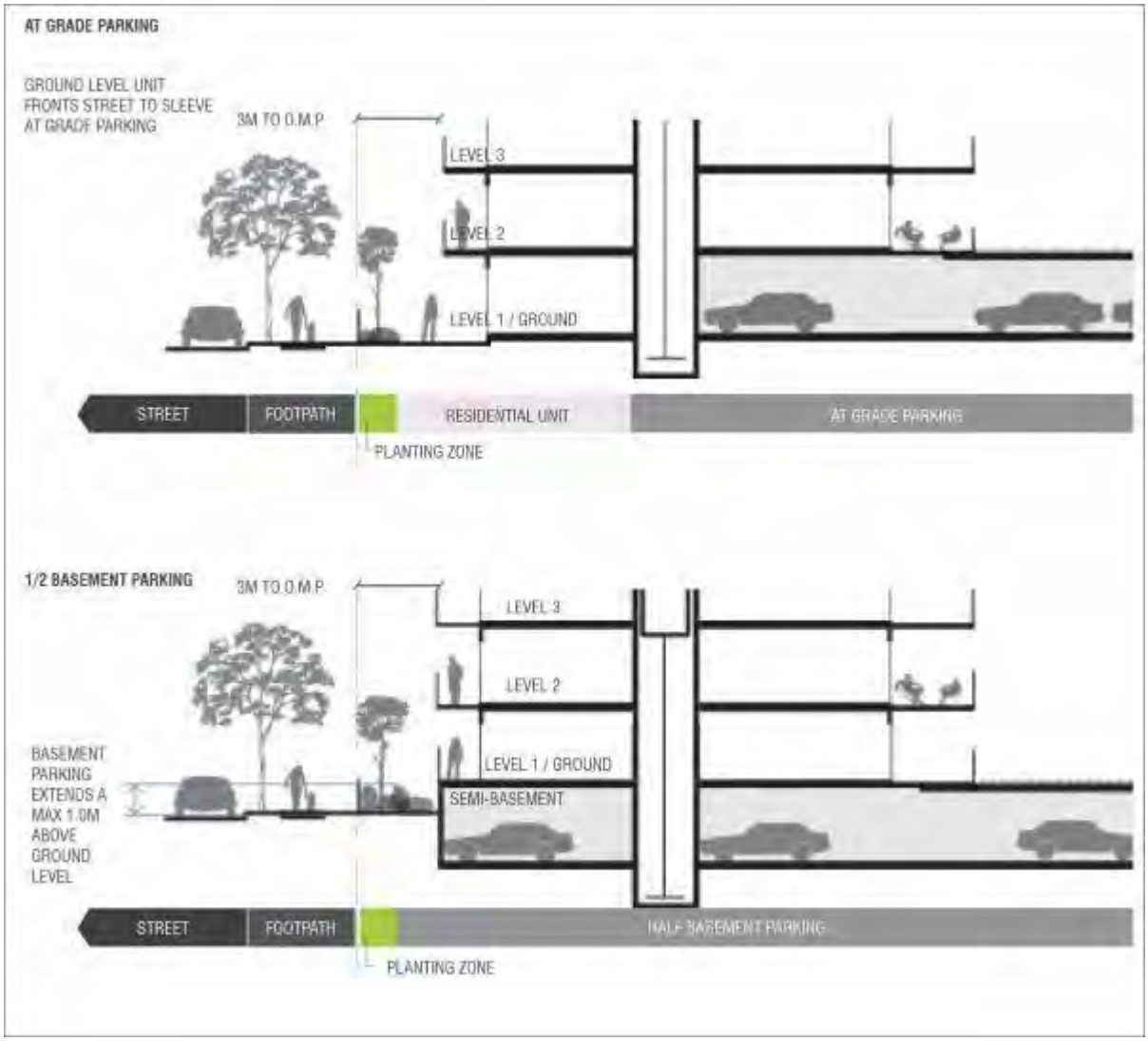


Figure 6.4~~8~~6 – Concealment of parking structures

PO2~~5~~3 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development — where a non-residential use	
PO2~~6~~4 Non-residential uses establish only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Palmer Street precinct	
PO2~~5~~ Building height transitions down to create a low-rise interface with the Ross Creek Marina.	**AO2~~5~~** Building height is in accordance with Figure 6.4~~7~~ — Palmer Street precinct concept plan.
PO2~~6~~ The design of buildings contributes to the creation of an interesting and attractive streetscape along Palmer Street by: (a) creating an entry aesthetic which defines the street edge with a high density built form; and (b) incorporating a streetscape and planting theme that creates a boulevard treatment of the street.	No acceptable outcome is nominated.
PO2~~7~~ Development facilitates or supports primarily high density short-term or permanent accommodation uses.	No acceptable outcome is nominated.
PO3~~28~~ An open space and pedestrian network is provided in accordance with Figure 6.4~~7~~ — Palmer Street precinct concept plan which: (a) opens up opportunities for residents and visitors to view Ross Creek; and (b) creates quality walkable pathways along the creek edge in an attractive landscaped environment.	No acceptable outcome is nominated.
PO3~~29~~ A new public space is provided along the Ross Creek frontage in accordance with Figure 6.4~~7~~ — Palmer Street precinct concept plan which: (a) reduces the impact of traffic or service areas on pedestrians; (b) furnishes the space to provide a range of opportunities for sitting and social interaction; (c) connects the open space in the west with the yacht club in the east; and (d) provides an attractive environment for buildings to front.	No acceptable outcome is nominated.

PO320 On frontages shown on Figure 6.497 — Palmer Street precinct concept plan as having a built form edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by: (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO331 Dining, entertainment and tourist oriented uses occur at ground storey within development identified on the Figure 6.497 — Palmer Street precinct concept plan as active frontage.	No acceptable outcome is nominated.

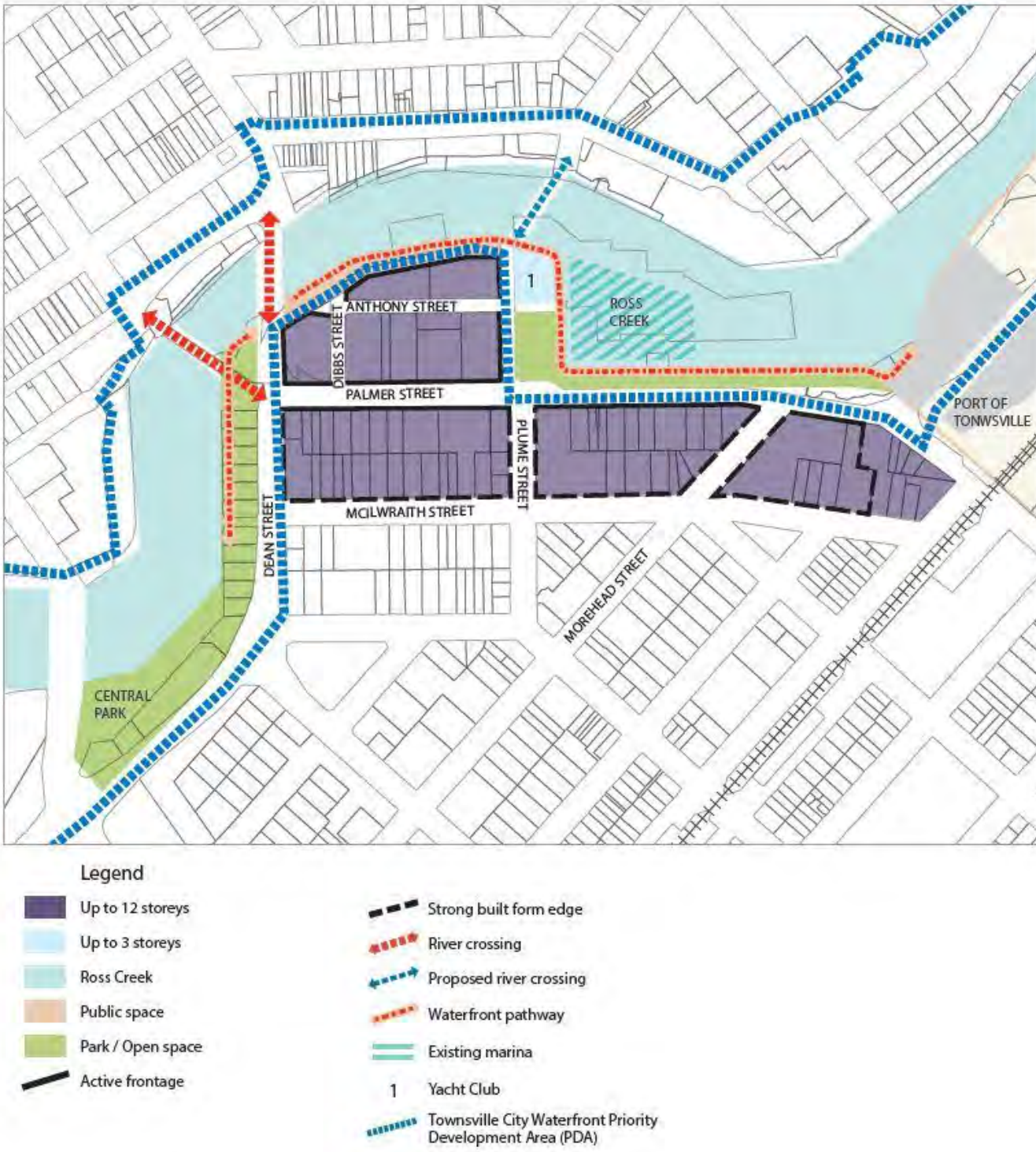


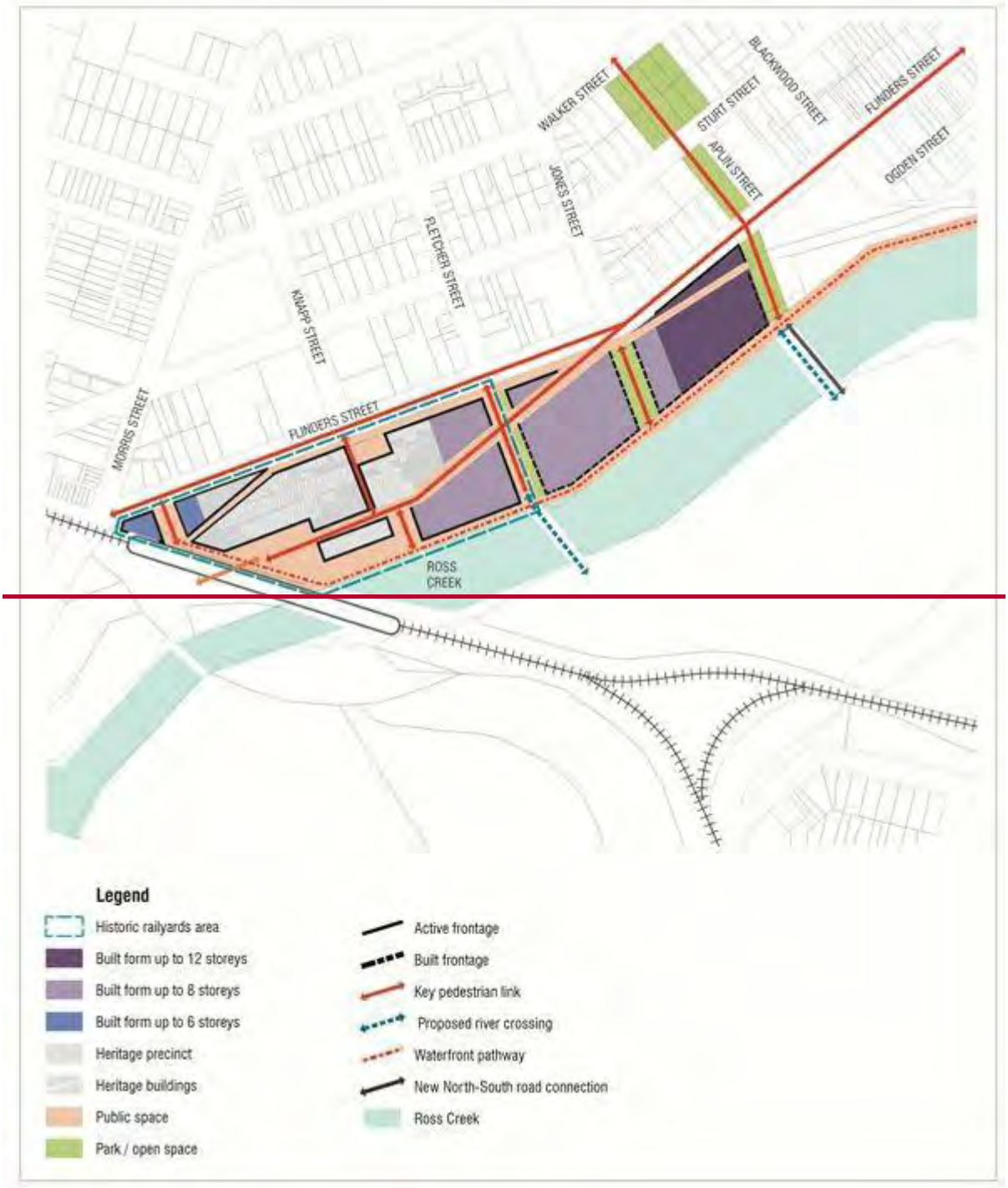
Figure 6.4~~97~~ – Palmer Street precinct concept plan

PO342 Buildings contribute to the creation of an attractive and activated edge to Ross Creek by having facades which contain windows, doors, materials and features which generate visual interest.	No acceptable outcome is nominated.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Flinders Street West precinct	
PO353 Building height transitions down from the principal centre ~~(CBD)~~ interface to lower rise buildings around the historic railyards and surrounding neighbourhoods.	**AO353** Building height is in accordance with Figure 6.5048 — Flinders Street West precinct concept plan.
PO364 Development primarily facilitates or supports high density accommodation uses.	No acceptable outcome is nominated.
PO375 Non-residential uses occur at ground storey and may include small-scale offices, retail, community uses and dining where on an active frontage identified on the Figure 6.5048 — Flinders Street West precinct concept plan.	No acceptable outcome is nominated.
PO386 Heritage buildings within the historic railyards are refurbished and reused for educational, cultural and community uses.	No acceptable outcome is nominated.
PO397 The ground floor of all non-heritage buildings within the historic railyards are used for educational, cultural and community uses or complementary activities.	No acceptable outcome is nominated.
PO4038 An open space and pedestrian network is provided in accordance with Figure 6.5048 — Flinders Street West precinct concept plan. Central access within the precinct is designed to be a pedestrian focused shared zone, ensuring that while vehicle access is available pedestrian accessibility is prioritised.	No acceptable outcome is nominated.
PO4139 New development or redevelopment within the historic railyards protects heritage values and provides high quality public realm including: (a) informal and formal performance spaces; and (b) spaces for public events or gatherings.	No acceptable outcome is nominated.

PO420 New public spaces are provided in accordance with Figure 6.5048 — Flinders Street West precinct concept plan which: (a) create quality walkable connections to public walkways on the river; (b) reduce the impact of traffic or service areas on pedestrians; (c) furnish the space to provide a range of opportunities for sitting and social interaction; and (d) provide an attractive environment for adjoining buildings to front.	No acceptable outcome is nominated.
PO431 On frontages shown on Figure 6.5048 — Flinders Street West precinct concept plan as having a built frontage, buildings contribute to the creation of a strong and pedestrian oriented edge to Ross Creek and the street, by: (a) creating a generally continuous building alignment; (b) providing awnings over the footpaths; and (c) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO442 Where shown as “built frontage” on Figure 6.5048 – Flinders Street West precinct concept plan buildings contribute to the creation of an attractive and activated edge to Ross Creek and road frontage by having facades which contain windows, doors, materials and features which generate visual interest.	No acceptable outcome is nominated.


WALKER STREET
STURT STREET
BLACKWOOD STREET
FLINDERS STREET
OGDEN STREET
APLIN STREET
JONES STREET
FLETCHER STREET
KNAPP STREET
MORRIS STREET
FLINDERS STREET
ROSS CREEK
Legend
Historic railyards area
Built form up to 12 storeys
Built form up to 8 storeys
Built form up to 6 storeys
Heritage precinct
Heritage buildings
Public space
Park / open space
Active frontage
Built frontage
Key pedestrian link
Proposed river crossing
Waterfront pathway
New North-South road connection
Ross Creek

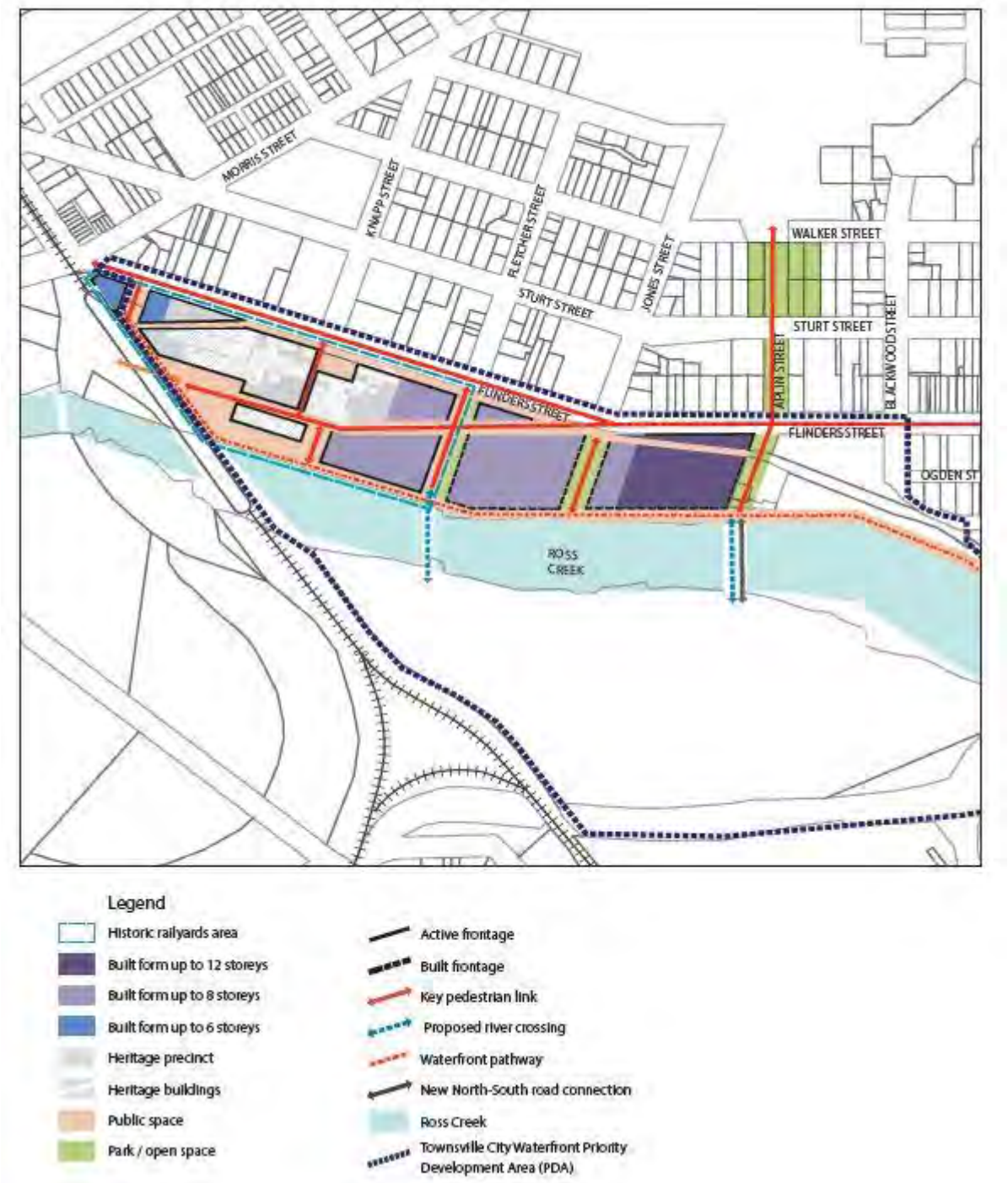


Figure 6.5048 – Flinders Street West precinct concept plan

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Railway Estate precinct	
PO4~~53~~ Development primarily facilitates or supports high density accommodation uses.	No acceptable outcome is nominated.
PO4~~64~~ ~~A new neighbourhood level centre may establish within the precinct in accordance with Figure 6.49 — Railway Estate precinct concept plan.~~ Development provides a high quality urban environment which has: ~~The new centre is designed to create:~~ (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; and (e) active primary frontages with car parking areas sleeved by buildings.	No acceptable outcome is nominated.
PO4~~75~~ Development does not compromise or compete with the principal centre ~~(CBD)~~ or successful functioning of other centres in the network.	No acceptable outcome is nominated.
PO4~~86~~ High level pedestrian and cyclist permeability is achieved, and primary elements of an open space, street and pedestrian network are provided in accordance with Figure 6.5~~149~~ — Railway Estate precinct concept plan.	No acceptable outcome is nominated.

ROSS
CREEK
ROONEY STREET
SAUNDERS STREET
RAILWAY
BOUNDARY STREET
Legend
Park / open space
New north / south road connection
Proposed river crossing
Indicative pedestrian recreation pathways / waterfront pathway
Rail corridor buffer
Neighbourhood centre
Ross Creek

Figure 6.5149 – Railway Estate precinct concept plan

PO497 New development provides high quality public realm including: ~~(a) informal and formal performance spaces;~~ ~~(b)~~(a) spaces for public events or gatherings; and ~~(c)~~(b) the creation of an attractive and activated edge to Ross Creek.	No acceptable outcome is nominated.
PO5048 Development is attractively buffered from the railway, to achieve an acceptable level of residential amenity.	No acceptable outcome is nominated.

Table 6.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

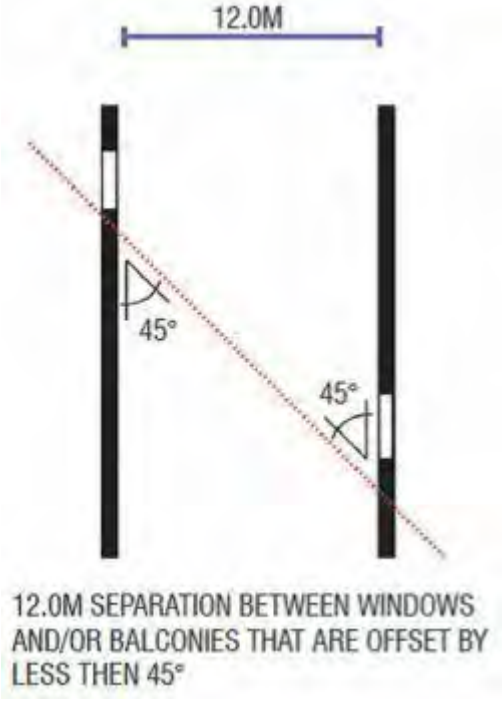
Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Archer Street Precinct	
PO5149 Development for multiple dwellings, retirement facilities and short term accommodation does not adversely impact on the operation of the port where amenity impact cannot be appropriately mitigated.	No acceptable outcome is nominated.
PO520 Development that contains lighting is located, designed and orientated to ensure that illumination and glare from the development does not conflict with port operations (e.g. navigation lead lights)	**AO520** Outdoor lighting complies with the technical parameters, design, installation, operation and maintenance identified in AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting.
PO531 Development mitigates exposure to potential adverse amenity impacts from the Port operational area on private or communal outdoor spaces including balconies or ground level spaces intended for outdoor uses	No acceptable outcome is nominated.
PO542 Development provides landscaping in locations where planting will provide a visual buffer to mitigate aesthetic impacts from the Port operational area.	No acceptable outcome is nominated.
PO553 Noise attenuation is incorporated into the built form to reduce exposure to adverse amenity impacts associated with port operations. Note—A report to demonstrate compliance with PO53 may be required which includes assessment using: Environmental Protection (Noise) Policy 2019 AS/NZS 2107:2016 – Acoustics – recommended design sound level and reverberation times for building interiors, or similar noise guidelines	No acceptable outcome is nominated.
PO564 Siting, orientation and building design measures ensure residents or visitors are not adversely affected by amenity impacts associated with the Port operational area.	**AO564.1** Development incorporates screening (vegetation and any other measures) between the building and Port operational area **AO564.2** Balconies, doors, windows and openings do not occur on building elevations that overlook the port (partially or directly); **AO564.3** Habitable rooms are located and orientated away from the Port operational area

Table 6.2.3.3(b)—Building setbacks High density residential zone

Level	Building	Balconies or outermost projection	Privacy setbacks for balconies/terraces/windows of habitable rooms
Front setbacks			Development provides a minimum separation distance of: (a) 12.0m between windows or balconies
Basement	0m	n/a	
Level 1-4	3.0m	1.5m	

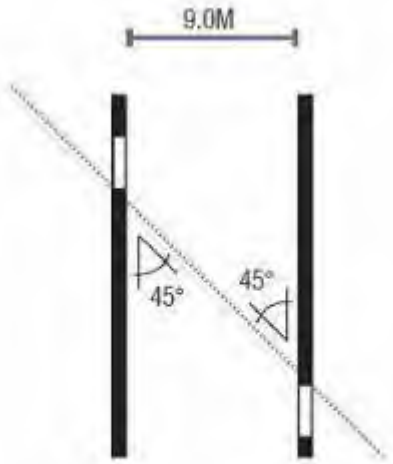
Level 5 and above	5.0m	3.0m
Side setbacks		
Levels 1-2	1.5m or 0m where the adjoining building is built to boundary.	
Levels 3-4	2.5m or 0m where the adjoining building is built to boundary.	
Level 5 and above	3.5m	
Rear setbacks		
Basement	6.0m or 0m where the adjoining building is built to boundary.	n/a
Level 1		n/a
Levels 2-4		4.0m
Level 5 and above	6.0m	6.0m

that are offset by less than 45 degrees; or



12.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY LESS THEN 45°

(b) 9.0m between windows or balconies that are offset by 45 degrees or more.



9.0M SEPARATION BETWEEN WINDOWS AND/OR BALCONIES THAT ARE OFFSET BY 45° OR MORE

6.2.4 Rural residential zone code

6.2.4.1 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.

6.2.4.2 Purpose

(1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

~~(1) code is to provide for residential development on large lots where the intensity of residential development is dispersed.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to:

(a) provide for semi-rural lifestyles in which the primary use is dwelling houses on large lots which may have limited access to infrastructure and services;

(b) provide for some subordinate, and generally domestic scale, rural activities and home based business to occur;

(c) ensure development maintains the character and amenity of the rural residential locality; and

(d) ensure any intensification of impacts on nearby ecological values or natural resources is avoided.

~~(2)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) residential development occurs in the form of dwelling houses, to the general exclusion of other more intensive residential uses;

(b) reconfiguration creates large lots which support a semi-rural lifestyle and avoid intensification of impacts on on-site and on nearby ecological values, natural resources or rural activities;

(c) lot sizes are sufficient to ensure the protection of environmental values and water quality objectives;

(d) further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose;

(e) home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts;

(f) roadside stalls and other sales of produce produced on the site are of a limited scale that is consistent with the semi-rural lifestyle.

(g) non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area;

(h) development is buffered from nearby rural land such that the productive use of the rural land is not constrained;

(i) residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as Department of Defence landholdings;

(j) the natural bushland setting and village character of Balgal Beach and the Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale; and

(k) development does not diminish water quality and does not intensify impacts on other environmental values including remaining areas of ecological significance within the zone.

6.2.4.3 Assessment benchmarks

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure (excluding truck parking); (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than two non-resident employees; (e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. **Editor's note—**Home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.
	AO1.3 Other than where a bed and breakfast, farm stay or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.
	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019~~08~~.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Roadside stall	
PO3 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of the locality and the safety and efficiency of roads.	**AO3.1** Any structure used for the sale of goods or produce is limited to 20m^2 gross floor area.
	AO3.2 Access to the structure is via the primary property access point.
	AO3.3 Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO4 The use does not adversely impact on the amenity of the surrounding land uses and local character.	**AO4** Development of the sales office is in place for no more than two years.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Animal keeping and cropping	
PO5 Animal keeping and cropping do not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO5.1** Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
	AO5.2 The height of non-residential buildings or facilities does not exceed 2 storeys or 8.5m above ground level, whichever is the lesser.
	AO5.3 Cropping does not involve chemical spraying unless a 40m wide vegetated buffer is provided on the site between the crops which are being sprayed and adjoining land.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development - where a non-residential or tourist accommodation use	
PO6 Non-residential uses established only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not more appropriately located in another zone.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO7 Tourism accommodation within Balgal Beach and the Magnetic Island townships is compatible with the village character of these communities.	No acceptable outcome is nominated.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO8 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	No acceptable outcome is nominated.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO9 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) privacy; and (h) outlook.	No acceptable outcome is nominated.
PO10 Landscaping is provided to contribute positively to the city image, particularly along major roads.	No acceptable outcome is nominated.
PO11 Development does not compromise the ongoing productive use of nearby rural land.	No acceptable outcome is nominated.

PO12 Development for the purposes of a sensitive land use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone: (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2019~~08~~; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2019~~08~~ and the relevant national standard; and (c) does not experience offensive odours.	No acceptable outcome is nominated.

Table 6.2.4.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO13 The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; (e) providing buffers to protect the ecological functions of waterways; and (f) protecting environmental values and water quality objectives of receiving waters. **Editor's note—**The environmental values and water quality objectives are established under the Environmental Protection Policy (2019~~09~~). For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).	No acceptable outcome is nominated.

6.2.5 Character residential zone code

6.2.5.1 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.

6.2.5.2 Purpose

(1) The purpose of the Character residential zone ~~code is to provide for a particular character of a predominantly residential area.~~ is to—

(a) ensure the character of a residential area is protected or enhanced; and

(b) provide for community uses, and small-scale services, facilities and infrastructure, to support local residents.

~~(1)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is to:

(a) protect traditional character and streetscape values of the Character residential zone code by:

(i) preventing relocation off the site and demolition of contributing character buildings; and

(ii) ensuring the design of any new development is compatible with the places of character value within the relevant precinct~~zone~~.

(b) primarily accommodate dwelling houses and ensure new development is sympathetic to the established character of the street or locality;

(c) maintain a high level of residential amenity;

(d) achieve accessible, well serviced and well-designed communities; and

(e) maintain the low-rise and lower density character of Townsville's suburbs.

~~(2)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) contributing character buildings are protected and retained so they continue to contribute to the traditional character and amenity of the street and neighbourhood;

(b) new development is limited to that which does not diminish the vernacular architectural character of houses or the traditional streetscape character in that precinct;

(c) new development incorporates design elements that are compatible with the established character;

(d) reconfiguration of lots does not diminish the traditional streetscape character;

(e) carports and garages do not dominate the frontage and are subservient to contributing character buildings;

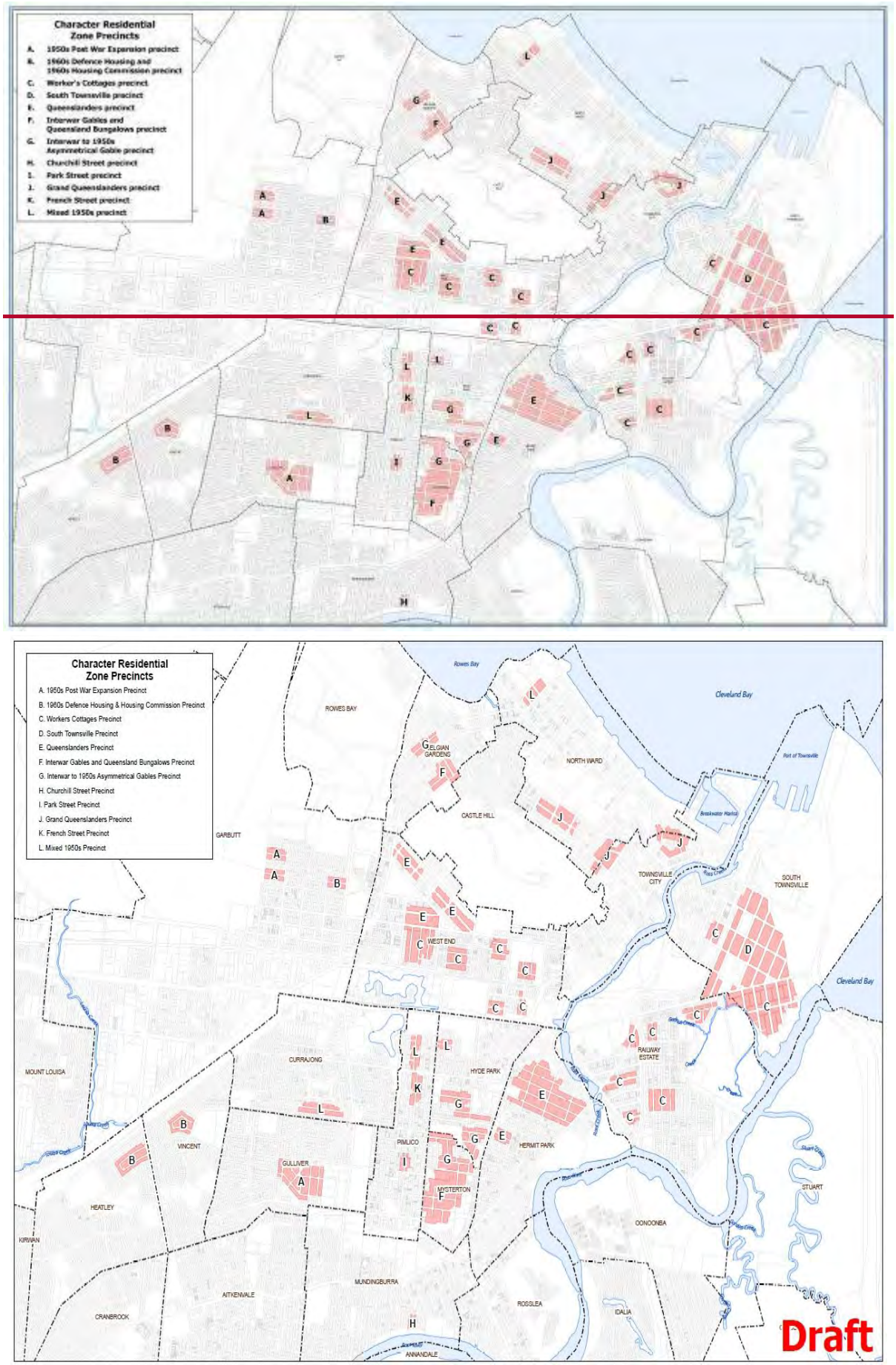
(f) dwelling houses are predominately low-rise, but may be low set or high set;

(g) development maintains a high level of residential amenity on the site and in the precinct;

(h) residential development is protected from the impacts of nearby industrial activities, transport corridors and infrastructure installations and major facilities such as the Port of Townsville, Townsville Airport and Department of Defence landholdings; and

(i) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity, and are not better located in nearby centres.

Editor's note—The term "low set" refers to a building elevated 900mm or less. "High set" refers to buildings generally elevated 2,000mm above ground level.



Click here to view PDF high resolution map.

Figure 6.50 – Character residential zone precincts

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

1950s Post War Expansion precinct:

(a) this precinct consists mostly of compact, low set dwelling houses typical of the Queensland Housing Commission in the 1950s;

(b) buildings within this precinct have a low-set appearance and scale consistent with the predominant character of the precinct;

(c) built form maintains the existing setting and rhythm of the streetscape;

(d) the roof profile and overhang of buildings is consistent with that of contributing character buildings; and

(e) window scale and proportions of buildings are sympathetic to the predominant contributing character of the precinct.

1960s Defence Housing and 1960s Housing Commission precinct:

(a) this precinct consists mostly of intact Defence housing and Queensland Housing Commission design homes of the 1960s;

(b) buildings within this precinct are elevated, generally high set, and light weight, ventilated design features, and maintains regularity of form and street presentation;

(c) the roof profile and overhang of buildings is consistent with that of contributing character buildings;

(d) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and

(e) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building.

Worker's Cottages precinct:

(a) this precinct consists of low and high set Queensland worker's cottages and bungalows, constructed of lightweight materials;

(b) the consistent character of worker's cottages and interwar houses constructed of lightweight materials is maintained;

(c) buildings in this precinct have open facades which address the street and are consistent with the predominant front façade profile that contributes to the precinct's character;

(d) building floor level height in new development is consistent with adjoining contributing character buildings;

(e) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(f) the roof profile of buildings is consistent with that of contributing character buildings; and

(g) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

South Townsville precinct:

(a) this precinct contains predominantly low set Queensland worker's cottages and a large portion of non-residential facilities that are key attributes to the precinct's character;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a character building does not have an adverse impact on the character of the building;

(d) the roof profile of buildings is consistent with that of contributing character buildings;

(e) the front façade of buildings is consistent with the predominant front façade profiles of contributing character buildings and does not result in blank facades or facades with small openings;

(f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and

(g) additions, alterations and adaptive reuse of existing non-residential contributing character buildings maintains the legibility of the historic use and is sympathetic to the prevailing residential character of the precinct.

Queenslanders precinct:

(a) this precinct consists of low and high set Queensland workers' cottages and bungalows;

(b) the consistent character of Queensland workers' cottages and interwar houses constructed of lightweight materials is maintained;

(c) building floor level height in new development is consistent with adjoining contributing character buildings;

(d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(e) the roof profile of buildings is consistent with that of contributing character buildings;

~~(e)~~(f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;

~~(f)~~(g) buildings have a verandah to the front façade which addresses the street and development does not result in blank facades or facades with small openings; and

~~(g)~~(h) the subdivision pattern of the precinct is maintained.

Interwar Gables and Queensland Bungalows precinct:

(a) this precinct predominately consists of inter-war high-set dwelling houses and villa style residences with large workers' bungalows which have significant street presence;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(d) the roof profile of buildings is consistent with that of contributing character buildings;

(e) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings;

(f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;

(g) the front facade of buildings addresses and retains street presence; and

(h) the subdivision pattern of the precinct is maintained.

Interwar to 1950s Asymmetrical Gable precinct:

(a) the precinct consists of a mix of Queensland bungalows and inter-war designs;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(d) the roof profile of buildings is consistent with that of contributing character buildings;

(e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;

(f) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings; and

(g) the subdivision pattern of the precinct is maintained.

Churchill Street precinct:

(a) this precinct contains predominantly older detached, lightweight, post-war dwelling houses, displaying pre-war design elements;

(b) dwelling houses in this precinct are elevated and generally high set;

(c) building floor level height in new development is consistent with adjoining contributing character buildings;

(d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(e) buildings within this precinct retain or enhance the setting and rhythm of the streetscape;

(f) the roof profile and overhang of buildings is consistent with that of contributing character buildings; and

(g) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

Park Street precinct:

(a) this precinct contains a mix of high and low set designs from the inter-war period;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(d) buildings in this precinct retain or enhance the setting and rhythm of the streetscape;

(e) the roof profile and overhang of buildings is consistent with that of contributing character buildings;

(f) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and

(g) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

Grand Queenslanders precinct:

(a) this precinct which contains Stanton Hill and Melton Hill, consists of large Queenslanders and other inter-war traditional timber buildings which have an iconic townscape appearance;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(d) the roof profile of buildings is consistent with that of contributing character buildings;

~~(d)~~(e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct; and

~~(e)~~(f) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

French Street precinct:

(a) this precinct consists of large inter-war gabled Queenslander dwelling houses;

(b) dwelling houses in this precinct are elevated and generally high set;

(c) building floor level height in new development is consistent with adjoining contributing character buildings;

(d) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(e) development maintains the uniformity and consistency of dwelling design style, setting and the rhythm of the streetscape;

(f) the roof profile and overhang of buildings is consistent with that of contributing character buildings;

(g) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings; and

(h) window scale and proportions of buildings are sympathetic to the predominant character of the precinct.

Mixed 1950s precinct:

(a) the precinct contains older timber dwelling houses and gabled, inter-war and post-war designs;

(b) building floor level height in new development is consistent with adjoining contributing character buildings;

(c) enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;

(d) the roof profile and overhang of buildings is consistent with that of contributing character buildings;

(e) window scale and proportions of buildings are sympathetic to the predominant character of the precinct;

and

(f) the front facade of buildings is consistent with the predominant front facade profiles of contributing character buildings.

6.2.5.3 Assessment benchmarks

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation does not exceed three bedrooms; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. **Editor's note—**Home based business operators should also refer to signage requirements under Table 5.8.2 - Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.

	AO1.3 Other than where a bed and breakfast or home based childcare the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.
	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 201908.
PO2 Commercial vehicle parking: (a) has a direct nexus with a home based business carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	**AO2.1** Not more than one commercial vehicle is parked on the site.
	AO2.2 While on-site, vehicles; (a) are not left idling for more than 5 minutes at any one time; and (b) do not have a refrigeration unit running.
	AO2.3 Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	**Acceptable outcomes**
For assessable development	
Amenity	
PO3 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No acceptable outcome is nominated.

PO4 Development for the purposes of a sensitive land use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone: (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 201908; (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 201908 and the relevant national standard; and (c) does not experience offensive odours.	No acceptable outcome is nominated.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note–This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO5 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note–**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.
PO6 Development minimises impacts on remaining areas of ecological significance within the zone.	No acceptable outcome is nominated.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

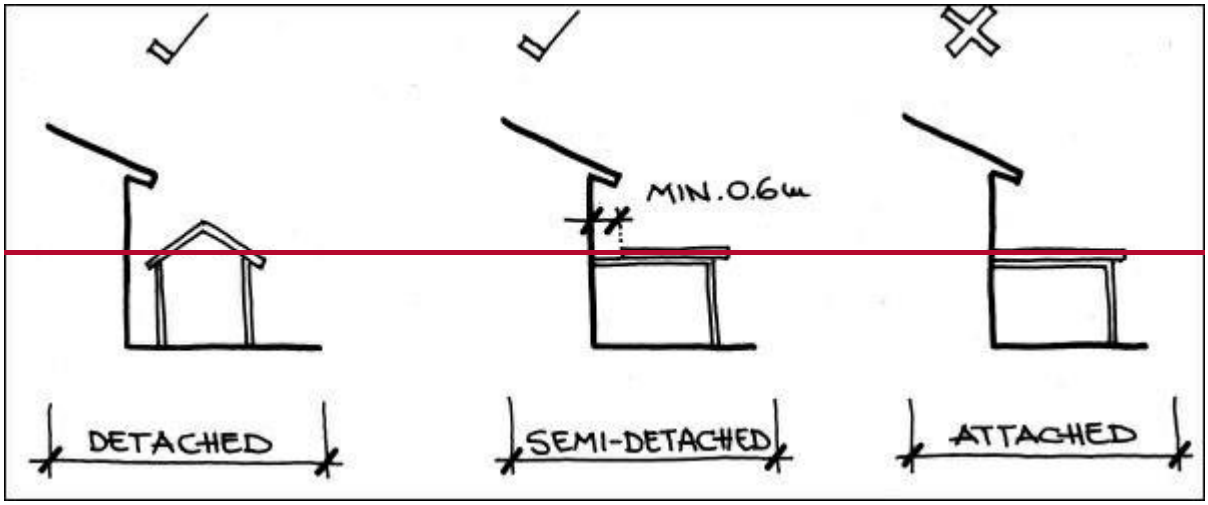
Editor's note–This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For assessable development	
Demolition and removal	
PO7 The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the: (a) total or partial loss of the building will not contribute to the loss of the character values; (b) total or partial loss of the building will not impact on the rhythm of the streetscape; or (c) the building or part proposed for demolition is not capable of structural repair.	No acceptable outcome is nominated. **Editor's note–**An impact statement produced by a suitably qualified professional may be required to demonstrate that there is no adverse impact on the character of the precinct due to the loss of the place, or a suitably qualified professional provides a report on the building's condition, demonstrating that the place is not capable of repair. **Editor's note–**Applicants should have regard to the Character Residential planning scheme policy no. SC6.2 for guidance on how to write an impact statement.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note–This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For assessable development	
Carports and garages	
PO8 When viewed from a street, ancillary buildings such as carports and garages: (a) do not visually dominate the streetscape character; (b) are subservient to existing buildings on the site; (c) do not detract from the character or appearance of the contributing character buildings; and (d) are consistent with the established rhythm of the streetscape.	**AO8** Class 10a structures such as carports, garages: (a) are set back an equal or greater distance from the street as the main building; (b) have a maximum width not exceeding 6~~3~~m; (c) do not have a garage door or solid face presented to the street; (d) are detached or semi-detached structures ~~with minimum carport roof gap to the building face of 0.6m~~ (as shown in Figure 6.51 – Appropriate carport or garage type and roof gap); (e) have a roof pitch which matches the main building's predominant roof pitch ~~or has a roof pitch no greater than 3 degrees~~ (as shown in Figure 6.52 - Appropriate roof pitch of a carport or garage); (f) have their highest point lower or equal to the gutter/facia level of the main building (as shown in Figure 6.53 - Appropriate height relative to the main building); and (g) are built using materials that complement the existing established character of the precinct ~~dwelling~~ (as shown in Figure 6.54 - Appropriate complementary building materials).



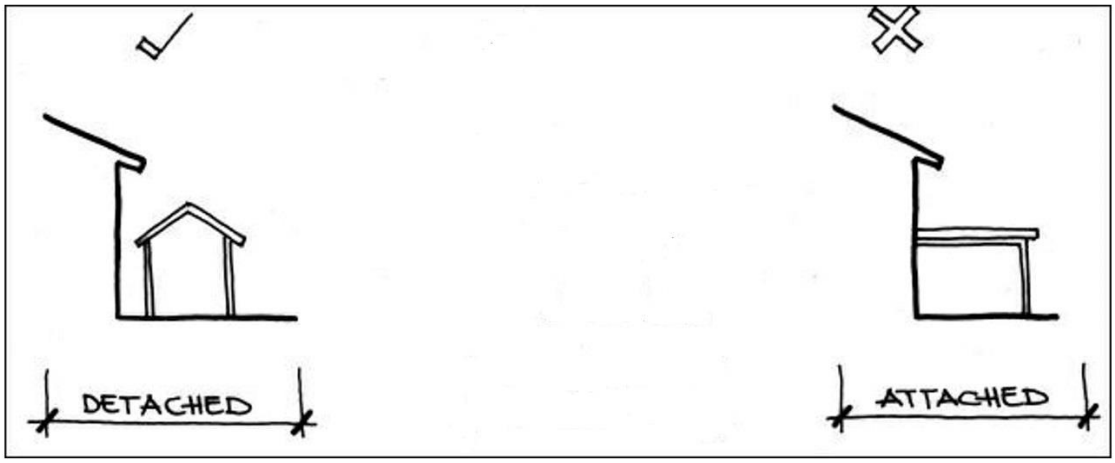


Figure 6.51 - Appropriate carport or garage type and roof gap

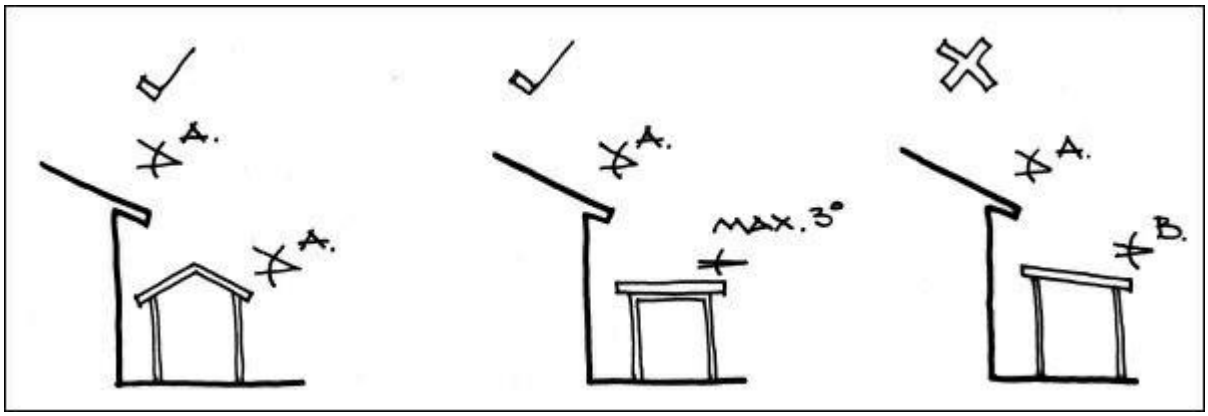


Figure 6.52 - Appropriate roof pitch of a carport or garage

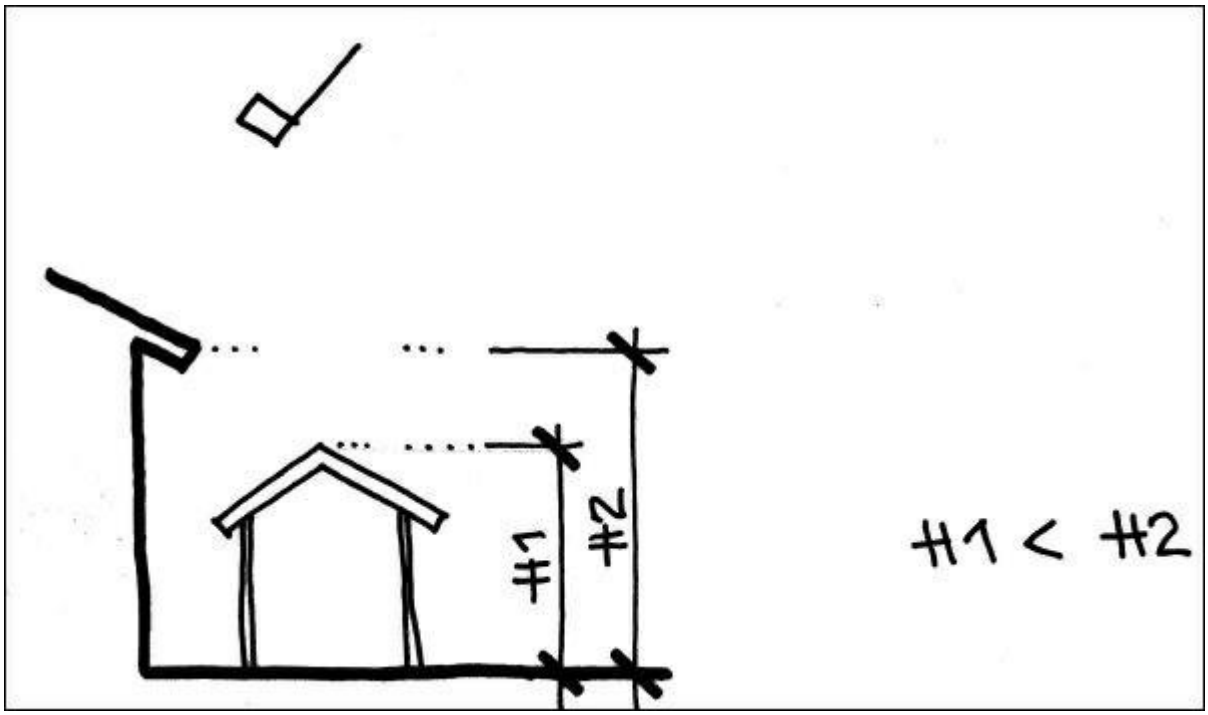


Figure 6.53 - Appropriate height relative to the main building

Figure 6.54 - Appropriate complementary building materials

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For assessable development - where a non-residential use	

PO9 Non-residential uses establish only where: (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to the Economic impact assessment planning scheme policy no SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO10 Development is of a house compatible scale.	**AO10.1** The use only involves minor building work. OR
	AO10.2 Where a new building is proposed: (a) buildings and other structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser; (b) the building does not exceed 250m² in gross floor area; (c) site cover does not exceed 60%; and (d) the maximum length of any wall is 12m.

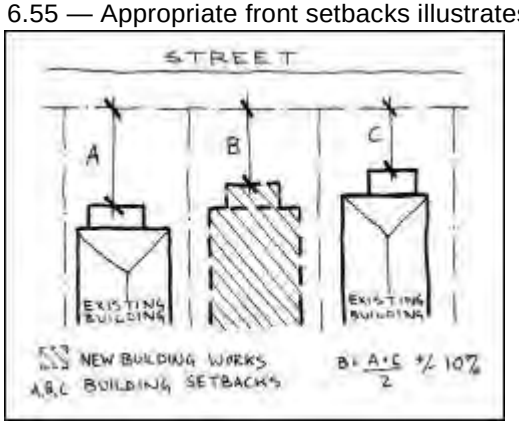
Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

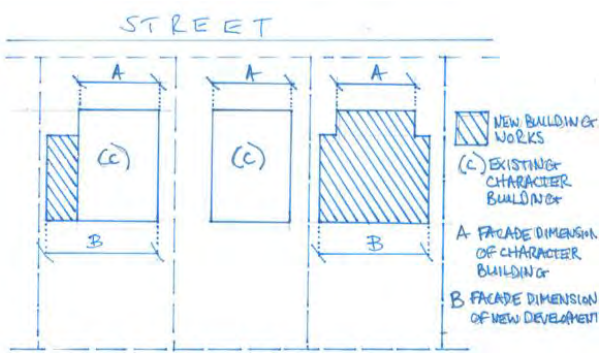
Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

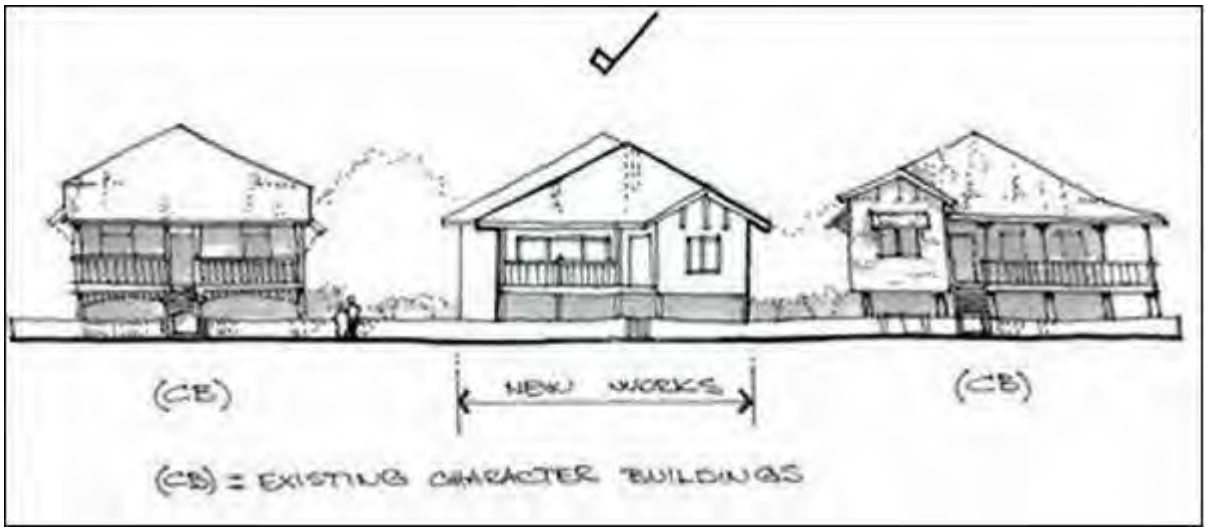
Performance outcomes	Acceptable outcomes
For assessable development	
Reconfiguring a lot	
PO11 Reconfiguration of lots is consistent with the predominant subdivision pattern of the precinct.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
For assessable development — where a new building, relocation of a contributing character building within the site or extension or alteration to an existing contributing character building	
PO12 Building height is consistent to adjoining contributing character buildings.	**AO12.1** Development does not involve raising or lowering a dwelling by more than 1m.
	AO12.2 Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.
PO13 The existing setting and rhythm of the streetscape is retained and enhanced.	**AO13.1** Buildings and extensions are setback from street frontages within 10% of the average front setback of adjoining contributing character buildings. Figure 6.55 — Appropriate front setbacks illustrates.  **Figure 6.55 — Appropriate front setbacks**

	AO13.2 Unless otherwise stated for a particular precinct, the front facade width of the building is the same as the front facade width of the adjoining contributing character buildings, to a minimum depth of 3m. Figure 6. 56 — Appropriate front facade width illustrates. S  **Figure 6.56 — Appropriate front facade width**
PO14 Buildings maintain the regularity of building form and street presentation. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome. Figure 6.57 — Street presentation provides indicative guidance.	No acceptable outcome is nominated.



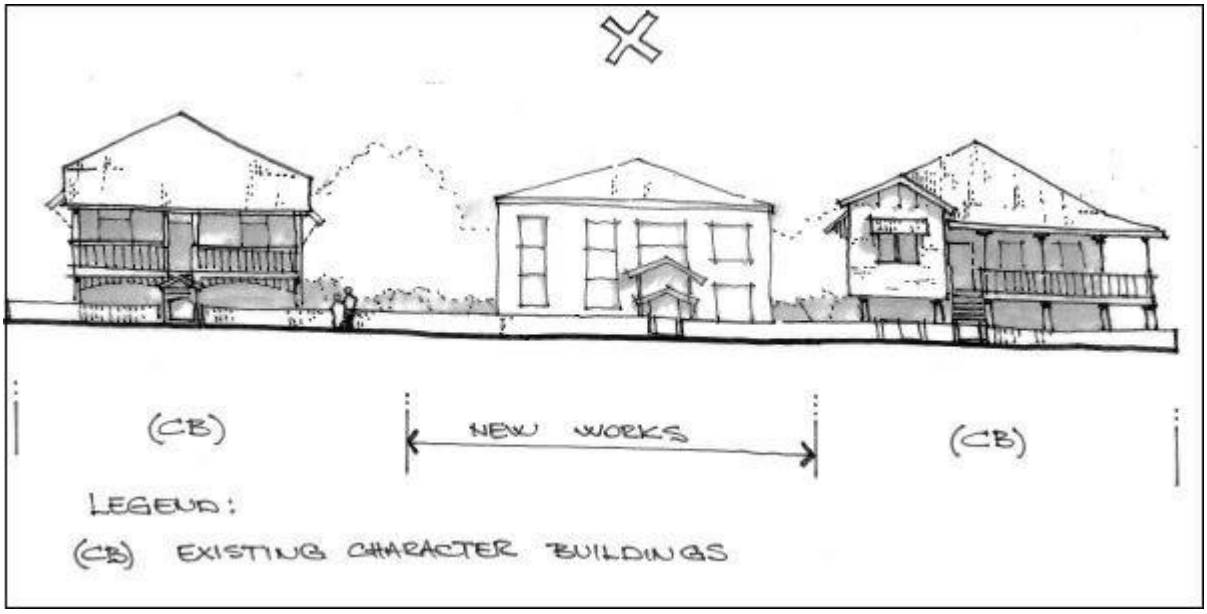

(CB)
NEW WORKS
(CB)
LEGEND:
(CB) EXISTING CHARACTER BUILDINGS

Figure 6.57 – Street presentation

PO15 Buildings use materials that have a lightweight appearance, and assist in reducing building bulk and form. **Editor's note—**Applicants should have regard to the Character planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO15.1** Walls are clad with lightweight materials with an expressed surface profile.
	AO15.2 Roofs are clad with corrugated iron.
	AO15.3 Windows are timber framed or have the appearance of being timber.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
1950s Post War Expansion precinct	
PO16 Buildings have a low-set appearance and scale consistent with the predominant character of the precinct.	**AO16.1** Building height does not exceed 1 storey.
	AO16.2 Dwelling houses have elevated floor levels between 600mm to 750mm above ground level.
PO17 The existing setting and rhythm of the streetscape is retained and enhanced.	**AO17** The front facade width is 8m to 11m wide, to a minimum depth of 3m. Figure 6.58 - 1950s Post War Expansion precinct (Parsons street) illustrates. **Figure 6.58 - 1950s Post War Expansion precinct (Parsons Street)**
PO18 The roof profile is consistent with the predominant roof profile of dwellings that contribute to the precinct's character. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO18** The roof profile is: (a) hipped with a 15 degree to 22.5 degree pitch; or (b) hipped with a 15 degree to 22.5 degree pitch incorporating a hipped or gabled projection towards the street.

PO19 The roof overhang is consistent with the predominant roof overhang of contributing character buildings. **Editor' note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO19** Roof overhangs are: (a) 600mm wide; and (b) gable end overhangs are 300mm to 400mm wide.
PO20 Window scale and proportions are sympathetic to the predominant character of the precinct. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO20** Windows are half-height with 2, 3, or 4 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio. Figure 6.59 - Half-height vertically proportioned frames in the 1950s Post War Expansion precinct (Kent street) illustrates. **Figure 6.59 - Half-height vertically proportioned frames in the 1950s Post War Expansion precinct (Kent Street)**

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
1960s Defence Housing and 1960s Housing Commission precinct	
PO21 The roof profile is consistent with the predominant roof profile of the contributing character buildings. **Editor' note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO21** The roof profile is simple gabled or simple hipped with a 10 degree to 15 degree roof pitch.
PO22 The roof overhang is consistent with the predominant roof overhang of the contributing character buildings. **Editor' note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO22** Roof overhangs are 750mm to 900mm wide.
PO23 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
PO24 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO24** Development on any ground floor storey is: (a) semi-enclosed with timber battens from view; and (b) aligned with the upper levels walls. Figure 6.60 - Appropriate enclosure to the ground floor in the 1960s Defence Housing and 1960s Housing Commission precinct (Pixley Street) illustrates. **Figure 6.60 — Appropriate enclosure to the ground floor in the 1960s Defence Housing and 1960s Housing Commission precinct (Pixley Street)**

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Worker's Cottages precinct	
PO25 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO25** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO26 The front facade includes a verandah consistent with the predominant front facade profile of the contributing character buildings.	**AO26.1** The front facade includes an open or semi-enclosed front verandah for a minimum 60% width of the front facade; OR **AO26.2** Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across 60% or more of the front facade of the dwelling and wrap around one or both sides of the front facade for a minimum of 2m and the enclosure is capable of being reversed. Figure 6.61 - A front verandah in the Worker's Cottages precinct (Castling Street) illustrates. **Figure 6.61 — A front verandah in the Worker's Cottages precinct (Castling Street)**

PO27 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO27** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.62 - Appropriate enclosures to the ground floor illustrates. **Figure 6.62 — Appropriate enclosures to the ground floor**
PO28 The roof profile is consistent with the predominant roof profile of the contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO28.1** The roof profile is simple hipped or pyramid with a 15 degree to 25 degree roof pitch.
	AO28.2 Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.
PO29 Window scale and proportions, and window hoods and awnings are sympathetic to the predominant character of the precinct. **Editor' note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO29.1** The windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.
	AO29.2 Where windows are not sheltered by a verandah or roof overhang (which has a minimum overhang of 600mm), window hoods are provided.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
South Townsville precinct	
PO30 Building height and building floor level height are consistent to adjoining contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO30** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO31 The front facade is articulated with openings consistent with the predominant front facade profile of the contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO31.1** The front façade includes an open or semi-enclosed front verandah, at a minimum 60% width of the front facade. OR **AO31.2** Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across 60% or more of the front facade of the dwelling and wrap around one or both sides of the front facade for a minimum of 2m and the enclosure is capable of being reversed.
	AO31.3 Where the front facade exceeds 8.5m in width, the front verandah wraps around one or both sides of the dwelling house.
PO32 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO32** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah; Figure 6.63 - appropriate enclosures to the ground floor illustrates. **Figure 6.63 — Appropriate enclosures to the ground floor**

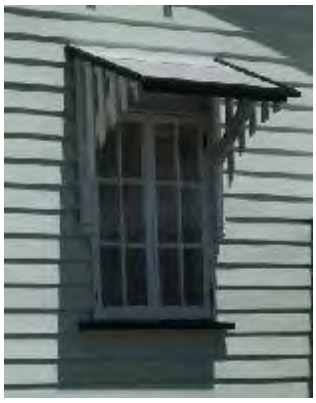
PO33 The roof profile is consistent with the predominant roof profile of the contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO33.1** The roof profile is: (a) simple hipped or pyramid with a 15 degree to 25 degree roof pitch; or (b) side gabled with a 15 degree to 25 degree roof pitch.
	AO33.2 Verandahs are contained under the main roof form, or roofed separately with skillion or gently curved roofs.
PO34 Window scale and proportions and window hoods or awnings are sympathetic to the dominant character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO34.1** The windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.
	AO34.2 Where windows are not sheltered by a verandah or roof overhang (which has a minimum overhang of 600mm), window hoods are provided. Figure 6.64 - vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street) illustrates.  **Figure 6.64 — Vertically proportioned frames with window hoods in the South Townsville precinct (Bell Street)**
PO35 Additions, alterations and adaptive reuse of existing contributing non-residential character buildings maintain the legibility of the historic use and are sympathetic to the prevailing residential character of the precinct.	No acceptable outcome is nominated. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Queenslanders precinct	
PO36 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO36** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO37 The front facade includes a verandah consistent with the predominant front facade profile of contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO37.1** The front facade includes an open or semi-enclosed front verandah across, at a minimum 60% width of the front facade.
	AO37.2 Where the front facade exceeds 9m in width the front verandah wraps around one or both sides of the dwelling house. Figure 6.65 - A front verandah that wraps around both sides in the Queenslanders precinct (Ackers Street) illustrates. **Figure 6.65 — A front verandah that wraps around both sides in the Queenslanders precinct (Ackers Street)**

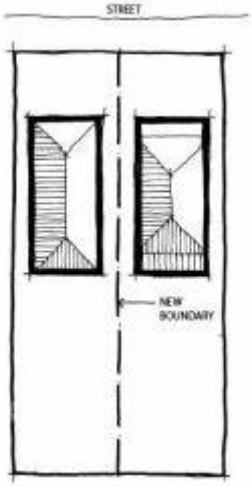
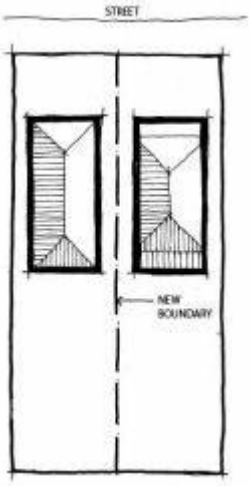
PO38 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO38** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.66 - Appropriate enclosures to the ground floor illustrates. **Figure 6.66 — Appropriate enclosures to the ground floor**
PO39 Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape. **Editor's note—**This Performance outcome varies from Performance outcome 28 in Section 9.3.4 Reconfiguring a lot code and does take precedence.	**AO39** The side boundary of the new lot maintains the existing side boundary depth. Figure 6.67 - Lot design illustrates.  **Figure 6.67 - Lot design**
PO40 The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO40.1** The roof profile of new building works is a simple hipped or pyramid main roof with a 17.5 degree to 27.5 degree roof pitch. **AO40.2** Verandahs are contained under the main roof form, or roofed separately with a skillion roof.
PO41 Window scale and proportions and window hoods or awnings are sympathetic to the dominant character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO41** No acceptable outcome is nominated.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Interwar Gables and Queensland Bungalows precinct	
PO4~~2~~1 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO4~~2~~1** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO4~~3~~2 The front facade is articulated with openings consistent with the predominant front facade profile of contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO4~~3~~2** The front facade includes: (a) an open front verandah; or (b) an enclosed or semi-enclosed front verandah with window, louvres or screens continuous across the front facade of the dwelling. Figure 6.68 - A front verandah in the Interwar Gables and Queensland Bungalows precinct (McKillop Street) illustrates. Figure 6.69 - An enclosed front verandah with continuous windows across the front facade in the Interwar Gables and Queensland Bungalows precinct (Chapman Street) illustrates. **Figure 6.68 — A front verandah in the Interwar Gables and Queensland Bungalows precinct (McKillop Street)** **Figure 6.69 — An enclosed front verandah with continuous windows across the front facade in the Interwar Gables and Queensland Bungalows precinct (Chapman Street)**

PO4~~3~~ Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO4~~3~~** Development on any ground floor storey includes a valance and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.70 - Appropriate enclosures to the ground floor illustrates. **Figure 6.70 — Appropriate enclosures to the ground floor**
PO4~~4~~ Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape. **Editor's note—**This Performance outcome varies from Performance outcome 28 in Section 9.3.4 Reconfiguring a lot code and does take precedence.	**AO4~~4~~** The side boundary of the new lot maintains the existing side boundary depth. Figure 6.71 - Lot design illustrates.  **Figure 6.71 - Lot design**
PO4~~5~~ The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO4~~5~~.1** The roof profile is: (a) simple hipped or pyramid, roofed with asymmetrical gable projections with a 22.5 degree to 27.5 degree roof pitch; or (b) gable fronted with asymmetrical gable projections with a 17.5 degree to 22.5 degree roof pitch.
	AO4~~5~~.2 The primary roof form extends over the entire floor plan, including any front or side verandahs.

PO476 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO476.1** Windows are half-height with vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.
	AO476.2 Windows below front gabled roofs: (a) are located symmetrically under the apex gable; and (b) have a minimum of two vertically proportioned frames or have bay windows. Figure 6.72 - Half-height vertically proportioned window located symmetrically under gable in the Interwar Gables and Queensland Bungalows precinct (Lawson Street) illustrates. **Figure 6.72 — Half-height vertically proportioned window located symmetrically under gable in the Interwar Gables and Queensland Bungalows precinct (Lawson Street)**

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Interwar to 1950s Asymmetrical Gable precinct	
PO487 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO487** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.

PO4~~8~~ The front facade profile is articulated consistent with the predominant front façade profile of contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO4~~8~~** The front facade includes: (a) asymmetrical projecting building forms, or steps in plan, a minimum of 1.2m in depth; or (b) open or semi-enclosed front verandah across the full width of the building. Figure 6.73 — Asymmetrical projecting building forms for a minimum 1.2m in depth (Burton Street) illustrates. **Figure 6.73 — Asymmetrical projecting building forms for a minimum 1.2m in depth (Burton Street)**
PO5~~0~~4~~9~~ Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO5~~0~~4~~9~~** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.74 - Appropriate enclosures to the ground floor illustrates. **Figure 6.74 - Appropriate enclosures to the ground floor**

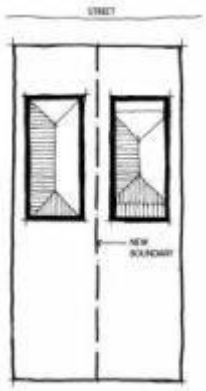
PO5~~10~~ Reconfiguration of a lot maintains the existing layout, streetscape character and subdivision pattern of the precinct and is consistent with the established rhythm of the streetscape. **Editor's note—**This Performance outcome varies from Performance outcome 28 in Section 9.3.4 Reconfiguring a lot code and does take precedence.	**AO5~~10~~** The side boundary of the new lot maintains the existing side boundary depth. Figure 6.75 - Lot design illustrates.  **Figure 6.75 - Lot design**
PO5~~21~~ The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO5~~21~~.1** The roof form is: (a) simple hipped or pyramid with a 22.5 degree to 30 degree roof pitch with asymmetrical gable projections; or (b) gable fronted with a 17.5 degree to 22.5 degree roof pitch with asymmetrical gable projections.
	AO5~~21~~.2 Where front verandahs are included, they are contained under the main roof form.
PO5~~32~~ Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO5~~32~~.1** Windows have a minimum of 3 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.
	AO5~~32~~.2 Windows below front gabled roofs: (a) are located symmetrically under the apex gable; and (b) have a minimum of two vertically proportioned frames or have bay windows. Figure 6.76 - Symmetrically located bay windows under gable (Hooper Street) illustrates. **Figure 6.76 — Symmetrically located bay windows under gable (Hooper Street)**

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Churchill Street precinct	
PO5~~43~~ Building height and building floor level height are consistent to adjoining contributing character buildings.	No acceptable outcome nominated.
PO5~~54~~ The existing setting and rhythm of the streetscape is retained and enhanced.	**AO5~~54~~** The front facade width is 11.5m to 13.5m wide.
PO5~~65~~ Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO5~~65~~** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.77 - Appropriate enclosures to the ground floor illustrates. **Figure 6.77 — Appropriate enclosures to the ground floor**
PO5~~76~~ The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO5~~76~~** The roof pitch is between 15 degree to 20 degree.
PO5~~87~~ The roof overhang is consistent with the predominant roof overhang of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO5~~87~~** Roof overhangs are 450mm to 750mm wide.
PO5~~98~~ Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO5~~98~~** Windows are half height with a minimum of 3 vertically proportioned frames, where the frame height is greater than its width by a 3:1 ratio.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Park Street precinct	
PO6059 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO6059** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO610 The front facade openings are consistent with the predominant front facade profile of contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO610.1** The front facade includes: (a) a front verandah; or (b) a bay window.
	AO610.2 Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across the full width of the verandah.
PO621 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO621** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.78 - Appropriate enclosures to the ground floor illustrates. **Figure 6.78 — Appropriate enclosures to the ground floor**
PO632 The existing setting and rhythm of the streetscape is retained and enhanced.	**AO632** The front facade width is 9m to 12.5m wide.
PO643 The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO643** The roof pitch is between 15 degree to 30 degree.

PO654 The roof overhang is consistent with the dominant roof overhang of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO654** Roof overhangs are 400mm to 600mm wide.
PO665 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO665** Windows are half height with a minimum of 3 vertically proportioned frames, where the window height is greater than its width by a 3:1 ratio.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—this code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Grand Queenslanders precinct	
PO676 Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO676** Dwelling houses: (a) have a floor level a minimum of 700mm above ground level; or (b) are 2 storeys.
PO687 The front facade profile is articulated with openings consistent with the predominant front facade profile of contributing character buildings. **Editor's note—**applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO687.1** The front facade includes an open or semi-enclosed front verandah for the full width of the building and extends around at a minimum, down 2m one or both sides. OR **AO687.2** Enclosed verandahs are articulated with openings such as windows, louvers or screens, continuously across the full width of the verandah. Figure 6.79 - An open front verandah for the full width of the front facade; including removable blinds (Alexandra Street) illustrates. **Figure 6.79 — An open front verandah for the full width of the front facade; including removable blinds (Alexandra Street)**

PO6~~98~~ Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO6~~98~~** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.80 - Appropriate enclosures to the ground floor illustrates. **Figure 6.80 — Appropriate enclosures to the ground floor**
PO~~70~~69 The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO~~70~~69.1** The roof profile is simple hipped or pyramid main roof, with a 17.5 degree to 27.5 degree roof pitch.
	AO~~70~~69.2 Verandahs are contained under the main roof form, or roofed separately with a skillion roof.
PO71 Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO71** No acceptable outcome nominated.

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
French Street precinct	
PO7~~0~~ Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO7~~0~~** Dwelling houses have a floor level minimum of 2m above ground level or is 2 storeys.
PO7~~1~~ The front facade is articulated consistent with the predominant front facade of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO7~~1~~** The front facade includes asymmetrical projecting building forms or steps in plan, a minimum of 1.2m in depth.
PO7~~2~~ Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO7~~2~~** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.81 - Appropriate enclosures to the ground floor. **Figure 6.81 — Appropriate enclosures to the ground floor**
PO7~~3~~ The existing setting and rhythm of the streetscape is retained and enhanced.	**AO7~~3~~** The front facade width is 10m to 12m wide.
PO7~~4~~ The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO7~~4~~** Roof form is 17.5 degree in pitch and is simple hipped or pyramid and includes asymmetrical gable fronted projections.
PO7~~5~~ The roof overhang is consistent with the predominant roof overhang of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO7~~5~~** Roof overhangs are: (a) a minimum of 400mm wide; and (b) with gable end overhangs a minimum of 200mm wide.

PO7~~86~~ Window scale and proportions are sympathetic to the predominant contributing character of the precinct. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO7~~86~~.1** Windows have a minimum of 3 vertically proportioned frames. Where the frame height is greater than its width by a 3:1 ratio.
	AO7~~86~~.2 Windows below front gabled roofs: (a) are located symmetrically under the apex gable; and (b) have a minimum of 2 vertically proportioned frames or have bay windows. Figure 6.82 - Symmetrically located windows under gable (French Street) illustrates. **Figure 6.82 — Symmetrically located windows under gable (French Street)**

Table 6.2.5.3—Accepted development subject to requirements and assessable development (Part)

Editor's note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the Queensland Development Code (MP 1.1, MP 1.2 and MP 1.3), for the purposes of section 33 of the *Building Act 1975*.

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Mixed 1950s precinct	
PO7~~97~~ Building height and building floor level height are consistent to adjoining contributing character buildings.	**AO7~~97~~** Dwelling houses: (a) have a floor level minimum of 700mm above ground level; or (b) are 2 storeys.
PO80~~78~~ The front facade is articulated consistent with the predominant front facade of contributing character buildings. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO80~~78~~** The front facade includes asymmetrical projecting building forms; or steps in plan, a minimum of 1.2m in depth. Figure 6.83 - Asymmetrical projecting building forms a minimum 1.2m in depth (Goodwin Street) illustrates. **Figure 6.83 — Asymmetrical projecting building forms a minimum 1.2m in depth (Goodwin Street)**

PO8179 Enclosing the ground floor storey of a building does not have an adverse impact on the character of the building and ensures the original fabric of the building is identifiable.	**AO8179** Development on any ground floor storey includes a valance, and: (a) is set back the full depth of all open or enclosed verandahs; or (b) is set back 1m from the upper level of an exterior wall where there is no verandah. Figure 6.84 - Appropriate enclosures to the ground floor illustrates. **Figure 6.84 —Appropriate enclosures to the ground floor**
PO820 The roof profile is consistent with the predominant roof profile of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO820** The roof profile is: (a) hipped with a 15 degree to 20 degree pitch; or (b) simple hipped or pyramid with asymmetrical gable projections with a 17.5 degree to 22.5 degree roof pitch.
PO831 The roof overhang is consistent with the predominant roof overhang of contributing character buildings. **Editor's note**—Applicants should have regard to the Character residential planning scheme policy no SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	**AO831** Roof overhangs are 400mm to 600mm wide.
PO842 Window scale and proportions are sympathetic to the predominant character of the precinct. **Editor's note—**Applicants should have regard to the Character residential planning scheme policy no. SC6.2 for guidance on how to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.

6.3 Centre zones category

6.3.1 Neighbourhood centre zone code

6.3.1.1 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.

6.3.1.2 Purpose

(1) The purpose of the Neighbourhood centre zone ~~code is to provide for a small mix of land uses to service residential neighbourhoods.~~ is to provide for -

(a) a small variety of uses and activities to service local residents; and

~~(a)~~ other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.

~~(1) It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.~~

(2) The ~~particular~~ local government purpose of the zone~~code~~ is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of communities.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) neighbourhood centres contain a generally limited range of retail, commercial and community-related activities which are focused on meeting the basic, day-to-day convenience needs of a surrounding neighbourhood within a walkable catchment. Neighbourhood centre catchments are in the order of 1,500 households;

(b) neighbourhood centres are located as an integral part of residential communities. Wherever possible they are co-located with other local facilities such as child care centres, parks or community uses;

(c) centres do not compromise the intended role or successful functioning of higher order centres or each other;

(d) residential development may occur within the centres, primarily where integrated in a mixed use development;

(e) the built form and layout of a centre reinforces its integration with the local neighbourhood and creates a safe and pleasant community meeting place;

(f) centres create a pedestrian-focussed frontage, activated by shop fronts, awnings and kerbside activities. Buildings are low-rise and smaller scale in nature;

(g) the design of centres gives priority to improved accessibility by walking and cycling; and

(h) centres are designed and operated to avoid adverse impacts on the amenity of surrounding residential neighbourhoods.

6.3.1.3 Assessment benchmarks

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1** Hours of operation are limited to 6am to 10pm.
PO2 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO2.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO2.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirement*.
PO3 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO3** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO4 Residential uses within the centre are provided with a reasonable level of privacy.	**AO4.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO4.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO5 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO5** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of $9m^2$; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO6 Buildings are low-rise and are designed to break down the facade into finer-scaled components.	**AO6.1** All buildings and structures do not exceed 2 storeys or 8.5m in building height, whichever is the lesser.
	AO6.2 Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m.
PO7 A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	**AO7.1** Buildings are built to the street frontage and provide an awning over the full width of the footpath.
	AO7.2 On-site car parking is provided to the side or the rear of buildings or below ground level, and is not located at the street frontage.
	AO7.3 Entrances to buildings face the street.
	AO7.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.
	AO7.5 At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.
	AO7.6 Clear windows are provided at ground storey and where provided, grille or translucent security screens are used rather than solid shutters, screens or roller-doors.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community uses, community care centres, clubs	
PO8 Adequate lockable storage space is provided on-site to meet the needs of users.	**AO8** At least one (1) lockable storage space is provided of at least 4m^2 for each room or area that can be hired out or used by community organisations or the public.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO9 Development is consistent with the intended role, scale and character of the neighbourhood centre and does not compromise the intended role or successful functioning of other centres.	**AO9** The combined area of all existing and proposed shops, shopping centres, offices, service industries, health care services and food and drink outlets within the centre do not exceed a total gross leasable area of 1,000m^2. For other uses, no acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO10 Showrooms are not established in the neighbourhood centre.	No acceptable outcome is nominated.
PO11 Development facilitates opportunities for appropriate co-location of community-related activities or facilities to the extent practical.	No acceptable outcome is nominated.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO12 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO13 Streetscape treatments are provided to enhance amenity and to contribute positively to the city image, particularly along major roads and streets.	No acceptable outcome is nominated.

PO14 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.
PO15 Development is designed and located so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO15.1** Buildings are set back 2m from any boundary shared with a residential zone, or half the height of that part of the building, whichever is the greater.
	AO15.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone, and **AO15.2.2** A landscaped buffer with a minimum width of 2m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	AO15.3 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.
PO16 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	**AO16** Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
For assessable development	
Crime prevention through environmental design	
PO17 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO18 Convenient and legible connections are provided for pedestrians and cyclists to 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.

6.3.2 Local centre zone code

6.3.2.1 Application

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

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

6.3.2.2 Purpose

(1) The purpose of the Local centre zone ~~code is to provide for a limited range of land uses and activities to service local needs. It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.~~ is to provide for —

(a) a limited variety of commercial, community and retail activities to service local residents; and

~~(a)~~(b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses

(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision
of services and contributes to the quality of life, character and identity of communities.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) local centres provide a range of retail, commercial and community activities that are focused on grocery shopping and local service needs of their surrounding catchments. They may include a single full-line supermarket and a small range of specialty shops, food and drink outlets, personal services and local offices;

(b) local centres provide a significant focal point for the surrounding community. Wherever possible they are co-located with or include other local facilities such as child care centres, parks or community uses;

(c) centres do not compromise the intended role or successful functioning of higher order centres or other local centres. Local centre catchments are in the order of 3,000 to 5,000 households;

(d) residential development may occur within the centres, primarily where integrated in a mixed use development;

(e) the built form and layout of a centre creates a safe and pleasant community meeting place. Centres create pedestrian-focussed public spaces and street frontages, activated by shop fronts, awnings and kerbside activities;

(f) buildings are low-rise and create a sensitive transition in scale from the surrounding neighbourhood;

(g) the design of centres gives priority to improved accessibility by walking and cycling;

(h) centres are designed and operated to avoid adverse impacts on the amenity of surrounding residential neighbourhoods; and

(i) opportunities for energy efficiency through built form are maximised.

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

Rising Sun local centre precinct:

(a) development facilitates the consolidation of local centre uses in the area bounded by Ross River Road, Cross Street, and Bowen Road;

(b) built form, public space and streetscape treatments in this area contribute to a distinct character for the local centre, in particular on the frontages of Ross River Road, Cross Street, and Bowen Road; and

(c) development of this precinct facilitates a consolidation of vehicular access points.

Click here to view high resolution PDF.

Figure 6.85 — Rising Sun local centre precinct

North Ward local centre precinct:

(a) development reinforces the character of this centre as a mixed use café and dining hub, with residential or tourist accommodation uses, in addition to its local service role;

(b) built form, public space and streetscape treatments in this area contribute to an integrated character for the centre, with a focus on the frontage of Gregory Street; and

(c) built form creates a higher-medium rise environment (up to 8 storeys in building height) along Gregory Street, transitioning down to medium rise (up to 5 storeys) behind.

Click here to view high resolution PDF.

Figure 6.86 - North Ward local centre precinct

6.3.2.3 Assessment benchmarks

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential zone.	**AO1** Hours of operation are limited to 6am to 10pm.
PO2 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO2.1** Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO2.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO3 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO3** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO4 Residential uses within the centre are provided with a reasonable level of privacy.	**AO4.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO4.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO5 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO5** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of 9m^2; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO6 Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.	**AO6.1** All buildings and structures do not exceed 2 storeys or 8.5m in building height, whichever is the lesser.
	AO6.2 Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m.

PO7 A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	**AO7.1** Buildings are built to the street frontage and provide an awning over the full width of the footpath.
	AO7.2 Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.
	AO7.3 Entrances to buildings face the street and any public space to which the building has frontage.
	AO7.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.
	AO7.5 At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community uses, community care centres, clubs	
PO8 Adequate lockable storage space is provided on-site to meet the needs of users.	**AO8** At least one (1) lockable storage space of at least 4m^2 is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO9 Development is consistent with the intended role, scale and character of the local centre and does not compromise the intended role or successful functioning of other local or higher order centres.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO10 Showrooms are not established in the local centre.	No acceptable outcome is nominated.
PO11 Development facilitates opportunities for appropriate co-location of community-related activities or facilities to the extent practical.	No acceptable outcome is nominated.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Centre design and built form	
PO12 The design of the centre provides for: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for the people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian-friendly and visually interesting frontages to street and public spaces; (e) optimum energy efficiency; (f) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (g) sensitive transitioning to surrounding land and uses. **Editor's note–**Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
PO14 Streetscape treatments are provided at the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO15 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO16 Convenient and legible connections are provided for pedestrians and cyclists to 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 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO17 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO18 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO18.1** Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.
	AO18.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND **AO18.2.2** A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	AO18.3 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.

PO19 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	**AO19** Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.
PO20 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Rising Sun local centre precinct	
PO21 Development is consistent with Figure 6.87 — Rising Sun local centre precinct concept plan, including an internal public space and parking area that is framed by buildings with an active edge.	No acceptable outcome is nominated.
PO22 Frontages shown on Figure 6.87 — Rising Sun local centre precinct concept plan as having active edges, contain: (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction.	No acceptable outcome is nominated.
PO23 Frontages shown on Figure 6.87 — Rising Sun local centre precinct concept plan as having built form edge are well-defined by a continuous building façade built to the street edge, awnings and significant use of glazing.	No acceptable outcome is nominated.

Figure 6.87 – Rising Sun local centre precinct concept plan

PO24 Development contributes to the boulevard treatment of Ross River Road and Bowen Road through landscaping and streetscape treatments along the road frontage in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.	No acceptable outcome is nominated.
PO25 Vehicular access to the site is constrained to one single point of entry from Ross River Road and Bowen Road in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.	No acceptable outcome is nominated.
PO26 Development at the intersection of Ross River Road and Bowen Road creates a landmark gateway to the Rising Sun Local Centre. Built form, landscape and streetscape treatment at this intersection reinforces a gateway statement in accordance with Figure 6.87 - Rising Sun local centre precinct concept plan.	No acceptable outcome is nominated.

PO27 Built form, landscape and streetscape treatment at the corner of Ross River Road and Bowen Road, creates a gateway to the Rising Sun local centre.	No acceptable outcome is nominated.

Table 6.3.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
North Ward local centre precinct	
PO28 Building height and scale is consistent with the character desired for the precinct and reinforces Gregory Street as the primary activity spine and gateway to The Strand.	**AO28** Building height does not exceed 8 storeys where fronting Gregory Street or 5 storeys otherwise.
PO29 Development primarily consists of retail, commercial and dining activities at ground level and residential or tourist accommodation above.	No acceptable outcome is nominated.
PO30 Development is consistent with Figure 6.88 — North Ward local centre precinct concept plan.	No acceptable outcome is nominated.
PO31 Development provides for an internal public space and parking area that is framed by buildings with an active edge within the block bounded by Gregory, Mitchell, Leichardt and Eyre Streets, in accordance with Figure 6.88 — North Ward local centre precinct concept plan.	No acceptable outcome is nominated.
PO32 Development at the intersection of Gregory Street and Eyre Street creates a landmark gateway to the North Ward local centre. Built form, landscape and streetscape treatment at this intersection reinforces a gateway statement.	No acceptable outcome is nominated.
PO33 Frontages shown on Figure 6.88 — North Ward local centre precinct concept plan as having active edges, contain: (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction.	No acceptable outcome is nominated.
PO34 Frontages shown on Figure 6.88 — North Ward local centre precinct concept plan as having a built form edge are well-defined by a continuous building facade built to the street edge, awnings and significant use of glazing.	No acceptable outcome is nominated.

EYRE STREET
KENNEDY STREET
MITCHELL STREET
GREGORY STREET
THE STRAND
WARBURTON STREET
LEICHHARDT STREET
Legend
Built form up to 8 storeys
Built form up to 5 storeys
Active edge treatment
Built form edge
Boulevard treatment
Local streetscape treatment
Significant gateway treatment
Vehicle access points
Public space and car parking located behind buildings

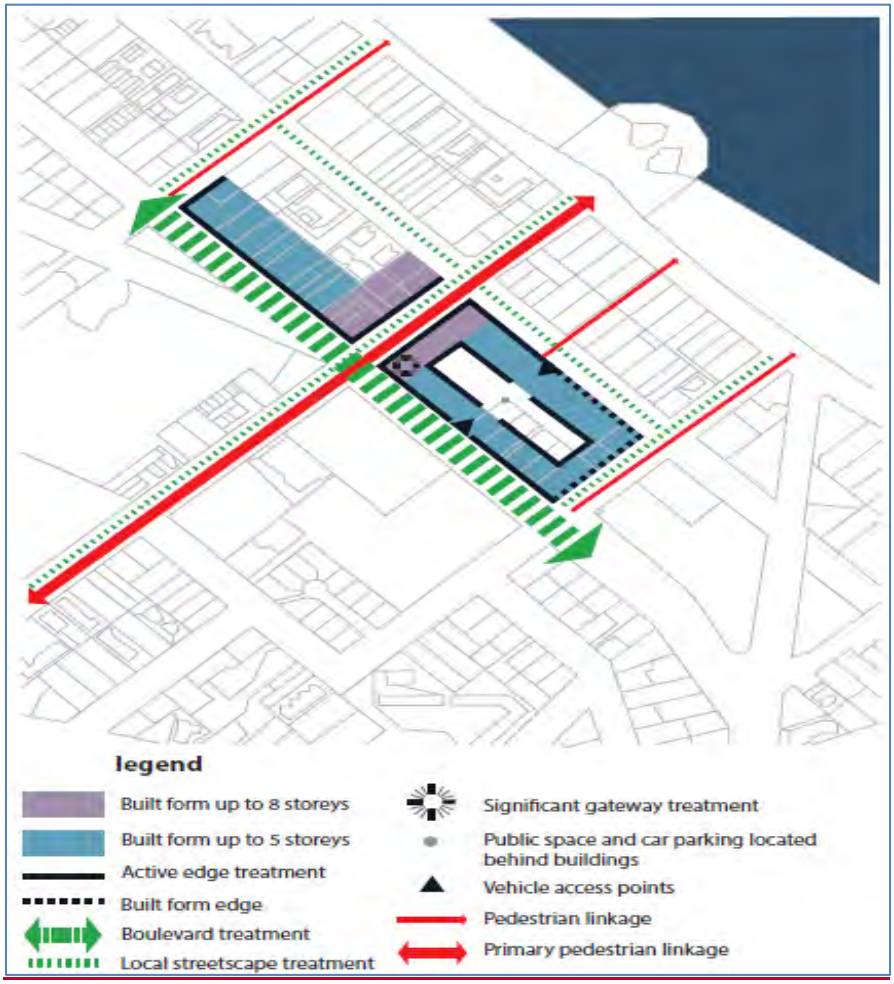


Figure 6.88 – North Ward local centre precinct concept plan

PO35 Development contributes to the boulevard treatment of Eyre Street and the integration of the Gregory Street village environment through landscaping and streetscape treatments.	No acceptable outcome is nominated.

6.3.3 District centre zone code

6.3.3.1 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.

6.3.3.2 Purpose

(1) The purpose of the District centre zone ~~code is to provide for a mix of uses and activities. It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, entertainment and recreational facilities capable of servicing a district.~~ is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The ~~particular~~ local government purpose of the zone~~code~~ is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision
of services and contributes to the quality of life, character and identity of communities.

(3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) district centres provide a community focus for weekly or fortnightly shopping trips and a range of services, and include Idalia, Deeragun, Rasmussen, Annandale and a future centre at Shaw. Retail functions are anchored by major supermarkets with a wide range of speciality shops; however, these centres operate as multifunctional community hubs. They contain a range of district level personal and community services such as community centres and health and fitness facilities;

  Editor's note—the centre in Shaw is within the Emerging community zone. It is planned within the Greater Ascot area.

- (b) centres do not compromise the intended role or successful functioning of higher order centres or other district centres. District centre catchments are in the order of 5,000 to 8,000 households. They do not contain discount department stores;
- (c) the mix of uses promotes a vibrant centre which includes medium density residential development and active day and night-time uses;
- (d) showrooms may occur within the district centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility of the district centres;
- (e) district centres provide a major focal point for their catchment communities. The built form and layout of a centre creates a safe and pleasant community meeting place. Centres create pedestrian-focussed public spaces and street fronts, kerbside activities, awnings and landscape and streetscape treatments;
- (f) buildings are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood;
- (g) the design of district centres gives priority to improved accessibility to and within centres by walking, cycling and public transport;
- (h) centres are designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods; and
- (i) opportunities for energy efficiency through built form are maximised.

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

Idalia district centre precinct:

(a) Idalia will develop to provide a focus for larger format showrooms for the southern parts of the city, and will complement, but not undermine the role of the Domain Central precinct on the northern side of Townsville. It will service a wider catchment than other district centres in this respect. Other retail functions of this centre do not expand substantively; and

(b) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.

Click here to view high resolution PDF.

Figure 6.89 — Idalia district centre precinct

Annandale district centre precinct:

(a) no significant expansion of this centre for retail purposes occurs; and

(b) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.

Click here to view high resolution PDF.

Figure 6.90 — Annandale district centre precinct

Deeragun district centre precinct:

(a) further outward expansion of the centre or the establishment of additional supermarkets does not occur;

(b) development assists in consolidating the centre, and facilitates improved integration and connectivity;

(c) showrooms servicing the district catchment may be accommodated; and

(d) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.

Click here to view high resolution PDF.

Figure 6.91 — Deeragun district centre precinct

Rasmussen district centre precinct:

(a) further outward expansion of the centre does not occur;

(b) showrooms servicing the district catchment may be accommodated in the longer term; and

(c) new floor space within the centre provides for a wider mix of non-retail uses including residential uses, community uses, commercial and medical offices and dining activities.

Click here to view high resolution PDF.

Figure 6.92— Rasmussen district centre precinct

6.3.3.3 Assessment benchmarks

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO1.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO1.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO2** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	**AO3.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO4** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of $9m^2$; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO5 Development is consistent with the intended role, scale and character of the district centre and does not compromise the intended role or successful functioning of other district or higher order centres. The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO6 Development contributes to the consolidation and integration of the centre.	No acceptable outcome is nominated.
PO~~6~~7 Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of active day and night-time uses.	No acceptable outcome is nominated.
PO~~7~~8 Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities within the centre, to the extent practical.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Centre design and built form	

PO9~~8~~ The design of the centre provides for: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian-friendly and visually interesting frontages to streets and public spaces; (e) optimum energy efficiency; (f) a well-integrated mix of uses; (g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (h) sensitive transitioning to surrounding land and uses. **Editor's note–**Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.

PO10~~9~~ Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.	**AO10~~9~~.1** Building height does not exceed 3 storeys.
	AO10~~9~~.2.1 Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m. or **AO10~~9~~.2.2** Where showrooms are proposed, the maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.
PO11~~0~~ A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	**AO11~~0~~.1** Buildings are built to the street frontage and provide an awning over the full width of the footpath.
	AO11~~0~~.2 Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.
	AO11~~0~~.3 Entrances to buildings face the street and any public space to which the building has frontage.
	AO11~~0~~.4 Where buildings are located on a corner site, the main entrance faces the principal street or the corner.
	AO11~~0~~.5 At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.
PO12~~1~~ Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.
PO13~~2~~ Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
PO14~~3~~ Buildings housing residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO14~~3~~** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO15~~4~~ Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO165 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO176 Convenient and legible connections are provided for pedestrians and cyclists to 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 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO187 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO198 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO198.1** Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.
	AO198.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND **AO198.2.2** A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	AO198.3 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.
PO2019 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	**AO2019** Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.
PO210 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community uses, community care centres, clubs	
PO221 Adequate lockable storage space is provided on-site to meet the needs of users.	**AO221** At least one (1) lockable storage space of at least 4m^2 is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Showrooms	
PO232 Showrooms are designed and located as an integrated part of the centre, having regard to the continuity of built form and streetscapes, active street frontages and pedestrian and cyclist accessibility and circulation.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note-**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Deeragun district centre precinct	
PO243 Development in the Deeragun district centre precinct contributes to the consolidation and integration of the centre.	No acceptable outcome is nominated.

Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)
Table 6.3.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note-**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Rasmussen district centre precinct	
PO25 Development in the Rasmussen district centre precinct is consistent with *6.92.2 – Rasmussen district centre precinct concept plan*.	No acceptable outcome is nominated.

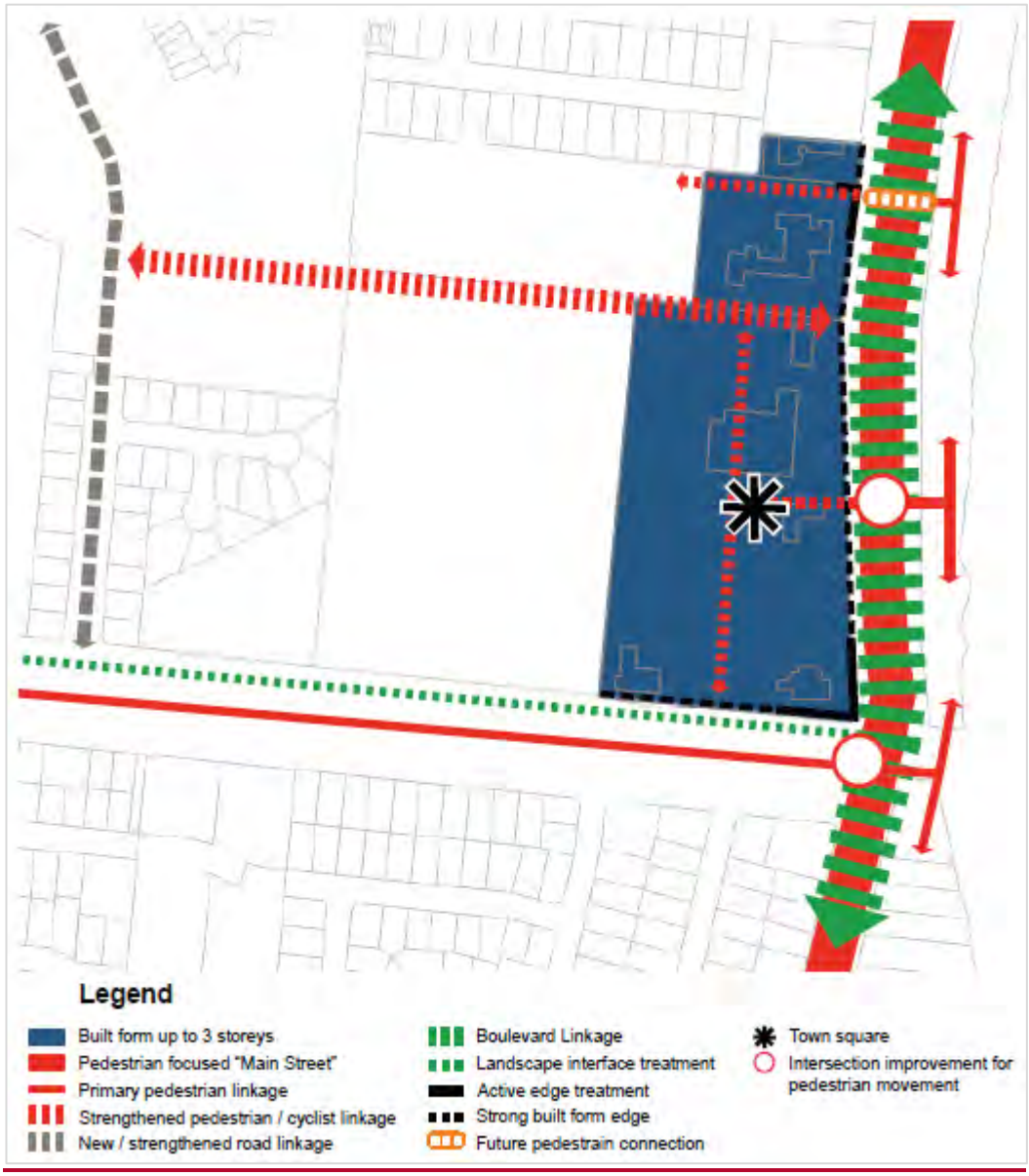


Figure 6.92.2 – Rasmussen district centre precinct concept plan

6.3.4 Major centre zone code

6.3.4.1 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.

6.3.4.2 Purpose

(1) The purpose of the Major centre zone ~~code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a sub-region in the planning scheme area.~~ is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision of services and contributes to the quality of life, character and identity of communities.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) Hyde Park, Aitkenvale, Thuringowa Central and the future Julago and Burdell major centres act as the most significant centres for the Townsville community after the principal centre ~~(CBD)~~. They service sub-regional catchments and do not compromise the intended role or successful functioning of other major centres or the CBD;

Editor's note—The Julago and Burdell areas are included in the Emerging community zone. The future major centre at Burdell is planned within the North Shore area.

(b) these centres operate as major multifunctional community hubs. They contain the highest order of community, retail and office based functions after the principal centre ~~(CBD)~~, including sub-regional level services such as theatres, major libraries and community centres and health and educational facilities. However, they do not contain any additional department stores;

(c) major centres evolve as vibrant mixed use places where people live, work and play in a high density environment which is active both during the day and night-time and includes residential uses;

(d) major centres are highly accessible by walking and cycling from surrounding medium density residential areas;

(e) major centres become a hub for major public transport routes providing frequent services to other parts of the city, and development facilitates convenient access to public transport facilities as a priority;

(f) showrooms occur within the major centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility;

(g) centre design and built form creates a walkable and legible pedestrian-focussed environment, with a range of connected, safe and pleasant public spaces forming community focal points. Public spaces and primary pedestrian circulation streets are activated by shop fronts, awnings and kerbside activities;

(h) the height and scale of buildings reinforce the character, legibility and accessibility of the centre. Centres predominantly contain medium-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level;

(i) centres are designed to create a desirable interface with surrounding neighbourhoods, providing for attractive streetscapes and transitioning of building form and scale and minimising potential land use conflicts; and

(j) opportunities for energy efficiency through built form are maximised.

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts and sub-precincts:

Aitkenvale major centre precinct:

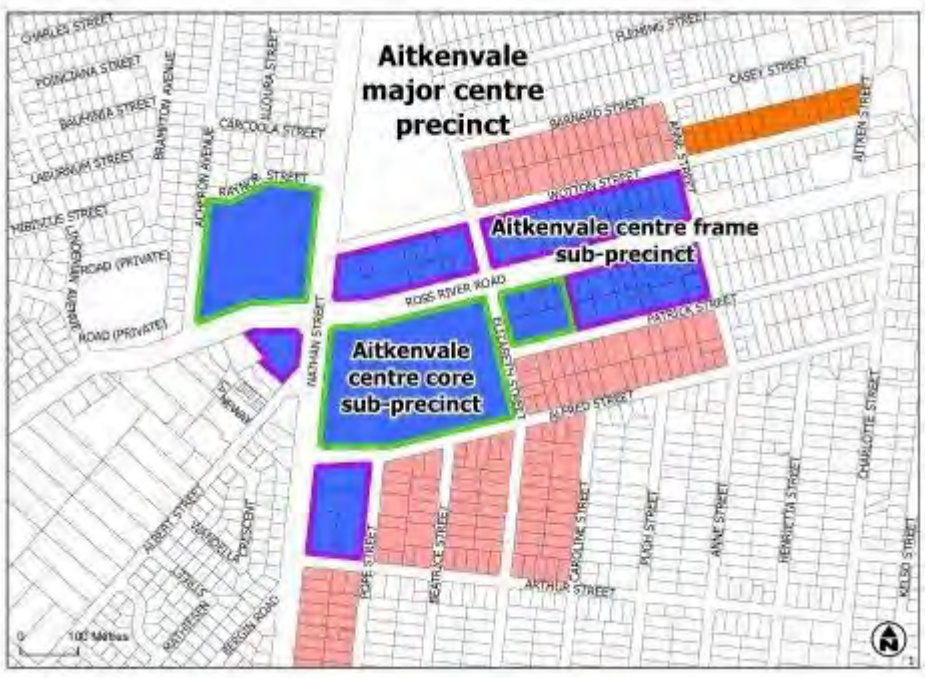
(a) The Aitkenvale major centre builds on existing uses and underutilised land to become a diverse major activity centre;

(b) Aitkenvale leverages its location on the transport corridor to the principal centre ~~(CBD)~~ and James Cook University and Townsville Hospital;

(c) the existing department store at Aitkenvale is not significantly expanded and no additional department store is established;

(d) housing includes student and visitor accommodation to reinforce links with the James Cook University and Townsville Hospital; and

(e) Ross River Road and Nathan Street become tropical boulevards providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and screening of parking areas.



Click here to view high resolution PDF.

Figure 6.93 – Aitkenvale major centre precinct

Aitkenvale centre core sub-precinct:

(i) the Aitkenvale centre core encompasses the retail focus of the centre;

(ii) the mix of uses within this sub-precinct is diversified as part of future redevelopment to include additional uses including shopping, office, higher density residential uses, community facilities and dining and entertainment uses;

(iii) residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;

(iv) a new town square is accommodated within the south-east corner of the sub-precinct. This space is sleeved by medium-rise built form fronting Alfred and Elizabeth Streets;

(v) Elizabeth Street is the focus for the creation of an active main street environment;

(vi) frontages to Nathan Street and Ross River Road are treated with a responsive built form that avoids unarticulated or 'back of house' design responses;

(vii) linkages between the Aitkenvale centre core sub-precinct (north and south sides of Ross River Road), the Aitkenvale centre frame sub-precinct and the surrounding Medium density residential zone are improved through the strengthening of primary pedestrian linkages along Nathan and Elizabeth Streets; and

(viii) streetscaping along Nathan and Elizabeth Street frontages also occurs to improve the interface between the site and the street whilst also improving the pedestrian streetscape environment and experience.

Aitkenvale centre frame sub-precinct:

(i) the centre frame sub-precinct complements the retail core with a mix of uses including additional shopping, offices, community and residential uses that reinforce the centre's role as a mixed use activity centre;

(ii) residential components are accommodated in mixed use developments, with retail or commercial uses at the ground storey; and

(iii) buildings have a strong relationship with their street frontage by contributing to streetscape improvements, passive surveillance, and creation of an identifiable major centre.

Thuringowa Central major centre precinct:

(a) development in the Thuringowa Central major centre continues to grow and diversify the range of activities within the centre. However, a department store is not established within this centre;

(b) higher density housing includes student and visitor accommodation to reinforce economic links with the James Cook University and Townsville Hospital;

(c) the centre is focussed on a new main street and town square along High Range Drive, which provides a strong connector between Riverway and the Willows sub-precinct;

(d) further outward expansion of the centre does not occur, with all new development contributing to the increasing consolidation of the centre and the clear definition of its edges;

(e) new development facilitates improved permeability within the centre for pedestrians and cyclists, provides for safer and shadier pedestrian routes and promotes access to public transport facilities;

(f) a bus interchange forms a focal point within the centre that is well-connected to the Thuringowa town centre heart sub-precinct, the Willows sub-precinct and the surrounding neighbourhoods;

(g) built form is highest and most intensive in the Thuringowa town centre heart sub-precinct, decreasing to the centre edges;

(h) visual and physical connections to Pioneer Park and Riverway are maximised wherever possible; and

(i) Thuringowa Drive, Riverway Drive and Hervey Range Road become tropical boulevards providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and screening of parking areas.

Click here to view high resolution PDF.

Figure 6.94 – Thuringowa Central major centre precinct

Thuringowa town centre heart sub-precinct:

(i) a new main street and town square for Thuringowa Central are created along High Range and Pioneer Drive, and provides a community heart and a strong connection between Riverway and the Willows sub-precinct;

(ii) the sub-precinct contains a concentrated mix of uses, including shopping, office, higher density residential uses, community facilities and dining and entertainment uses. Residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;

(iii) the sub-precinct contains the highest and most concentrated built form within Thuringowa Central, with the most intensive built form along Riverway Drive and the main street sections of High Range and Pioneer Drives;

(iv) buildings along High Range and Pioneer Drive create a strong relationship with the street frontage and facilitate a highly activated environment, accommodating day and night-time activities, shop fronts, outdoor dining and other opportunities for community interaction;

(v) development creates a strong relationship with Hervey Range Road, Riverway Drive and Blackhawk Boulevard, by sleeving the sub-precinct with buildings that are oriented to the street and screen parking areas behind;

(vi) pedestrian spaces and pathways are provided with extensive shading;

(vii) parking is consolidated wherever practicable and is screened and separated from the street by buildings;

(viii) pedestrian and cyclist linkages are improved to the residential neighbourhood to the south and to the centre sub-precincts to the west and north. Additional and safe pedestrian crossings are provided across Hervey Range Road to the Willows sub-precinct; and

(ix) development minimises impacts on the amenity of adjoining residential land to the south of the sub-precinct.

Willows sub-precinct:

(i) this sub-precinct is the primary shopping destination for Thuringowa Central but may also contain a mix of other office, higher density residential uses, community facilities and dining and entertainment uses;

(ii) an improved relationship between built form and Thuringowa Drive, Hervey Range Road and Kern Brothers Drive is created by sleeving the sub-precinct with buildings oriented to the street and screening parking areas;

(iii) built form assists in reducing the internalised orientation of the shopping centre, creating a sense of external activity and reducing the visual dominance of the parking areas;

(iv) development facilitates pedestrian connections with the Thuringowa town centre heart sub-precinct and the surrounding residential neighbourhood; and

(v) development along Kern Brothers Drive and Carthew Street provides an attractive interface and minimises impacts on the amenity of nearby residential land.

Thuringowa Drive sub-precinct:

(i) a mix of office, shops, service industries and residential uses occur within this sub-precinct;

(ii) the corner of Thuringowa Drive and Hinchinbrook Drive creates a gateway to Thuringowa Central. Built form at this corner reinforces this gateway function;

(iii) development facilitates a more continuous building line along Thuringowa Drive, by providing a strong building edge along the street front and locating parking areas to the side or rear of buildings; and

(iv) access points and parking are consolidated wherever practicable.

Thuringowa centre support sub-precinct:

(i) larger format showroom uses, service industries and some low impact industries are accommodated in this sub-precinct. The sub-precinct may also contain office uses and community facilities, but does not contain shopping uses other than those of a convenience nature;

(ii) buildings are oriented to the street frontages, and streetscape is improved through the quality of the adjoining built form and landscaping;

(iii) built form is generally lower rise and less intensive than in the rest of the Thuringowa Central major centre;

(iv) convenient pedestrian connections are created to the Thuringowa town centre heart sub-precinct; and

(v) development along the edges of this sub-precinct provides an attractive interface and minimises impacts on the amenity of nearby residential land.

Hyde Park major centre precinct:

(a) the Hyde Park major centre contains an increasing diversity of business activities and community services. However, a department store is not located within this centre, and no significant expansion of showroom based floor space is intended;

(b) residential and office uses are accommodated in mixed use developments, with shopping or entertainment uses at the ground storey;

(c) development facilitates improved integration with surrounding residential and activity areas, including the showgrounds. Wherever possible, the interface with the lake is enhanced and opportunities for recreational use improved;

(d) Virgil and Dillane Streets are established as primary linkages to new infill residential development within the Hyde Park medium density precinct. Virgil Street becomes the major east-west pedestrian thoroughfare for the locality;

(e) development provides for appropriate immunity to flooding and drainage characteristics; and

(f) development facilitates improved public transport, pedestrian and cyclist connectivity to the principal centre ~~(CBD)~~, particularly along Woolcock Street.

Click here to view high resolution PDF.

Figure 6.95 – Hyde Park major centre precinct

6.3.4.3 Assessment benchmarks

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO1.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO1.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO2** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	**AO3.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO4** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of 9m^2; and (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks or air conditioning units.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	

PO5 Development is consistent with the intended role, scale and character of the major centre and does not compromise the intended role or successful functioning of the principal centre ~~(CBD)~~ or other major centres. The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO6 Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of active day and night-time uses.	No acceptable outcome is nominated.
PO7 Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities with retail or commercial development within the centre, to the extent practical.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Centre design and built form	
PO8 The design of the centre provides for: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; (e) optimum energy efficiency; (f) a well-integrated mix of uses; (g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (h) sensitive transitioning to surrounding land and uses. **Editor's note–**Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
PO9 Buildings create a human scale at street level.	No acceptable outcome is nominated.

PO10 A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	No acceptable outcome is nominated.
PO11 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.
PO12 Parking areas are not located along the street frontage.	No acceptable outcome is nominated.
PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
PO14 Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
For assessable development	
Crime prevention through environmental design	
PO15 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
For assessable development	
Accessibility	
PO16 Convenient and legible connections are provided for pedestrians and cyclists to 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 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO17 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO18 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	**AO18** Refuse storage areas loading/unloading or other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.
PO19 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO19.1** Buildings are set back 4m from any boundary shared with a residential zone.
	AO19.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND **AO19.2.2** A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	AO19.3 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.
PO20 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community uses, community care centres, clubs	
PO21 Adequate lockable storage space is provided on-site to meet the needs of users.	**AO21** At least one (1) lockable storage space of at least 4m^2 is provided for each room or area that can be hired out or used by community organisations or the public.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Showrooms	
PO22 Showrooms are designed and located as an integrated part of the centre, having regard to the continuity of built form and streetscapes, active street frontages and pedestrian and cyclist accessibility and circulation.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Aitkenvale centre core sub-precinct	
PO23 Development facilitates a town square sleeved by medium-rise mixed use built form at the corner of Elizabeth and Alfred Streets, in accordance with Figure 6.96 — Aitkenvale major centre precinct concept plan.	No acceptable outcome is nominated.
PO24 Development assists in creating a main street environment along Elizabeth Street by facilitating an active edge incorporating externally oriented shops, dining and entertainment uses at the ground storey. Buildings contribute to the creation of this active edge by incorporating features such as: (a) primary building entrances; (b) awnings to provide shade for pedestrians; and (c) significant use of glazing or transparent materials.	No acceptable outcome is nominated.

PO25 On frontages shown on Figure 6.96 — Aitkenvale major centre precinct concept plan as having a strong built form edge, buildings contribute to the creation of a strong and pedestrian-oriented edge to the street, by: (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the full width of footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO26 The visual dominance of the parking areas is reduced by buildings sleeving road frontages and by landscape screening.	No acceptable outcome is nominated.
PO27 Pedestrian connections between the centre core north and centre core south are improved wherever possible.	No acceptable outcome is nominated.
PO28 Development provides for pedestrian and cyclist connections to the Rossiter Park precinct and to surrounding areas.	No acceptable outcome is nominated.
PO29 Pedestrian routes are defined by buildings streetscape improvements that provide shade and improve pedestrian comfort.	No acceptable outcome is nominated.
PO30 Building height assists in identifying the centre core as the primary focus of activity within the centre and as a mixed use environment.	**AO30** Building height does not exceed: (a) 8 storeys where as part of a mixed use development and located in accordance with Figure 6.96 - Aitkenvale major centre precinct concept plan; and (b) 5 storeys otherwise.

Figure 6.96 – Aitkenvale major centre precinct concept plan

PO31 Development contributes to the boulevard treatment of Nathan Street and Ross River Road through streetscape and landscape treatments.	No acceptable outcome is nominated.
PO32 Development provides sufficient land and infrastructure to support a new bus interchange along Elizabeth Street.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in Aitkenvale major centre sub-precincts **Note—**where acceptable outcomes in this section vary from those provided earlier in this code, the precinct- based acceptable outcomes take precedence.	
Aitkenvale centre frame sub-precinct	
PO33 On frontages shown on Figure 6.96 — Aitkenvale major centre precinct concept plan as having a strong built form edge, buildings contribute to the creation of a strong and pedestrian-oriented edge to the street, by: (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the full width of footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.

Figure 6.96 – Aitkenvale major centre precinct concept plan

PO34 Development provides for pedestrian and cyclist connections to surrounding areas wherever practicable.	No acceptable outcome is nominated.
PO35 Development contributes to the boulevard treatment of Nathan Street and Ross River Road through streetscape and landscape treatments.	No acceptable outcome is nominated.
PO36 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO37 Parking areas are sleeved by buildings which screen them from street frontages.	No acceptable outcome is nominated.
PO38 Building height creates a medium-rise environment and assists in identifying the centre core as the primary focus of activity within the centre and as a mixed use environment.	**AO38** Building height does not exceed 5 storeys.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa town centre heart sub-precinct	
PO39 Development facilitates or supports a mix of uses and day and night-time activity throughout the sub-precinct.	No acceptable outcome is nominated.
PO40 Shops, dining and entertainment uses are predominant at the ground storey along the main street section of High Range Drive and Pioneer Drive, identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.
PO41 Residential and office uses are accommodated but do not interrupt ground storey activation by shopping and dining uses along the main street section of High Range Drive and Pioneer Drive, identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.
PO42 Development facilitates a town square at the corner of High Range and Pioneer Drive.	No acceptable outcome is nominated.

PO43 On frontages shown on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan as having a strong built form edge, buildings contribute to the creation of a strong and pedestrian oriented edge to the street, by: (a) being built to the street frontage at the ground storey; (b) creating a generally continuous building alignment; (c) providing awnings over the footpaths; and (d) having facades which contain windows, doors, materials and features which generate visual interest at the street level.	No acceptable outcome is nominated.
PO44 Building height reinforces the sub-precinct's role as the heart of Thuringowa Central, and is generally medium-rise. The tallest buildings in the sub-precinct occur along Riverway Drive and the main street section of High Range and Pioneer Drives.	**AO44** Building height does not exceed: (a) 8 storeys fronting Riverway Drive and the main street section of High Range and Pioneer Drives, consistent with Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan; and (b) 5 storeys otherwise.
PO45 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO46 Parking areas are sleeved by buildings which screen them from street frontages.	No acceptable outcome is nominated.
PO47 Development provides for pedestrian and cyclist connections from Riverway and Pioneer Park to the Willows sub-precinct and to surrounding areas in accordance with Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.

Figure 6.97 – Thuringowa town centre heart sub-precinct concept plan

PO48 Development contributes to the boulevard treatment of Riverway Drive and Hervey Range Road through streetscape and landscape treatments as identified on Figure 6.97 — Thuringowa town centre heart sub-precinct concept plan.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Willows sub-precinct	
PO49 Development assists in creating strong edges at the street by buildings that are oriented to the street frontages, identified on Figure 6.98 — Willows sub-precinct concept plan.	No acceptable outcome is nominated.

PO50 Development assists in reducing the internalised orientation of the shopping centre by facilitating externally oriented uses.	No acceptable outcome is nominated.
PO51 The visual dominance of the parking areas are reduced by buildings sleeving road frontages and by landscape screening.	No acceptable outcome is nominated.
PO52 Built form generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Large expanses of blank walls are avoided.	No acceptable outcome is nominated.
PO53 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO54 Visual connections to Pioneer Park and Riverway are maximised wherever possible.	No acceptable outcome is nominated.
PO55 Development provides for pedestrian and cyclist connections to the Town centre heart sub-precinct, Riverway and Pioneer Park and to surrounding areas in accordance with Figure 6.98 — Willows sub-precinct concept plan.	No acceptable outcome is nominated.

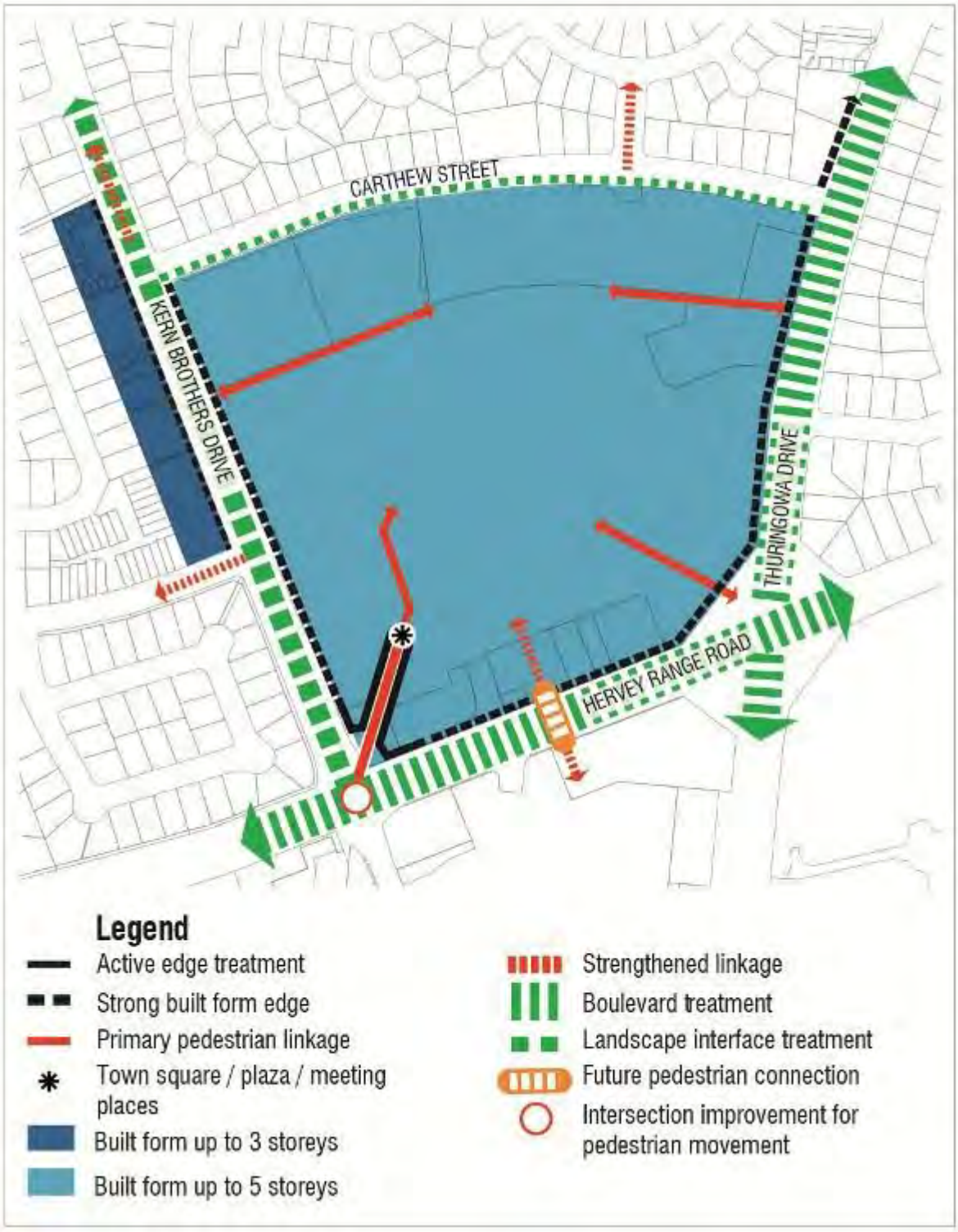


Figure 6.98 – Willows sub-precinct concept plan

PO56 The main pedestrian route connecting to the Town centre heart sub-precinct is defined by buildings and uses creating an active edge.	No acceptable outcome is nominated.
PO57 Building height is generally medium rise, but provides for a transition in building heights to the surrounding neighbourhood.	**AO57** Building height does not exceed 5 storeys within the block bounded by Thuringowa Drive, Hervey Range Road Kern Brothers Drive and Carthew Street, and 3 storeys otherwise, as identified on Figure 6.98 – Willows sub-precinct concept plan.
PO58 Landscaping and streetscape treatments are provided along Kern Brothers Drive and Carthew Street to enhance the outlook from the surrounding neighbourhood.	No acceptable outcome is nominated.
PO59 Development contributes to the boulevard treatment of Riverway Drive and Hervey Range Road through streetscape and landscape treatments.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa Drive sub-precinct	
PO60 Strong edges at the street are created by buildings that are oriented to the street frontages and forming a continuous building line, as identified on Figure 6.99 – Thuringowa sub-precinct concept plan.	No acceptable outcome is nominated.
PO61 Built form generates visual interest at the street level, having regard to the proportion of openings windows, materials and features. Large expanses of blank walls are avoided.	No acceptable outcome is nominated.
PO62 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO63 Building height is generally low-rise.	**AO63** Building height does not exceed 3 storeys.
PO64 As identified on Figure 6.99 –Thuringowa sub-precinct concept plan, the corner of Thuringowa Drive and Hinchinbrook Drive creates a gateway to Thuringowa Central. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement, and landscape treatment along Hinchinbrook Drive assists in connecting and unifying the sub-precinct.	No acceptable outcome is nominated.

PO65 Development contributes to the boulevard treatment of Thuringowa Drive through streetscape and landscape treatments.	No acceptable outcome is nominated.

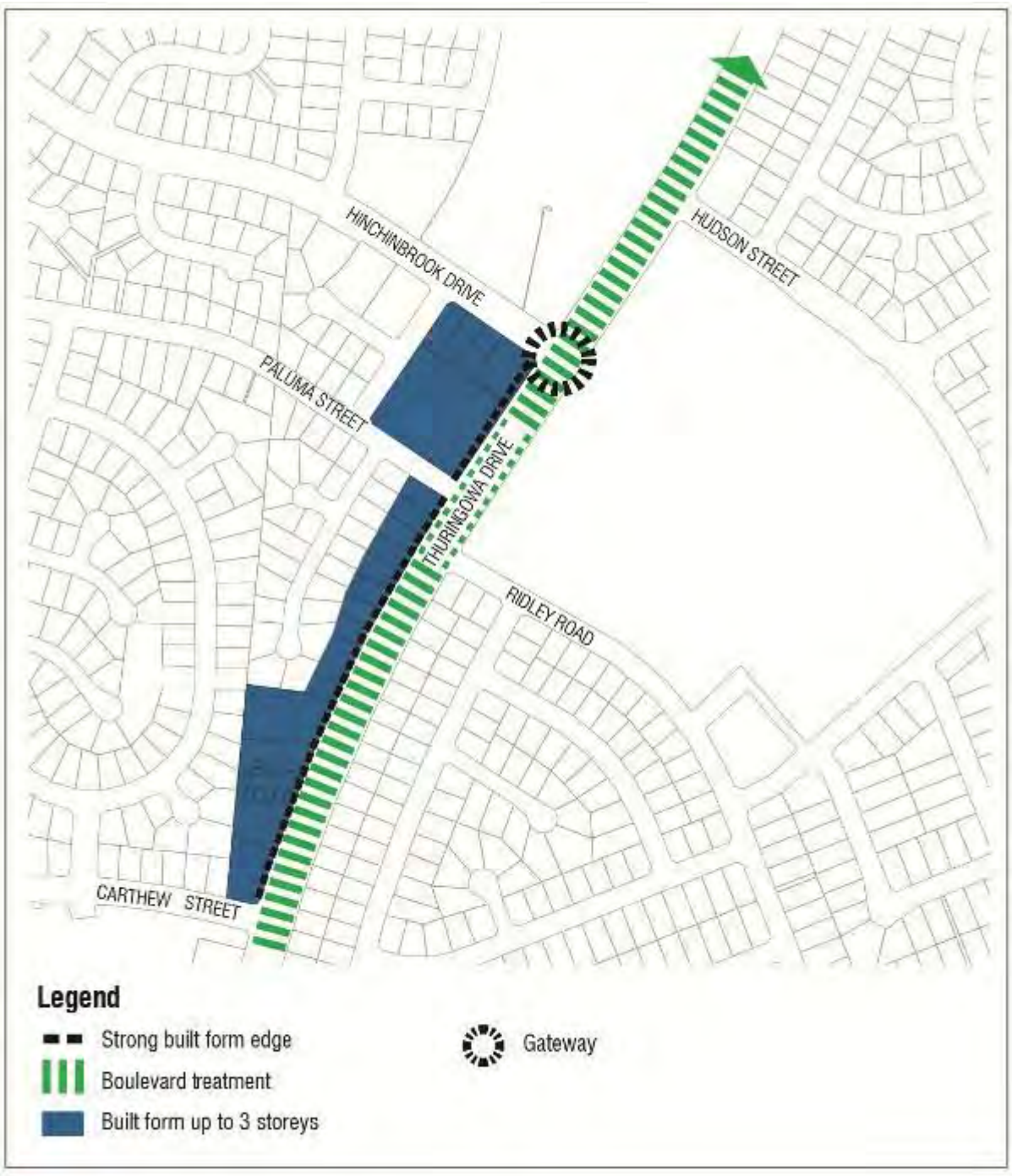


Figure 6.99 – Thuringowa Drive sub-precinct concept plan

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Thuringowa centre support sub-precinct	
PO66 Supermarket and discount department store retail uses do not occur in this sub-precinct.	No acceptable outcome is nominated.
PO67 Buildings are oriented to the street frontages along Hervey Range Road and Blackhawk Boulevard, and the streetscape is improved through the quality of the adjoining built form and landscaping, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.	No acceptable outcome is nominated.
PO68 All building frontages to Hervey Range Road and Blackhawk Boulevard, are provided with large windows and clearly identifiable building entrances.	No acceptable outcome is nominated.
PO69 A pedestrian connection is provided between Blackhawk Boulevard and High Range Drive, in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.	No acceptable outcome is nominated.
PO70 Development facilitates new road linkages between Blackhawk Boulevard and the residential neighbourhood to the south in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.	No acceptable outcome is nominated.

Figure 6.100 – Thuringowa centre support sub-precinct concept plan

PO71 Building height is generally low-rise.	**AO71** Building height does not exceed 3 storeys.
PO72 Landscaping and streetscape treatments are provided along North Beck Drive and Vickers Road North to enhance the outlook from the surrounding neighbourhood.	No acceptable outcome is nominated.
PO73 The appearance of development along the southern edge of this sub-precinct is enhanced through landscape treatment, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.	No acceptable outcome is nominated.
PO74 As identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan, the corner of North Beck Drive and Hervey Range Road creates a gateway to Thuringowa Central. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement.	No acceptable outcome is nominated.

PO75 Development contributes to the boulevard treatment of Hervey Range Road through streetscape and landscape treatments.	No acceptable outcome is nominated.

Table 6.3.4.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in Hyde Park major centre precinct **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Hyde Park major centre precinct	
PO76 Strong edges at the street are created by buildings that are oriented to the street frontages and forming a continuous building line, in accordance with Figure 6.101 — Hyde Park major centre precinct concept plan.	No acceptable outcome is nominated.
PO77 Built form generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Large expanses of blank walls are avoided.	No acceptable outcome is nominated.
PO78 Parking is provided in consolidated areas wherever practicable.	No acceptable outcome is nominated.
PO79 Building height is generally medium rise.	**AO79** Building height does not exceed 5 storeys.
PO80 Development facilitates the establishment of a new road linkage connecting Woolcock Street to Dillane Street, in accordance with Figure 6.101 — Hyde Park major centre precinct concept plan. This new road assists in creating an active and attractive interface between the major centre and the Hyde Park medium density precinct.	No acceptable outcome is nominated.
PO81 Development facilitates the establishment of Virgil Street as the major east-west pedestrian thoroughfare connecting across Kings Road and east into the Hyde Park medium density precinct and the nearby open space corridor, in accordance with Figure 6.101 — Hyde Park major centre precinct concept plan.	No acceptable outcome is nominated.

Figure 6.101 – Hyde Park major centre precinct concept plan

Table 6.3.4.3 - Accepted development subject to requirements and assessable development (Part)

PO82 Development assists in creating a primary pedestrian and cycle pathway and improving the quality of pedestrian environment along Woolcock Street and Kings Road.	No acceptable outcome is nominated.
PO83 Landscape treatment along Virgil Street, Dillane Street and the parkland assists in connecting and unifying the precinct.	No acceptable outcome is nominated.

6.3.5 Principal centre ~~(CBD)~~ zone code

6.3.5.1 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.

6.3.5.2 Purpose

(1) The purpose of the Principal centre ~~(CBD)~~ zone ~~code is to provide for the largest and most diverse mix of uses and activities in Townsville.~~ is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—

(a) form the core of an urban area; and

(b) service the local government area.

~~It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the zone ~~code~~ is to:

(a) re-enforce the Townsville central business district (CBD) as the economic heart of the region, and the primary location for business, government and administration uses;

(b) promote the principal centre ~~(CBD)~~ as the location for the highest order activities and facilities of the city including retail, commercial, cultural, civic, sporting, and recreational uses;

(c) consolidate Townsville as Queensland's second capital and be an exemplar city in tropical urban sustainability; and

(d) ensure the principal centre ~~(CBD)~~ contributes to the identity, character and life of the city.

~~(2)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) the principal centre is a vibrant mixed use place where people live, work and play in a high density environment which is active both during the day and night-time;

(b) the principal centre is the highest order centre in Townsville and services a regional catchment, supported by a network of centres;

(c) the principal centre is the focus for the highest intensity of retail, commercial, administrative, government and employment uses in the city and is the primary location for major office and commercial buildings;

(d) the principal centre offers a more distinctive and higher order retailing than the major centres in an outdoor, main street environment that is characterised by arcades, laneways and footpath dining. The preferred location for any new department store in Townsville is in the Flinders Street retail precinct;

(e) high density residential development, tourist and short-term accommodation are located within the principal centre

(f) new, larger scale strategic facilities, such as sports arenas, stadiums, convention centres and entertainment centres are located in other zones outside the CBD. These facilities are intended to be located close to the fringe of and well-connected to the CBD. Shops and commercial uses associated with these facilities do not compromise the CBD;

(g) the scale and density of development creates a critical mass of people living and working in the principal centre, to support the provision of the highest order of public and active transport facilities and promotes sustainable transport choices including public transport, walking and cycling;

(h) the principal centre is a major hub for most public transport routes providing a single interchange to access frequent services to other parts of the city. An on-street transport interchange for bus routes to and through the CBD is to be located immediately adjacent to the Flinders Street retail precinct;

(i) Flinders Street, Ogden Street and Hanran Street are slow-speed vehicle environments and provide the

main pedestrian and cycle spines through the principal centre. Through traffic is diverted to the fringes, including Walker Street, Blackwood Street, Denham Street and Stanley Street;

(j) pedestrian and cycle access is complemented by a network of shared paths along the banks of Ross Creek and new pedestrian and cycle creek crossings;

(k) Stokes Street is intended to be the primary east-west pedestrian spine linking the Civic and administration precinct, public transport interchange, commercial office, retail heart, Flinders Street, Victoria Bridge and Palmer Street;

(l) public realm provides a platform for public life and is characterised by high quality streetscapes, landscape elements, planting and hardscape materials reflective of the climate and character of Townsville;

(m) a variety of public open space areas at different scales and forms are provided for event and gathering spaces throughout the city, including public plazas, parks and gardens. These are appropriate to the required use and include:

(i) Flinders Square forming the primary civic event and gathering space;

(ii) a new 'front door' to Castle Hill at 'The Cutting', incorporating an information and interpretive centre, viewing platform over the CBD and providing walking track access to Castle Hill;

(iii) Flinders Street East park and plaza, which create a waterfront park for passive recreation, taking advantage of views and amenity; and

(iv) Flinders Street spine, which forms a linear plaza street from Stanley Street to Wickham Street with wider footpaths and slow vehicle speeds.

(n) natural features are retained, enhanced and buffered from the impacts of adjacent uses. Impacts are minimised through location, design, operation and management requirements;

(o) public spaces and streets are activated by shop fronts and kerbside activities at the ground storey whilst awnings over the full width of the footpaths provide protection from the elements;

(p) development is designed to incorporate exemplar sustainable practices including new technologies in maximising energy efficiency, water conservation and climate-responsive design principles;

(q) the height and scale of buildings reinforce the principal role of the centre and contribute to character, legibility and accessibility of the centre. The principal centre predominantly contains high-rise buildings.However, a human scale and attractive, pedestrian friendly environment is created at street level; and

(r) buildings located to the north of Sturt Street do not extend above the maximum height of buildings to the south of Sturt Street.

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Civic and administration precinct:

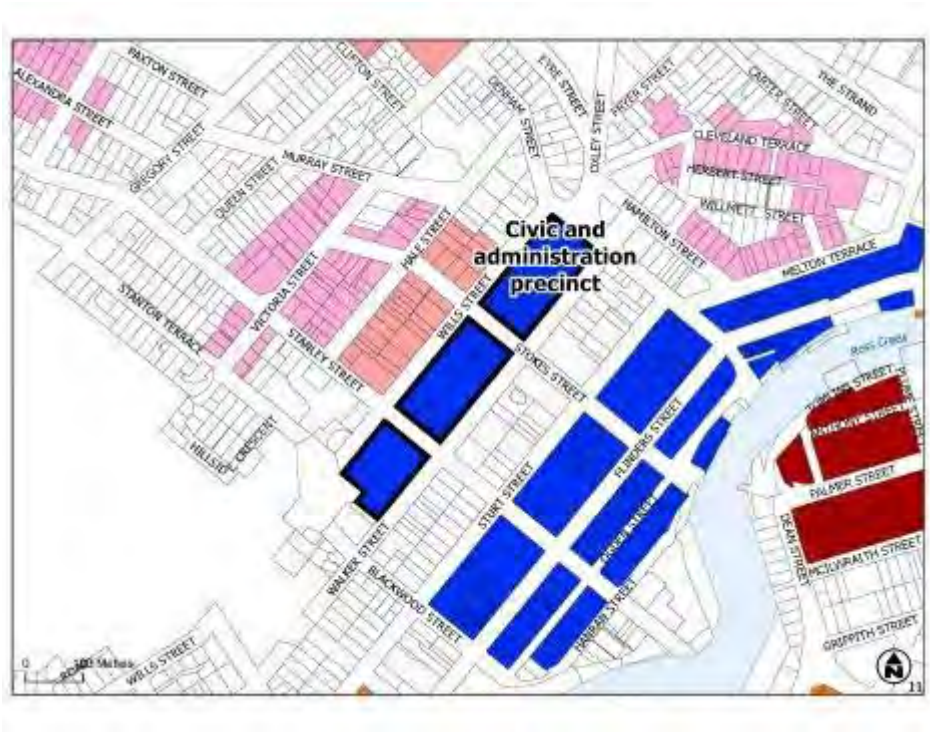
(a) the Civic and administration precinct anchors the top of the principal centre ~~(CBD)~~ and is focused around government, administration and civic functions, such as the library and courthouse, local and state government departments;

(b) high quality public and semi-public spaces are incorporated into development to support the community function of these buildings, particularly at the intersection of Stokes and Walker Streets;

(c) lower building forms are contained in this precinct in response to the local topography and the need to provide an appropriate interface with adjoining residential land uses to the north of Wills Street;

(d) building heights in the precinct do not exceed 8 storeys; and

(e) building forms reflect a 'building in plaza' form incorporating a tower design with side and rear setbacks. Recesses in the ground level accommodate plaza spaces which are particularly focussed on presentation to Walker Street.



Click here to view high resolution PDF.

Figure 6.102 – Civic and administration precinct

Flinders Street retail precinct:

(a) the Flinders Street retail precinct is the core focus for future retail activity and the provision of a new department store in this precinct is highly desired and actively encouraged;

(b) department stores, arcades and internal retail developments connect directly into Flinders Street, supporting the retail spine and do not detract from the attractiveness and activity on the street;

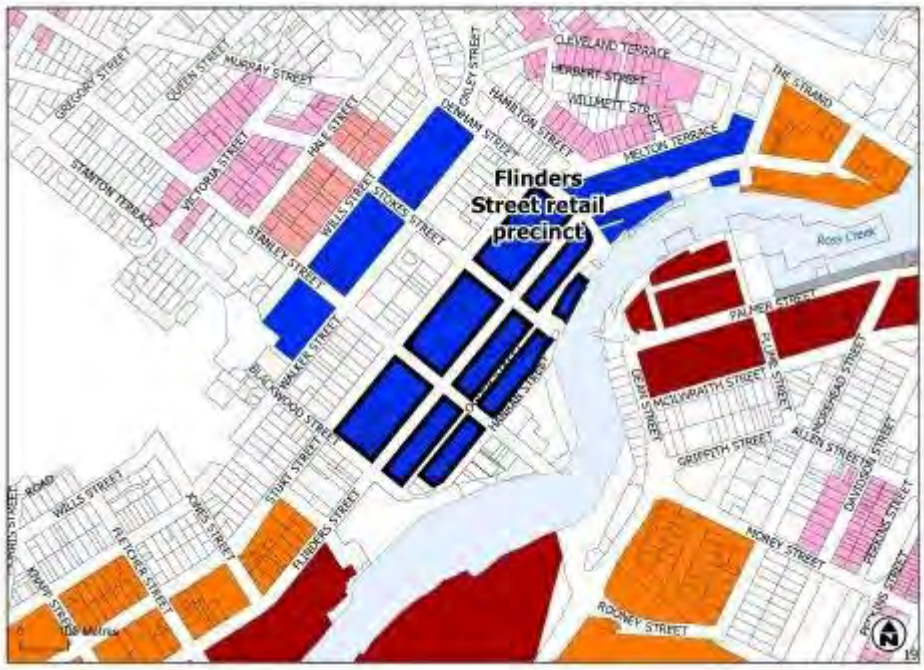
(c) highly attractive and permeable pedestrian-based built form is created with a highly active ground floor and cross block links available during operating hours;

(d) this precinct includes a large concentration of historic buildings. New buildings reflect and integrate with this built form with a low podium height and continuous frontages;

(e) taller building elements are set back from the street frontage to allow for light and air into the street and maintain the outdoor quality and human scale of the street;

(f) shop fronts, café and or restaurant premises are continuous along both sides of the street. Retail is the predominant use; and

(g) parking is not situated at the street frontage at the ground floor, and does not detract from the street activity or create blank walls. Parking structures are screened with green walls, planting, vines, creepers or public art. There are no blank facades along Flinders Street.



Click here to view high resolution PDF.

Figure 6.103 – Flinders Street retail precinct

Flinders Street East precinct:

(a) the Flinders Street East precinct frames the eastern end of the principal centre ~~(CBD)~~. The precinct will continue to emerge as a vibrant entertainment and boutique shopping location, integrated with the principal centre ~~(CBD)~~ but with its own unique identity as a destination;

(b) the precinct will continue to develop at a lower scale than the rest of the principal centre ~~(CBD)~~;

(c) re-use of existing heritage buildings is actively encouraged, and new buildings are designed to respect the heritage attributes of the precinct;

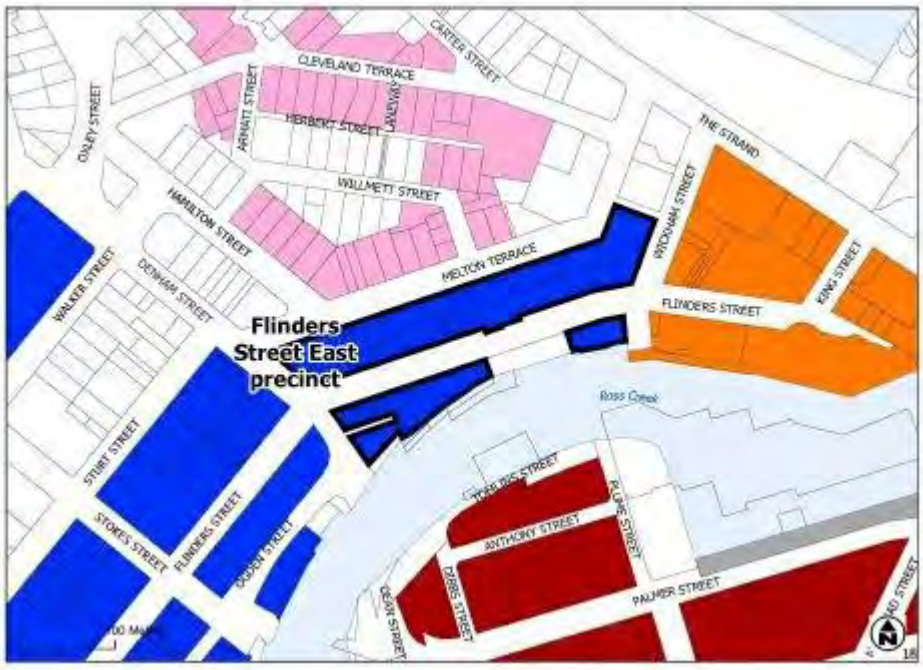
(d) building height fronting Flinders Street East and Melton Terrace is low-rise and consistent with the scale of nearby character and heritage buildings;

(e) retail uses do not compete with the rest of the principal centre ~~(CBD)~~, and will generally be of a boutique shopping and convenience nature;

(f) active uses such as restaurants and pubs are located to the Flinders Street frontage, with new development to Melton Terrace to predominantly consist of residential uses; and

(g) new development contributes to a consistent pallet of local streetscape elements and designs, resulting in the continuing development of a local streetscape character for the precinct.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.



Click here to view high resolution PDF.

Figure 6.104 – Flinders Street East precinct

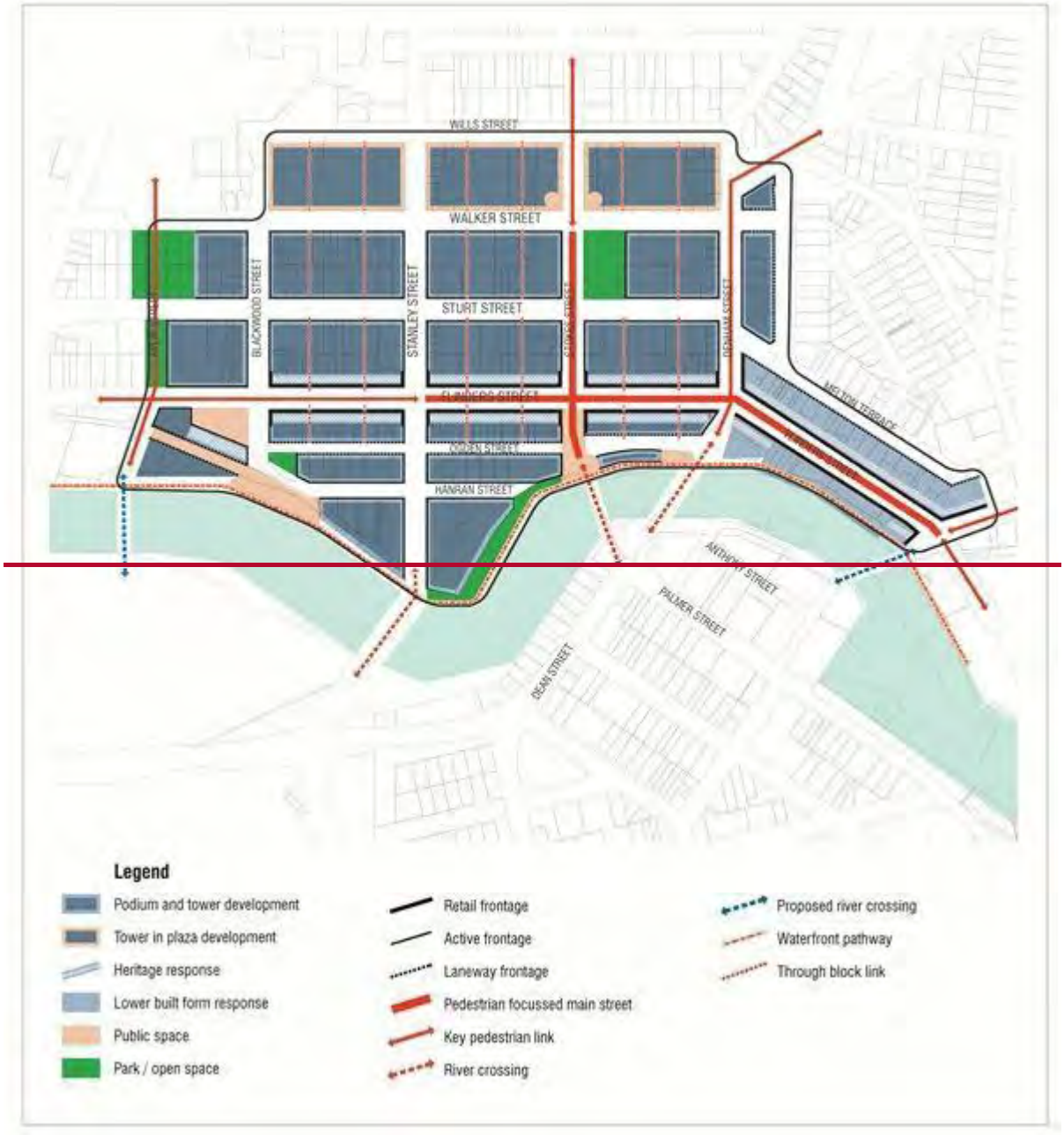
6.3.5.3 Assessment benchmarks

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO1.1** Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO1.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO2** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	**AO3.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
~~**PO4**~~ ~~Residential uses within the centre are provided with a reasonable level of private outdoor living space.~~	~~**AO4**~~ ~~Dwellings are provided with private open space or a balcony directly accessible from a habitable room with:~~ ~~(a) a minimum of 9m²;~~ ~~(b) a minimum dimension of 3m; and~~ ~~(c)~~(a) ~~clear of any utilities, water tanks and air conditioning units.~~

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO~~4~~5 Development is consistent with the intended role, scale and character of the principal centre. The growth of retail and office floor space and residential uses within this centre allow for it to expand into its intended role as the economic and administrative heart of the region.	No acceptable outcome is nominated.
PO~~5~~6 Development is generally in accordance with the Figure 6.105 – Principal centre concept plan.	No acceptable outcome is nominated.


WILLS STREET
WALKER STREET
STURT STREET
FLINDERS STREET
DENHAM STREET
MELTON TERRACE
ANTHONY STREET
PALMER STREET
DEAN STREET
Legend
Podium and tower development
Tower in plaza development
Heritage response
Lower built form response
Public space
Park / open space
Retail frontage
Active frontage
Laneway frontage
Pedestrian focussed main street
Key pedestrian link
River crossing
Proposed river crossing
Waterfront pathway
Through block link

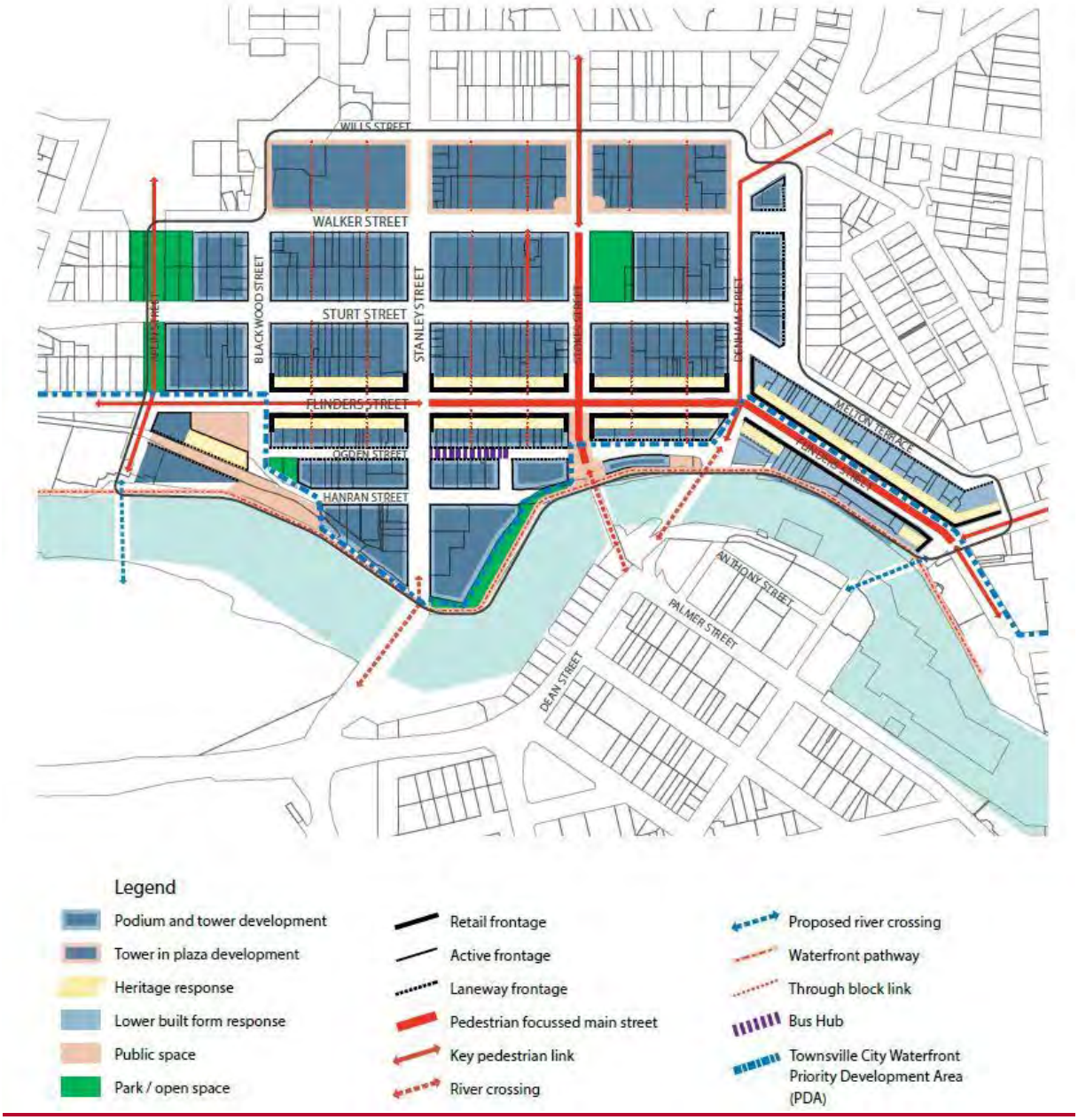


Figure 6.105 – Principal centre concept plan

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.

PO~~6~~7 Ground floor and podium level development is occupied with uses that contribute to:	**AO~~6~~7.1** Podium level development accommodates non-residential uses.

(a)	the core economic, entertainment and cultural functions of the principal centre ~~(CBD)~~;
(b)	the vitality and vibrancy of the city's public domain; and
(c)	a compatible mix of active day and night-time uses.

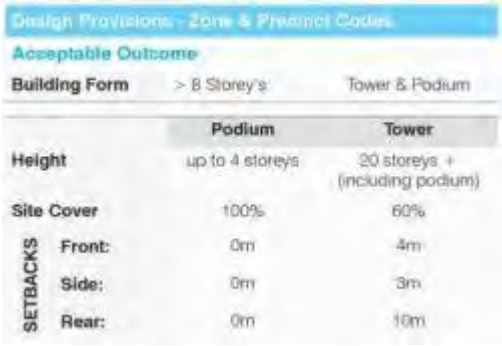
AO6~~7~~.2

Uses at ground storey are active and include:

(a)	retail; or
(b)	cafes and restaurants incorporating outdoor dining; or
(c)	services and commercial offices which generate a high level of pedestrian traffic; or
(d)	recreational and entertainment; or
(e)	community and cultural uses; or
(f)	entrance foyers to commercial and residential uses above.

	AO67.3 Car parking is located in basements unless servicing significant citywide infrastructure or unresolvable geotechnical issues means basement parking is inappropriate or unachievable. In this case, parking is located above ground floor.
PO78 Tower development forms are occupied by uses that contribute to the accommodation of a critical mass of people (a resident or working population) within the principal centre ~~(CBD)~~.	**AO78** Uses within tower elements are predominantly: (a) residential accommodation either short or long-term; or (b) commercial offices; or (c) a combination of these.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO89 Building heights, site cover and setbacks contribute to the legibility, distinctiveness and place making of the city centre by creating an attractive skyline, and reinforcing the sense of primacy of the principal centre ~~(CBD)~~ core through built form outcomes.	**AO89.1** Unless otherwise stated for a particular precinct: (a) buildings greater than 8 storeys have a podium for a minimum of 2 storeys up to a maximum of 4 storeys, and a tower above, in accordance with Figure 6.106 – Tower and podium form; or (b) buildings of 8 storeys or less have a single tower form in accordance with Figure 6.107 – Single tower form.
	AO89.2 Unless otherwise stated for a particular precinct, setbacks and site cover are: (a) for buildings greater than 8 storeys incorporating tower and podium, in accordance with Figure 6.106 – Tower and podium form, and the following:  Design Provisions - Zone & Precinct Codes Acceptable Outcome Building Form: > 8 Storey's — Tower & Podium Podium: Height: up to 4 storeys; Site Cover: 100%; SETBACKS Front: 0m; Side: 0m; Rear: 0m Tower: Height: 20 storeys + (including podium); Site Cover: 60%; SETBACKS Front: 4m; Side: 3m; Rear: 10m

	(b) for buildings 8 storeys or less and in a single tower form, in accordance with Figure 6.107 – Single tower form, and the following: Design Provisions - Zone & Precinct Codes Acceptable Outcome Building Form: Tower Height: Up to 8 storeys Site Cover: 70% SETBACKS Front: 0m Side: 3m Rear: 6m
PO~~9~~10 Building heights and massing: (a) contribute to the intended role, scale and character of the principal centre by: (i) accommodating sufficient floor space to provide critical mass and intensity of use to activate the city; (ii) concentrate major development in the CBD core and transition building height at the fringes to ensure appropriate interface with lower scale adjoining developments; and (iii) maximising active uses at lower levels to activate, interact with and overlook street frontages. (b) is appropriate to the character and climate of Townsville and: (i) retains the openness of street vistas, including to the sky, along major elements of the city grid; (ii) provides privacy, natural light penetration and air circulation; (iii) provide transition to and design compatibility with lower scale heritage places and precincts; and (iv) retains an appropriate relationship with established streetscapes. (c) contributes to safe, active streets and public domain, by: (i) defining the street space with human scale elements; (ii) retains the continuity of facades along the street; and (iii) addressing all streets and public spaces with active uses, windows, doors, openings and balconies.	No acceptable outcome is nominated.

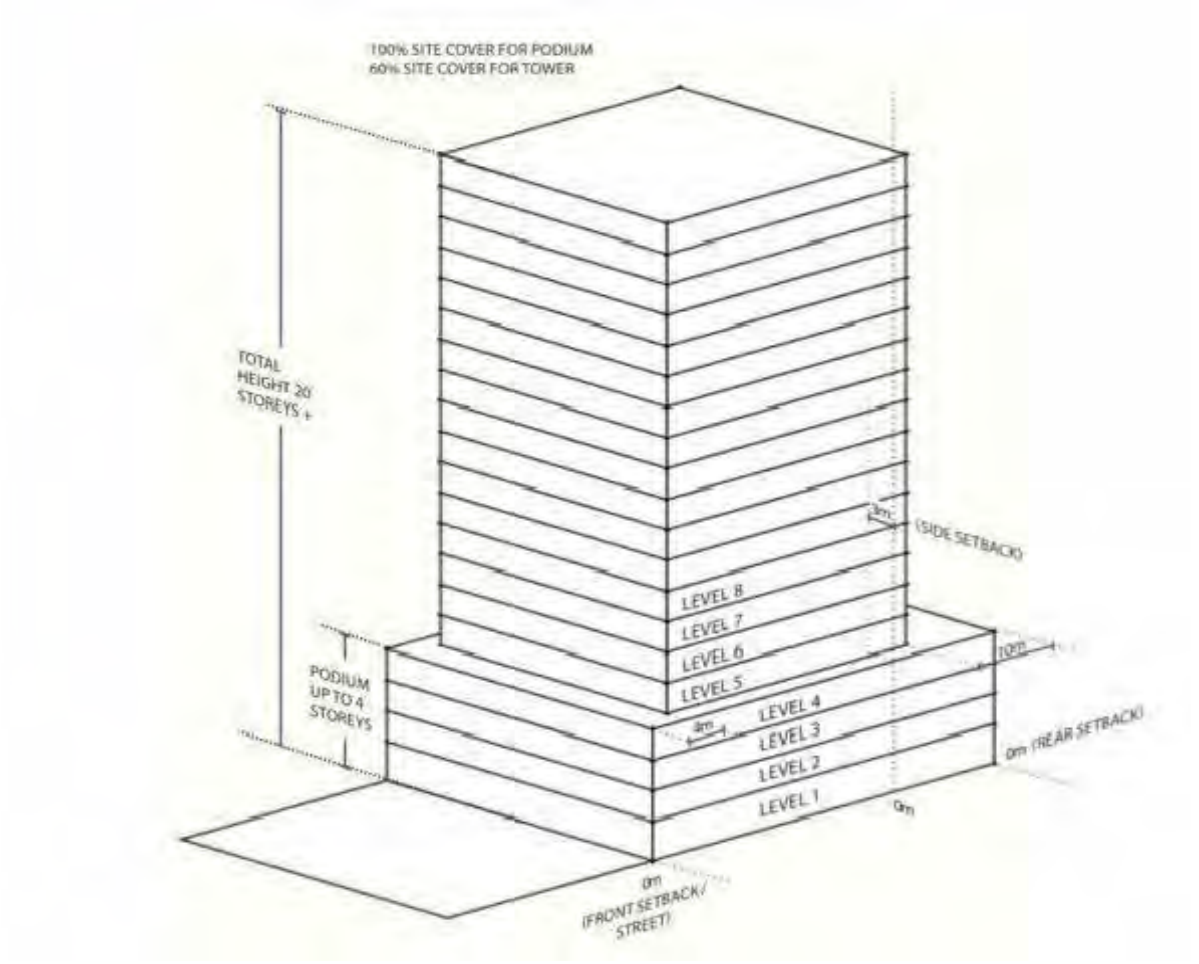


Figure 6.106 – Tower and podium form

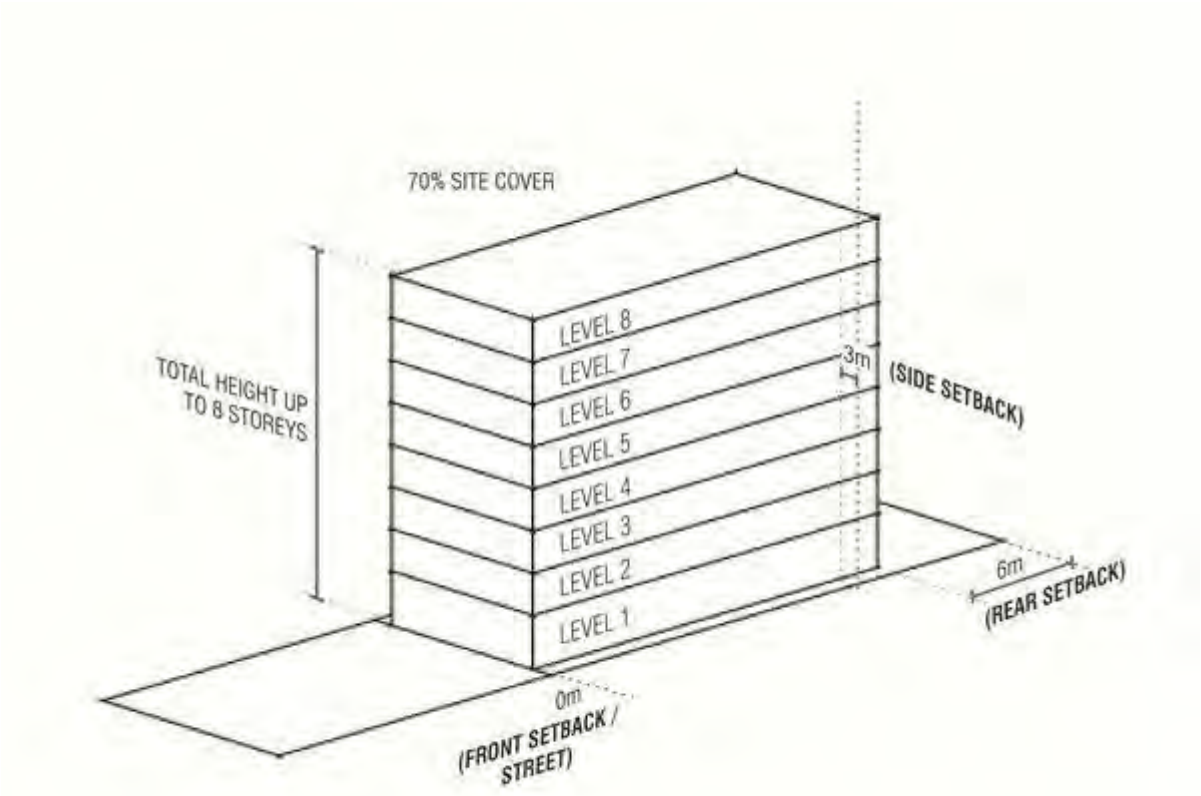
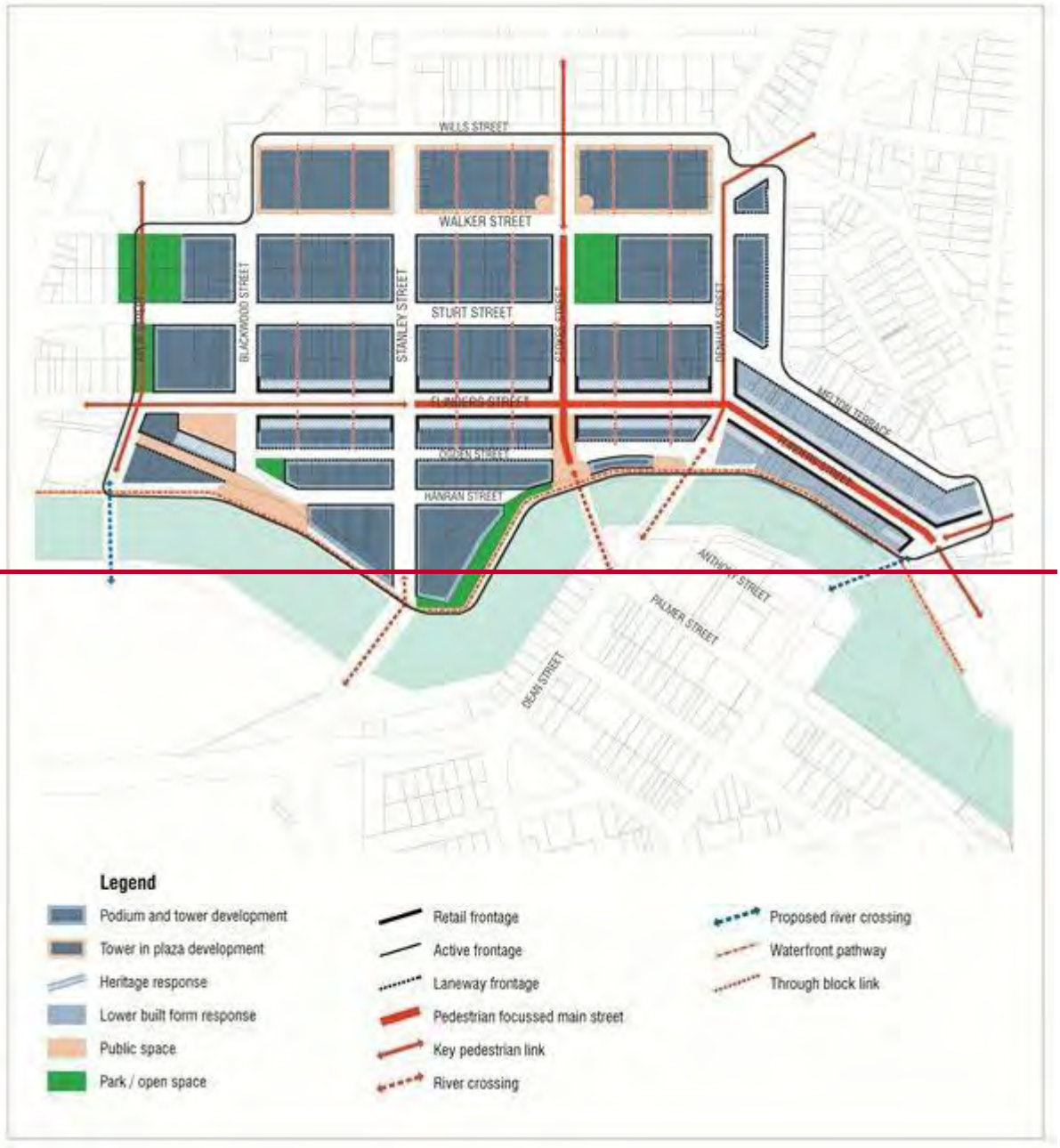


Figure 6.107 – Single tower form

PO101 Tower forms are clearly defined slender building elements with adequate spacing between them to provide for privacy, natural light penetration and air circulation.	**AO101.1** Maximum horizontal dimension for a tower on any side is 40m or 75% of the width of the site, whichever is the lesser.
	AO101.2 On a site greater than 3,000m^2, more than 1 tower is provided.
PO112 Ground floor and podium forms relate positively to streets and public spaces, and activate the public domain by incorporating: (a) operable elements within the building facade such as large window openings, sliding doors, window seating; (b) strong visual and physical connections between internal and external spaces; (c) usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (d) a gradual transition between the public domain and private outdoor or building spaces.	No acceptable outcome is nominated.
PO123 Through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan which are publicly accessible during normal working/operating hours.	No acceptable outcome is nominated.


WILLS STREET
WALKER STREET
STURT STREET
BLACKWOOD STREET
STANLEY STREET
DENHAM STREET
FLINDERS STREET
MELTON TERRACE
ANTHONY STREET
PALMER STREET
DEAN STREET
Legend
Podium and tower development
Tower in plaza development
Heritage response
Lower built form response
Public space
Park / open space
Retail frontage
Active frontage
Laneway frontage
Pedestrian focussed main street
Key pedestrian link
River crossing
Proposed river crossing
Waterfront pathway
Through block link

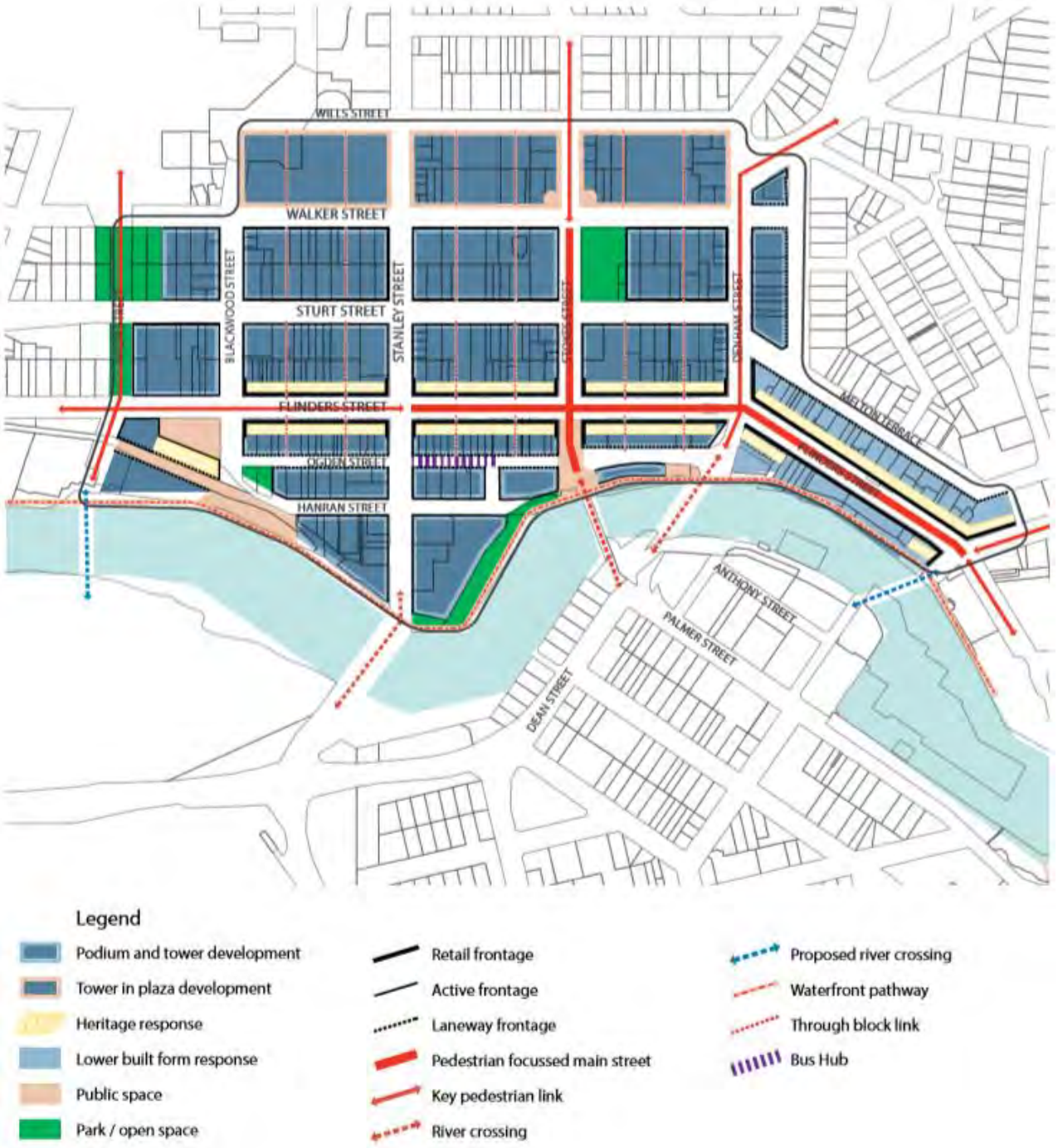


Figure 6.105 – Principal centre concept plan

PO134 Development provides continuity of building facades with adjoining buildings or provides appropriate transitions where a difference necessarily exists.	No acceptable outcome is nominated.
PO145 Ground floor and podium forms exhibit a human scale through: (a) the incorporation of detailed building elements; (b) articulation and definition of windows and openings including framing; (c) creation of a finer grain building rhythm, through design articulation such as variations in horizontal and vertical profiles, and variation in occupancy layouts within the overall building; and (d) where development sites are amalgamated, design of ground floor premises and facade to reflect the original lot widths.	No acceptable outcome is nominated.
PO156 Buildings or towers make a positive contribution to the skyline by: (a) exhibiting exceptional architectural design and quality; (b) utilising high quality materials that contribute to the tropical/Townsville character, are easily maintained and do not readily stain, discolour or deteriorate; and (c) articulating the building silhouette.	No acceptable outcome is nominated. **Editor's note–**where new buildings are proposed within the Principal centre ~~(CBD)~~ zone a design statement/response document is to be submitted with any development application demonstrating achievement of the relevant performance outcomes.
PO167 Roofscapes make a positive contribution to the attractiveness and function of the city through: (a) integrating them with the architectural design of the building; (b) service structures, lift motor rooms, externally mounted air conditioning units and mechanical plant designed as an architectural feature or with attractive screening; (c) creation of a coherent skyline for the city centre; and (d) creation of attractive and usable visual, open space, recreational or ecological spaces, including at podium level.	No acceptable outcome is nominated.
PO178 Buildings do not incorporate any type of glass or other surface that is likely to reflect solar rays that could create undue nuisance, discomfort or hazard to any part of the surrounding locality.	**AO178** Any reflective glass material has: (a) a level of light reflectivity of not greater than 20%; and (b) a level of heat transmission of not less than 20%.

PO1~~8~~9 Fenestration and sun control elements are used to: (a) minimise solar heat gain on building walls and windows; (b) reduce glare; (c) enrich the tropical character; and (d) provide texture to the building facades.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO19~~20~~ Development facilitates the safety and security of people and property having regard to: (a) maximising opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) provision of adequate lighting; (d) appropriate signage and wayfinding mechanisms; (e) minimisation of entrapment locations; (f) building entrances, loading and storage areas that are well lit and lockable after hours; and (g) provision of direct movements along desire lines with clear unobscured sight lines. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO2~~0~~1 Ground storey pedestrian footpaths and access ways are the same level as, and connect without any lip or step to, the footpath and abutting pedestrian areas on neighbouring sites. Where the footpath is sloping, entries to the building are at the same level as the footpath.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO2~~1~~2 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO2~~2~~3 Development provides private open space that is: (a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling; (b) provides a high level of privacy for residents and neighbours; and (c) has sufficient size and shape to meet the needs of a diversity of potential residents.	**AO2~~2~~3.1** Private open space is provided as a balcony with: (a) a minimum area of 9m^2 for a 1 bedroom unit or 16m^2 for a 2 or more bedroom unit; and (b) a minimum dimension of 3m, clear of any utilities such as gas, water tanks or air-conditioning units.
	AO2~~2~~3.2 Where clothes drying areas are provided on private balconies they are screened from public view.
	AO2~~2~~3.3 Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.
PO2~~3~~4 Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.	No acceptable outcome is nominated.
PO2~~4~~5 Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.	No acceptable outcome is nominated.

PO256 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and public spaces; (b) contribute to pedestrian comfort through shade; (c) create green rooves, walls or other sustainable building elements; and (d) screen unsightly components.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Loading and servicing	
PO267 The design and location of parking areas, refuse storage areas, loading/unloading and servicing areas, plant and building control on-site: (a) minimise disruption or breaks in building frontages; and (b) are screened from view from the street and adjoining uses.	**AO267.1** Non-active frontage (vehicle access, fire egress, control room, plant, building services etc.) occupies a maximum 8m or 25% of the primary frontage, whichever is the lesser.
	AO267.2 Refuse storage areas, loading and services bays are: (a) contained within the ground floor or podium built form; and (b) screened from the street by active uses/occupied building space.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

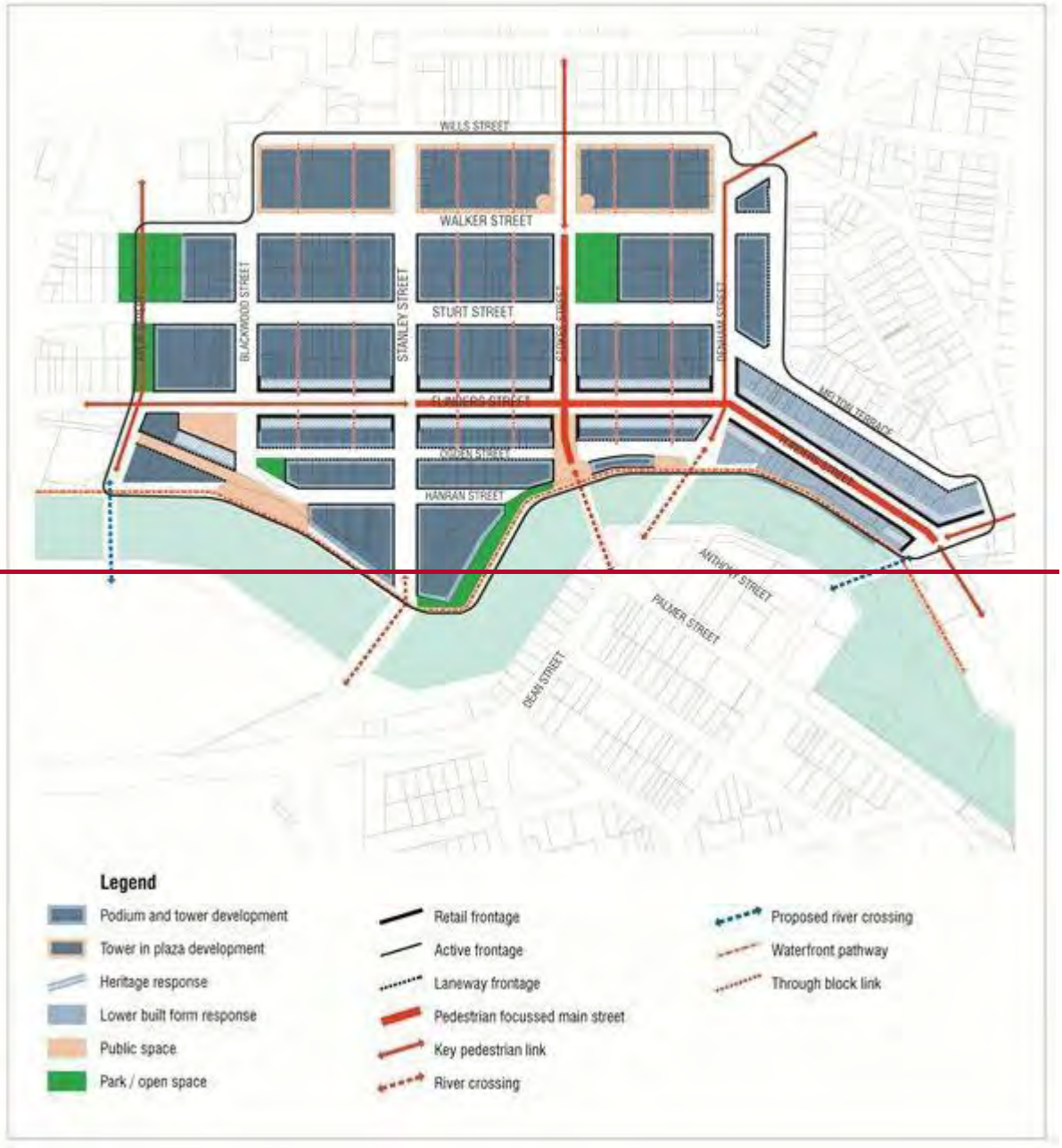
Performance outcomes	Acceptable outcomes
For assessable development	
Public domain	
PO2~~7~~8 Footpaths and pathways provide all weather protection within a safe, unobstructed and attractive environment. Awnings are: (a) continuous and compatible with existing awnings; (b) allow for street trees and landscaping; (c) visually safe and amenable; (d) located along key pedestrian routes and connects key destinations; (e) contributes to legibility and wayfinding; (f) do not impede the normal flow of pedestrians; and (g) constructed of materials that reflect the tropical climate and character of Townsville.	**AO2~~7~~8.1** Awnings are provided in accordance with Figure 6.108 – Awning location.
	AO2~~7~~8.2 Awnings: (a) are located above ground floor and is a minimum of 3.2m and generally not more than 4.2m above pavement height; (b) extend from the face of the building and is set back from the inside of the kerb line: 1.5m; (c) are continuous across all street frontages of the site; (d) are contiguous with adjoining buildings and awnings; (e) are cantilevered from the building and does not include posts within the footpath (except within the Flinders Street East precinct); (f) are provided with under awning lighting; and (g) are constructed of lightweight materials.
	AO2~~7~~8.3 Additional pedestrian shelter is provided as free-standing shade structures (such as umbrellas) which: (a) are constructed of lightweight materials; (b) have a minimum number of posts; (c) are a minimum 2.5m above pavement height; and (d) maintain the normal flow of pedestrians.

Figure 6.108 – Awning location

PO2~~89~~ Where the ground floor is setback and upper podium levels overhang, or awnings are provided, these are cantilevered to avoid columns, ensuring no visual or physical obstruction occurs between the footpath and ground floor premises.	No acceptable outcome is nominated.
PO2~~930~~ The location and placement of steps, escalators, ramps, lifts, automatic teller machines and other facilities which require queuing, standing areas or waiting such as bus stops and taxi ranks: (a) do not impede the normal flow of pedestrians; (b) maintain visibility and good sight lines; and (c) provide adequate space for queuing, standing areas.	**AO2~~930~~** Any steps, escalators, ramps, lifts and automatic teller machines are set back 1.5m from the building facade at ground floor to allow for adequate waiting space in a manner that does not create concealment spots.
PO3~~01~~ Pedestrian movement is continuous, convenient, safe and comfortable. Development: (a) provides pathways at street level and not provided via overhead bridges; (b) provides additional through block connections; (c) provides direct connections between key destinations; and (d) priorities pedestrian movement throughout the CBD.	No acceptable outcome is nominated.
PO3~~12~~ Footpath and public realm design delivers pedestrian spaces that: (a) accommodate the requirements of the adjacent land use and the likely pedestrian traffic; (b) provide all weather protection; (c) provide vegetation that contributes to the city's tropical character; and (d) are constructed and maintained to a consistent standard.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Provision of public spaces	
PO3~~2~~3 A variety of public spaces are provided throughout the principal centre ~~(CBD)~~ and include: (a) small-scale spaces; (b) laneways; (c) public promenades; (d) public squares; (e) urban boulevards; (f) parks and gardens; (g) performance spaces; and (h) arcades and through block links.	**AO3~~2~~3** New public spaces, corridors, pathways and through block connections are provided in accordance with Figure 6.105 – Principal centre concept plan.
PO3~~3~~4 Development adjoining Ross Creek contributes to the provision of a continuous riverside bikeway/walkway linking Reid Park to The Strand and extending out to the Breakwater precinct. The pathway system: (a) provides a shared path for pedestrians and cyclists; (b) is safe and attractive providing opportunities for pausing and weather protection along the route; and (c) provides direct connections between the pathway and the adjoining street network.	**AO3~~3~~4** Any development on premises adjoining Ross Creek provides: (a) a fully publicly accessible riverside walkway/bikeway that is dedicated to council and has a minimum unobstructed pavement width of 4.5m and a minimum overall width of 6m; (b) tree planting, lighting, balustrading, and pavement treatment are provided along the full length and within the pathway; and (c) furniture, including seating, awnings and public art for weather protection are provided at the intersection of the pathway and key streets.


WILLS STREET
WALKER STREET
STURT STREET
FLINDERS STREET
DENHAM STREET
MELVILLE TERRACE
ANTHONY STREET
PALMER STREET
DEAN STREET
Legend
Podium and tower development
Tower in plaza development
Heritage response
Lower built form response
Public space
Park / open space
Retail frontage
Active frontage
Laneway frontage
Pedestrian focussed main street
Key pedestrian link
River crossing
Proposed river crossing
Waterfront pathway
Through block link

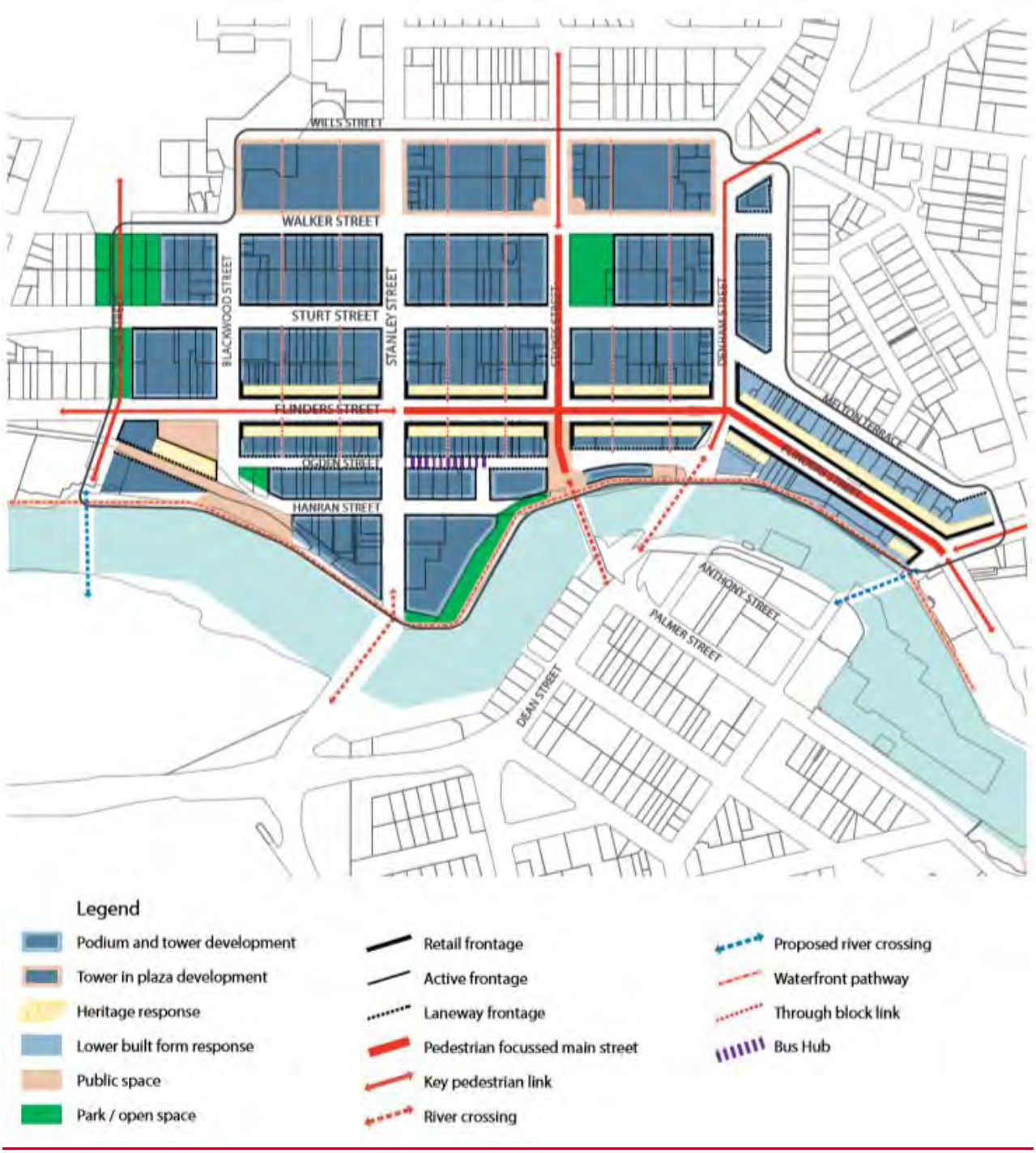
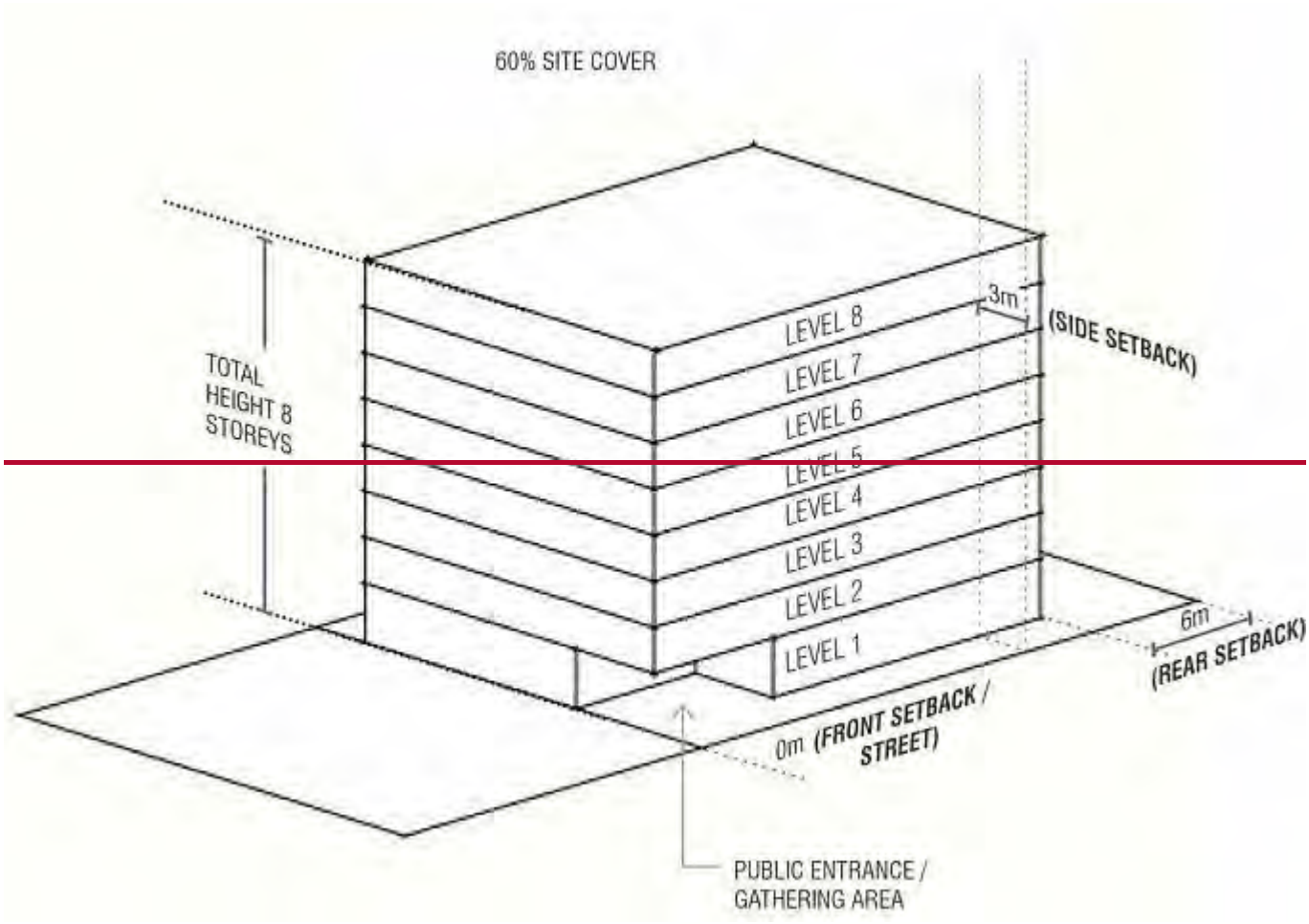


Figure 6.105 – Principal centre concept plan

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Civic and administration precinct	
PO3~~4~~5 Development facilitates or supports a mix of uses and day and night-time activity throughout the precinct including: (a) civic, administration, government, education and commercial office buildings are the predominant uses; and (b) shops, dining, café and restaurant uses may occur at the ground storey along street frontages and adjoining public entrances and forecourts.	No acceptable outcome is nominated.
PO3~~5~~6 Building form and massing reflect a distinctive 'building in plaza' setting to contribute to the civic character and identity of the precinct including: (a) substantial areas of the ground plane given over to public access; (b) a high quality public realm including both hard and soft-scape materials; (c) creation of stand-alone pavilions; and (d) consistent single, uniform building elements.	**AO3~~5~~6.1** Buildings: (a) do not have a site cover exceeding 60% of the site; and (b) incorporate a significant space as an entrance plaza/waiting or meeting area. Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.
	AO3~~5~~6.2 Building setbacks are: (a) a minimum of 5m from street and side boundaries; (b) a minimum of 6m from the rear boundary; and (c) are generally consistent for the full height of the building on a single side, with only minor (less than 1m) indents or projections in the facade. Figure 6.109 — Civic and administration precinct built form illustrates the desired outcome.



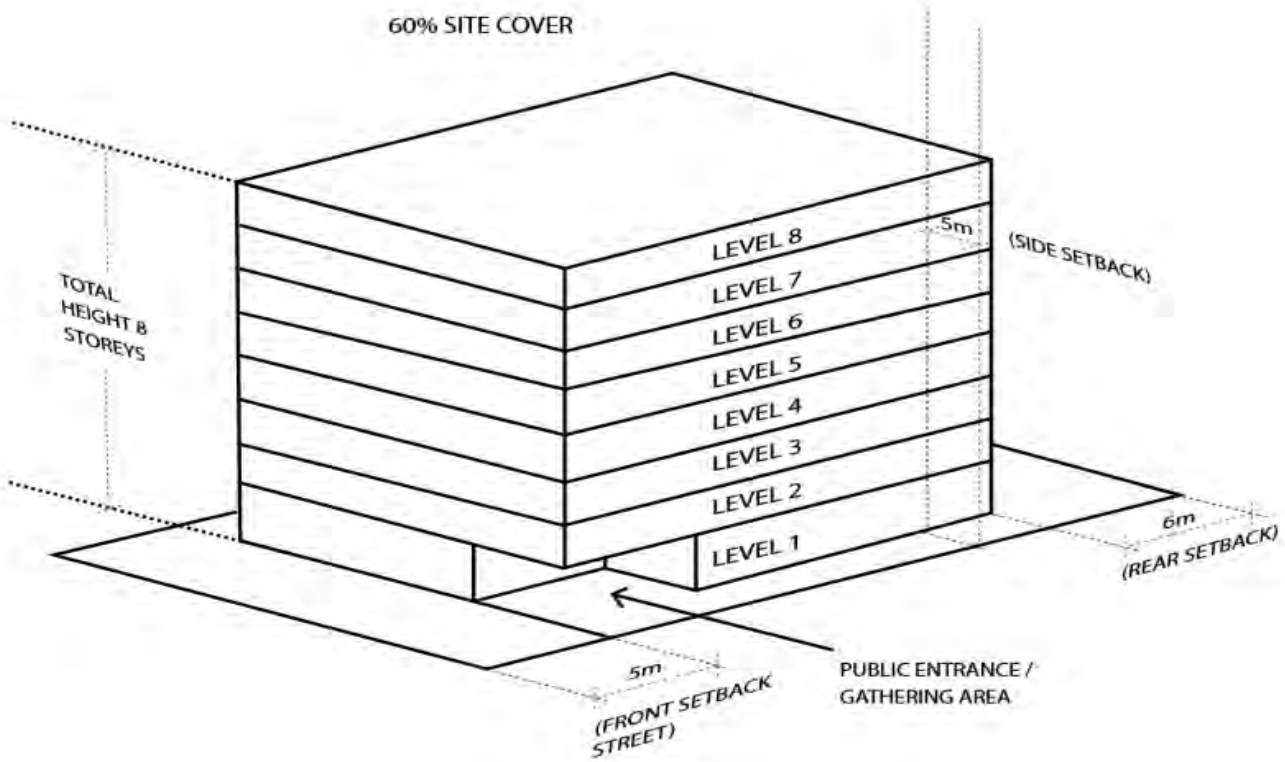


Figure 6.109 – Civic and administration precinct built form

PO3~~6~~7 Building heights and setbacks contribute to the legibility, distinctiveness and place making of the city centre by contributing to an attractive skyline, and reinforce the sense of primacy of the principal centre ~~(CBD)~~ core through built form outcomes. Buildings in the Civic and administration precinct provide a transition from the built form intensity and scale to the central parts of the CBD to adjoining residential development generally at a lower scale.	**AO3~~6~~7** Building height does not exceed 8 storeys.
PO3~~7~~8 Overall building siting and location on the site: (a) provides glimpses of Castle Hill between buildings as a constant reference point, wherever possible; and (b) creates spaces in and around the building which are proportionate to the overall dimensions of the building.	No acceptable outcome is nominated.
PO3~~8~~9 At the ground floor, design is to incorporate innovative responses to public realm interface, including the use of additional corner setbacks integrated with public entrances and gathering areas.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street retail precinct	
Role and function	
PO3940 Ground floors of buildings on Flinders Street frontage are occupied by uses that have a visible presence on and interaction with the street and public domain. Predominant uses reflect the role of this precinct as the focus for retail uses within the principal centre ~~(CBD)~~ and the highest order retailing in the city by: (a) retail and other active uses at ground floor along Flinders Street and Odgen Street in this precinct; (b) accommodating specialist retailing; and (c) accommodating a department store.	**AO3940** New development provides at least the same amount of retail floor space as existed prior to that development, ensuring there is no net loss.
PO401 Active uses including retail, shops, banks, active commercial tenancies and café uses are located: (a) at ground floor along Flinders Street and Odgen Street; (b) along the ground floor of any through block links, arcades or indoor retail developments; and (c) at upper levels where indoor retail developments.	No acceptable outcome is nominated.
PO412 Any department or discount department store has a frontage to Flinders Street and is incorporated into larger retail and entertainment development where possible.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street retail precinct	
Building form and massing	
PO4~~23~~ Building heights and massing: (a) reflect and respond to the scale of adjoining historic building forms; (b) facilitate a high degree of pedestrian amenity by: (i) minimising overshadowing and adverse wind effects; (ii) providing for good light penetration and air circulation with visibility to the sky; and (c) ensure the scale and character of the heritage buildings is the prevailing built form.	**AO4~~23~~.1** Along the Flinders Street frontage and Sturt Street frontage: (a) podium height is a maximum of 4 storeys; (b) where adjoining a heritage or character building, podium height is a maximum of 2 storeys, or is within 20% of the height of the adjoining building height; (c) podium development is built to boundary on all site boundaries; (d) towers are set back from Flinders Street a minimum of 10m; (e) towers are set back from Sturt Street a minimum of 4m; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.110 – Flinders Street retail precinct building massing, and the following: Acceptable Outcome Building Form: Heritage Frontage and Tower set-back from street Podium / Tower Height: 2-3 storey's Flinders Street; 4 storeys Sturt St & Ogden St / 20 storeys + (including podium) Site Cover: 100% / 60% SETBACKS Front/ Street: 0m / 20m Flinders St, 4m Sturt & Ogden St Side: 0m / 3m Rear: 0m / 10m or between tower elements

AO4~~2~~3.2

Along the Ogden Street frontage:

(a) podium height is maximum of 4 storeys;

(b) podium development is built to boundary on all site boundaries;

(c) the tower are setback a minimum of 5m from the street frontage; and

(d) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.106 – Tower and podium form, and the following:

Design Provisions - Zone & Precinct Codes

Acceptable Outcome

Building Form	> 8 Storey's	Tower & Podium
	Podium	**Tower**
Height	up to 4 storeys	20 storeys + (including podium)
Site Cover	100%	60%
SETBACKS **Front:**	0m	4m
Side:	0m	3m
Rear:	0m	10m

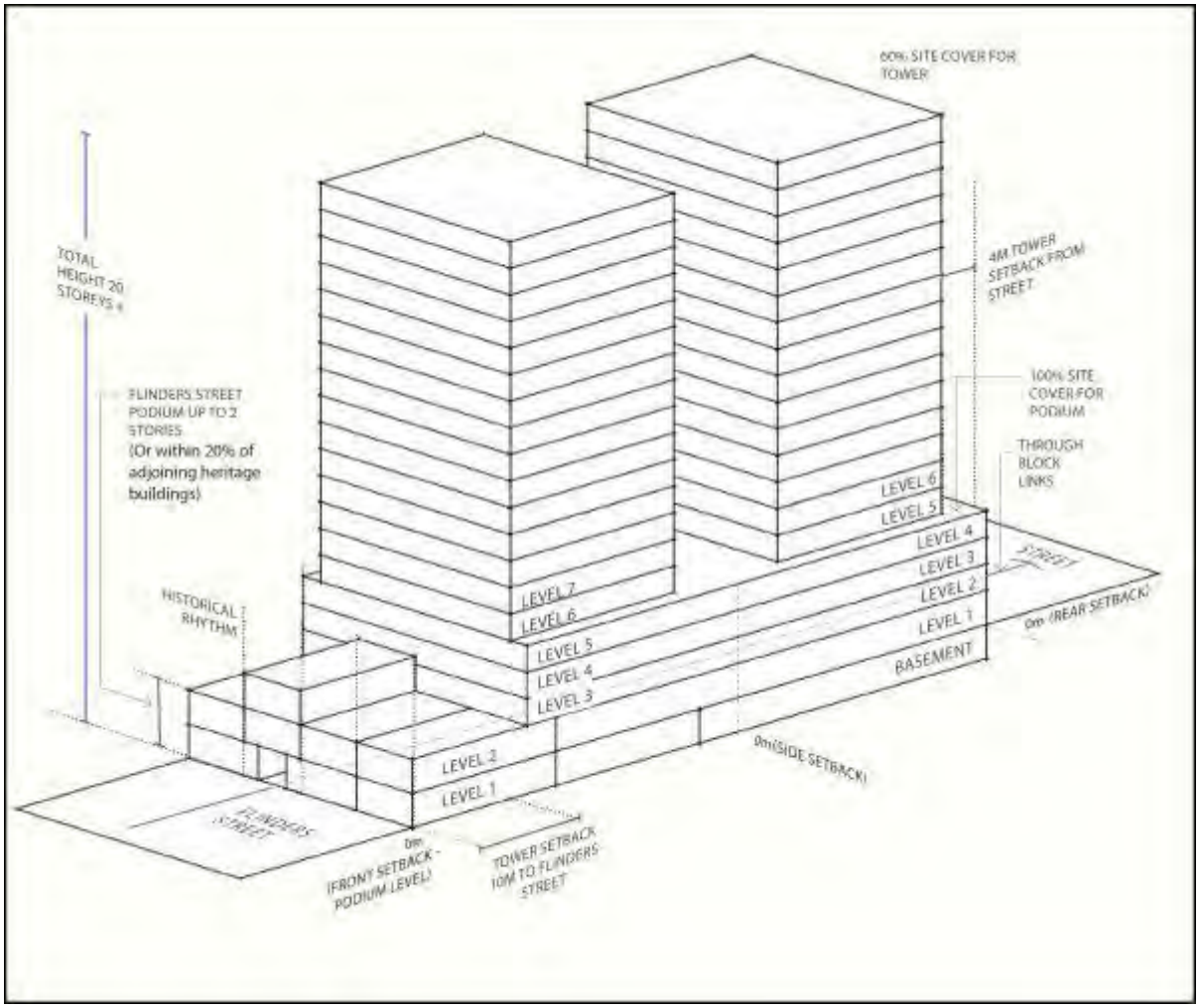


Figure 6.110 – Flinders Street retail precinct building massing

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Role and function	
PO4~~3~~4 Development is consistent with the role of this precinct as the focus for entertainment and late night-time economy.	No acceptable outcome is nominated.
PO4~~4~~5 Development contributes to a mix of day and night-time activity on Flinders Street (East) which enhances the safety of the precinct, including some retail uses and nightclub entertainment facilities with extended operating hours for daytime dining.	No acceptable outcome is nominated.
PO4~~5~~6 Retail uses are not established to a level that would undermine the Flinders Street retail precinct as the primary shopping area in the principal centre ~~(CBD)~~.	**AO4~~5~~6** Where retail uses are provided these are located at ground floor and do not contribute to the overall retail frontage on the street exceeding 40% of the entire length of the street frontage at ground floor.
PO4~~6~~7 Where short-term accommodation is located within this precinct it is accommodated above ground floor.	No acceptable outcome is nominated.

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Building form and massing	
PO4~~7~~8 Building heights and massing: (a) reflect and respond to the scale of adjoining heritage building forms; (b) create a predominantly continuous built edge to the street at the ground storey; and (c) retain views to and from Melton Hill to South Townsville (Tomlins Street).	**AO4~~7~~8** In the Flinders Street East precinct: (a) building height along Flinders Street (East) is 3 storeys or within 20% of the adjoining heritage buildings; (b) no towers are established; (c) buildings are set back 0m from Flinders Street (East); (d) side setbacks do not exceed 1.5m; (e) building height along Melton Terrace is a maximum of 2 storeys above the level of the adjoining road; and (f) unless otherwise stated building form, setbacks, heights, and site cover are as illustrated in Figure 6.111 – Flinders Street East building massing, and the following: Design Provisions - Zone & Precinct Codes Acceptable Outcome Building Form: Heritage frontage with development behind Height: Flinders Street East: 2-3 storeys; Melton Terrace: 2 storeys Site Cover: 100% SETBACKS Front/ Street: Flinders Street East: 0m for levels 1-3, 20m for levels 3+; Melton Terrace: 3m Side: 0m Rear: N/A

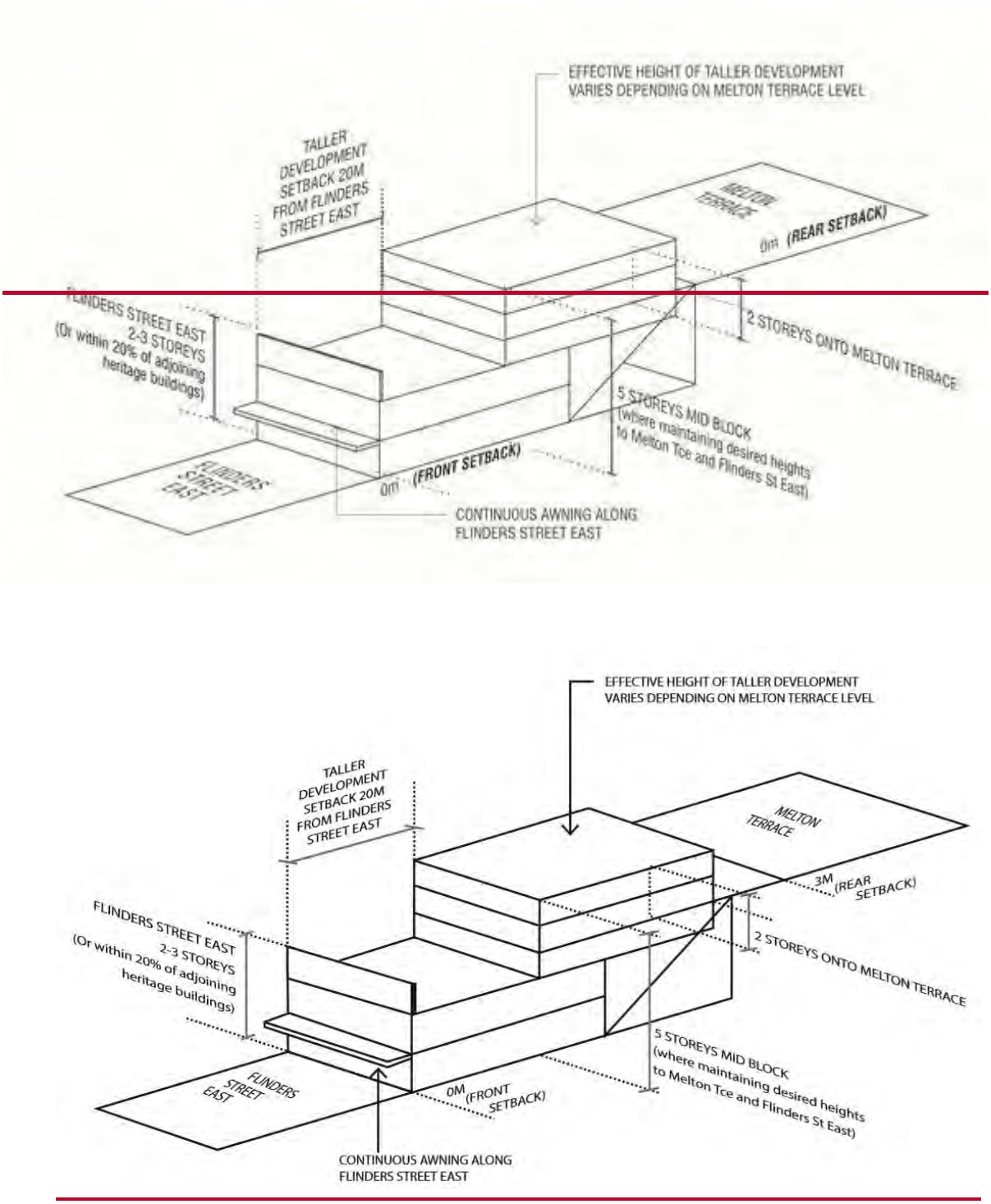


Figure 6.111 – Flinders Street East building massing

Table 6.3.5.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Flinders Street East precinct	
Roof form and awnings	
PO4~~8~~9 Roof form is contemporary and contributes to tropical design character, complementing but not mimicking heritage building elements.	No acceptable outcome is nominated.

6.3.6 Specialised centre zone code

6.3.6.1 Application

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

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

6.3.6.2 Purpose

(1) The purpose of the Specialised centre zone ~~code is to provide for one or more specialised uses.~~ is to provide for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.

(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to:

(a) recognise the role and function of each of the specialised centres and guide development within each centre; and

(b) protect each centre from encroachment by development which may impact on that role and function.

(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) the zone accommodates large public, commercial or institutional facilities which are significant to the economic and social well-being of Townsville but are not appropriately included in other zones. These centres include Domain Central, the James Cook University-Townsville University Hospital precinct, Lavarack Barracks, Townsville Airport, Port of Townsville and major medical precincts;

Editor's note—While the planning scheme does not regulate land within some of these sites, this code is intended to give direction to development within or in the vicinity of these sites, to the extent possible.

(b) the centres perform a specific function for the Townsville and wider North Queensland community, and are major nodes of business activity, services or employment;

(c) these centres generally have strong relationships with the other multifunctional activity centres in Townsville, but do not incorporate the breadth and depth of activities of these other centres and do not compete with or undermine the retail and commercial functions of these other centres;

(d) development supports and is compatible with the primary focus for the centre. The specialised centre retains its dominant function and new development does not prejudice its ongoing operation or significantly impact on the amenity of nearby sensitive land uses;

(e) shops and shopping centres within these centres are limited to convenience retail, food and drink outlets servicing on-site businesses, workers and, where they exist, residents. Offices are limited to those directly related to the primary focus of the centre;

(f) specialised centres grow in a consolidated way that makes efficient use of the zoned area. Development near the boundaries of specialised centres is located and designed to minimise impacts on sensitive land uses in other zones;

(g) development surrounding a specialised centre does not impact on the continued functioning and expansion of the centre for its intended primary purpose;

(h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and

(i) opportunities for energy efficiency through built form are maximised.

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts and sub-precincts:

Townsville Airport precinct:

(a) the long-term operation and expansion of the Townsville Airport is supported for both Department of Defence purposes, and to satisfy the primary air transport needs of the Townsville and North Queensland regions;

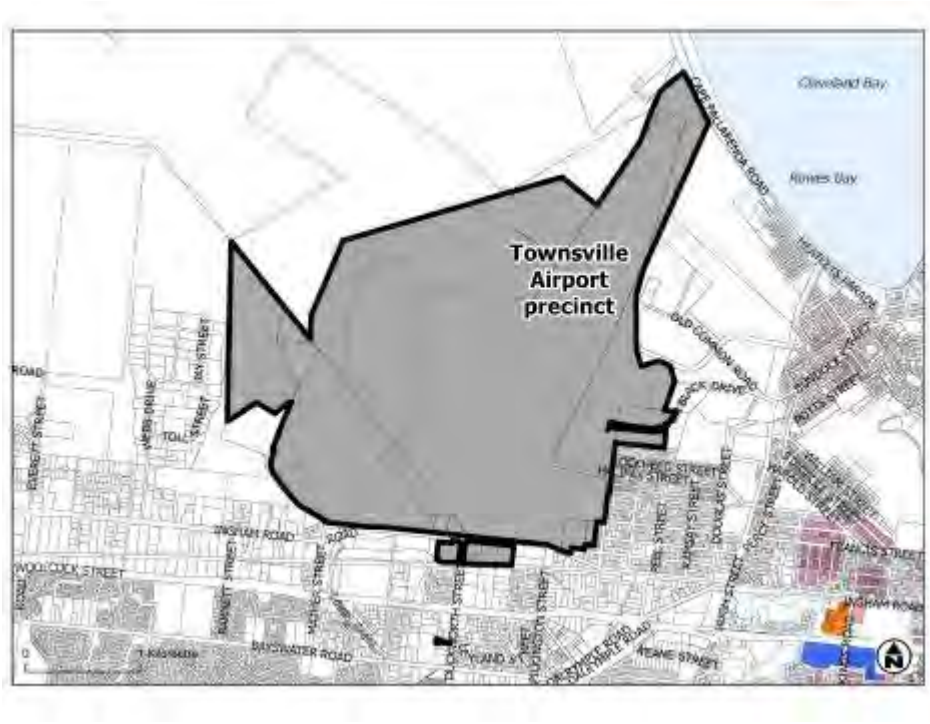
(b) the timely and cost-effective provision of aeronautical infrastructure is facilitated;

(c) aviation-related related businesses, research and technology industries and low impact industries are accommodated;

(d) development is not of a type or scale that undermines the successful operation of the principal centre ~~(CBD)~~ or major centres in Townsville; and

(e) residential development is limited to short-term accommodation.

Editor's note—The Townsville Airport does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important joint defence and civil functions through this zoning and acknowledges the intentions of Townsville Airport's master planning document.



Click here to view PDF high resolution map.

Figure 6.112 – Townville Airport precinct

Port of Townsville precinct:

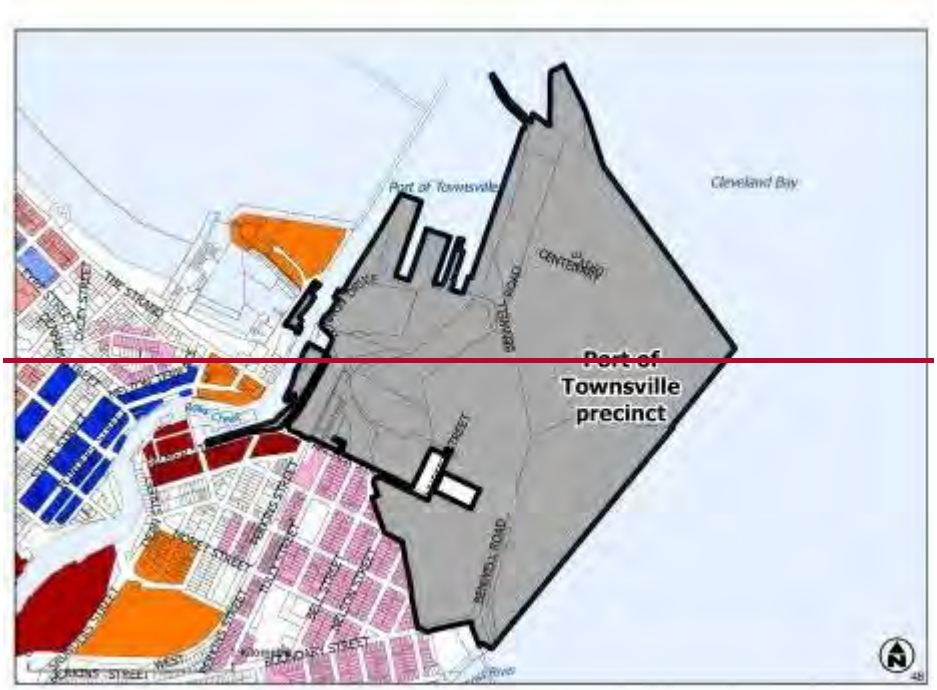
(a) the long-term operation of the Port of Townsville is protected for the benefit of the local and regional economy and its role as a Priority Port is recognised;

(b) the interface between sensitive land uses and port operations is managed to ensure that development minimises potential light, noise, odour, dust and visual impacts from port operations; and ~~the operations of the port are protected from incompatible land uses and activities on nearby land; and~~

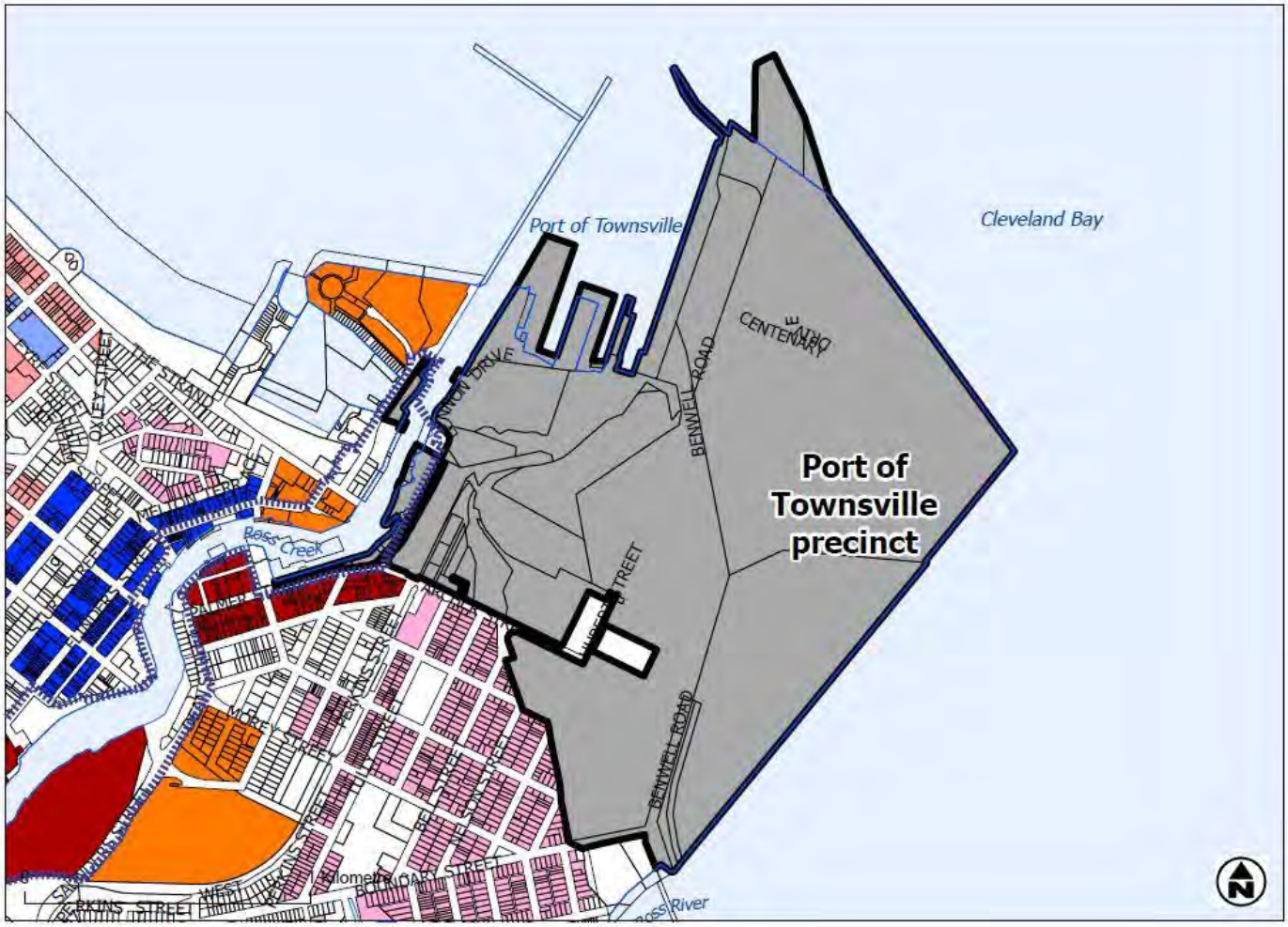
(c) waterfront development within the port is integrated with the Ross Creek Waterfront, Palmer Street and The Strand areas where practicable ~~possible~~, to maximise community access to and use of waterfront areas.

Editor's note—The Port of Townsville does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning and the acknowledges the intentions of Port of Townsville's master planning documents. The Priority Port of Townville Master Planned Area is regulated under the Sustainable Ports Development Act 2015 and implemented via the Priority Port of Townsville Port Overlay which is integrated within the Townsville City Plan.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012.*



Port of Townsville precinct:



Click here to view PDF high resolution map.

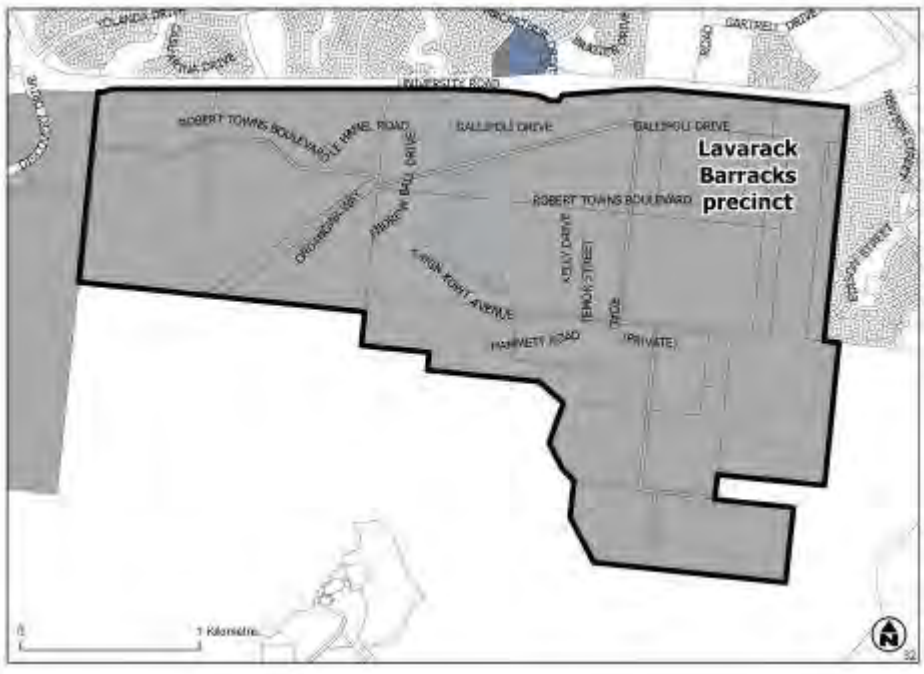
Figure 6.113 – Port of Townsville precinct

Lavarack Barracksprecinct:

(a) the ongoing use and development of the barracks area for Department of Defence-related purposes, including aviation, communications, logistics, administration, training, and accommodation and recreation facilities for defence personnel is protected; and

(b) to the extent practicable, development is encouraged to create an attractive frontage to University Road.

Editor's note—Lavarack Barracks does not fall within the regulatory jurisdiction of the Townsville City Plan. However, council recognises its important function through this zoning.



Click here to view high resolution PDF.

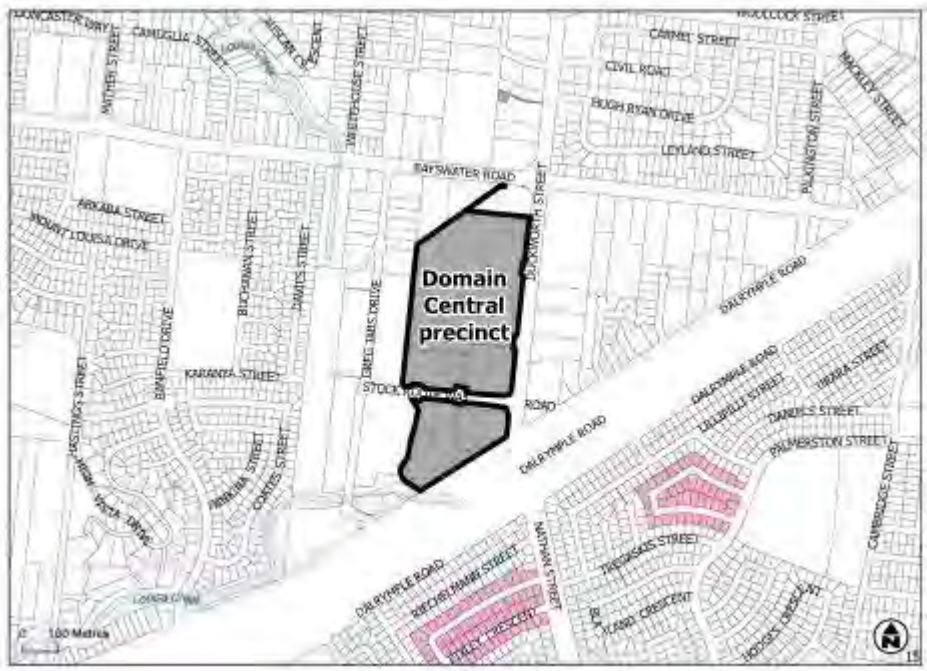
Figure 6.114 – Lavarack Barracks precinct

Domain Central precinct:

(a) this centre accommodates showrooms primarily servicing the northern Townsville community;

(b) apart from small-scale food and drink outlets, Domain Central is not substantially expanded to include further shops or shopping centres; and

(c) the integration of this centre is strengthened through built form and layout, and pedestrian-based accessibility is improved.



Click here to view high resolution PDF.

Figure 6.115 – Domain Central precinct

Fulham Road medical precinct:

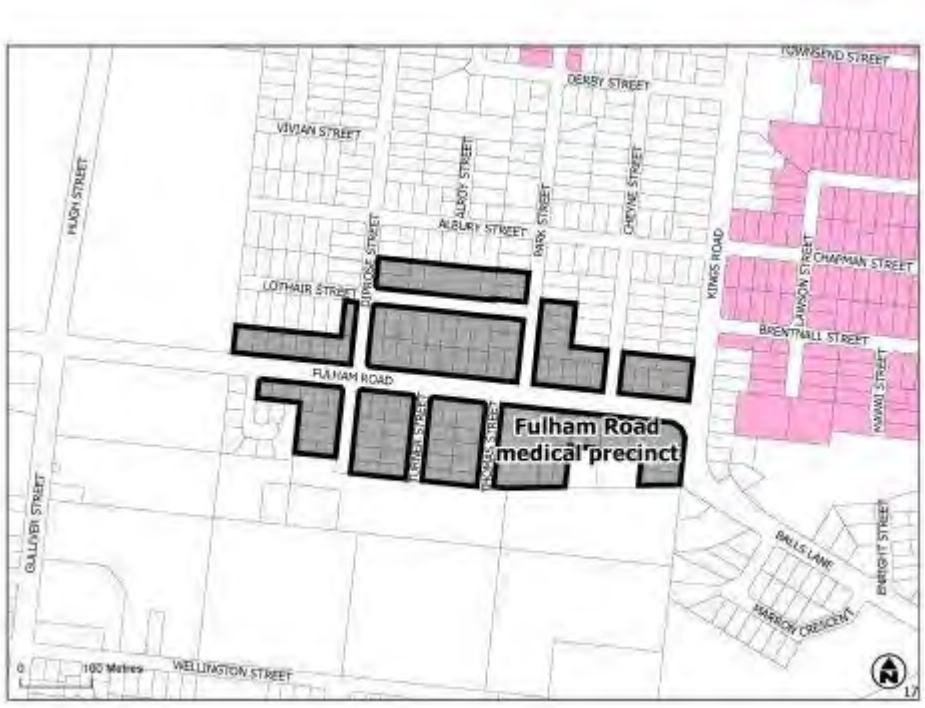
(a) the precinct continues to be the focus for private acute medical services in the Townsville region;

(b) the continued efficient and effective operation of the hospital is protected;

(c) the precinct accommodates medical centres, medical offices and health care services, research and technology industries, accommodation and other activities that support or are otherwise allied to the hospital activities;

(d) the hospital has the highest scale and intensity of any use within the precinct; and

(e) development facilitates an active pedestrian environment along Fulham Road which promotes connectivity to adjoining areas including Anderson Park.



Click here to view high resolution PDF.

Figure 6.116 – Fulham Road medical precinct

Bayswater Road medical precinct:

(a) the continued efficient and effective operation of the hospital is protected;

(b) the hospital has the highest scale and intensity of any use within the precinct;

(c) the precinct accommodates medical centres, medical offices and health care services, research and technology industries, accommodation and other activities that support or are otherwise related to the hospital activities;

(d) the primary hospital entry and pedestrian activity within the precinct is focused around the Oxford Street and Regent Street intersection;

(e) Oxford and Regent Street are active pedestrian environments and direct pedestrian connections are provided through the hospital site; and

(f) parking associated with the hospital and other allied health uses is provided in consolidated areas.

Click here to view high resolution PDF.

Figure 6.117 – Bayswater Road medical precinct

James Cook University-Townsville University Hospital precinct:

(a) the James Cook University-Townsville University H~~h~~ospital P~~p~~recinct contains the Townsville University Hospital and James Cook University (Bebegu Yumba, Douglas Campus) are ~~is~~ evolving into a 'world-class knowledge community' with a focus on the tropics and on sustainability. Prominent land uses include health and education services and a range of research and technology industries;

(b) the land use mix and scale of development reflects the role of the precinct in the city and the tropics. Land uses which benefit and enhance the knowledge community are accommodated. Development not related to the focus of the precinct, and that would adversely affect other centres, is not established;

(c) the precinct changes from a collection of single use campuses into a mixed use urban centre. The precinct integrates existing institutions and is integrated into the wider city including strong links to the CBD and the Aitkenvale and Thuringowa Central major centres;

(d) the James Cook University-Townsville University Hospital precinct takes on a specific role in leadership in sustainability. Development provides exemplar and culture changing projects in areas like public transport, housing, public spaces and community development as well in its traditional academic and healthcare focus;

(e) the James Cook University-Townsville University Hospital precinct exhibits increased self-containment compared to normal practice, with people living and working within the centre. Development minimises the use of finite resources like land, energy, water and wastewater. An overall test for all development at the centre, including residential development, is that it exemplifies sustainable development in all its realms;

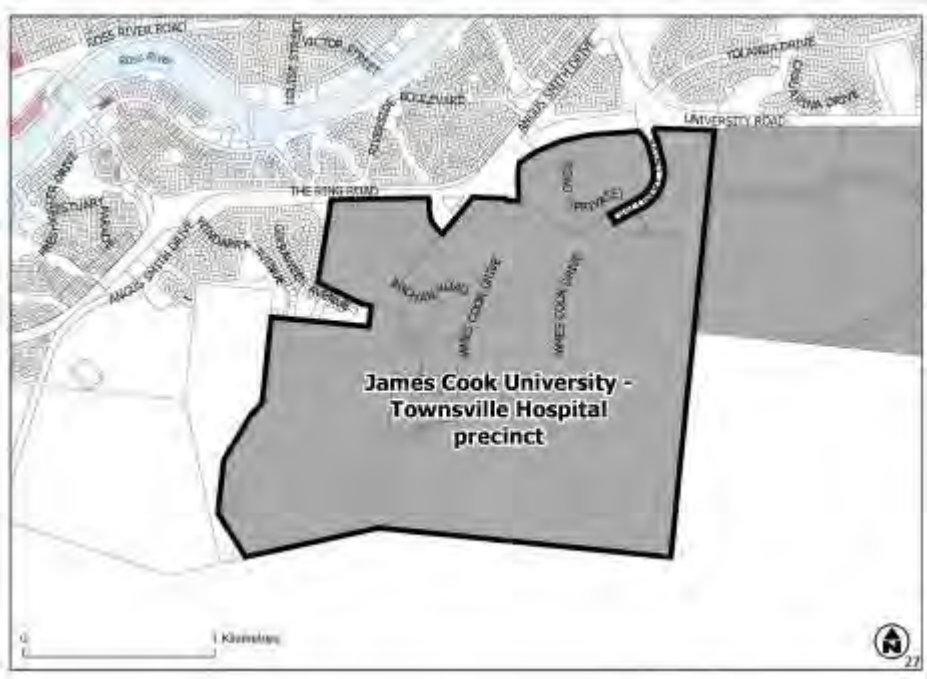
(f) an emerging and sustainable resident community is well-connected to the wider city by active and public transport;

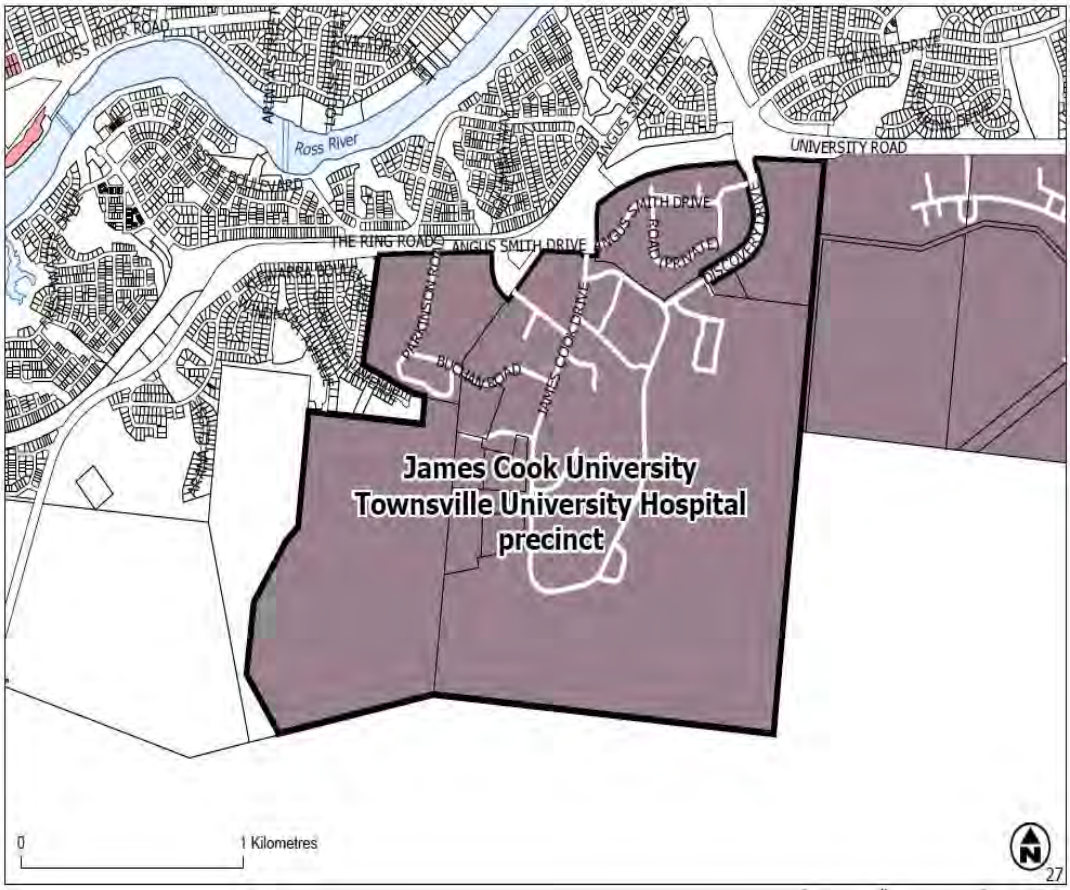
(g) car dominance within the precinct is redressed, with walking and cycling given priority in all development components;

(h) development does not extend into areas of landslip or bushfire risk, high scenic amenity or local, regional or state ecological significance; and

(i) development is well-designed at the centre, precinct, street, public space and building scales.

Editor's note—Development of James Cook University (Bebegu Yumba, Douglas Campus), which is undertaken in terms of a Ministerial Designation, does not fall within the regulatory jurisdiction of the Townsville City Plan.





Click here to view high resolution PDF.

Figure 6.118 – James Cook University-Townsville University Hospital precinct

Discovery Central sub-precinct:

(i) at the heart of the precinct, development at Discovery Central exhibits the most intensive mix of uses and is busy with people throughout the day, week and year;

(ii) Discovery Central provides a strong focus for the hospital and university communities. Significant uses include research institutions and teaching facilities. Student and short-term accommodation is also present;

(iii) at street level, shops, cafes and bars are part of the mix;

(iv) Discovery Central is focussed on the 'ideas market', a significant public space located on the axis between the hospital and university library, and Mt Stuart Street, a new urban street connecting east-west through the centre. Pocket parks and small-scale spaces punctuate the area;

(v) buildings are 4 to 6 storeys and frame the street with no setbacks. Many buildings are mixed use;

(vi) footpaths and public spaces are well shaded. Walking is the best way to get around Discovery Central;

(vii) retail, including a supermarket, and other business uses support the daily needs of the knowledge community and are only established when need is demonstrated. Comparison shopping is not found here; and

(viii) buildings, streets and spaces are well-designed. The image and identity speaks strongly of Townsville's climate and place in the 21st century.

Discovery village sub-precinct:

(i) dwelling density within the precinct achieves a minimum net residential density of 30 dwellings per hectare through a mix of housing types including a range of townhouses, apartments and small lot homes. A focus on traditional dwelling houses does not occur;

(ii) buildings and neighbourhood design exhibit exemplar sustainable and social principles;

(iii) development does not alter the natural topography and maximises the retention of vegetation through street and housing design;

(iv) housing areas are well-connected to the central parts of the campus via pedestrian paths;

(v) a high quality public realm is created with passive recreation areas overlooked by verandahs and other living spaces in residences, shaded footpaths along all streets and a high level of permeability for pedestrians and bicycles; and

(vi) housing design provides exemplar responses to the Dry Tropics climate having regard to building massing and depth, solar orientation and shading and use of cooling and water sensitive landscape elements.

Editor's note—Sub-precincts are shown in Figure 6.123 — James Cook University-Townsville Hospital centre strategy plan.

6.3.6.3 Assessment benchmarks

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO1 Development does not prejudice or detract from the primary function of the specialised centre.	No acceptable outcome is nominated.
PO2 Other uses occur on a site where they: (a) directly support or are directly allied with the primary function of the particular centre; and (b) are subordinate to that primary function.	No acceptable outcome is nominated.
PO3 Development is consistent with the intended role, scale and character of the centre and does not compromise the intended role or successful functioning of the other specialised centres, the Principal centre ~~(CBD)~~ or major centres.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy no. SC6.5 for guidance on how to demonstrate compliance with this performance outcome.
PO4 Shops and shopping centres accommodate convenience retail, food and drink outlets, service industries and other services providing for the day-to-day needs of on-site businesses, workers, visitors or residents.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Design and built form	
PO5 The design of the precinct provides for: (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces; (f) optimum energy efficiency; (g) a compatible mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (i) sensitive transitioning of built form and uses to surrounding land. **Editor's note—**Applicants may be requested to prepare centre design master plans to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
PO6 Building setbacks and orientation provide for an attractive streetscape that is sympathetic to existing characteristics of the local area.	No acceptable outcome is nominated.
PO7 Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.	**AO7.1** The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.
	AO7.2 Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.
PO8 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.
PO9 Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
PO10 Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO11 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO12 Convenient and legible connections are provided for pedestrians and cyclists to 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 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For Accepted development subject to requirements and assessable development Note – Only Health care services within the Fulham Road Medical Precinct and the Bayswater Road medical precinct are accepted development subject to requirements, If within an existing building and not involving more than minor building work.	
Amenity	
PO13 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, 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.	No acceptable outcome is nominated.
PO14 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO14.1** Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO14.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO15 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.	**AO15** The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.
PO16 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) to contribute to pedestrian comfort through shade; and (c) to screen servicing components.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO17 The site layout, size and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; and (e) providing buffers to protect the ecological functions of waterways; and protects environmental values and water quality objectives of receiving waters. **Editor's note—**The environmental values and water quality objectives are established under the Environmental Protection (Water) Policy (2019~~09~~). For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Domain Central precinct	
PO18 Domain Central is not substantially expanded to include further shops or shopping centres.	No acceptable outcome is nominated.
PO19 Development is consistent with the height of existing buildings in the area.	**AO19** Building height does not exceed 3 storeys.
PO20 Buildings create an attractive, safe and pleasant pedestrian-focussed environment along street frontages.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Fulham Road medical precinct	
PO21 Development creates a medium-rise environment with the highest built form, scale and intensity centred on the hospital, and built form stepping down to a low-rise environment at the eastern and western edges of the precinct.	**AO21** Development occurs in accordance with building heights shown on Figure 6.119 — Fulham Road medical precinct concept plan.
PO22 Development has a direct nexus with the hospital or other medical uses within the precinct. The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of the CBD, district or major centres.	No acceptable outcome is nominated.
PO23 Development provides an active interface at the street level.	**AO23.1** Buildings are oriented to all street frontages and have points of entry visible to each street frontage.
	AO23.2 Non-residential uses occur at the street level where shown as a primary or secondary active frontage on Figure 6.119 — Fulham Road medical precinct concept plan.
	AO23.3 Development provides outdoor seating and dining along the primary active frontage.
	AO23.4 Development involving the expansion of the Mater Hospital provides a formal entrance along Park Street.
PO24 Building setbacks: (a) assist in defining key activity areas; (b) create a well-defined edge to the street; and (c) provide a soft edge to the adjoining parkland.	**AO24.1** Buildings setbacks at ground level are in accordance with Figure 6.119 — Fulham Road medical precinct concept plan.
	AO24.2 Buildings built to 6 storeys are setback 20m from any property boundary.
PO25 Development provides protection from the weather for pedestrians along the frontage of the site.	**AO25** Development provides a 3m wide awning along the frontage of the site where identified on Figure 6.119 — Fulham Road medical precinct concept plan as having either a primary or secondary active frontage.
PO26 Private open space is located and oriented to allow passive surveillance of the street.	**AO26** Residential uses above the street level incorporate balconies and are setback 3m to the building wall. Figure 6.120 — Residential uses above street level illustrates.

Figure 6.119 – Fulham Road medical precinct concept plan

Figure 6.120 – Residential uses above street level

PO27 Development facilitates clear and safe pedestrian links between Anderson Park and Fulham Road.	No acceptable outcome is nominated.
PO28 Parking and access are consolidated and do not dominate the street frontage.	**AO28.1** Parking is provided within or behind buildings and is screened so that it is not visible from the street.
	AO28.2 Development does not obtain access to Fulham Road between Diprose Street and Thomas Street.
PO29 Where possible, development provides shared access and parking with adjoining uses.	No acceptable outcome is nominated.
PO30 Where development has a common boundary with Anderson Park, opportunities for overlooking and casual surveillance to the Park are created through the orientation of buildings and private open space.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	**Acceptable outcomes**
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Bayswater Road medical precinct	
PO31 Development creates a medium-rise environment with the highest built form, scale and intensity centred on the hospital.	**AO31** The maximum building height is in accordance with Figure 6.121 — Bayswater Road medical precinct concept plan.
PO32 Development has a direct nexus with the hospital or other medical uses within the precinct. The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of the CBD, district or major centres.	No acceptable outcome is nominated.
PO33 Buildings are oriented to the street frontages and have points of entry visible to each street frontage.	No acceptable outcome is nominated.
PO34 Development provides an active and pedestrian-friendly interface at the street level.	**AO34.1** Non-residential uses occur at the street level.
	AO34.2 Where development has an active frontage identified in Figure 6.121 — Bayswater Road medical precinct concept plan: (a) buildings are built to the street boundary; and (b) development provides a 3m wide awning over the footpath. Figure 6.122 — Buildings built to the frontage illustrates.

Figure 6.121 – Bayswater Road medical precinct concept plan

Figure 6.122 – Buildings built to the frontage

PO35 The primary pedestrian entrance to the Mater hospital is oriented to Oxford Street and the Oxford Street/Regent Street intersection.	No acceptable outcome is nominated.
PO36 Development facilitates a direct pedestrian connection from Bayswater Road through the Mater hospital site to the Oxford and Regent Street intersection.	No acceptable outcome is nominated.
PO37 Development on the hospital site facilitates the consolidation of parking within a centralised parking facility.	No acceptable outcome is nominated.

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
James Cook University-Townsville University Hospital precinct	
PO38 Development is generally in accordance with the land use allocations shown in Figure 6.123 — James Cook University- Townsville University Hospital centre strategy plan and is consistent with the following intentions: (a) Townsville Hospital sub-precinct — development facilitates the efficient operation of Townsville's major hospital and ensures integration of the hospital and university campuses into a seamless urban centre; (b) Discovery Central sub-precinct — development creates a vibrant community heart containing the most intensive mix of uses; (c) Enterprise Village sub-precinct— development facilitates the establishment of knowledge businesses and industries; (d) Academic Core sub-precinct — development facilitates continued operation and expansion of educational purposes; (e) University Village sub-precinct and College sub-precinct — development facilitates student accommodation; (f) Discovery School sub-precinct — development facilitates the establishment of a new high school; (g) Discovery Village sub-precinct — development creates a mixed density residential community which has strong links to the university and hospital; and (h) Green Space sub-precinct — accommodates natural areas within the centre including watercourses, environmental areas and corridors, parks and sport and recreation area.	No acceptable outcome is nominated. **Editor's note—**The first stage of Discovery Village may develop as a pioneer project to demonstrate the sustainability principles sought.
PO39 The land use mix and scale of development have a direct nexus with, and enhance, the knowledge community focus.	No acceptable outcome is nominated.
PO40 The community is well-connected internally and to the wider city by active and public transport.	No acceptable outcome is nominated. **Editor's note -** Future growth of the precinct will increase transport demand. In order to support development in this precinct, and the preferred pattern of development in Townsville as a whole, improved public transport to this precinct will be necessary. Planning has identified the need to preserve a potential route for a rapid bus transit corridor and identify potential sites for Townsville University Hospital and James Cook University Bus Stations.

PO41 Development exemplifies leadership in economic, social and environmental sustainability.	No acceptable outcome is nominated. **Editor's note—**For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).
PO42 Development is well-designed at the precinct, street, public space and building scales.	No acceptable outcome is nominated. **Editor's note—**For guidance, refer to Discovery Rise Design Guidelines adopted by the place making panel established for James Cook University (JCU).
PO43 Development is well planned and orderly, and within the capacity of available infrastructure.	No acceptable outcome is nominated. **Editor's note—**Council will request that an area/precinct scale structure plan — comprising land use, infrastructure, staging, urban design and implementation - is prepared and agreed to by the place making panel established for JCU before development takes place.
PO44 Development does not extend in to areas of landslip or bushfire risk, high scenic amenity or local, regional or state ecological significance.	No acceptable outcome is nominated.

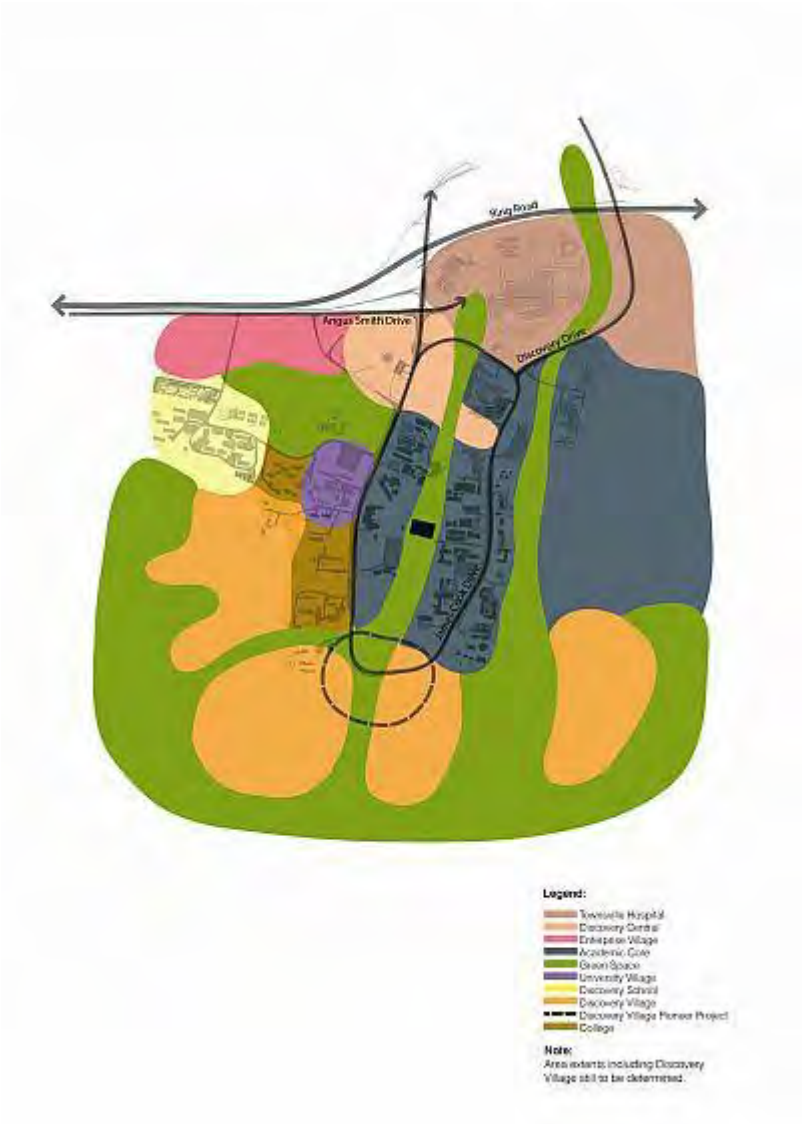


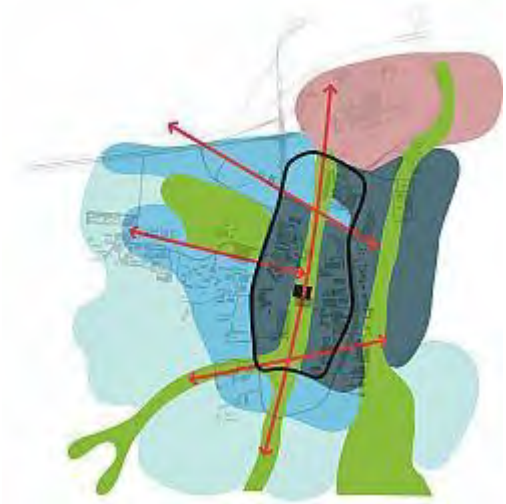
Figure 6.123 – James Cook University-Townsville University Hospital centre strategy plan

PO45 Development complies with and advances the design concepts set out in Figure 6.124 – James Cook University-Townsville University Hospital precinct development concepts.	No acceptable outcome is nominated.

1. **Axes**
Original axes/view lines from Birell's 1964 Master Plan.

2. **Academic Core**
This needs to be retained as the heart of Discovery Rise.

3. **Connect Academic Core to New Uses:**
Existing campus axes from 'key connectors' linking new development around academic core into the heart of the campus.
Denser development closer to the academic core.



4. **Hubs Interconnected**
Create 'hubs' of mixed academic and new uses.

5. **Public Spaces**
Public spaces are located along 'key connectors', in the centre of significant hubs.

6. **Density**
Create greatest density along 'key connectors' streets, pedestrian pathways and public spaces.

7. **Pedestrian and Cycle Paths**
Create an interconnected network of paths and bike routes emphasising linkages into the campus heart and academic core. These paths are cool, shaded and green.

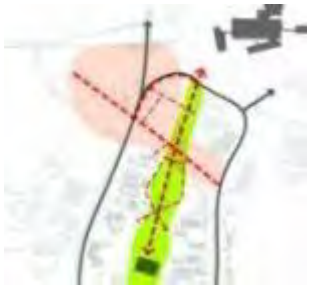
8. **Road Network**
James Cook Drive as primary circulating street, slower speed, shady street environments for east-west connecting streets. New street to link to existing neighbouring suburban development to the west.

9. **Public Transport**
Existing bus and taxi set down areas on Mt Stuart Street, at Discovery Village and at Discovery School. Approximately 10-20m wide corridor to be reserved for a future rapid bus transit corridor and associated Townsville University Hospital and James Cook University Bus Stations, to be determined through collaborative planning between Townsville University Hospital, James Cook University, Department of Transport and Main Roads and Townsville City Council.

Figure 6.124 - James Cook University-Townsville University Hospital precinct development concepts

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Discovery Central sub-precinct	
PO46 Development accommodates the primary structural elements shown in Figure 6.125 — Discovery Central primary elements.	No acceptable outcome is nominated.



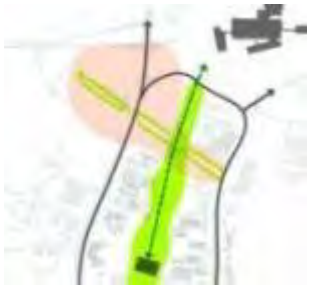
1. Pedestrian Paths

2. Road Linkages

3. Public Spaces

4. Frontage Treatment

5. Shading



6. Greenspace Corridors

7. View and Connection Axes

Figure 6.125 – Discovery Central primary elements

Table 6.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Discovery Village sub-precinct	
PO47 Development accommodates the primary structural elements shown in Figure 6.126 — Discovery Village primary elements.	No acceptable outcome is nominated.

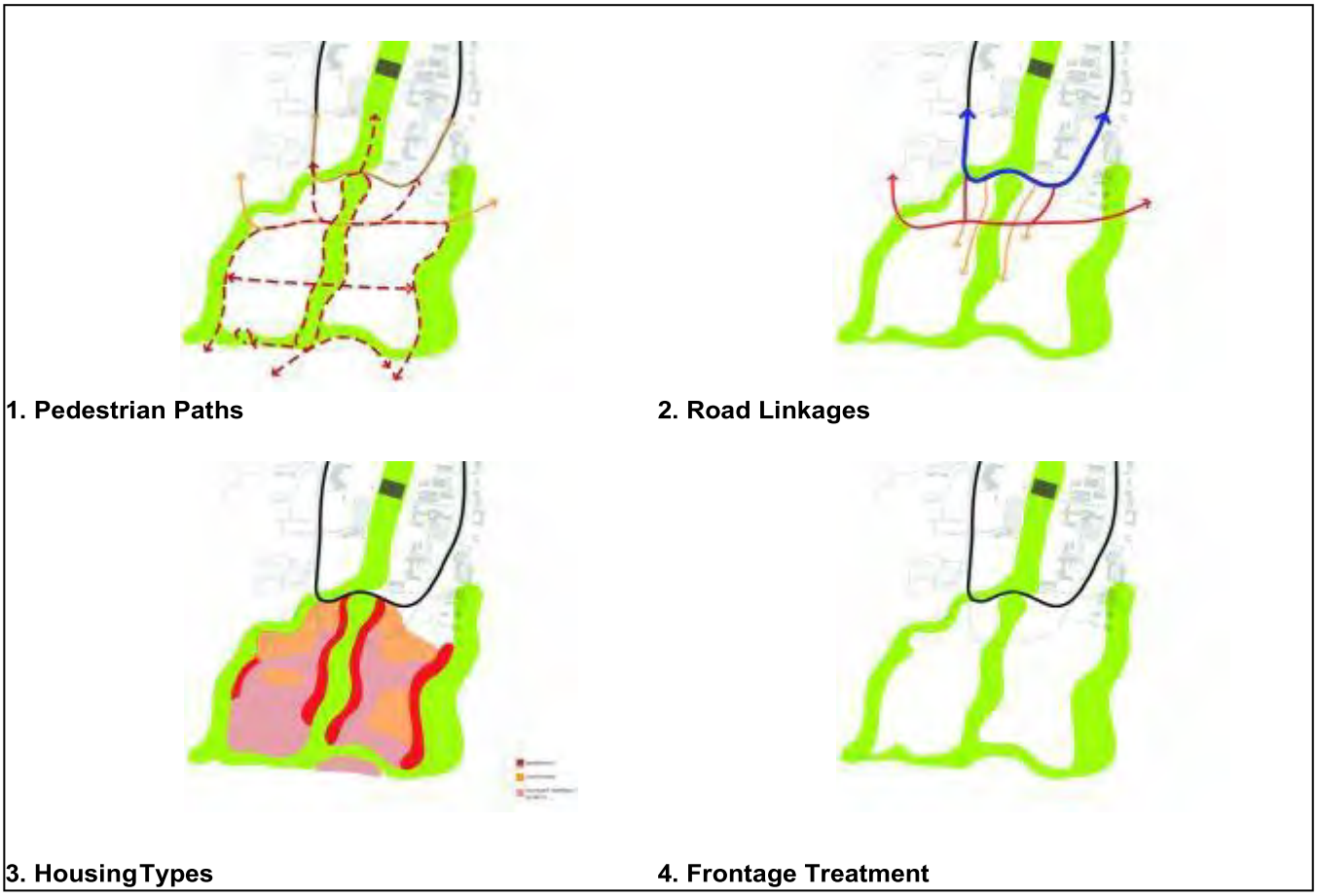


Figure 6.126 – Discovery Village primary elements

PO48 Development occurs at medium densities that optimise public transport and walkability, and sustainable living.	**AO48** Dwelling density within the precinct achieves a minimum net residential density of 30 dwellings per hectare.

6.3.7 Mixed use zone code

6.3.7.1 Application

This code applies to assessing a 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.

6.3.7.2 Purpose

(1) The purpose of the Mixed use zone ~~code is to provide for a mixture of development that may include service industry, business, retail, residential, tourist accommodation and associated services and low impact industrial uses.~~ is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to guide a range of activities which create an attractive mixed business and living environment and which do not compromise the principal centre ~~(CBD)~~, district or major centres.

(3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) this zone accommodates small to medium-sized pockets and corridors of mixed use development throughout Townsville, which are generally close to centres, significant entry points, and providing interface between residential, commercial, retail or industrial uses;
- (b) mixed use areas do not compromise the intended role or successful functioning of other centres. They do not contain full line supermarkets, discount department stores or department stores;
- (c) unless otherwise stated for a particular precinct, the areas in this zone evolve to contain a wider mix of medium density residential uses as well as dining, convenience shops and specialty retailing, small-scale office uses, professional services, and service and low impact industries;
- (d) uses such as showrooms and outdoor sales may occur in the zone, other than within the Breakwater precinct. Where they occur, showrooms are located and designed so that they contribute to the attractiveness, pedestrian focus and continuity of the streetscape;
- (e) built form and landscaping create an attractive, pedestrian oriented streetscape, and visual amenity along major roads is improved;
- (f) mixed use areas identified along major roads are designed to encourage a consolidation of built form and activities, access points and signage. Commercial strip development does not extend beyond the zoned mixed use land along major roads;
- (g) where they occur, residential uses are designed to minimise adverse impacts on occupants as a result of noise and other characteristics of the local environment;
- (h) development facilitates improved accessibility by walking, cycling and public transport. Along major roads, access is managed to avoid conflict points and to give priority to pedestrian and cyclist movements;
- (i) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
- (j) development is designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods; and
- (k) opportunities for energy efficiency through built form are maximised.

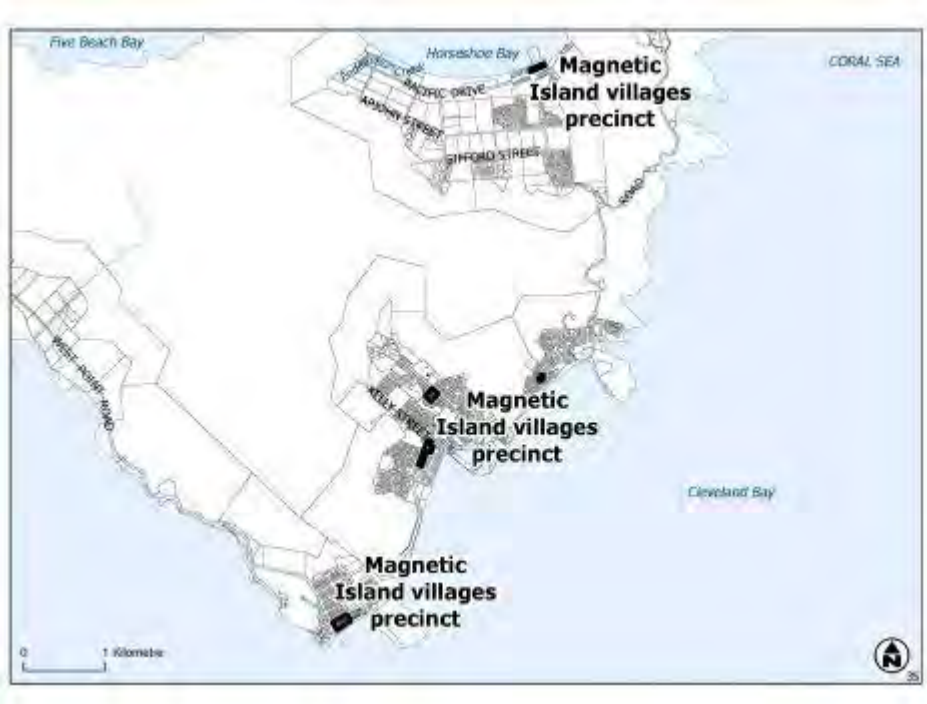
Editor's note—To remove any doubt, each development site does not need to contain a mixed use development.

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

Magnetic Island villages precinct:

(a) development within this precinct supports the consolidation of retail, business, and service industry activities in dedicated activity nodes for residents and visitors to the various townships around Magnetic Island; and

(b) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and the use of a variety of materials and finishes.



Click here to view high resolution PDF.

Figure 6.127 – Magnetic Island villages precinct

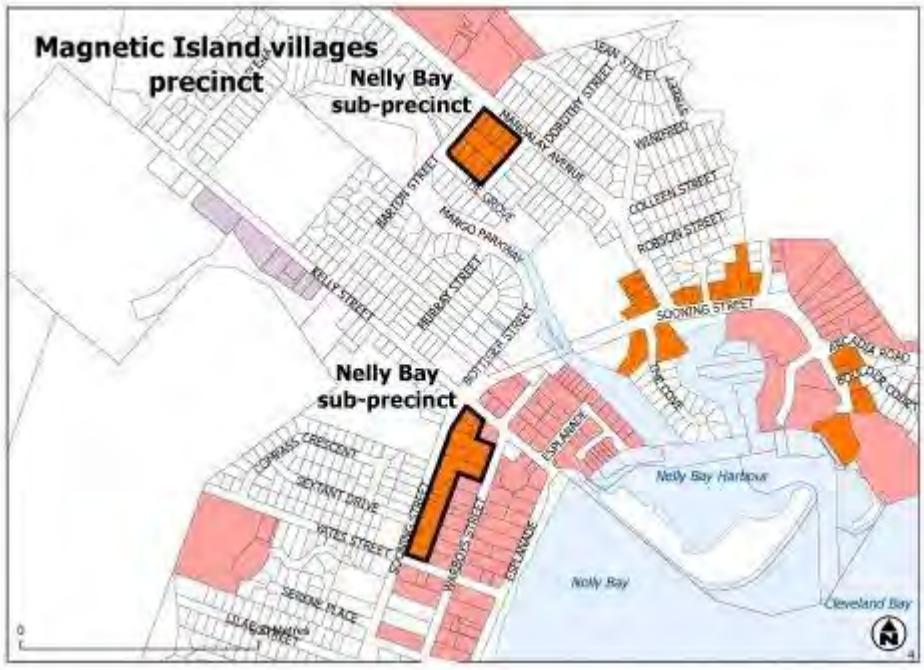
Nelly Bay sub-precinct:

(i) a range of tourist and residential uses is provided, including:

(A) the continuation of small-scale retail and other uses which support tourism; and

(B) island-style low-rise medium density residential and short-term accommodation close to tourist uses.

(ii) buildings within the precinct are low-rise (up to 2 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.



Click here to view high resolution PDF.

Figure 6.128 – Nelly Bay sub-precinct

Picnic Bay sub-precinct:

(i) development supports tourism activities and contributes to the revitalisation of existing retail and food related uses including:

  (A) cafes and restaurants; and

  (B) the consolidation of new tourist and retail uses, in the vicinity of the hotel and the jetty/promenade.

(ii) buildings within the precinct are low-rise (up to 3 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.

Click here to view high resolution PDF.

Figure 6.129 – Picnic Bay sub-precinct

Horseshoe Baysub-precinct:

(i) development supports the ongoing tourism focus in this location, facilitating the consolidation of retail, office and tourist activity. Short-term accommodation occurs in a ‘shop-top’ format; and

(ii) buildings within the precinct are low-rise (up to 2 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island.

Click here to view high resolution PDF.

Figure 6.130 – Horseshoe Bay sub-precinct

Nelly Bay gateway precinct:

(a) development supports the creation of a gateway within proximity to the primary entrance point to Magnetic Island, at the Nelly Bay ferry terminal;

(b) local tourism-related and other retail and commercial uses and services are encouraged to establish in this precinct;

(c) development creates a strong relationship with Sooning Street and Mandalay Avenue, by sleeving the roads with buildings that are oriented to the street and screening parking areas behind;

(d) buildings within the precinct are low-rise (up to 3 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island; and

(e) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and the use of a variety of materials and finishes.

Click here to view high resolution PDF.

Figure 6.131 – Nelly Bay gateway precinct

Arcadia Central precinct:

(a) development facilitates the transformation of the precinct as a defined local centre of activity for Arcadia including uses such as shops, small offices, medium density residential and tourist accommodation;

(b) development creates a strong relationship with Marine Parade and Armand Way, by sleeving the precinct with buildings that are oriented to the street and screening parking areas behind;

(c) development incorporates central community space with road frontage, located opposite the beach. Pedestrian connections are provided to surrounding uses such as the restaurants and cafes;

(d) buildings within the precinct are low-medium rise (up to 4 storeys in building height) and the scale and massing of buildings limits the impact on the natural character of Magnetic Island; and

(e) new buildings and streetscape treatments are in a design style that builds local character by articulation of buildings, incorporating extensive planting and use of a variety of materials and finishes.

Click here to view high resolution PDF.

Figure 6.132 – Arcadia Central precinct

Kirwan Traders precinct:

(a) small-scale commercial buildings are established, to provide space to incubate small, locally-based businesses;

(b) built form and streetscape treatments in this area contribute to a distinct character as a business hub, in particular on the frontages of Tavern Street, Carlton Street, Castlemaine Street and Burnda Street; and

(c) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.

Click here to view high resolution PDF.

Figure 6.133 – Kirwan Traders precinct

Charters Towers Road business precinct:

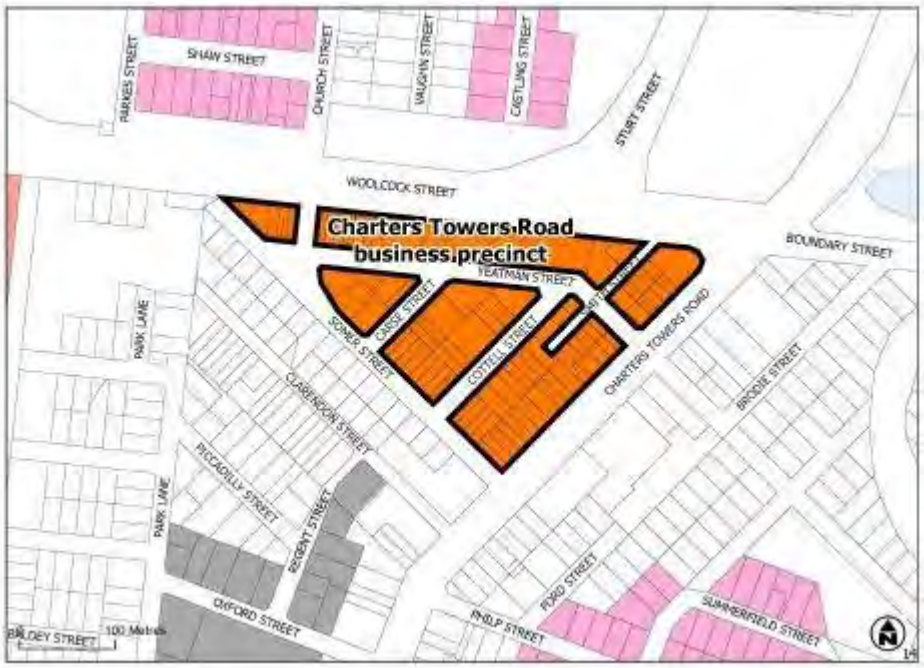
(a) built form and streetscape treatments in this area combine to create a distinct character as a business hub, in particular on the frontages of Woolcock Street, Charters Towers Road and Somer Street;

(b) development at the intersection of Charters Towers Road and Woolcock Street is appropriately treated and designed to serve as a significant gateway feature;

(c) new development located along the frontage of Charters Towers Road supports a transition to new and well-designed commercial activities, including small-scale offices and local service businesses;

(d) residential uses occur in this precinct where they do not restrict or impact on the intended industrial and commercial activities; and

(e) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.



Click here to view high resolution PDF.

Figure 6.134 – Charters Towers Road business precinct

CBD gateway precinct:

(a) this precinct provides for an emerging employment and business area in proximity to, and supporting the development of the principal centre ~~(CBD)~~. Uses in the precinct are intended to include service and low impact industrial uses, convenience shopping and showroom activities;

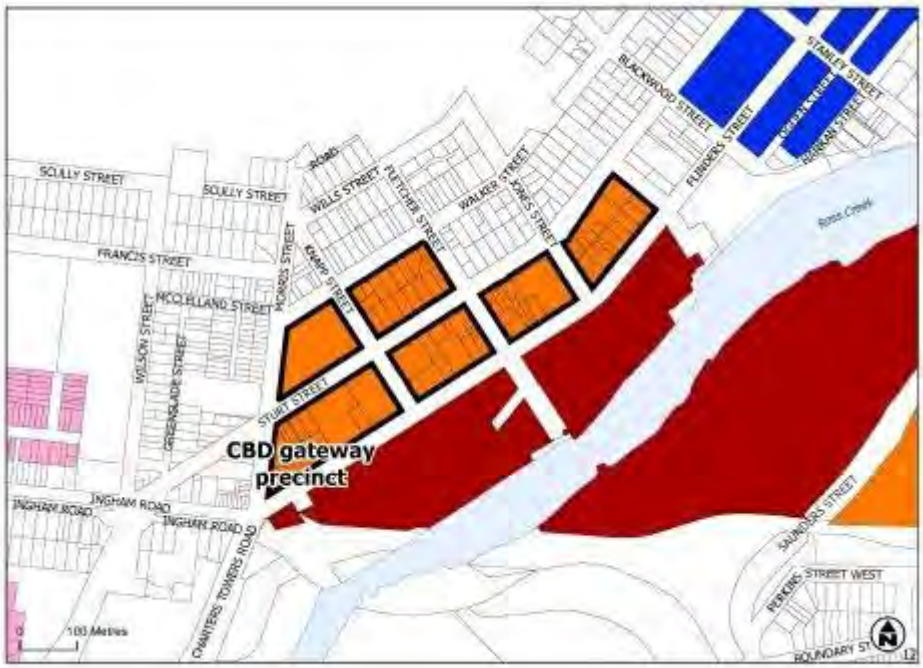
(b) offices occur where ancillary to industrial uses on the site;

(c) residential uses occur within this precinct where they do not restrict or impact on the intended industrial and commercial activities;

(d) Flinders Street (West) is reinforced as a significant gateway to the principal centre ~~(CBD)~~;

(e) the location of convenience shopping assist in reinforcing key intersections along Flinders Street (West); and

(f) improved pedestrian linkages to the principal centre ~~(CBD)~~ and Ross Creek are created.



Click here to view high resolution PDF.

Figure 6.135 – CBD gateway precinct

South Townsville Railyards and Dean Park precinct:

(a) the South Townsville Railyards and Dean Park present a significant opportunity for the delivery of future strategic infrastructure and 'city making' facilities for the whole of Townsville;

(b) ~~the current use of the South Townsville Railyards site is protected until such time as these uses are relocated or become redundant. At that time,~~ rredevelopment of this area facilitates:

  (i) the provision of ~~the provision of a city centre based sports stadium~~ community or cultural-based facilities, which may include an entertainment and convention centre, ~~-~~within an urban setting that relies on a nexus with public transport access;

  (ii) the redevelopment of Dean Park to create a usable parkland with an interface to Central Park;~~of approximately half its current size;~~; and

  (iii) ~~the provision of an entertainment and convention centre on the other half of the Dean Park site~~; ~~and~~

  (iv) the provision of a bus layover and driver facilities;

(c) interim uses do not compromise the future development of the land;

(d) new development is located and designed to be well-connected to the principal centre ~~(CBD)~~, North Queensland Stadium and nearby high density residential areas;

(e) servicing and loading facilities in new development are considered within the overall design minimising impacts on surrounding residential uses and public spaces;

(f) the intended major facilities may be supported by a mix of complementary uses including service and low impact industry, office, retail and showroom activities, and residential uses, in a low to medium-rise built form; and

(g) d~~D~~evelopment of a commercial nature is not of a type or size that detracts from the function of the principal centre ~~(CBD)~~, major centres or district centres ~~or major centres~~.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*

Click here to view high resolution PDF.

Figure 6.136 – South Townsville Railyards and Dean Park precinct

Wotton Street precinct:

(a) the precinct provides for a transition between service and low impact industries to the north and the mixed use area to the south adjoining Ross River Road;

(b) residential uses occur in this precinct where they do not restrict or impact on the intended industrial and commercial activities and where they are located above ground storey non-residential uses; and

(c) buildings within the precinct are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood.

Click here to view high resolution PDF.

Figure 6.137 – Wotton Street precinct

Breakwater precinct:

(a) the Breakwater precinct accommodates ongoing use and further development of residential, tourism and entertainment uses;

(b) The interface between sensitive land uses in the Breakwater precinct and adjoining port operations must be managed and development must not restrict the operation or development of port activities including supply chain infrastructure.

~~(b)~~(c) the precinct will grow to establish a landmark high quality accommodation and entertainment destination for Townsville's tourists and residents;

~~(c)~~(d) development includes the establishment of a ~~new marina and~~ waterfront pathway on the seaward side of the point, dining, boat club, local convenience facilities and tourist activities, as well as short and long-term accommodation, where appropriate. The precinct does not contain low impact industries other than where there is a nexus with a future marina or boat club;

~~(d)~~(e) pedestrian access is focussed on a waterfront pathway, and includes integrated pedestrian pathways providing a high level of permeability throughout the precinct;

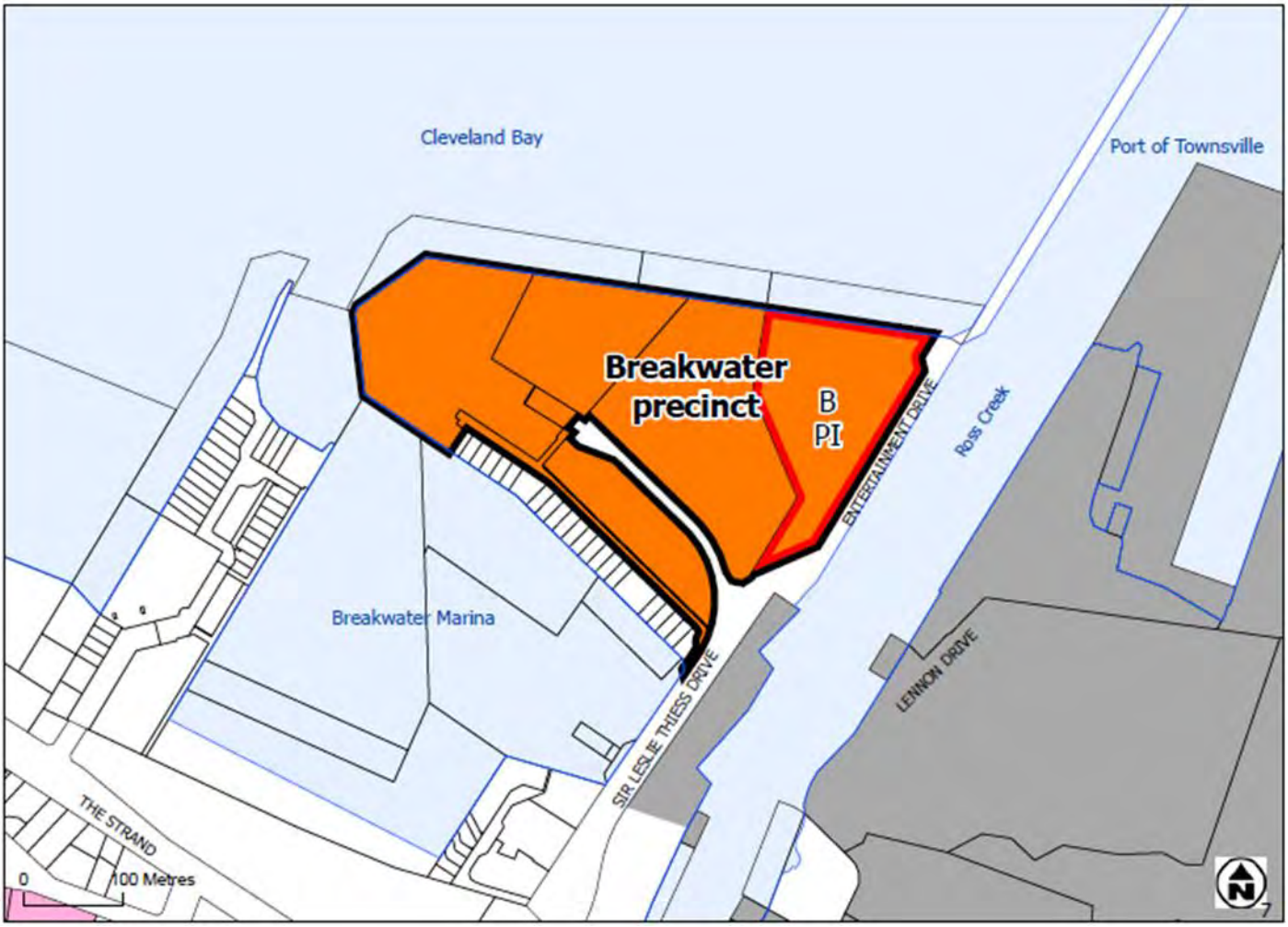
~~(e)~~(f) development facilitates the consolidation of the casino and allied uses as a highly significant destination for Townsville. Should the Townsville Entertainment Centre re-locate, redevelopment of this site occurs which:

(i) facilitates a range of activities which are sited, designed and constructed to minimise potential light, noise, odour, dust and visual impacts from port operations on sensitive land uses; ~~including short-term accommodation, markets and a new boat club;~~

(ii) integrates private and public transport options;

(iii) enables reuse of existing surface parking areas; and

~~(f)~~(g) short-term or permanent high density residential accommodation, is predominant in the central and western part of the precinct, sufficiently separated from existing and future port operations so as to ensure the operation of the port is not adversely affected. Where adjoining the future marina, uses at the ground floor include local dining and shops.



Click here to view high resolution PDF.

Figure 6.138 – Breakwater precinct

King Street quarter precinct:

(a) the precinct provides for a revitalised tourism and education based destination in proximity to the principal centre ~~(CBD)~~, and functions as a focus point of activity between the CBD and the Breakwater precinct;

(b) development facilitates the establishment of allied educational uses such as a centre of excellence for marine studies;

(c) the precinct also includes high quality accommodation, dining and entertainment facilities. Residential uses are focused in the pocket of land bounded by Wickham and King Streets;

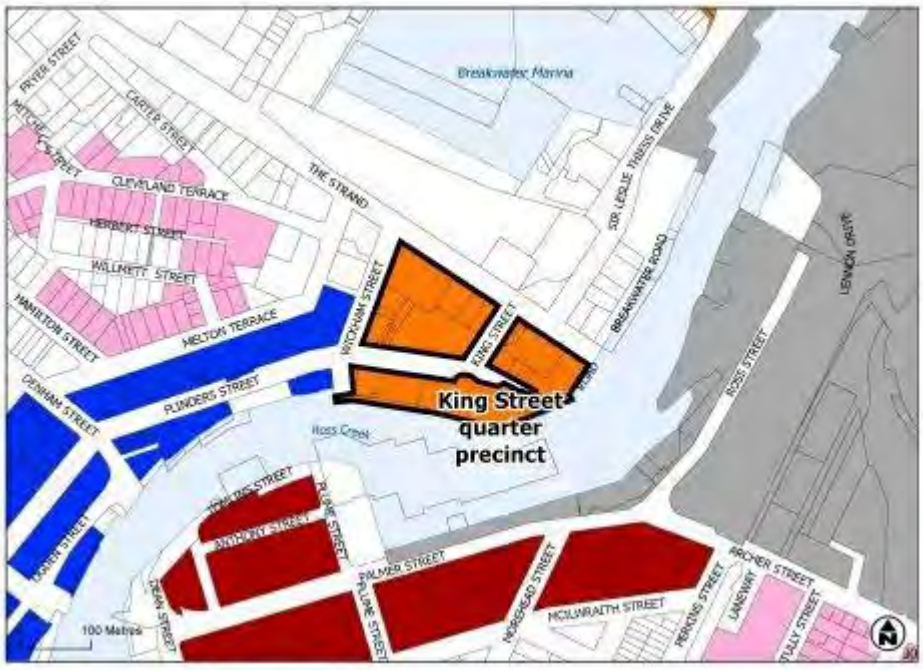
(d) development protects and respects the values of heritage buildings in the precinct, including the Queens Hotel;

(e) pedestrian permeability is improved through the provision of linkages through and between development sites, and through the continuation of a waterfront pathway along Ross Creek;

(f) improved vehicle circulation and visual links between the CBD, the King Street quarter precinct and the Breakwater precinct are created; and

(g) new parkland is established at the southern end of Anzac Park, and a new pedestrian and visual link across Ross Creek is created in line with the southern end of The Strand.

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*.



Click here to view online PDF.

Figure 6.139 – King Street quarter precinct

Kings Road precinct:

(a) redevelopment facilitates a change in focus for the area to include medium density residential uses and a range of smaller scale retail, dining and entertainment activities that contribute to the area's day and night-time vibrancy;

(b) the precinct plays a support role to the Hyde Park major centre in accommodating non-residential uses;

(c) development creates a medium-rise built form, with variation in built form to create visual interest across the precinct;

(d) the interface with the lake is enhanced through building frontages which orientate towards the lake and contain active uses at street level; and

(e) impacts on residential amenity from the rail corridor and showgrounds are minimised.

Click here to view high resolution PDF.

Figure 6.140 – Kings Road precinct

6.3.7.3 Assessment benchmarks

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO1.1** Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO1.2 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V)* *Lighting – Performance and Installation Design Requirements*.
PO2 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO2** Noise levels do not exceed acoustic quality objectives under the *Environmental Protection (Noise) Policy 2019.*
PO~~3~~2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	**AO~~3~~2** Any residential uses are located above or behind ground storey retail, commercial or community uses.
PO~~4~~3 Residential uses within the centre are provided with a reasonable level of privacy.	**AO~~4~~3.1** Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.
	AO~~4~~3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
PO~~5~~4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	**AO~~5~~4** Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of 9m^2; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks and air conditioning units.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Role and function	
PO~~6~~5 The type and scale of retail and other commercial development does not compromise the intended role or successful functioning of other centres.	No acceptable outcome is nominated. **Editor's note—**Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
PO6 Built form is generally low to medium rise.	**AO6** All buildings and structures do not exceed 3 storeys in building height, except where stated otherwise for a particular precinct.
PO7 Built form provides for a sensitive transitioning in height and scale from surrounding land uses.	No acceptable outcome is nominated.
PO8 Development contributes to an attractive, coherent and integrated streetscape, by: (a) ensuring buildings assist in defining and enclosing the street frontage; (b) improving the continuity of built form; and (c) using complementary landscaping and streetscape treatments.	No acceptable outcome is nominated.
PO9 Built form is designed to: (a) create a pedestrian rather than car oriented street frontage; (b) break down the facade into finer scaled components; and (c) avoid large expanses of blank walls oriented to the street.	**AO9.1** Buildings are built to the street frontage and provide an awning over the full width of the footpath, except where stated otherwise for a particular precinct.
	AO9.2 Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.
	AO9.3 Entrances to buildings face the street and any public space to which the building has frontage.
	AO9.4 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.
	AO9.5 At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.
PO10 Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.
PO11 Built form maximises use of natural ventilation, solar heating and cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO12 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO13 Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.	No acceptable outcome is nominated.
PO14 Convenient and legible connections are provided for pedestrians and cyclists to 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.
PO15 New development provides for safe vehicular and pedestrian access and efficient operation of surrounding roads.	**AO15** Either: (a) development provides no net increase in driveway crossovers; or (b) lots are consolidated to gain access from a minor or lower-order road, except where stated otherwise for a particular precinct.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO16 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, 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.	No acceptable outcome is nominated.
PO17 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.	**AO17.1** Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.
	AO17.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND **AO17.2.2** A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.
	AO17.3 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.
PO18 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	**AO18** Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.
PO19 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.

PO20 Streetscape treatments are provided to enhance amenity to contribute positively to the city image, particularly along major roads and streets.	No acceptable outcome is nominated.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Magnetic Island villages precinct	
PO21 Convenient and legible connections are provided for pedestrians and cyclists to the precinct, particularly having regard to linkages to the bay foreshore, residential areas in the community and the open space network.	No acceptable outcome is nominated.
PO22 Building design and massing is consistent with the low-density scale of the Magnetic Island character and articulates individual buildings.	**AO22** Building height does not exceed 2 storeys, or when in the Picnic Bay sub-precinct 3 storeys.
PO23 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay.	No acceptable outcome is nominated.
PO24 The design of buildings in this precinct provides for pedestrian-friendly and visually interesting frontages.	No acceptable outcome is nominated.
PO25 Suitable vegetation screening and treatments are provided within the building setback, to minimise the visual impact of the buildings.	No acceptable outcome is nominated.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Arcadia Central precinct	
PO26 Development supports the creation of a new community node for Arcadia in accordance with Figure 6.141 — Arcadia Central precinct concept plan.	No acceptable outcome is nominated.

PO27 Frontages shown on Figure 6.141 — Arcadia Central precinct concept plan as having active edges, contain: (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction.	No acceptable outcome is nominated.
PO28 Development on the corner of Marine Parade and Armand Way creates a gateway to Arcadia. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement.	No acceptable outcome is nominated.
PO29 Building height is of a low to medium-rise scale and building massing is consistent with the low density character of Magnetic Island.	**AO29** Building height does not exceed 4 storeys.
PO30 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay.	No acceptable outcome is nominated.
PO31 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages to the foreshore and the open space network.	No acceptable outcome is nominated.
PO32 Access points are minimised along Marine Parade.	No acceptable outcome is nominated.
PO33 New pedestrian connnections consistent with Figure 6.141 — Arcadia Central precinct concept plan are provided.	No acceptable outcome is nominated.
PO34 Increased public open space and improvements to the public domain are provided throughout the precinct.	No acceptable outcome is nominated.

Figure 6.141 – Arcadia Central precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Nelly Bay gateway precinct	
PO35 Development in this precinct supports the creation of a high quality activity hub for Nelly Bay and Magnetic Island, in accordance with Figure 6.142 — Nelly Bay gateway precinct concept plan.	No acceptable outcome is nominated.
PO36 Development creates a gateway to Nelly Bay and Magnetic Island. Built form, landscape and streetscape treatment reinforces a key entry point to the village.	No acceptable outcome is nominated.
PO37 Frontages shown on Figure 6.142 — Nelly Bay gateway precinct concept plan as having active edges, contain: (a) primary building entrances; (b) awnings to provide shade for pedestrians; (c) significant use of glazing or transparent materials; and (d) uses which promote a high level of pedestrian movement and interaction.	No acceptable outcome is nominated.
PO38 Streetscaping and landscaping provides increased shade and amenity for pedestrians along roads indicated as having local streetscape treatment on Figure 6.142 — Nelly Bay gateway precinct concept plan.	No acceptable outcome is nominated.
PO39 Building design and massing is consistent with the low density scale and character of Magnetic Island.	**AO39** Building height does not exceed 3 storeys.
PO40 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) natural setting of buildings within the landscape; and (c) maximising views to the bay.	No acceptable outcome is nominated.
PO41 Access arrangements are appropriate for the volume, frequency and type of vehicle usage.	**AO41** Access points are limited to Sooning Street, Mandalay Avenue and The Cove with minimal crossovers.
PO42 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages to the ferry terminal, foreshore and the open space network.	No acceptable outcome is nominated.

PO43 Mixed use development contributes to the creation of a waterfront promenade. Figure 6.142 — Nelly Bay gateway precinct concept plan.	No acceptable outcome is nominated.

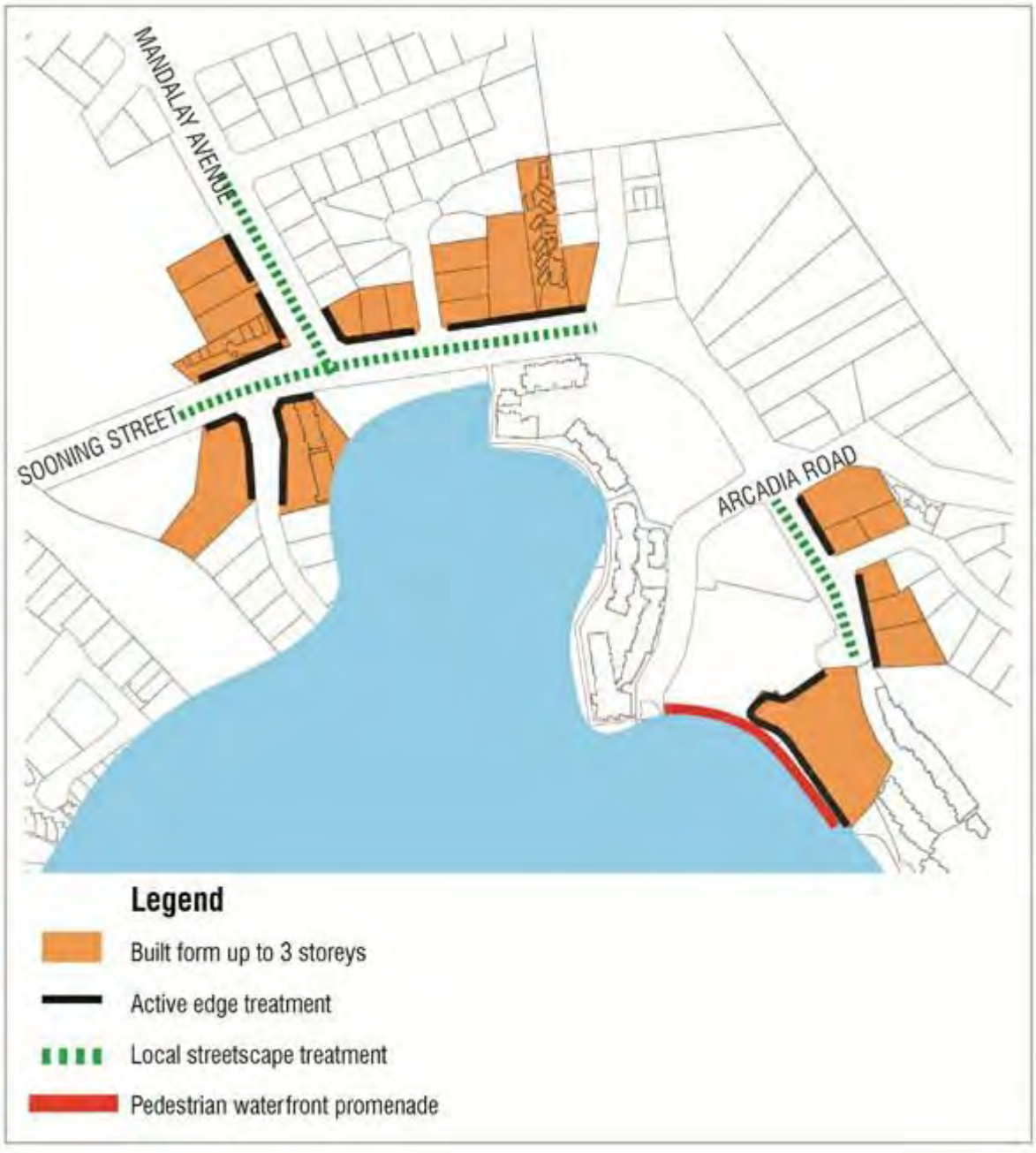


Figure 6.142 – Nelly Bay gateway precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Kirwan Traders precinct	
PO44 Built form, landscape and streetscape treatment along Thuringowa Drive reinforces the precinct identity as a place for business.	No acceptable outcome is nominated.
PO45 Landscape and streetscape treatments are provided along Tavern Street, Carlton Street, and Laguna Avenue which reflect the intended character of the precinct.	No acceptable outcome is nominated.
PO46 Building size and bulk are consistent with the scale and character of the Kirwan Traders precinct, and retain an appropriate relationship with the established streetscape.	**AO46** Development involves reuse of existing buildings that contribute to the built form character and context of the immediate area.
PO47 Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.	**AO47** Access to on-site parking is provided through the rear access lanes connecting to Toohey Street.
PO48 Development on the corner of Thuringowa Road and Burnda Street, and Burnda Street and Toohey Street, creates a gateway to Kirwan Traders precinct. Built form, landscape and streetscape treatment at these corners reinforces a gateway statement.	No acceptable outcome is nominated.
PO49 Development provides mid-block linkages and increased open space for the public on private land, particularly on larger sites and those sites with two street frontages.	No acceptable outcome is nominated.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note**—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Charters Towers Road business precinct	
PO50 Development in this precinct supports the transition of the precinct from a predominantly low impact industry area to a mixed business focus.	No acceptable outcome is nominated.
PO51 Development along Woolcock Street contributes positively to the city image.	**AO51** Buildings are setback 4m from Woolcock Street, and incorporate a landscaped buffer along that road frontage.
PO52 Wherever practicable, vehicular access is provided from rear or side streets or facilitates the amalgamation of access points.	**AO52** Access to on-site parking is provided through the rear access lanes connecting to Yeatman Street.
PO53 Development on the corner of Woolcock Street and Charters Towers Road, creates a gateway to Charters Towers Road business area. Built form, landscape and streetscape treatment at these corners reinforces a gateway statement. Figure 6.143 – Charters Towers Road business precinct concept plan	No acceptable outcome is nominated.
PO54 Development provides mid-block linkages and increased open space for the public on private land, particularly on larger sites and those sites with two street frontages.	No acceptable outcome is nominated.
PO55 Development contributes to the boulevard treatment of Ross River Road and Woolcock Street through landscaping and streetscape treatments along the road frontages.	No acceptable outcome is nominated.

Figure 6.143 – Charters Towers Road business precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
CBD gateway precinct	
PO56 Along Flinders Street (West), development responds to the role of the street as a key entrance to the principal centre ~~(CBD)~~, and presents high quality built form, landscape and streetscape treatment.	No acceptable outcome is nominated.
PO57 Shops primarily service workers within the precinct and are located only at key nodes formed by the intersections of Flinders Street (West) and Knapp and Fletcher Streets.	**AO57** Shops are located at the nominated intersections and include only convenience stores, newsagents and café/takeaway food premises limited to less than 250m^2 gross floor area per tenancy.

PO58 Buildings are generally low to medium rise and ensure the protection of the visual primacy of the principal centre ~~(CBD)~~.	**AO58** Building height does not exceed 6 storeys on the frontage of Flinders Street (West), and transition to 4 storeys where situated to the north of Sturt Street. In accordance with Figure 6.144 — CBD gateway precinct concept plan.
PO59 Development contributes to an attractive, coherent and integrated streetscape, by: (a) ensuring buildings assist in defining and enhancing the Flinders Street (West) frontage; (b) improving the quality and continuity of built form; and (c) using complementary landscaping and streetscape treatments.	No acceptable outcome is nominated.
PO60 Pedestrian links are provided and reinforced in accordance with Figure 6.144 — CBD gateway precinct concept plan.	No acceptable outcome is nominated.

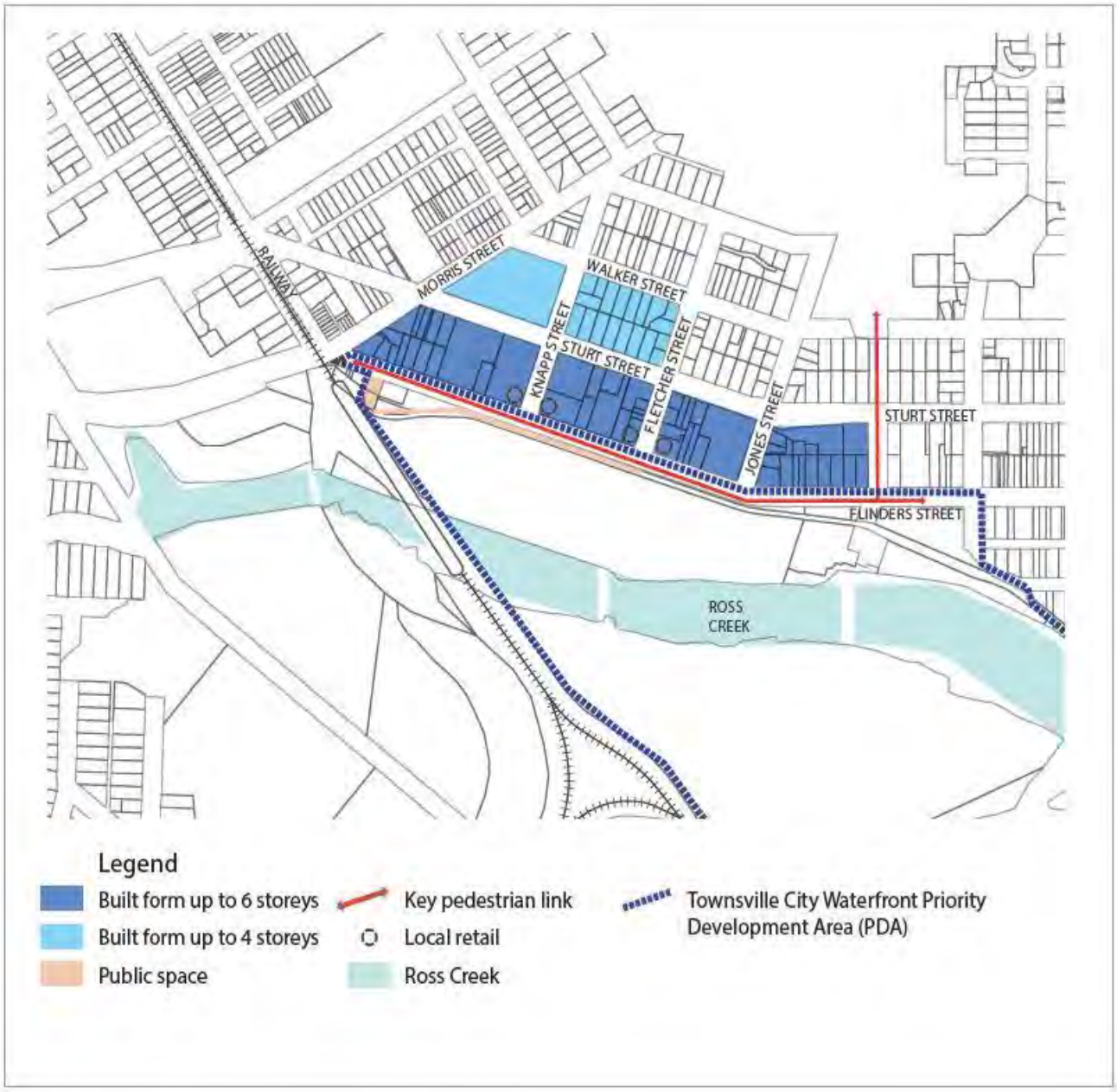


Figure 6.144 – CBD gateway precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
South Townsville Railyards and Dean Park precinct	
PO61 Development is generally in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan.	No acceptable outcome is nominated.
PO62 Development in the precinct: (a) integrates all aspects of the land use elements through good built form and public realm treatments; and (b) appropriately stages development and particularly the sequencing of supporting infrastructure including transport and access, parking and services.	No acceptable outcome is nominated.
PO63 A new entertainment centre and a range of allied cultural uses are established on the ~~Dean Park~~ site, in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan. The development: (a) incorporates leading tropical design; (b) creates a nexus with the North Queensland Stadium; ~~is oriented to both the Saunders Street and Rooney Street frontages;~~ (c) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Dean ~~Rooney~~ Street, creating an active edge that integrates with Central Park opposite; ~~(d) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and~~ ~~(e)~~(d) ~~has its primary vehicular and public transport access via a new road alignment extending from Barlow Street. A new bus terminus and driver facilities are provided in this location.~~	No acceptable outcome is nominated.

~~**PO64**~~ ~~A stadium is established on the northern corner of the existing railyards land, in accordance with Figure 6.145 — South Townsville Railyards and Dean Park precinct concept plan. The development:~~ ~~(a) is capable of being used for multiple events;~~ ~~(b) incorporates leading tropical design;~~ ~~(c) provides extensive public space surrounding the stadium structure;~~ ~~(d) is oriented to both the Saunders Street and Rooney Street frontages;~~ ~~(e) establishes uses which promote a high level of pedestrian movement and interaction along Saunders Street and Rooney Street, creating an active edge;~~ ~~(f) provides a new public plaza at the Saunders and Rooney Street corner, integrating with the future plaza area for the stadium opposite; and~~ ~~(g)~~(a) ~~facilitates vehicle access by construction of a new public road around the stadium.~~	No acceptable outcome is nominated.
PO6~~4~~5 Land ~~to the south of the stadium site and~~ backing onto the rail line to the south predominantly consists of service and low impact industry and commercial uses.	No acceptable outcome is nominated.
PO6~~4~~6 Access to and permeability within the precinct are facilitated including: ~~(a) the extension of Barlow Street to provide a new road extension from South Townsville to Saunders Street;~~ ~~(b)~~(a) an upgrade of the Saunders Street and Rooney Street intersection, with a focus on ensuring pedestrian access and amenity and sense of arrival to the precinct; and ~~(c)~~(b) improved pedestrian priority and accessibility in street profile and streetscaping for all streets surrounding the ~~stadium~~ site, including Saunders, Rooney, and Morehead Streets and Perkins Street West.	No acceptable outcome is nominated.
PO6~~4~~7 Parking for the entertainment centre, allied cultural facilities and stadium is established sequentially as key components of the precinct occur, and may include a staged program of parking solutions at grade and in various areas of the precinct over time. Ultimately, parking for both facilities is to be incorporated within the built form.	No acceptable outcome is nominated.

ROSS CREEK
CENTRAL PARK
DEAN STREET
GRIFFITH STREET
BARLOW STREET
MOREY STREET
DEAN PARK
MOREHEAD STREET
SOUTHBANK NEIGHBOURHOOD
SAUNDERS STREET
GONDWANA STREET
DAVIDSON STREET
PERKINS STREET
BROWN STREET
2
PERKINS STREET WEST
Legend
Built form up to 6 storeys
2 Built form - stadium
Built form up to 4 storeys
Public space
Open space - Central Park
Open space - Dean Park
New road alignment
Service access
Intersection change
Intersection improvement for pedestrian movement
Key pedestrian link
Local bus terminus and driver facilities
Public plaza
Ross Creek

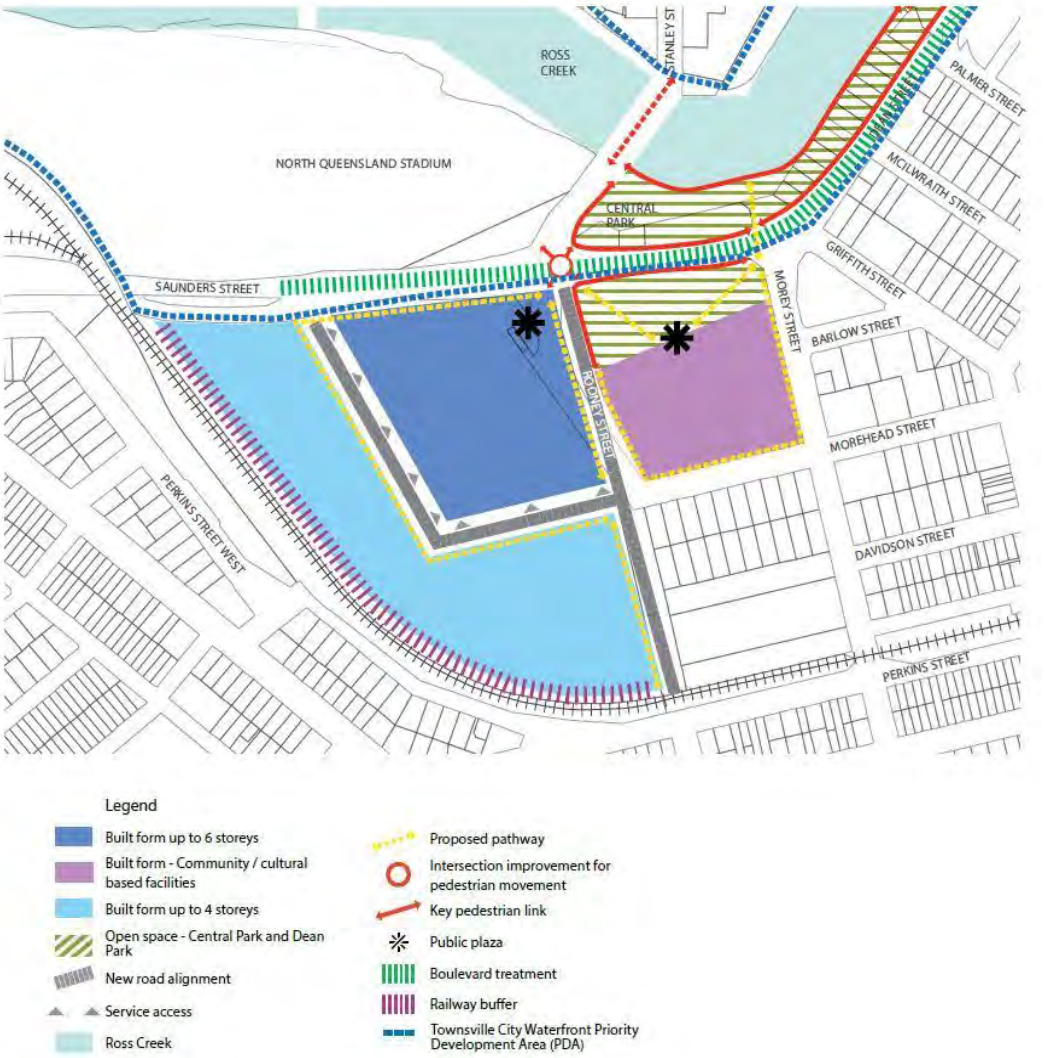


Figure 6.145 – South Townsville Railyards and Dean Park precinct concept plan

Editor's note—Land within the Townsville City Waterfront Priority Development Area as identified in Part 10 Other plans and Schedule 2 Mapping of the planning scheme is regulated under the *Economic Development Act 2012*

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Wotton Street precinct	
PO6~~78~~ The ongoing activities of the low impact industrial area to the north are not compromised.	**AO6~~78~~** Development provides the following along the common boundary with adjacent industrial uses: (a) a minimum 3m wide landscaped buffer; and (b) a solid 1.8m fence along the full length of the boundary.

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Breakwater precinct	
PO6~~89~~ Development is generally in accordance with Figure 6.146 — Breakwater precinct concept plan.	No acceptable outcome is nominated.
PO69~~70~~ A new marina is established on the seaward side of the precinct, and includes a new boat launch facility as shown on Figure 6.146 — Breakwater precinct concept plan.	No acceptable outcome is nominated.
PO70~~1~~ An open space and pedestrian network is provided as identified on Figure 6.146 — Breakwater precinct concept plan, and includes the provision of a boardwalk adjoining the future marina, pedestrian links along all waterfront areas, and a new park at the north eastern point of the precinct.	No acceptable outcome is nominated.
PO71~~2~~ Where shown as an 'active frontage' on Figure 6.146 — Breakwater precinct concept plan, new buildings contribute to the creation of an attractive and activated edge to the waterfront by having facades which contain windows, doors, materials and features which generate visual interest and engagement with the water frontage.	No acceptable outcome is nominated.
PO72~~3~~ Dining, entertainment and tourist-oriented uses occur at the ground storey.	No acceptable outcome is nominated.
PO73~~4~~ Development within the Breakwater entertainment area shown on Figure 6.146 — Breakwater precinct concept plan supports the consolidation of the casino and allied uses, including ~~short-term accommodation,~~ boat club and market.	No acceptable outcome is nominated.

PO7~~45~~ Development within the Breakwater living area shown on Figure 6.146 — Breakwater precinct concept plan primarily facilitates high density short or long-term accommodation uses, with local dining and shops at the ground floor where adjoining the future marina.	No acceptable outcome is nominated.
PO7~~56~~ Building heights ensure the protection of the visual primacy of the principal centre ~~(CBD)~~, the retention of key views to Castle Hill and Melton Hill, and to the sea and Magnetic Island.	**AO7~~56~~** Building heights are in accordance with Figure 6.146 — Breakwater precinct concept plan.
PO7~~67~~ Development within the Port interface sub precinct Breakwater interface area shown on Figure 6.146 does not adversely impact on the operation of the port where amenity impact cannot be appropriately mitigated.	No acceptable outcome is nominated.
PO7~~78~~ Development incorporates appropriate noise, dust, odour and lighting standards to ensure siting, design and construction achieves acceptable levels of amenity.	No acceptable outcome is nominated.
PO7~~89~~ Development that contains lighting is located, designed and orientated to ensure that illumination and glare from the development does not conflict with port operations (e.g. navigation lead lights).	**AO7~~89~~** Outdoor lighting complies with the technical parameters, design, installation, operation and maintenance identified in AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting.
PO7~~980~~ Development within the Port interface sub precinct shown on Figure 6.146 mitigates exposure to potential adverse amenity impacts from the Port operational area on private or communal outdoor spaces including balconies or ground level spaces intended for outdoor uses	No acceptable outcome is nominated.
PO8~~01~~ Development within the Port interface sub precinct shown on Figure 6.146 provides landscaping in locations where planting will provide a visual buffer to mitigate aesthetic impacts from the Port operational area.	No acceptable outcome is nominated.
PO8~~12~~ Noise attenuation is incorporated into the built form to reduce exposure to adverse amenity impacts associated with port operations. Note—A report to demonstrate compliance with PO82 may be required which includes assessment using: Environmental Protection (Noise) Policy 2019 AS/NZS 2107:2016 – Acoustics – recommended design sound level and reverberation times for building interiors, or similar noise guidelines	No acceptable outcome is nominated.
PO8~~23~~ Within the Port interface sub precinct shown on Figure 6.146, siting, orientation and building design measures ensure residents or visitors are not adversely affected by amenity impacts associated with the Port operational area.	**AO8~~23~~.1** Development incorporates screening (vegetation and any other measures) between the building and Port operational area; and **AO8~~23~~.2** Balconies, doors, windows and openings do not occur on building elevations that overlook the port (partially or directly); and **AO8~~23~~.3** Habitable rooms are located and orientated away from the Port operational area.

B
A
ENTERTAINMENT DRIVE
SIR LESLIE THIESS DRIVE
PORT OF TOWNSVILLE
Legend
A Breakwater entertainment
B Breakwater living
Built form up to 8 storeys
Built form up to 6 storeys
Built form up to 4 storeys
Public space
Park / open space
Active frontage
Waterfront pathway
Boardwalk
Potential boat launch facilities
Potential new marina

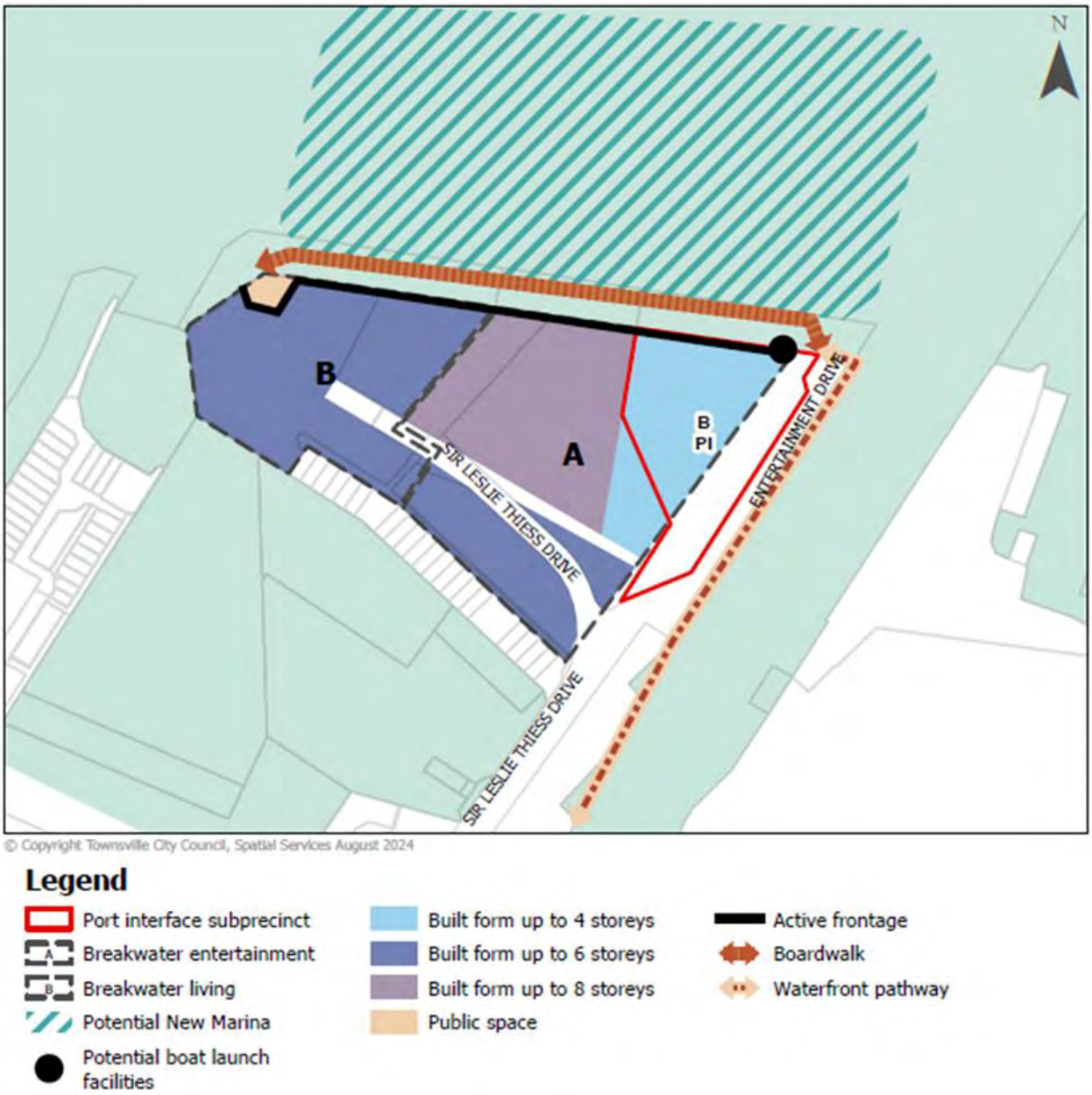


Figure 6.146 – Breakwater precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
King Street quarter precinct	
PO834~~77~~ Development is generally in accordance with Figure 6.147 — King Street quarter precinct concept plan.	No acceptable outcome is nominated.
PO845~~78~~ Development supports a mix of uses, including day and night-time activity.	No acceptable outcome is nominated.
PO856~~79~~ Café and restaurant uses establish predominantly at the ground floor along the street frontages to Wickham Street, King Street and Flinders Street, and also to Ross Creek frontages.	No acceptable outcome is nominated.
PO86~~70~~ Residential uses including long and short-term accommodation are predominantly located in the area bounded by Flinders Street, King Street and Wickham Street and The Strand.	No acceptable outcome is nominated.
PO87~~81~~ Building height is medium rise, and ensures the protection of the visual primacy of the principal centre ~~(CBD)~~. The tallest buildings occur in the centre of the Wickham Street/King Street/Flinders Street/The Strand block.	**AO8~~1~~** Building heights are in accordance with Figure 6.147 — King Street quarter precinct concept plan.
PO88~~92~~ An open space and pedestrian network is provided as identified on Figure 6.147 — King Street quarter precinct concept plan, and includes: (a) the provision of, pedestrian links along all waterfront areas; (b) an extension to Anzac Park (following realignment of Sir Leslie Thiess Drive and King Street); (c) a new open space and pedestrian link to the southern end of The Strand linking to a future pedestrian creek crossing; and (d) pedestrian through block links.	No acceptable outcome is nominated.

PO8990~~83~~ Where shown as 'active frontage' on Figure 6.147 — King Street quarter precinct concept plan, new buildings contribute to the creation of an attractive and activated edge to the street frontage by; (a) being built to the street frontage; (b) having facades which contain windows, doors, materials and features which generate visual interest and engagement with the street frontage; (c) providing awnings to all street frontages; and (d) providing a continuous building alignment.	No acceptable outcome is nominated.

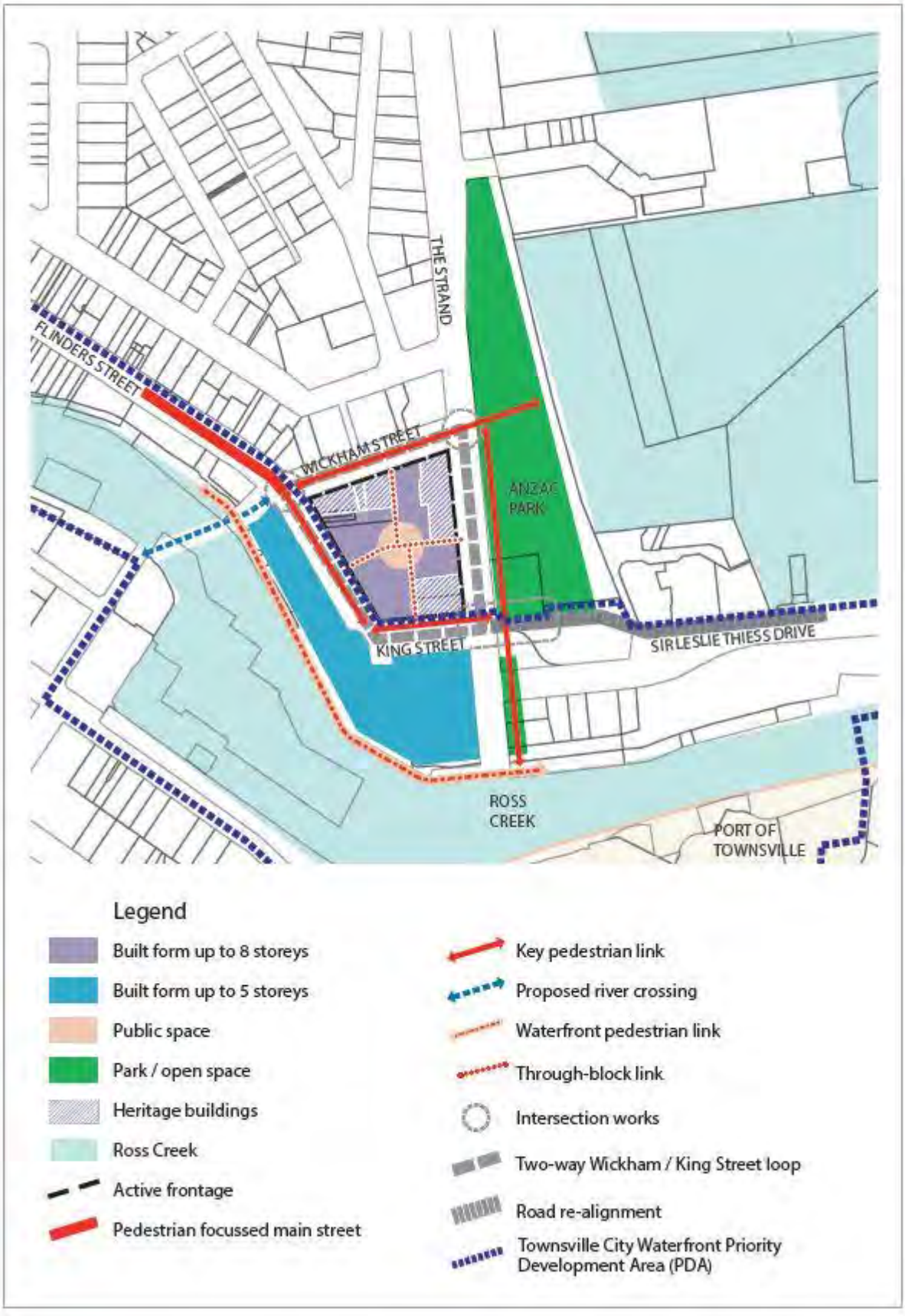


Figure 6.147 – King Street quarter precinct concept plan

Table 6.3.7.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Kings Road precinct	
PO90184 Building height creates a medium-rise environment.	**AO90184** Building height does not exceed 5 storeys.
PO91285 Development provides for enhanced public realm and pedestrian connectivity, in accordance with Figure 6.148 — Kings Road precinct concept plan, including: (a) enhanced north south and east west links through the precinct; (b) a civic node on the lake frontage; (c) enhanced pedestrian access to and along the lake; and (d) a primary pedestrian and cycle pathway along Kings Road.	No acceptable outcome is nominated.
PO92386 The civic node at the lake frontage is sleeved by active street level uses.	No acceptable outcome is nominated.
PO93487 Residential uses are appropriately buffered from the railway corridor.	No acceptable outcome is nominated.

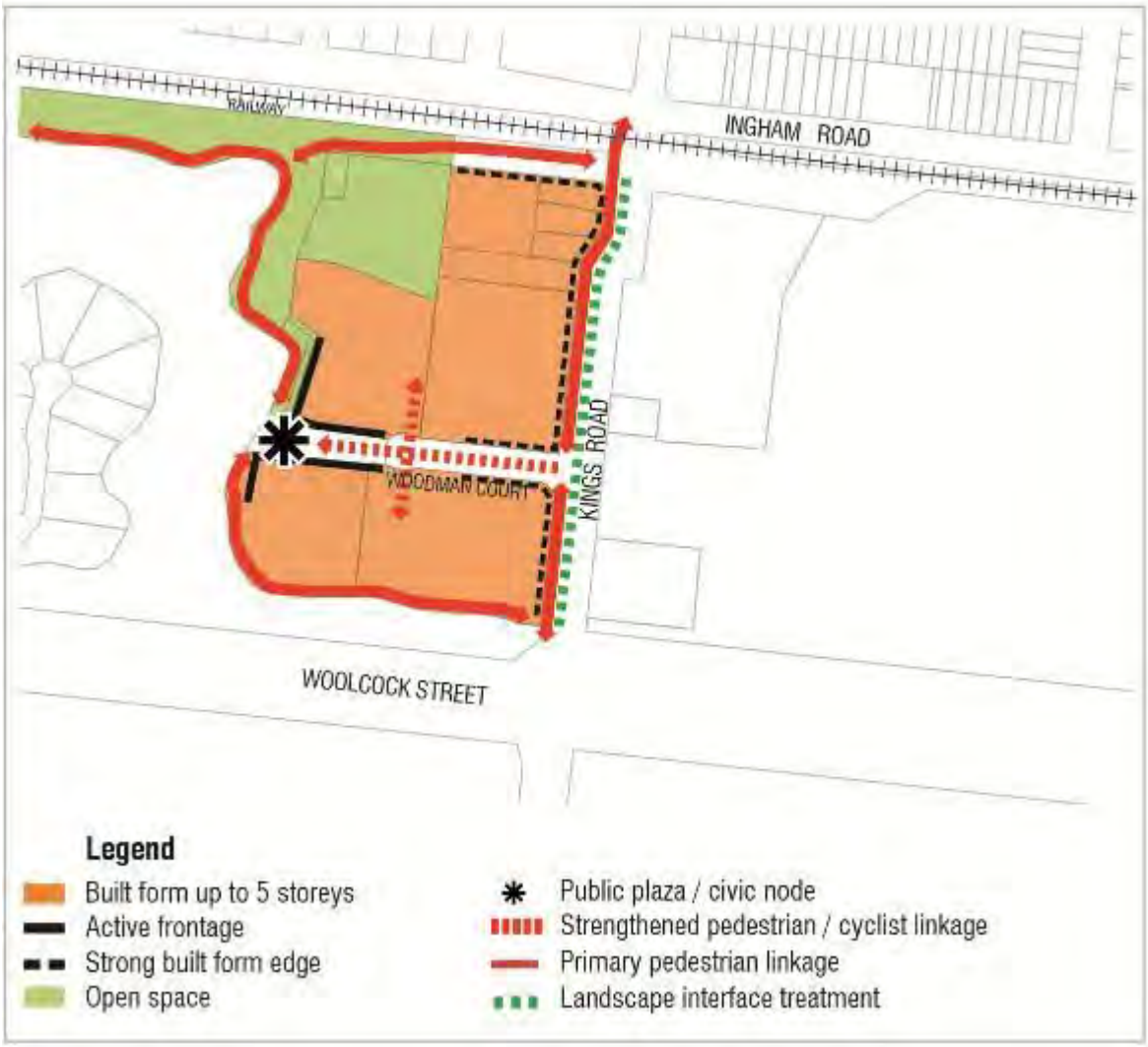


Figure 6.148 – Kings Road precinct concept plan

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.~~

~~(1) 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.~~ is to provide for —

(a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and

(b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

~~(1)~~(2) The ~~particular~~ local government purpose of the zone~~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.

~~(2)~~(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.

~~(3)~~(4) The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

Balgal 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^2;

(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.

Click here to view high resolution PDF.

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.

Click here to view high resolution PDF.

Figure 6.150 – Cluden precinct

Lansdown motor sport facility 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;

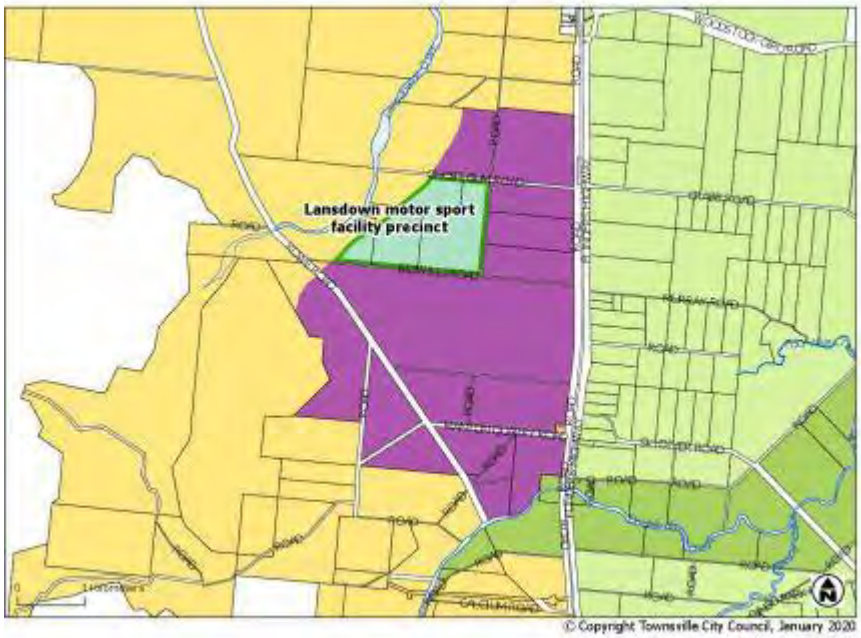
(f) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

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; and

~~(h)~~(i) development does not prejudice the long-term potential of the Lansdown high impact industry precinct to accommodate development consistent with the relevant zone code.~~.~~



Click here to view high resolution PDF.

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

PO1 Development does not substantially exceed the height of existing buildings in the area or is designed to sympathetically transition from lower rise neighbouring buildings.	**AO1** Building height does not exceed 3 storeys.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	**AO2** Buildings are set back from street and road frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
PO3 Development minimises the bulk of buildings to assist integration with surrounding development.	**AO3** Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.

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	
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	**AO4.1** Buildings 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.
	AO4.2 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.
	AO4.3 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: (a) a minimum 1.8m high solid screen fence; or (b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width. **Editor's note—**Landscaping is to be provided to a standard specified in the Landscape code.
	AO4.4 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.
PO5 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.	**AO5** The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.

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	
PO6 Development does not compromise the effective operation of the primary use.	**AO6** No more than one (1) caretaker's accommodation unit is provided on the site.

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	
Community use and club	
PO7 Adequate lockable storage space is provided on-site to meet the needs of users.	**AO7** At least one (1) lockable storage space of a minimum of 4m^2 is provided for each room or area that can be hired out or used by community organisations or the public.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO8 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.
PO9 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.
PO10 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
PO11 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
For assessable development	
Amenity	
PO12 Development maintains a high level of general amenity within the site and for surrounding areas, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. **Editor's note—**Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.
PO13 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 6.4.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO14 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO15 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.
PO16 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
For assessable development	
Protection of natural values	
PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

Additional benchmarks for assessable development in precincts

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note -** Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Balgal Beach golf course precinct	
PO18 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.
PO19 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.
PO20 Reconfiguration creates lots that have sufficient area and dimension to facilitate residential development.	**AO20** Lots have an average size of 600m^2.
PO21 Tourist-oriented development is small-scale and low rise.	**AO21** Building height does not exceed 2 storeys.
PO22 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.
PO23 Development is within the capacity of available infrastructure and is supported by adequate infrastructure, including: (a) connection to reticulated water and sewage networks; (b) connection to stormwater drainage system; and (c) constructed roads.	No acceptable outcome is nominated. **Editor's note -** 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
Additional benchmarks for assessable development in precincts **Note -** Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Lansdown motor sport facility precinct	
PO24 A motor sport facility is established in accordance with Figure 6.162 Lansdown concept plan.	No acceptable outcome is nominated.
PO25 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.
PO26 Development is supported by adequate infrastructure, including: (a) connection to reticulated water and sewage networks; (b) connection to a stormwater drainage system; and (c) constructed roads.	No acceptable outcome is nominated **Editor's note -** In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.
PO27 Development does not cause noise nuisance to nearby sensitive land uses. **Editor's note -** Sensitive land uses are those uses defined by the *Planning Regulation 2017*.	**AO27** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019~~08~~ and the *Department of Environment and Heritage Protection Planning for Noise Control Guideline*.
PO28 Development does not: (a) affect the long-term operation of a high pressure gas pipeline; and (b) advesely impact the safety of people and property.	**AO28.1** Development does not occur within 100m of a high-pressure gas pipeline.
	AO28.2 Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.
PO29 Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.	No acceptable outcome is nominated. **Editor's note -** 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.
PO30 Development is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with other lawful uses.	No acceptable outcome is nominated.

Lansdown motor sport facility precinct

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

PO31 Development that is incompatible with the impacts associated with uses anticipated within the Lansdown high impact industry precinct or Rural zone are not supported.	No acceptable outcome is nominated.

Click here to view high resolution PDF.

Figure 6.162 – Lansdown concept plan

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.~~

~~(2) It may provide for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.~~

~~(1) 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.~~ is to provide for—

(a) local, district and regional parks for the use of residents and visitors; and

~~(a)~~(b) facilities and infrastructure that support, and are required by, users of the parks.

(2) The ~~particular~~ local government purpose of the zone~~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.

Click here to view high resolution PDF.

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

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

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

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

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO3 Land predominantly accommodates parks and any development facilitates optimum enjoyment and use of the land for informal recreation purposes.	No acceptable outcome is nominated.
PO4 Other than at Riverway precinct, non-recreational uses occur only where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.	No acceptable outcome is nominated.
PO5 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.
PO6 Development does not detract from the site's visual quality or cultural values.	No acceptable outcome is nominated.

PO7 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
For assessable development	
Amenity	
PO8 Development maintains a high level of amenity within the site and for surrounding areas, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. **Editor's note—**Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.
PO9 Landscaping is provided to enhance the appearance of the development and assist in its integration with the open space setting.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO10 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO11 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, other parts of the open space network, sport and recreational activities, centres and community-related activities.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO12 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Riverway precinct	
PO13 Leisure focussed shops and dining uses are established along Village Boulevard opposite High Range Drive, creating an active link to the town centre heart precinct and a gateway feature for Riverway. 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.~~ is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

(a) educational establishments; and

(b) hospitals; and

(c) transport and telecommunication networks; and

~~(1)~~ (d) utility installations.

~~(2) 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.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the zone ~~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.

~~(2)~~(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, hospitals, health care services, 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.

~~(3)~~(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
For accepted development subject to requirements and assessable development – where involving a new building or expansion to an existing building	
Built form	
PO1 Development does not substantially exceed the height of existing buildings in the area.	**AO1** Building height does not exceed 3 storeys.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	**AO2** Buildings have their main face to the street and are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
PO3 Development minimises the bulk of buildings to assist integration with surrounding development.	**AO3** 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
For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building	
Amenity	
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	**AO4.1** Buildings are set back 6m or half the height of that part of the building, whichever is the greater, from any boundary shared with a residential use or land within a residential zone.
	AO4.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use or land within a residential zone. OR **AO4.2.2** A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential use or land within a residential zone. **Editor's note–**landscaping is to be provided to a standard specified in Section 9.3.3 Landscape code.
	AO4.3 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
For accepted development subject to requirements and assessable development	
General	
PO5 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO5.1** Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.*
	AO5.2 Outdoor lighting is provided in accordance with *Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements*.
PO6 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	**AO6** The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.

Table 6.4.3.3-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	
PO7 Development does not compromise the effective operation of the primary use.	**AO7** No more than one (1) caretaker's accommodation unit is provided on the site.

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

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

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

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO9 The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.	No acceptable outcome is nominated.
PO10 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.
PO11 Development does not prejudice the ongoing operation and expansion of existing uses on the site.	No acceptable outcome is nominated.
PO12 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
For assessable development	
Amenity	
PO13 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. **Editor's note—**Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.	No acceptable outcome is nominated.
PO14 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated**.**

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

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO15 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Accessibility	
PO16 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
For assessable development	
Protection of natural values	
PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention or enhancement of existing vegetation and ecological corridors; and (e) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Picnic Bay community facilities precinct	
PO18 Development in this precinct supports a transition from the existing use as a waste facility to uses which present as a gateway feature and key community node for Picnic Bay.	No acceptable outcome is nominated.
PO19 The existing land fill site is rehabilitated to a standard that is suitable to accommodate a range of community activities.	No acceptable outcome is nominated.
PO20 Building height and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.	**AO20** Building height does not exceed 2 storeys.
PO21 Design of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; (b) the natural setting of buildings within the landscape; and-Accepted development subject to requirements (c) maximising views to the bay.	No acceptable outcome is nominated.
PO22 Built form, landscape and streetscape treatment at the intersection of Birt Street and Nelly Bay Road reinforces a gateway statement.	No acceptable outcome is nominated.
PO23 Vehicle access points along Birt Street are minimised.	**AO23** Access points are limited to only one either side of Birt Street within this precinct.

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.~~ is to provide for the protection and maintenance of areas that support 1 or more of the following—

(a) biological diversity;

(b) ecological integrity;

(c) naturally occurring landforms;

~~(a)~~(d) coastal processes.

(2) The ~~particular~~ local government purpose of the ~~code~~ zone 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 accommodation and 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
For assessable development only	
PO1 Development is limited to: (a) development that facilitates conservation activities on the land; or (b) development that provides information or education of visitors directly connected to the values of the land; or (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 (d) the establishment of infrastructure that cannot practicably be located elsewhere; or (e) the establishment of a single dwelling house or caretaker's accommodation unit; or ~~(e)~~(f) the establishment of N~~n~~ature-based tourism or E~~e~~nvironmental~~al~~ facilities.	No acceptable outcome is nominated.

PO2 Tourist accommodation is not established with the exception of Nature based tourism.-.	**AO2** No acceptable outcome is nominated.
PO3 The footprint of any development is minimal and built form is of a low key, low-rise scale.	**AO3.1** Development occurs within existing buildings.
	AO3.2 Development does not involve any clearing of vegetation.

PO4 The land is not further subdivided.	**AO4** No new lots are created.
PO5 Environmental values on the site are maintained or enhanced.	No acceptable outcome is nominated.

6.5 Industry zones category

6.5.1 Low impact industry zone code

6.5.1.1 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.

6.5.1.2 Purpose

(1) The purpose of the Low impact industry zone is to provide for - ~~code is to provide for service industry and low impact industry uses.~~

(a) service industry and low impact industry; and

(b) other uses and activities that—

(i) support industry activities; and

~~(1)~~ (ii) do not compromise the future use of premises for industry activities.

~~(2) It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.~~

~~Activities considered appropriate in this zone are defined as Low impact industry or Service industry in the schedule of definitions.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the ~~code~~ zone is to:

(a) facilitate the safe, efficient and attractive use of land for smaller scale and lower impacting industries; and

(b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive land uses.

~~(2)~~(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the zone primarily accommodates a range of generally smaller scale industrial uses which have low levels of potential impacts on surrounding areas and often provide services to the general public;

(b) the zone also accommodates storage, wholesale and trade supplies, uses requiring significant outdoor sales areas and indoor sport and recreation uses which are difficult to locate elsewhere, where these have low levels of potential impacts on the surrounding area;

(c) other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the area, and are limited in extent;

(d) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms or retail based hardware supplies;

(e) the intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;

(f) any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts;

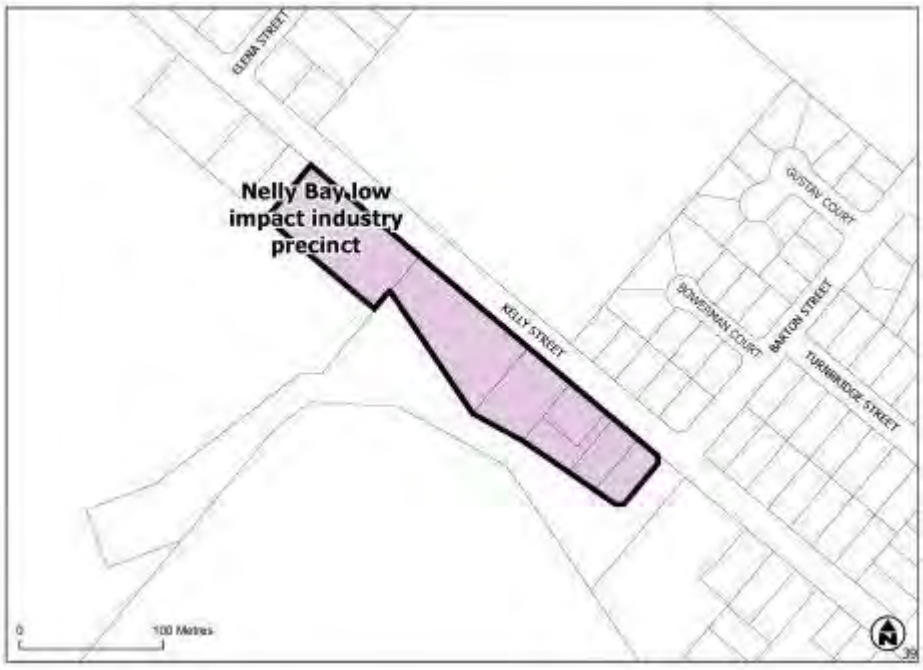
(g) development makes a positive contribution to the public domain, particularly along major roads and near centres; and

(h) development avoids significant adverse effects on water quality and the natural environment.

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Nelly Bay low impact industry precinct:

(i) design of built form is of high quality and consistent with the low density Magnetic Island character.



Click here to view high resolution PDF.

Figure 6.153 – Nelly Bay low impact industry precinct

6.5.1.3 Assessment benchmarks

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 — where involving a new building or expansion to an existing building **Note—**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.	
Built form	
PO1 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	**AO1.1** Site cover does not exceed 80%.
	AO1.2 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.
	AO1.3 New building and structure height does not exceed 12m.
	AO1.4 Buildings are set back from street and road frontages: (a) within 20% of the average front set back of adjoining buildings; or (b) where there are no adjoining buildings, 4m.
	AO1.5 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.
PO2 Building entrances are legible and safe.	**AO2.1** Pedestrian entries to buildings are visible from the street and visitor parking areas, and are separate to vehicle access points.
	AO2.2 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.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.
	AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.

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 — where involving a new building or expansion to an existing building **Note—**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.	
Amenity	
PO3 Where adjoining a residential zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity are minimised.	**AO3.1** 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.
	AO3.2 Within the setback area adjoining a residential zone, the following are provided: (a) a minimum 1.8m high solid boundary fence; or (b) a densely planted landscape strip, having a minimum depth of 2m and the balance setback area turfed.
	AO3.3 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.
PO4 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.	**AO4** Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. **Editor's note—**Screening can be provided by any combination of the above treatments to meet the acceptable outcome.
PO5 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.	**AO5** ~~Landscaping is provided along all road frontages of the site for a minimum depth of:~~ ~~4m along an arterial or sub-arterial road; or~~ ~~2m along any other road or street frontage.~~ Landscaping is provided for a minimum depth of 2m along any road or street frontage.

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	
General	
PO6 Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised. **Editor's note—**Applicants should have regard to relevant legislative, industry and licensing requirements.	**AO6.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 201908.
	AO6.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 201908.
	AO6.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.
	AO6.4 All external areas are sealed, turfed or landscaped.
	AO6.5 Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO6.6 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements*.
PO7 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. **Editor's note—**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.	**AO7.1** Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.
	AO7.2 Roof water is piped away from areas of potential contamination.
PO8 The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	**AO8** Development does not involve earthworks involving more than $100m^3$.

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	
PO9 Development does not compromise the viability of the primary use of the site.	**AO9** No more than one (1) caretaker's accommodation dwelling is established on the site.

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	
PO10 Offices are accommodated within the zone where they are ancillary to the primary use.	**AO10** The area used for an office use does not exceed ~~250m^2 or~~ 10% of the gross floor area~~., whichever is the lesser.~~

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO11 Development within the zone is of a low impact nature and is either: (a) an industrial activity; or (b) trade related; or (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 (d) small in scale and ancillary to or directly support the industrial functions of the area.	No acceptable outcome is nominated.
PO12 Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.	No acceptable outcome is nominated.
PO13 Development does not compromise the use of land for industrial purposes.	No acceptable outcome is nominated.
PO14 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.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO15 Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and wayfinding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
PO16 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.
PO17 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Nelly Bay low impact industry precinct	
PO18 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.
PO19 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; and (b) natural setting of buildings within the landscape.	No acceptable outcome is nominated.
PO20 Streetscape and landscape treatments contribute to the creation of the local Magnetic Island character.	No acceptable outcome is nominated.

6.5.2 Medium impact industry zone code

6.5.2.1 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.

6.5.2.2 Purpose

(1) The purpose of the Medium impact industry zone ~~code is to provide for medium impact industry uses.~~ is to provide for —

(a) medium impact industry; and

(b) other uses and activities that—

(i) support industry activities; and

(ii) do not compromise the future use of premises for industry activities

~~(1) It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.~~

~~Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is to:

(a) facilitate the safe and efficient use of land for a range of industrial activities; and

(b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive land uses.

~~(2)~~(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the zone accommodates a wide range of industrial uses that are likely to have potential for off-site impacts, including manufacturing , transport, storage, outdoor sales and other users which require larger sites in locations separated from sensitive land uses;

(b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;

(c) the zone does not accommodate uses which are primarily orientated to retain sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms, or retail based hardware supplies;

(d) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;

(e) the impacts of the development are managed to ensure public health and safety and achieve acceptable levels of amenity for nearby sensitive land uses;

(f) development avoids significant adverse effects on water quality and the natural environment;

(g) development does not adversely affect the safe and efficient operation of nearby Department of Defence landholdings;

(h) development is safe and legible, and designed to establish safe and efficient movement systems;

(i) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to the Low impact industrial zone; and

(j) development makes a positive contribution to the public domain, particularly along major roads.

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Roseneath medium impact industry precinct:

(a) medium impact industries, including those with a transport and logistics focus, occurs in the precinct;

(b) 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.

(c) development minimises impacts on surrounding land uses, including existing residential uses as far as practicable; and

(d) development protects the hydraulic capacity and environmental qualities of waterways, including Stuart and Stoney Creeks, and unnamed tributaries.

Click here to view high resolution PDF.

Figure 6.154 – Roseneath medium impact industry precinct

6.5.2.3 Assessment benchmarks

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building **Note—**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.	
Built form	
PO1 Development is consistent with the scale of surrounding buildings.	**AO1.1** Site cover does not exceed 80%.
	AO1.2 Buildings are set back from street and road frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4~~6~~m.
PO2 Building entrances are legible and safe.	**AO2.1** Pedestrian entries are visible from the primary street frontage and visitor car parking areas, and are separate to vehicle access points.
	AO2.2 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.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.
	AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building **Note—**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.	
Amenity	
PO3 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and sensitive land uses.	**AO3** Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. **Editor's note—**Screening can be provided by any combination of the above treatments to meet the acceptable outcome.
PO4 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.	**AO4** Landscaping is provided for a minimum depth of~~:~~ ~~4m along an arterial or sub-arterial road; or~~ 2m along any ~~other~~ road or street frontage.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
PO5 Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised. **Editor's note—**Applicants should have regard to relevant legislative, industry and licensing requirements.	**AO5.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 201~~908~~.
	AO5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 201~~908~~.
	AO5.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.
	AO5.4 All external areas are sealed, turfed or landscaped.
	AO5.5 Light emanating from any source complies with *Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO5.6 Outdoor lighting is provided in accordance with *Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements*.

PO6 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. **Editor's note—**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.	**AO6.1** Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.
	AO6.2 Roof water is piped away from areas of potential contamination.
PO7 The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	**AO7** Development does not involve earthworks involving more than 100m^3.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Defence land	
PO8 Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	**AO8** All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

Table 6.5.2.3-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	
PO9 Development does not compromise the viability of the primary use of the site.	**AO9** No more than one (1) caretaker's accommodation dwelling is established on the site.

Table 6.5.2.3-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	
PO10 Offices are accommodated where they are ancillary to the primary industrial use on the site.	**AO10** The area used for an office use does not exceed ~~250m^2 or~~ 10% of the gross floor area~~., whichever is the lesser.~~

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO11 Development within the zone facilitates: (a) industrial activities whose impacts on sensitive land uses and the natural environment can be appropriately managed; or (b) uses which require larger sites in locations that are separated from sensitive land uses, and are not more appropriately accommodated in other zones; or (c) non-industrial uses which are small in scale and ancillary to or directly support the industrial functions of the area.	No acceptable outcome is nominated.
PO12 Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.	No acceptable outcome is nominated.
PO13 Development does not significantly detract from the availability or utility of land for industry purposes.	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO14 Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and wayfinding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
PO15 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.
PO16 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Roseneath medium impact industry precinct	
PO17 Development is supported by adequate infrastructure, including: (a) connection to reticulated water and sewage networks; (b) connection to a stormwater drainage system; and (c) constructed roads.	No acceptable outcome is nominated. **Editor's note—**In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.
PO18 Development protects the environmental quality, existing riparian vegetation and hydraulic capacity of waterways including Stuart and Stoney Creeks.	No acceptable outcome is nominated.
PO19 Development does not compromise the safe use of the nearby magazine reserve.	**AO19** The development does not compromise the protective works safety distance from explosive storage stipulated in *AS2187-1 Explosives — Storage, transport and use* and is otherwise consistent with that standard. **Editor's note—**The magazine reserve is located on the following property descriptions, Lot 103 Plan EP2187 and Lot 220 Plan SP138418.

PO20 Impacts on nearby residential uses are minimised as far as practicable. **Editor's note—**Applicants should have regard to relevant legislative, industry and licensing requirements.	No acceptable outcome is nominated.

6.5.3 High impact industry zone code

6.5.3.1 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.

6.5.3.2 Purpose

~~(1)~~ The purpose of the High impact industry zone ~~code is to provide for high impact industry uses.~~

~~(2) It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.~~

(1) ~~Activities considered appropriate in this zone are defined as High impact industry in the schedule of definitions.~~ is to provide for —

(a) high impact industry; and

(b) other uses and activities that—

(i) support industry activities; and

~~(3)~~(1) (ii) do not compromise the future use of premises for industry activities.

~~(4)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is to:

(a) facilitate the safe and efficient use of land for a range of higher impacting industrial activities; and

(b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive land uses.

~~(5)~~(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the zone accommodates industrial uses that are likely to have a higher potential for off-site impacts and other uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone;

(b) the zone does not accommodate uses which attract visitation by members of the public;~~.~~

~~(b)~~(c) the zone supports the development of renewable energy production including clean hydrogen;

~~(c)~~(d) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;

~~(d)~~(e) the impacts of development are managed to ensure public health and safety;

~~(e)~~(f) development avoids significant adverse effects on water quality and the natural environment;

~~(f)~~(g) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;

~~(g)~~(h) development is safe and legible and designed to facilitate large format industrial uses.

~~(h)~~(i) development makes a positive contribution to the public domain, particularly along major roads.

~~(6)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Lansdown high impact industry precinct:

(a) medium and high impact industrial uses are accommodated in this precinct;

(b) development provides adequate new infrastructure to support new uses, including roads, stomwater, water and sewer infrastructure;

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

provided.

(c) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;

(d) development avoids impacts on groundwater;

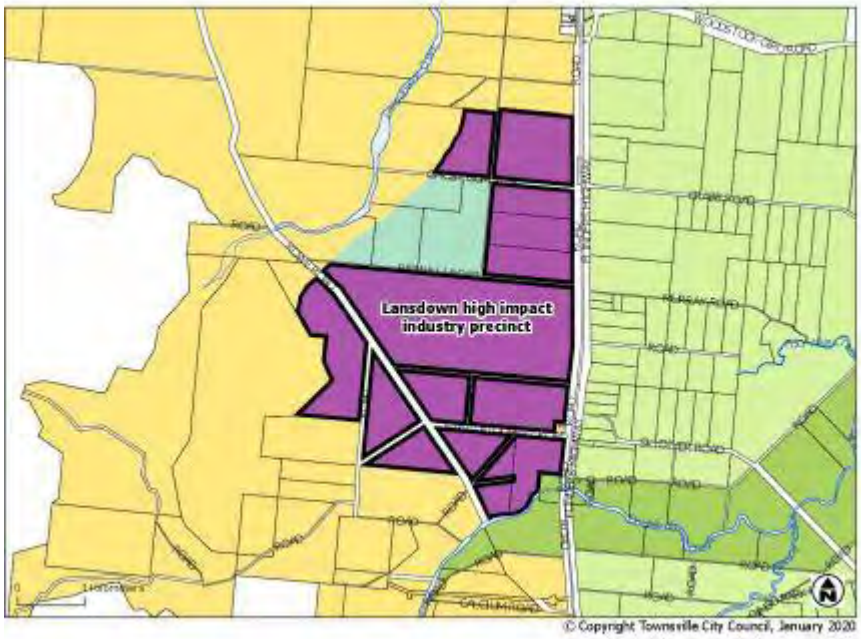
(e) development provides strong landscape amenity to all boundaries fronting a road and land external to the zone;

(f) development minimises impacts on surrounding land uses, including existing sensitive land uses; and

(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.

(h) development of renewable energy production including clean hydrogen is located within this precinct.



Click here to view high resolution PDF.

Figure 6.163 – Lansdown high impact industry precinct

6.5.3.3 Assessment benchmarks

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building **Note—**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.	
Built form	
PO1 Development is consistent with the scale of surrounding buildings.	**AO1.1** Site cover does not exceed 80%.
	AO1.2 Buildings are set back from street frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4~~6~~m.
PO2 Building entrances are legible and safe.	**AO2.1** Pedestrian entries are visible from the primary street frontage and visitor parking areas, and are separate to vehicle access points.
	AO2.2 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.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.
	AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building **Note—**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.	
Amenity	
PO3 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from major roads.	**AO3** Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. **Editor's note—**Screening can be provided by any combination of the above treatments to meet the acceptable outcome.

PO4 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.	**AO4** Landscaping is provided for a minimum depth of 4m along any road or street frontage.~~along all road frontages of the site for a minimum depth of:~~ ~~(a) 4m along an arterial or sub-arterial road; or~~ ~~(b) 2m along any other road or street frontage.~~

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
PO5 Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised. **Editor's note -** Applicants should have regard to relevant legislative, industry and licensing requirements. **Editor's note** - A report by a qualified air quality expert may be required to allow an assessment to be made of the air quality or impacts. The Queensland Odour Impact Assessment Guidelines provides a methodology for assessing impact. **Editor's note** - Sensitive land uses are those uses defined by the *Planning Regulation 2017*.	**AO5.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019~~08~~.
	AO5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019~~08~~.
	AO5.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.
	AO5.4 All external areas are sealed, turfed or landscaped.
	AO5.5 Light emanating from any source complies with *Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting*.
	AO5.6 Outdoor lighting is provided in accordance with Australian Standard *AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements*.
	AO5.7 Development achieves the human comfort vibration limits set out in Table 1 at all nearby sensitive land uses.
PO6 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. **Editor's note—**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.	**AO6.1** Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.
	AO6.2 Roof water is piped away from areas of potential contamination.
PO7 The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	**AO7** Development does not involve earthworks involving more than 100m^3.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Defence land	
PO8 Development does not adversely affect the safe and efficient operation of Department of Defence land.	**AO8** All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

Table 6.5.3.3 - Accepted development subject to requirements ~~Self-assessable~~ and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
PO9 Development does not compromise the viability of the primary use of the site.	**AO9** No more than one caretaker's accommodation dwelling is established on the site.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO10 The zone predominantly accommodates industrial uses with potential for higher impacts.	No acceptable outcome is nominated.
PO11 Other uses are accommodated where they: (a) are uses which: (i) require larger sites in locations that are separated from sensitive land uses; (ii) are not more appropriately accommodated in other zones; and (iii) are compatible with the impacts and risks associated with the zone; or (b) are small in scale and ancillary to or directly support the industrial functions of the area.	No acceptable outcome is nominated.
PO12 The zone does not accommodate uses that attract members of the public who are not employed in the zone.	No acceptable outcome is nominated.
PO13 Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO14 Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate wayfinding mechanisms; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
PO15 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.
PO16 The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

Lansdown high impact industry precinct

Table 6.5.3.3-Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes takes precedence.**	
Lansdown high impact industry precinct	
PO17 Development areas are to be created generally in accordance with Figure - 6.164 Lansdown concept plan.	No acceptable outcome is nominated.
PO18 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 - 6.164 Lansdown concept plan.	No acceptable outcome is nominated.
PO19 Development does not discharge waste water into the Ross River Dam catchment. **Editor's note** - Applicants should also refer to the Healthy waters code, and the Natural assets overlay code and Water catchment overlay code for additional requirements regarding water and waterway related matters.	No acceptable outcome is nominated.
P020 Development is supported by adequate infrastructure, including: (a) connection to reticulated water and sewerage networks; (b) provision of stormwater quality and quantity management systems; (c) constructed roads; and (d) on-site water quality treatment infrastructure or water detention basins located outside environmental corridors. **Editor's note** - Applicants should also have regard to Section 9.3.7 Works code and Section 9.3.2 Healthy waters code.	No acceptable outcome is nominated. **Editor's note -** In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.
PO21 Development does not: (a) affect the long-term operation of a high-pressure gas pipeline; and (b) adversely impact the safety of people and property.	**AO21.1** Development does not occur within 100m of a high-pressure gas pipeline.
	AO21.2 Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.
PO22 Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.	No acceptable outcome is nominated. **Editor's note** – 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 person.

PO23 Landscaping is provided to mitigate the visual impact of development and screen unsightly components and creates streetscapes which contribute positively to the city image, particularly along roads and land in another zone. **Editor's Note** – Applicants will need to address 9.3.3 Landscaping Code and SC6.4.3.6 Landscape Policy.	**AO23** Landscaping is provided for a minimum depth of: (a) 4m along any arterial or sub-arterial road or any other road; or (b) 4m along any land in another zone.
PO24 In addition to meeting PO5, development in the Lansdown high impact industry precinct maintains a high level of noise amenity for nearby rural zoned land and sensitive land uses.	**AO24** Development achieves the noise levels set out in the *Department of Environment and Heritage Protection Planning for Noise Control Guideline.*
PO25 Development that is incompatible with existing and approved industrial uses, extractive industry, major infrastructure and major sport and recreation facilities is located to avoid adverse impacts, and where this is not possible, development is designed to minimise the impacts. **Editor's note:** A noise/odour/ air impact assessment report will assist in demonstrating the achievement of this performance outcome.	No acceptable outcome is nominated.
PO26 Development involving prescribed hazardous chemicals stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold) is located and designed in a manner that minimises the likelihood of inundation of flood waters from creeks, rivers, lakes or estuaries.	No acceptable outcome is nominated.
PO27 Development involving the use, storage and handling of explosive materials and prescribed hazardous chemicals is located, designed and constructed to minimise risks to human health and property, proportionate to the sensitivity of the surrounding land uses or zones. **Editor's Note:** A hazard assessment report will assist in demonstrating achievement of the performance outcome. ~~Applicants should refer to the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, published by the Office of Industrial Relations, Workplace Health and Safety Queensland.~~ **Editor's Note:** Development involving hazardous chemicals will be referred to the Office of Industrial Relations, Major Hazard~~s~~ Facilities Unit for third party advice.	No acceptable outcome is nominated.

Click here to view high resolution PDF.

Figure 6.164 – Lansdown concept plan

Table 1 Recommended human comfort vibration levels

Location	Peak Particle Velocity (PPV) vibration levels, mm/s	
	Preferred	Maximum
Critical areas[1]	0.14	0.28
Residences - daytime[2]	0.28	0.56
Residences – nighttime[2]	0.2	0.4
Offices, schools, educational institutions and places of worship	0.56	1.1
Workshops	1.1	2.2
(1) Examples includes hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be need to assess intermittent values against the continuous or impulsive criteria for critical areas.		
(2) Daytime is 7:00am to 10:00pm and nighttime is 10:00pm to 7:00am.		

6.6 Rural zones category

6.6.1 Rural zone code

6.6.1.1 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.

6.6.1.2 Purpose

(1) The purpose of the Rural zone ~~code is to:~~ is to —

(a) provide for rural uses and activities; and

(b) provide for other uses and activities that are compatible with—

(i) existing and future rural uses and activities; and

(ii) the character and environmental features of the zone; and

(c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

~~(1)~~

~~(2) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;~~

~~(3) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and~~

~~(4) protect or manage significant natural features, resources, and processes, including the capacity for primary production.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is to ensure:

(a) the productive capacity of all rural land and opportunities to diversify and add value to rural production are maximised, within the ecological constraints of the land;

(b) the character and landscape values of non-urban land are maintained; and

(c) urban or rural residential development does not expand into rural zoned land.

~~(2)~~(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the zone primarily accommodates cropping or animal husbandry and ancillary detached houses;

(b) all rural land is protected from further fragmentation. A lack of viability for existing farm units and small holdings does not justify their further subdivision or use for non-rural purposes;

(c) housing in the rural zone only occurs to the extent that it supports the productive use of the land. Urban and rural residential development is contained within designated growth areas and does not expand into the rural zone;

(d) other new enterprises, including rural industries and tourism activities, are accommodated where:

(i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;

(ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided;

(iii) the existing landscape and natural resource values of the land are maintained; and (iv) the development is not more appropriately located in another zone;

(e) extractive resources and existing extractive operations on rural land are protected from encroachment by incompatible uses;

(f) the environmental, character and landscape values of all rural land are maintained; and

(g) adequate separation and buffering is provided by new development in nearby urban or rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive land uses is avoided.

~~(3)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Horticulture precinct:

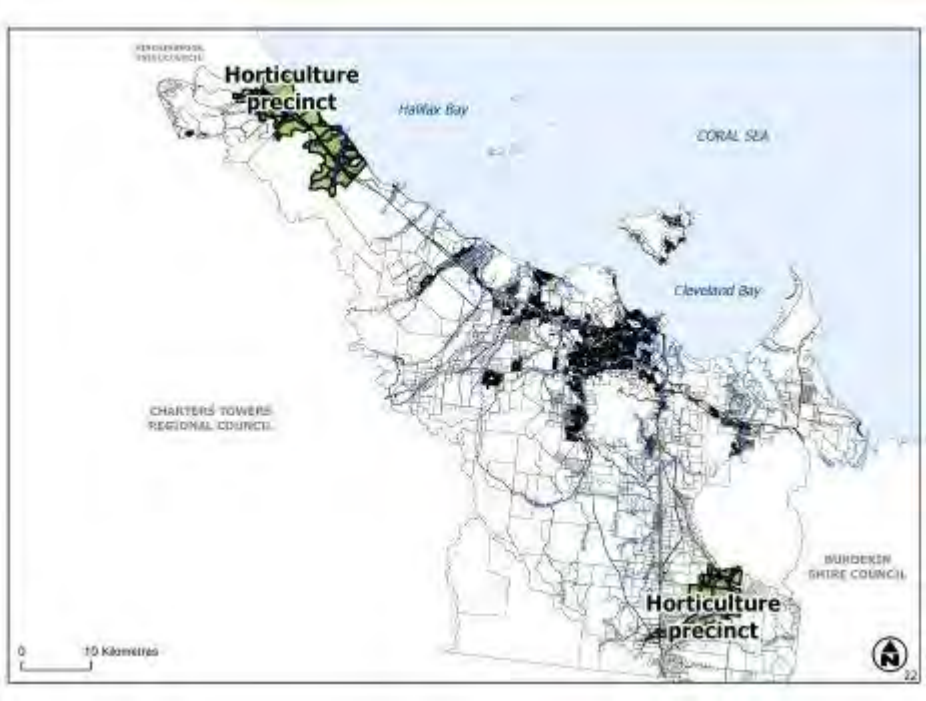
(a) this precinct contains the most productive areas in the Townsville region, in which cropping is the predominant land use. The productive capacity of this land is maximised;

(b) rural industries which have a direct nexus with the rural production in the immediate locality and only small-scale farm stay or bed and breakfast accommodation are established in this precinct;

(c) forestry does not adversely affect horticultural production, natural or scenic values on nearby land;

(d) permanent plantations, animal keeping (being kennels and catteries), intensive animal industries and aquaculture are not established in this precinct; and

(e) subdivision of lots below 40ha generally does not occur.



Click here to view online PDF.

Figure 6.155 – Horticulture precinct

Mixed farming precinct:

(a) this precinct contains low intensity animal husbandry with some potential for cropping.

(b) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:

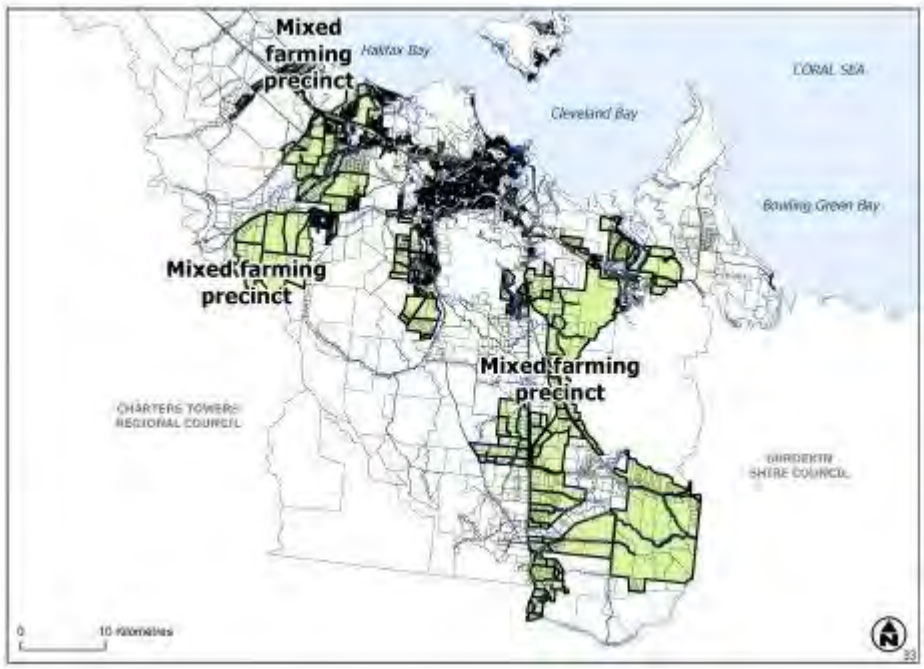
  (i) are able to be located on less productive land within the precinct;

  (ii) are adequately separated from rural dwellings and other sensitive land uses;

  (iii) do not diminish the productive capacity of other land nearby; and

  (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;

(c) subdivision of lots below 400ha in the Ross River Dam catchment and 40ha elsewhere generally does not occur.



Click here to view online PDF.

Figure 6.156 – Mixed farming precinct

Grazing precinct:

(a) this precinct predominantly contains broad hectare grazing;

(b) the landscape character of elevated areas with high landscape significance is protected;

(c) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:

  (i) are able to be located on less productive land within the precinct;

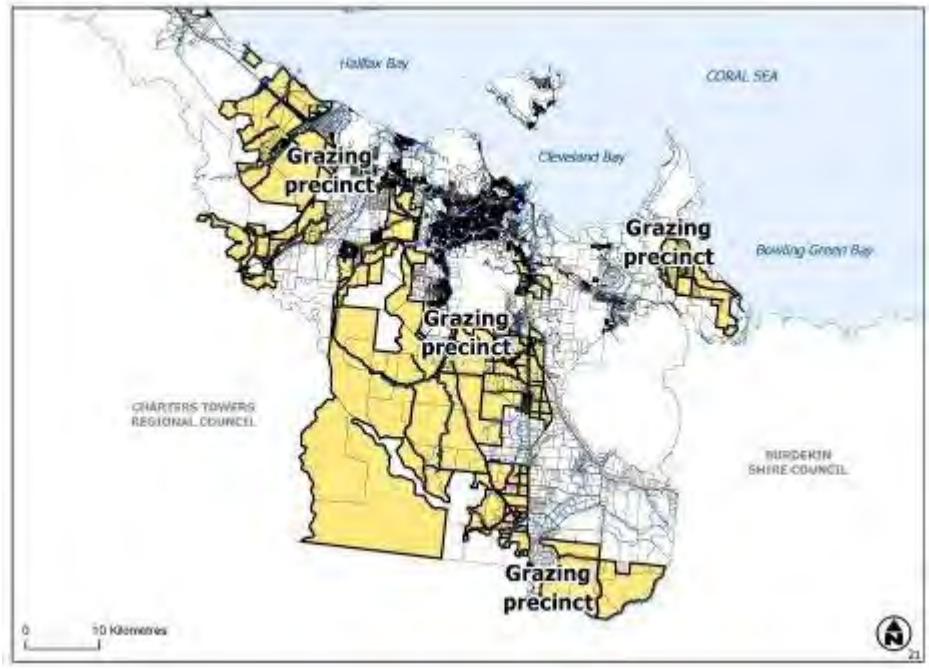
  (ii) are adequately separated from rural dwellings and other sensitive land uses;

  (iii) do not diminish the productive capacity of other land nearby; and

  (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;

(d) development does not prejudice the long-term potential of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct to accommodate development consistent with the relevant zone code; and

(e) subdivision of lots below 400ha generally does not occur.



Click here to view online PDF.

Figure 6.157 – Grazing precinct

Cungulla precinct:

(a) rural land in the Cungulla precinct includes smaller lots used for primarily residential purposes. Agricultural uses are of lesser importance at Cungulla;

(b) houses are established on rural zoned land at Cungulla, providing that appropriate residential amenity and safety can be maintained, with particular regard to nearby extractive industry activities;

(c) houses are provided with adequate water supply and sewage treatment and disposal can be provided; and

(d) subdivision of lots below 10ha generally does not occur.

Click here to view high resolution PDF.

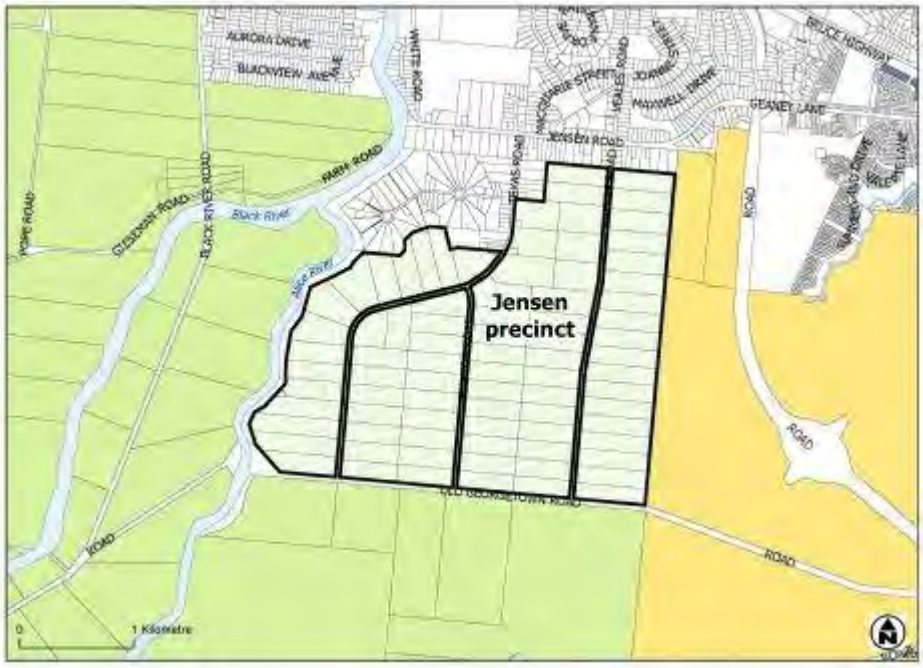
Figure 6.158 – Cungulla precinct

Jensen precinct:

(a) this precinct contains smaller rural living lots with some potential for cropping;

(b) houses are provided with reticulated water supply, and on-site sewerage treatment and disposal; and

(c) subdivision of lots below 10ha generally does not occur.



Click here to view high resolution PDF.

Figure 6.159 – Jensen precinct

6.6.1.3 Assessment benchmarks

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

Editor's note—Dwelling houses may also be accepted development subject to requirements against the Water resources catchment overlay code.

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation, community residence or dwelling house	
PO1 Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	**AO1.1** Dwellings are not established on lots less than 1ha in size, other than in the Cungulla precinct.
	AO1.2.1 Where on a lot less than 1ha (in accordance with AO1.1), no more than 1 dwelling is established. OR **AO1.2.2** On lots greater than 1ha, no more than 2 dwellings are established.
PO2 Dwellings have adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.	**AO2** A dwelling: (a) has a legal access to a constructed road; (b) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 liters; and (c) if in the Cungulla precinct, does not rely on bore water.
PO3 Dwellings are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	**AO3.1** Dwellings are separated from: (a) an existing or approved intensive animal industry use by at least 1km; (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) ~~500m~~ 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.
	AO3.2 Dwellings are set back from all site boundaries by 20m, other than in the Cungulla precinct where dwellings and ancillary structures are set back a minimum of 6m from front boundaries, 3m from side boundaries where adjoining a road or 1.5m otherwise for side and rear boundaries.

6.6.1.3 Assessment benchmarks

PO4 Dwellings are located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts). **Editor's note:** A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome.	**AO4** Dwellings and infrastructure are located outside of the mining influence areas on the development site. **Editor's note**–Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of GeoResGlobe. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
~~PO4~~PO5 Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site. **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).	~~AO4~~AO5.1 The home based business does not: (a) require more than the owner and 2 employees on-site at any one time; (b) does not generate more than 14 visitor trips per day, where one trip includes arriving and departing the site. These trips are additional to normal trips associated with the dwelling or rural use; (c) include an area exceeding 20m^2 used for the sale of the goods made on the site; (d) involve hiring out of materials, goods, appliances or vehicles; and (e) involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business or rural use on the site.
	~~AO4~~AO5.2 Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.
~~PO5~~PO6 Heavy vehicle parking: (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	~~AO5~~AO6.1 Not more than two heavy vehicles are parked on the site.
	~~AO5~~AO6.2 While on-site, vehicles: (a) are not operated between the hours of 10pm and 6am; (b) are not left idling for more than 5 minutes at any one time; and (c) do not have a refrigeration unit running.

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Roadside stall	
~~PO6~~PO7 Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	~~AO6~~AO7.1 Any structure used for the sale of goods or produce is limited to 20m^2 gross floor area.
	~~AO6~~AO7.2 Access to the structure is via the primary property access point.
	~~AO6~~AO7.3 Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Rural industry, community use, wholesale nursery	
~~PO7~~PO8 Development does not impact negatively upon the amenity, character or safety of surrounding areas.	~~AO7~~AO8.1 Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back: (a) 100m from the boundary of any land included in residential zone or the rural residential zone; or (b) 50m from other site boundaries.
	~~AO7~~AO8.2 Buildings are set back 20m from any road frontage.
	~~AO7~~AO8.3 Building height does not exceed 2 storeys.

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

Performance outcomes	Acceptable outcomes
For Accepted development subject to requirements and assessable development	
Rural workers' accommodation	
PO9 Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	**AO9.1** Rural workers' accommodation are established on lots greater than 40ha in area.
	AO9.2 A maximum of 2 Rural workers' accommodation are established on each lot.
PO10 Rural workers' accommodation has adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.	**AO10** A Rural workers' accommodation: (a) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 litres.
PO11 Rural workers' accommodation are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.	**AO11.1** Rural workers' accommodation are separated from: (a) an existing or approved intensive animal industry use by at least 1km; or (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.

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

	AO11.2 Rural workers' accommodation and ancillary structures are set back from all site boundaries by 20m boundaries.
PO12 Development is located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts). **Editor's note:** A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome.	**AO12** Buildings and infrastructure are located outside of the mining influence areas on the development site. **Editor's note**–Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of GeoResGlobe. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

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

Performance outcomes	**Acceptable outcomes**
For assessable development	
General benchmarks	
~~**PO8**~~**PO13** Development: (a) is located on the least productive parts of a site; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, extractive industries or other lawful use.	No acceptable outcome is nominated.
~~**PO9**~~**PO14** Tourism-related uses are established only where they are directly associated and compatible with rural production, natural resources or landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.

~~PO10~~PO15 Uses that require isolation from urban areas are accommodated only where: (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land uses (whether or not in the rural zone); (c) they can be adequately separated from land in the Horticulture precinct; and (d) potential impacts can be appropriately managed. **Editor's note—**Applicants seeking approval for intensive animal industries should refer to the *'National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice'*, 'Queensland Dairy Farming Environmental Code of Practice', *'National Environmental Guidelines for Piggeries'* and *'Queensland Guidelines Meat Chicken Farms* and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019~~1997~~ or Environmental Protection (Noise) Policy 2019~~1997~~.	No acceptable outcome is nominated.
~~PO11~~PO16 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.
~~PO12~~PO17 Development does not adversely impact on the character, amenity or scenic values of the locality, having regard to: (a) the scale, siting and design of buildings; (b) the visibility of buildings, structures and infrastructure; (c) likely emissions including water-borne contaminants, noise, dust, lighting and odour; and (d) the nature or volume of traffic generated.	No acceptable outcome is nominated.
~~PO13~~PO18 Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.
PO19 Development within the buffer area surrounding an explosives reserve or high-pressure gas pipeline does not create a risk to life or property and does not compromise the safe operation of an explosive reserve or high-pressure gas pipeline.	**AO19** (a) Development does not compromise the safe operation of the explosive reserve or high-pressure gas pipeline in accordance with the written confirmation of the operator; or (b) Development is for a boundary realignment only and does not increase the number of persons likely to reside or work on the site.

PO20 Development involving the use, storage and handling of explosive materials and prescribed hazardous chemicals is located, designed and constructed to minimise risks to human health and property, proportionate to the sensitivity of the surrounding land uses or zones. **Editor's note:** A hazard assessment report will assist in demonstrating achievement of the performance outcome~~. Applicants should refer to the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, published by the Office of Industrial Relations, Workplace Health and Safety Queensland.~~	No acceptable outcome is nominated.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Horticulture precinct	
~~PO14~~PO21 Productive land within this precinct is maintained.	No acceptable outcome is nominated.
~~PO15~~PO22 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.
~~PO16~~PO23 Tourist related uses are limited to small-scale bed and breakfast and farm stay which do not detract from the ongoing productive use of the site.	No acceptable outcome is nominated.
~~PO17~~PO24 Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture.	~~AO17~~AO24 The minimum lot size in the precinct is 40ha.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Mixed farming precinct	
~~PO18~~PO25 Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture uses, water quality and ecological and landscape values.	~~AO18~~AO25 The minimum lot size in the precinct is 40ha, except in the Ross River Dam Catchment area where the minimum lot size is 400ha. **Editor's note—**The Ross River Dam catchment area is depicted on the Water resource catchment overlay map OM-010~~9~~.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Grazing precinct	
~~PO19~~PO26 Development in the vicinity of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct is to accommodate development consistent with the relevant zone code.	No acceptable outcome is nominated.
~~PO20~~PO27 Reconfiguration is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality and ecological and landscape values.	~~AO20~~AO27 The minimum lot size in the precinct is 400ha.

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

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts **Note—**Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.	
Cungulla precinct	
~~PO21~~PO28 Development is compatible with the residential amenity of the locality and avoids adverse impacts on surrounding dwellings.	No acceptable outcome is nominated.

6.7 Other zones category

6.7.1 Emerging community zone code

6.7.1.1 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.

6.7.1.2 Purpose

(1) The purpose of the Emerging community zone ~~code is to:~~ is to —

(a) identify land that is intended for an urban purpose in the future; and

(b) protect land that is identified for an urban purpose in the future from incompatible uses; and

(c) provide for the timely conversion of non-urban land to land for urban purposes.

~~(1)~~

~~(2) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;~~

~~(3) manage the timely conversion of non-urban land to urban purposes; and~~

~~(4)~~(1) ~~prevent or discourage development that is likely to compromise appropriate longer term land use.~~

~~(5)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is:

(a) to ensure that future development:

(i) creates an integrated and compact urban form;

(ii) establishes safe, attractive and walkable communities;

(iii) provides for a wide choice of housing, employment and accessible community services; and

~~(iii)~~(iv) (iv) avoids areas within the Emerging community zone that are unsuited to urban development because of their natural, scenic or cultural values or presence of natural hazards; and

(b) to ensure that any development which occurs prior to urbanisation of an area maintains the suitability and capacity for future urban development.

~~(6)~~(3) The purpose of the zone will be achieved through the following overall outcomes:

(a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;

(b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;

(c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;

(d) development facilitates the establishment of new residential communities together with an appropriate level of supporting land uses such as centres, industry and community activities;

(e) residential development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;

(f) movement networks are established to promote active transport (walking and cycling) and public transport;

(g) development retains and protects significant environmental, topographic, scenic and cultural features and values;

(h) development provides for sufficient buffering to existing or intended non-urban or incompatible uses in surrounding areas; and

(i) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.

~~(7)~~(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular

precincts.

Burdell precinct:

(a) creates an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements;

(b) provides housing diversity to meet the evolving needs of various household types and lifestyles;

(c) development is integrated and respects the site's character and provides access to open space and community facilities;

(d) provides a defined open space system that protects wetland and riparian environmental values and provides various recreational opportunities;

(e) development facilitates safe and functional access within the precinct and to external connections;

(f) is designed to achieve tropical urban design outcomes;

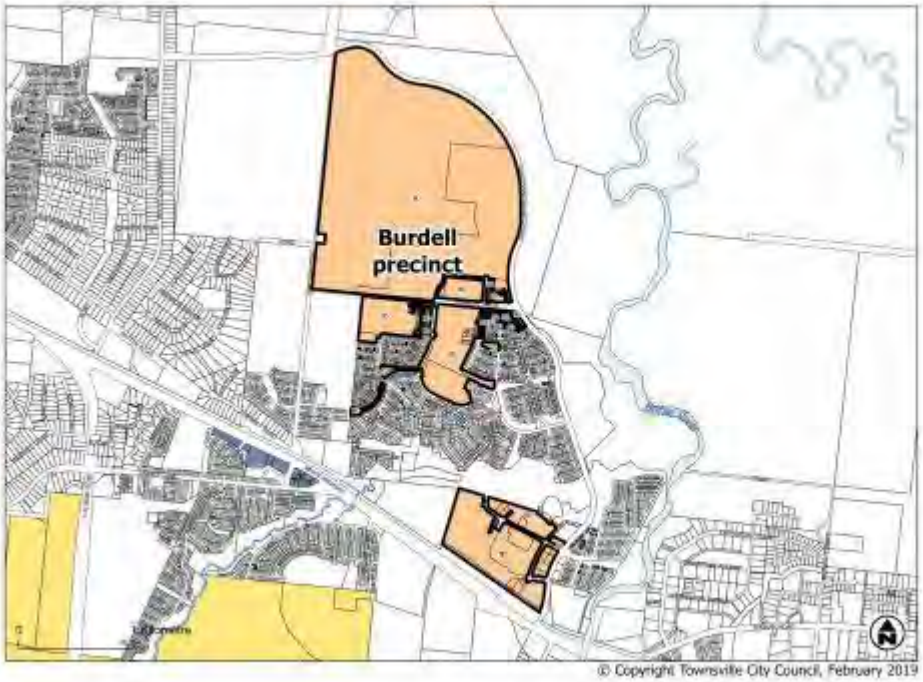
(g) is developed for community and commercial facilities to:

(A) service the residents of the precinct, residents of the region, and the travelling public; and

(B) ensure that residential amenity is not detrimentally affected;

(h) provides for an integrated linear open space system along the major drainage paths with linkages to the Bohle River; and

(i) provides for innovative development over the life of the development of the precinct area, to account for technological development and changing patterns in the community.



Click here to view high resolution PDF.

Figure 6.160 - Burdell precinct

6.7.1.3 Assessment benchmarks

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based business	
PO1 The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	**AO1.1** The home based business: (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms or cabins; (f) does not generate more than 1 heavy vehicle trip per week; **Editor's note—**A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. **Editor's note—**home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.
	AO1.2 Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.
	AO1.3 Other than where a bed and breakfast, farm stay or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.
	AO1.4 Noise levels do not exceed acoustic quality objectives under the Environmental Protection (Noise) Policy 2019~~08~~.

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	**AO2** Development of the sales office is in place for no more than five years.

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Interim land uses	
PO3 Development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts, and would not compromise the implementation of a future structure plan over the site.	No acceptable outcome is nominated.

Table 6.7.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Creating new communities	
PO4 New development of an urban nature: (a) contributes to a logical pattern and sequence of development; (b) facilitates efficient use of land and infrastructure; (c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; (d) provides accessibility for all modes of transport including pedestrian, cyclist, public transport and private car; (e) creates clear, direct pedestrian and cycle access to centres, local parks and public transport stops; (f) achieves an average net residential density of at least 15 dwellings per hectare; (g) locates higher density residential development in and around centres, along connector streets and close to transit nodes; (h) locates community facilities requiring high levels of accessibility within or adjoining centres; (i) responds to constraints and natural values on the site and avoids or minimises any impacts on areas of environmental significance; (j) facilitates integrated water cycle management; (k) orients major streets and vistas to landmarks; (l) provides a road network with a capacity adequate for current and future demand; (m) does not increase hazard or risk to existing or future residents; and (n) provides an open space network suitable for current and future needs.	No acceptable outcome is nominated. **Editor's note—**Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code. **Editor's note—** Applicants should have regard to *Schedule 12A of the Planning Regulation 2017*, assessment benchmarks for certain reconfiguration of a lot and the Model code for neighbourhood design.
PO5 Emerging communities are provided with the range of supporting services and uses, including those that provide local employment opportunities, that: (a) are commensurate to the size of the relevant emerging community; (b) do not detract from planning scheme intentions for other parts of the city; and (c) are planned as an integrated and compatible component of the emerging community they serve.	No acceptable outcome is nominated. **Editor's note—**Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.

PO6 New centres are designed to create: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; (e) active primary frontages with parking areas sleeved by buildings; (f) optimum energy efficiency; (g) a well-integrated mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; (i) connectivity to public transport services; and (j) sensitive transitioning to surrounding land and uses.	No acceptable outcome is nominated. **Editor's note—** Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code.
PO7 Where centre development is proposed, development is consistent with the centres hierarchy and does not compromise the intended role or successful functioning of other centres in the network. The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.	No acceptable outcome is nominated. **Editor's note—**Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and Section 9.3.4 Reconfiguring a lot code. **Editor's note—** Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.

Table 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
PO8 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. **Editor's note—**Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.

Table 6.7.1.3 - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Burdell precinct	
PO9 A site is to be suitable in size and configuration for the intended use.	**AO9** A variety of lot sizes and configurations are provided to facilitate a well-connected master planned community. **Editor's note—** Applicants should have regard to *Schedule 12A of the Planning Regulation 2017*, assessment benchmarks for certain reconfiguration of a lot and the Model code for neighbourhood design.

6.7.2 Special purpose zone code

6.7.2.1 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.

6.7.2.2 Purpose

(1) The purpose of the Special purpose zone is to —

(a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and

(b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

~~(1) code is to facilitate industrial development that is of regional, state and national significance.~~

~~(1)~~(2) The ~~particular~~ local government purpose of the zone~~code~~ is to:

~~(a) recognise and facilitate reconfiguration of land in the Townsville State Development Area;~~

~~(b)~~(a) protect the area's suitability for industrial development and the expansion of existing industrial uses;

~~(c)~~(b) facilitate and maintain linkages to the Port of Townsville and major freight routes;

~~(d)~~(c) protect environmental values in the Townsville State Development Area; and

~~(e)~~(d) ensure development minimises impacts on the amenity of nearby sensitive land uses.

Editor's note—Material change of use, Reconfiguration of a lot and Operational works (vegetation clearing) applications in the Townsville State Development Area are administered by the Coordinator- General through the Development Scheme for the Townsville State Development Area. Operational works applications involving works other than the clearing of vegetation, will be assessed by Townsville City Council. ~~In this area, only development applications for reconfiguration of a lot and operational works will be assessed by Townsville City Council.~~

~~(2)~~(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the Townsville State Development Area accommodates a wide range of large-scale industry uses, particularly those which support or have a nexus with the Port of Townsville and minerals processing;

(b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;

(c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;

(d) the impacts of development are managed to ensure public health and safety;

(e) development avoids significant adverse effects on water quality and the natural environment;

(f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;

(g) development is safe and legible, and designed to establish safe and efficient movement systems;

~~(h) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to other zones;~~

~~(i)~~ (h) development makes a positive contribution to the public domain, particularly along major roads;

(i) opportunities for energy efficiency through groupings and relationships between industries are accommodated where possible; and

(j) development is adequately serviced by infrastructure and maximises the efficient use of existing and planned infrastructure.

6.7.2.3 Assessment benchmarks

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
General	
PO1 The site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	**AO1** Development does not involve: (a) earthworks involving more than 100m^3; and (b) any changes to existing drainage lines and wetlands.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Defence land	
PO2 Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	**AO2** All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO3 Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

Table 6.7.2.3 - Assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
PO4 Development is designed and managed so that it provides protection for community health and safety, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.
PO5 The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.

Part 7 Local plans

Left intentionally blank.

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state or local level interests and that have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development;

(b) there is a constraint on land use or development outcomes;

(c) there is the presence of valuable resources; and

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2.

(3) The changed category of development and assessment, if applicable, for development affected by an overlay are stated in Part 5.

(4) Some overlays may be included for information purposes only. This will not result in a change to the category of development and assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay;

(b) a code for an overlay;

(c) a zone code; and

(d) a development code.

Editor's note—In this planning scheme all assessment benchmarks for an overlay are contained in an overlay code.

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.

(7) The overlays for the planning scheme are:

(a) Airport environs overlay;

(b) Bushfire hazard overlay;

(c) Coastal environment overlay;

(d) Cultural heritage overlay;

(e) Extractive resources and mining overlay;

(f) Flood hazard overlay;

(g) Landslide hazard overlay;

(i) Natural assets overlay; and

(j) Water resource catchment overlay.

(h) Major infrastructure and hazardous facilities overlay;

(8) The following overlays for the planning scheme are for information purposes only:

(a) Infrastructure noise corridors overlay.

Editor's note—The Infrastructure noise corridors identify land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

(1) The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids adversely affecting the safety and efficiency of an airport's operational airspace or the functioning of aviation facilities;

(b) large increases in the numbers of people adversely affected by significant aircraft noise are avoided; and

(c) development does not increase the risk to public safety near airport runways.

8.2.1.3 Assessment benchmarks

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

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Operational airspace (overlay map OM-01.1)	
PO1 Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on overlay map OM-01.1. ~~**Editor's n**~~**Note—** If a proposed development will intrude into the operational airspace or involve high velocity gaseous plumes or the emission of airborne particulates that may impair visibility in operational airspace, it must be referred to the Townsville Airport Pty Ltd (TAPL) and/or Department of Defence (if relevant) for assessment.	**AO1.1** Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1. **Editor's note-**Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under ~~the Defence (Areas Controls) Regulation (DACR) for development which exceed AO1 above.~~ Part 11A – Defence aviation areas (DAA) under the Defence Regulation 2016 for development which exceed AO1 above.
	AO1.2 ~~Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.~~ Cranes and other equipment used during construction do not intrude into the airport's operational airspace. **Editor's note:** Compliance with AO1.2 can be demonstrated through a construction management plan. Construction management plans need to comply with the Defence (Aviation Areas) Regulations (DAAR) where relevant.~~-~~

	AO1.3 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. **Note:** Examples of transient intrusions include hot air ballooning and hang gliding.
PO2 Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay map OM-01.1.	**AO2** Development does not generate: (a) a gaseous plume with a velocity exceeding 4.3m per second; or (b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.

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)	
PO3 Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay map OM-01.2.	**AO3.1** ~~Within 13km of airport runways, development does not involve a putrescible waste disposal facility.~~Development located within the 3km Wildlife hazard buffer zone does not involve uses listed in Column 1 of Table 1 – Land uses associated with increases in wildlife strikes and hazards.
	AO3.2 ~~Within 8km of airport runways, development does not involve:~~ ~~a) aquaculture; or~~ ~~b) food handling or processing of an industrial nature; or~~ ~~c) stock handling or slaughtering; or~~ ~~d) pig production; or~~ ~~e) fruit production; or~~ ~~f) turf production; or~~ ~~g) the keeping or protection of wildlife outside enclosures.~~ Development located within the 3km Wildlife hazard buffer zone involving a use listed in column 2 of Table 1 – Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.
	AO3.3 ~~Within 3km of airport runways, development does not involve:~~ ~~a) the keeping, handling or racing of horses; or~~ ~~b) outdoor dining, food handling or food consumption.~~ Development located within the 3km and 8km Wildlife hazard buffer zones involving a use listed in column 1 or column 2 of Table 1 - Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.
	AO3.4 Development located within the 8km and 13km Wildlife hazard buffer zones involving a use listed in column 1 or column 2 of Table 1 - Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats.

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	
Public safety areas (overlay map OM-01.2)	

PO4 A significant increase in the numbers of people living, working or congregating in public safety areas identified on overlay map OM-01.2 is avoided.	**AO4** Within a public safety area identified on overlay map OM-01.2, development does not involve the following: (a) residential uses; or (b) a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or (c) any activities involving the manufacture or bulk storage of hazardous or flammable materials.

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	
Protection of aviation facilities (overlay map OM-01.3)	
PO5 ~~Development within the area identified on overlay map OM-01.3 is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.~~ Development and associated activities located within the building restricted areas identified on Overlay map OM-01.3 do not interfere with the function of aviation facilities. Note – If a proposed development will intrude into the building restricted area of an aviation facility, it must be referred to Airservices Australia, the Department of Defence (if relevant) and the airport operator (if relevant) and assessed as outlined in National Airports Safeguarding Framework (NASF) Principles and Guidelines – Guideline G, Attachment 3. Note – It is recommended that advice be sought during pre-lodgement stage of the development assessment process to avoid objections from Airservices Australia or Department of Defence	**AO5.1** ~~No building, structures or other works which exceed 7.9m in height are located between 150m and 500m of non-directional beacon (NDB) site (as depicted on overlay map OM-01.3).~~ Development and associated activities located within the building restricted area for an aviation facility do not create permanent or temporary: a) physical intrusions into the 'line of sight' between transmitting and receiving devices; b) radio frequency interference electromagnetic emissions that will interfere with signals transmitted by the facility (e.g. arc welding); c) reflective surfaces that could deflect or interfere with signals transmitted by the facility; or d) plume rises in the building restricted area of an aviation facility protected by the Airports (Protection of Airspace) Regulations 1996. Note – Written support from the relevant organisation may assist in demonstrating achievement of this measure.
	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~~ Development and associated activities located within the building restricted area for an aviation facility are designed and constructed to mitigate adverse impacts on the function of the facility. Note – Written support from the relevant organisation may assist in demonstrating achievement of this measure.
	~~**AO5.3**~~ ~~Within the buffer area of the Townsville Airport VHF omni-directional radio range (VOR) site (as depicted on overlay map OM-01.3):~~ ~~(a) no building, structures or other works involving a change to, or a physical projection above, the ground level are located within 300m of the site; and~~ ~~(b) the following are not located between 300m and 1,000m of the site:~~ ~~(i) fences exceeding 2.5m in height; or~~ ~~(ii) overhead lines exceeding 5m in height; or~~

	~~(iii) metallic structures exceeding 8m in height; or~~ ~~(iv) trees and open lattice towers exceeding 10m in height; or~~ ~~(v) wooden structures exceeding 13m in height.~~
	~~**AO5.4**~~ ~~Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works involving a change to, or a physical projection above, the ground level are located between:~~ ~~(a) 700m and 1,000m of the site if exceeding 6m in height; or~~ ~~**(a)** 1,000m and 1,500m of the site if exceeding 8.7m in height.~~
	~~**AO5.5**~~ ~~Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical projection above, the ground level occurs that exceed 20m in height~~
	~~**AO5.6**~~ ~~No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).~~

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	
Australian noise exposure forecast contours (overlay map OM-01.4)	
PO6 Development within the area identified on overlay map OM-01.4 is compatible with forecast levels of aircraft noise unless there is an overriding need in the public interest and there is no reasonable alternative site available for the use. **Editor's note—**Where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be engaged in order to demonstrate compliance with this performance outcome.	**AO6.1** Above the 25 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following: (a) Care taker's accommodation; or (b) Child care centre; or (c) Community residence; or (d) Dual occupancy; or (e) Dwelling house; or (f) Dwelling unit; or (g) Educational establishment; or (h) Health care service; or (i) Home based business; or (j) Hospital; or (k) Multiple dwelling; or (l) Relocatable home park; or (m) Residential care facility; or (n) Retirement facility; or (o) Rural workers' accommodation; or (p) Tourist park; or (q) Workforce accommodation.

	AO6.2 Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following: (a) Child care centre; or (b) Community residence; or (c) Community use; or (d) Detention facility; or (e) Educational establishment; or (f) Hotel where providing accommodation; or (g) Nature based tourism; or (h) Place of Worship; or (i) Residential care facility; or (j) Resort complex; or (k) Rooming accommodation; or (l) Short term accommodation; or (m) Tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (a) to (l) ~~(a)~~(n) Commercial use that is ancillary to a use stated in paragraphs (a) to (l)
	AO6.3 Above the 35 ANEF contour areas (as depicted on overlay map OM-01.4), development does not involve an office use.~~residential uses.~~
	AO6.4 Above the 40 ANEF contour areas (as depicted on overlay map OM01.4), development does not involve Light industry.
	AO~~6.4~~6.5 The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.
PO7 Development is located, designed and constructed to attenuate adverse impacts from aircraft noise. **Note:** A noise assessment report prepared by an appropriate qualified acoustic consultant may assist in demonstrating compliance with this outcome.	**AO7.1** Development for the following land uses within the respective ANEF contours are designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels as specified in Table 2. (a) In the 20 – 25 ANEF contour: (i) Care taker's accommodation; or (ii) C~~c~~hild care centre; or (iii) Community residence; or (iv) Dual occupancy; or (v) Dwelling house; or (vi) Dwelling unit; or (vii) E~~e~~ducational establishment; or (viii) H~~h~~ealth care service; or (ix) Home based business; or (x) ~~h~~Hospital; or (xi) Multiple dwelling; or (xii) R~~r~~elocatable home park; or (xiii) Residential care facility; or (xiv) Retirement facility; or (xv) Rural workers' accommodation; or (xvi) Tourist park; or (xvii) Workforce accommodation. (b) In the 25 – 30 ANEF contour: (i) N~~n~~ature based tourism; or

	(ii) Hotel where providing accommodation (iii) R~~r~~esort complex; or (iv) R~~r~~ooming accommodation; or (v) S~~s~~hort term accommodation; or (c) In the 20 – 30 ANEF contour: (i) Child care centre; or (ii) Community residence; or (iii) Community use; or (iv) Detention facility; or (v) Educational establishment; or (vi) Place or worship; or (vii) Residential care facility; or (viii) Tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (i) to (vii) (ix) Commercial use that is ancillary to a use stated in paragraphs (i) to (vii) (d) In the 25 – 35 ANEF contour: (i) Office. (e) In the 30 – 40 ANEF contour: (i) Low impact industry.

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)	
PO8 Development within the area identified on overlay map OM-01.5 does not involve external lighting or reflective surfaces that could distract or confuse pilots. **Editor's note—**The standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers, may be used to demonstrate compliance with this performance outcome.	**AO8.1** Development within the 6km radius shown on overlay map OM-01.5 does not involve: (a) straight parallel lines of lighting 500m to 1000m long; or (b) lighting which extends more than 3 degrees above the horizon; or (c) flare plumes; or (d) buildings with reflective cladding; or (e) upward-shining lights; or (f) flashing lights; or (g) sodium lights.
	AO8.2 In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.
	AO8.3 In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.
	AO8.4 In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.
	AO8.5 In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.

Table 1 — Land uses associated with increases in wildlife strikes and hazards

Column 1 High Risk	Column 2 Moderate Risk
• Aquaculture (fish hatchery~~processing/packing plant~~); • Conservation estate (~~e.g.~~ wetland); • Cropping (turf farm, fruit tree farm); • High-impact industry (fish processing/ packing plant, food processing plant more than 200 tonnes per annum); • Intensive animal industry (piggery); • Low impact industry (fish processing/packing plant, food processing plant); • Major sport, recreation and entertainment facility (showground); • Medium-impact industry (fish processing/packing plant, food processing plant less than 200 tonnes per annum); • Utility installation (Food / organic waste facility, Putrescible waste facility (e.g. landfill, transfer station). • Major sport, recreation and entertainment facility (all other);	• Animal husbandry (cattle/dairy farm); • Conservation estate (all other); • Intensive animal industry (poultry farm); ~~Major sport, recreation and entertainment facility (all other);~~ • Outdoor sport and recreation; • Park; • Utility installation (Sewage/wastewater treatment facility, Non-putrescible waste facility e.g. landfill, transfer station).

Table 2 - Indoor design sound levels

Land use	Location within development	Indoor design sound level dB(A)
Care taker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Relocatable home park Residential care facility Retirement facility Rural workers' accommodation Tourist park Workforce accommodation	Sleeping areas	50
	Other habitual	55
Hotel where providing accommodation Rooming accommodation such as hostels Short term accommodation	Sleeping areas	55
Child care centre Educational establishment	Libraries, study areas, sleeping areas	50
	Teaching areas, assembly areas	55
Health care service Hospital	Wards, theatres, treatment and consulting rooms	50
	Laboratories	65
(i) Child care centre	Internal areas	50

(ii) Community care centre (iii) Community residence (iv) Community use (v) Detention facility (vi) Educational establishment (vii) Place of worship (viii) Residential care facility (ix) Place of worship (x) Tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (i) to (x) (xi) Commercial use that is ancillary to a use stated in paragraphs (i) to (x)		
Office	Private offices, conference rooms	55
	Open offices	65
Low impact industry	Inspection analysis, precision work	75
	Light machinery, assembly, bench work	80

Note: For further information on indoor sound levels refer to Table 3.3 Australian Standard 2021 – 2015Acoustics – Aircraft noise intrusion – Building siting and construction (AS2021) as adopted February 2015.

8.2.2 Bushfire hazard overlay code

8.2.2.1 Application

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

8.2.2.2 Purpose

(1) The purpose of the Bushfire hazard overlay code is to ensure that development does not:

(a) increase the extent or the severity of bushfire hazard; or

(b) increase the risk to life, property, community and the environment.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is compatible with the nature of the bushfire 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 bushfire 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; and

(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 bushfire hazard events.

8.2.2.3 Assessment benchmarks

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

Performance outcomes	Acceptable outcomes
General — all development **Editor's note —** Applicants should also refer to the Mitigating bushfire hazard planning scheme policy no. SC6.8 for additional information.	
PO1 Development maintains the safety of people and property.	No acceptable outcome is nominated.
PO2 Highly vulnerable development does not occur in very high, high or medium potential bushfire intensity and potential impact buffer ~~hazard areas~~ areas unless there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.	**AO2** The following uses are not located in a very high, high or medium potential bushfire intensity and potential impact buffer ~~bushfire hazard area~~ area: (a) child care centre; or (b) detention facility; or (c) educational establishment; or (d) emergency services; or (e) hospital; or (f) industry activities involving manufacture or storage of hazardous materials in bulk; or (g) multiple dwelling; or (h) residential care facility; or (i) retirement facility; or (j) relocatable home park; or (k) rooming accommodation; or (l) shopping centre; or (m) short-term accommodation; or (n) telecommunications facility; or (o) tourist park; or (p) tourist attraction; or (q) transport depot; or (r) utility installation.
PO3 Development mitigates the risk of bushfire hazard through the siting and design of the development. **Editor's note—**In demonstrating compliance with this performance outcome, applicants should be aware that setbacks and buffers for fire management purposes are in addition to any buffers or setbacks required for ecological purposes and are located outside of areas of ecological significance to the greatest extent possible.	No acceptable outcome is nominated.

PO4 Development provides for an adequate and accessible water supply for firefighting purposes.	**AO4.1.1** The development is connected to a reticulated water supply where within a water supply area. OR **AO4.1.2** Where outside a water supply area a tank water supply is provided, at least one tank is within 100m of a class 1, 2, 3 or 4 building which has fire brigade fittings. **Editor's note -** Applicant should also refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.11 On site water supply for additional information.

PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**AO5** Development does not involve the manufacture or storage of hazardous materials within a ~~high or medium~~ Very high, high or medium potential bushfire intensity and potential impact buffer bushfire hazard area as identified on overlay map OM-02.
PO6 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	No acceptable outcome is nominated.
PO7 Additional lots are not created in bushfire hazard areas.	**AO7** Development does not involve the creation of additional lots in areas mapped as ~~high or medium~~ very high, high or medium potential bushfire intensity and potential impact buffer hazard on overlay map OM-02.
PO8 Development is designed to allow for efficient emergency access to buildings for firefighting appliances, including by avoiding long, narrow access arrangements.	No acceptable outcome is nominated.
PO9 Development provides a fire break which also facilitates adequate access for firefighting and emergency vehicles, and safe evacuation.	**AO9.1** Lot boundaries and development sites are separated from hazardous vegetation by a distance of 20m where adjacent to ~~high hazard areas~~very high or high potential bushfire intensity and 10m where adjacent to medium ~~hazard~~potential bushfire intensity.
	AO9.2 The separation area mentioned in AO9.1 contains a fire access trail that: (a) has a minimum cleared and formed width of 6m; (b) has vehicular access at each end; (c) provides passing bays and turning areas for fire-fighting appliances; and (d) are either located on public land, or within an access easement that is granted in favour of council and ~~QFRS~~Queensland Fire and Emergency Services (QFES). Queensland Fire Department (QFD)
	AO9.3 Roads and trails: (a) have a maximum gradient of 12.5%; and (b) do not involve a cul-de-sac. **Editor's note—**Applicants should also be aware that Part 9 of the planning scheme sets out additional requirements for the construction of roads and other operational works associated with reconfiguration.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

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

8.2.3.2 Purpose

(1) The purpose of the Coastal environment overlay code is to ensure development in the coastal zone is planned, designed, constructed and operated to:

(a) avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and

(b) manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the foreshore and foreshore ecosystems are protected and managed to maintain their protective functions and allow for natural fluctuations to continue as far as possible;

(b) the exposure of communities and development to coastal hazards is minimised;

(c) urban and rural residential development does not expand into coastal hazard areas beyond areas zoned for urban and rural residential purposes;

Editor's note—To remove any doubt areas zoned for urban purposes includes the Emerging community zone.

(d) in areas zoned for urban and rural residential purposes and located in a coastal hazard area, the risks of storm tide inundation and erosion are avoided, or are mitigated and managed;

(e) opportunities for sustainable coastal-dependent development are protected;

(f) coastal-dependent development is undertaken in a manner that minimises impacts on coastal resources;

(g) public access to the foreshore is maintained and enhanced for current and future generations; and

(h) wherever practicable, facilities with a role in emergency management and vulnerable community services are located and designed to function effectively during and immediately after coastal hazard events.

8.2.3.3 Assessment benchmarks

Table 8.2.3.3(a) -Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements	
Development in coastal hazard areas	
PO1 Development is designed and located to minimise susceptibility to, and the potential impacts of, storm tide inundation and erosion. **Editor's note—**Applicants must be aware that in some areas flood hazard areas will also co-exist with storm tide hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with both this code and the *Building Regulation 2021~~06~~*.	**AO1.1** Floor levels of all habitable rooms are above the defined storm tide event level. **Editor's note—**For Townsville the defined storm tide event level can be taken as RL 4.5m AHD, within 100m of the coastline or RL 3.9m AHD in other areas.
	AO1.2 Underground parking is designed to prevent the intrusion of storm tide waters by the incorporation of a bund above the defined storm tide event level.

	AO1.3 Buildings have open ground floors that allow for the flow through of storm tide water and buildings are not designed as slab on ground.
	AO1.4 Buildings are located outside the erosion prone area or where this would be impractical, do not extend any further seaward than existing immediately adjacent buildings.

Table 8.2.3.3(a) -Accepted development subject to requirements and assessable development (Part)

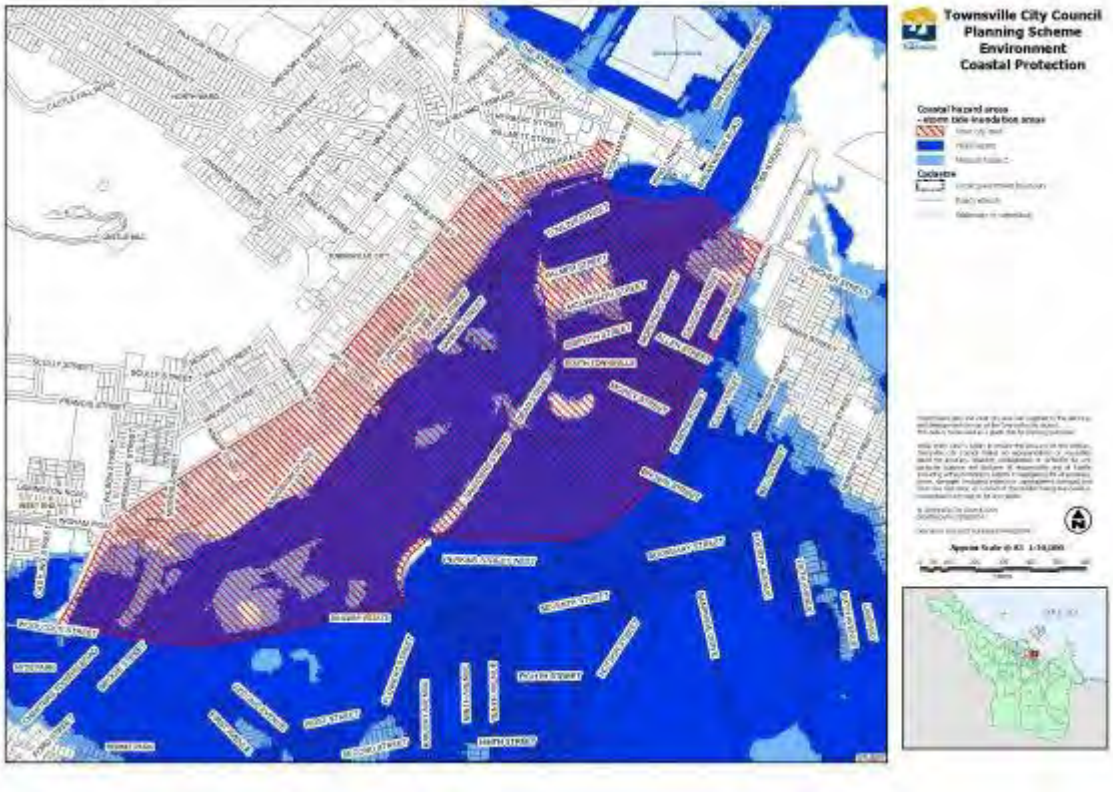
Performance outcomes	Acceptable outcomes
For assessable development	
Development in coastal hazard areas - erosion prone area	
PO2 Development locates outside erosion-prone areas identified on overlay map OM-03.3, apart from: (a) temporary or relocatable structures for safety and recreational purposes; or (b) development that does not intensify the extent of existing development within the erosion prone area; or (c) development that does not extend any further seaward than the existing adjacent buildings.	No acceptable outcome is nominated.
PO3 Development mitigates any increase in risk to people and property from adverse coastal-erosion impacts, avoiding the need for coastal protection works as far as practicable, having regard to: (a) minimising the footprint of the development of the part within the erosion prone area and locating the development as far landward as possible; (b) the practical design life of the development in the context of future erosion threat; (c) the ability for buildings or structures to be decommissioned, dis-assembled or relocated either on the site or to another site; and (d) use of appropriate foundations for the building or structure.	No acceptable outcome is nominated.
PO4 Where used, coastal protection works are: (a) consistent with a shoreline erosion management plan that has been prepared for the area; or (b) in response to a demonstrated need to protect existing permanent structures from an imminent threat of coastal erosion, if abandonment or relocation of the structures is not feasible, and a relevant shoreline erosion management plan has not been prepared.	No acceptable outcome is nominated.

PO5 Coastal erosion is mitigated by: (a) beach nourishment undertaken in accordance with a program of nourishment works; or (b) the construction of an erosion control structure where it is demonstrated that installing an erosion control structure is the only feasible option for protecting existing permanent structures from an imminent threat of coastal erosion at the location. **Editor's note—**Where a shoreline erosion management plan has not been prepared and coastal protection work is required to protect existing structures from coastal erosion threats, beach nourishment is favoured in preference to erosion control structures, such as seawalls and groynes. The location and materials for beach nourishment works are to ensure the natural characteristics and landform of the beach or foreshore is maintained. Applications involving erosion control structures must demonstrate the consideration of beach nourishment techniques and include a statement of why nourishment (in whole or part) has not been adopted as the preferred means of controlling the erosion risk.	No acceptable outcome is nominated.
PO6 Any development using erosion control structures to protect private property from threat of coastal erosion ensures: (a) erosion control structures are located wholly on private land; and (b) physical coastal processes outside the area subject to the coastal protection work are maintained. **Editor's note—**Applications for coastal protection work must be supported by a report certified by a registered professional engineer with coastal engineering experience that demonstrates how the engineering solution sought by the work will be achieved.	No acceptable outcome is nominated.

Table 8.2.3.3(a) - Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Development in coastal hazard areas — storm tide inundation areas	
PO7 Development is located outside high or medium storm tide inundation areas and erosion areas from sea level rise identified on overlay maps OM-03.1 and OM-03.2 unless it: (a) does not result in an increase in the intensity of development on the site; or (b) is located within the inner city area shown on Figure 8.1 — Coastal hazard areas: storm tide inundation areas and provides measures to ensure critical services remain operational up to the defined storm tide event; or (c) avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation).	No acceptable outcome is nominated.
PO8 Development in storm tide inundation areas and erosion areas from sea level rise identified on overlay maps OM-03.1-OM-03.2 is located, designed, constructed and operated to: (a) ensure structures can sustain flooding from a defined storm tide event; and (b) maintain the safety of people living and working on the premises from a defined storm tide event.	**AO8.1** Development within a high or medium storm tide inundation area identified on overlay maps OM-03.1-OM-03.2 ensures: (a) habitable rooms of built structures are located above the defined storm tide event level; (b) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund above the defined storm tide event level; and (c) where reconfiguring a lot, at least one evacuation route remains passable for emergency evacuations during a defined storm tide event. **Editor's note—**For Townsville the defined storm tide event level can be taken as RL 4.5m AHD, within 100m of the coastline or RL 3.9m AHD in other areas.
	AO8.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a defined storm tide event.
PO9 Facilities with a role in emergency management and vulnerable community services are located, designed and constructed to ensure it is able to function during and after a storm tide inundation event.	**AO9.1** Development is either: (a) located in an area that is above the storm tide event level specified for that activity in table 8.2.3.3(b); or (b) designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by storm tide inundation are above the storm tide event level for that activity in table 8.2.3.3(b).

	AO9.2 Emergency services and shelters, police facilities and hospitals, and associated facilities have an emergency rescue area above the storm tide event level specified for that infrastructure in table 8.2.3.3(b).



Click here to view PDF high resolution map.

Figure 8.1 - Coastal hazard areas: storm tide inundation areas

Table 8.2.3.3(a) -Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Public access	
PO10 Development maintains or enhances safe and convenient public access to the foreshore.	No acceptable outcome is nominated.

Table 8.2.3.3(a) -Accepted subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Canals and artificial waterways	
PO11 Development that involves the construction of canals or artificial waterways connected to tidal water (either directly or indirectly) does not adversely affect coastal resources and their values.	No acceptable outcome is nominated.
PO12 The design, location, construction and operation of artificial tidal waterways are to maintain the tidal prism volume of the natural waterway to which it is connected.	No acceptable outcome is nominated.

Table 8.2.3.3(b)-Storm tide event levels for essential community services and facilities

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

8.2.4 Cultural heritage overlay code

8.2.4.1 Application

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

Editor's note—Places of cultural heritage significance are identified in Schedule 7, as well as on overlay maps OM-04.1, OM-04.2. OM-04.3 and OM-04.4.

8.2.4.2 Purpose

(1) The purpose of the Cultural heritage overlay code is to ensure:

- (a) the cultural heritage of Townsville continues to be a major contributor to the identity of the city and local communities;
- (b) the cultural heritage of Townsville is conserved for present and future communities;
- (c) development is consistent with the Burra Charter;
- (d) new development reflects and respects cultural heritage significance; and
- (e) places of cultural heritage significance are appropriately re-used.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) places having cultural heritage significance in Townsville are conserved;
- (b) change is managed to ensure significant heritage features and values of a place are retained;
- (c) any demolition, removal or relocation of a heritage place does not have an adverse impact on the heritage significance of that place;
- (d) development on or adjoining a heritage place does not detract from the cultural heritage significance of the heritage place and its cultural heritage values;
- (e) development on or adjoining a heritage place is visually subservient to the heritage place and does not cause adverse impacts on significant views or the visual setting of the heritage place;
- (f) development on or adjoining a place of cultural heritage significance incorporates features which complement rather than replicate the heritage place;
- (g) restoration or reconstruction of known earlier states of heritage places is encouraged where practical; and
- (h) places of Aboriginal and Torres Strait Islander cultural heritage significance are conserved and managed in a culturally appropriate way.

Editor's note—Cultural heritage planning scheme policy no. SC6.3 will provide applicants with guidance in meeting the requirements of this code.

Editor's note—Council's process for adding or removing a place within Schedule 7 Places of cultural heritage value is stated in the Cultural heritage planning scheme policy SC6.3.

8.2.4.3 Assessment benchmarks

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Demolition or removal of, or within, a heritage place	
PO1 The removal or partial or total demolition, or relocation of a building or structure that is a heritage place only occurs if it can be demonstrated that the: (a) loss of the building or structure will not contribute to the loss of cultural heritage values; and (b) building or structure is not capable of structural repair.	No acceptable outcome is nominated. **Editor's note—**A heritage impact statement produced by a suitably qualified professional will be required to demonstrate there is no adverse impact on the cultural heritage significance of the place, and a suitably qualified professional provides a report on the building's condition, demonstrating that the place is not capable of repair. **Editor's note—** Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on writing a Heritage Impact Statement.
PO2 When demolition or relocation of a heritage place occurs, appropriate archival recording is undertaken.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on the archival recording of heritage places, with which the action should be consistent.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Development within a heritage place	
PO3 Development is sympathetic to, and consistent with the significant features and values of the heritage place, including: (a) maintaining significant views to and from the heritage place; (b) built form and setback; (c) scale; and (d) open space and landscaping features.	No acceptable outcome is nominated. **Editor's note—**A heritage impact statement produced by a suitably qualified professional will be required to demonstrate there is no adverse impact on the cultural heritage significance of the place, and any change will be effectively managed. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on writing a Heritage Impact Statement.
PO4 New buildings within a heritage place are visually subservient to the cultural heritage significance of the heritage place.	No acceptable outcome is nominated. **Editor's note—**A heritage impact statement produced by a suitably qualified professional may be required to demonstrate compliance with this performance outcome. Cultural heritage planning scheme policy no. SC6.3 provides guidance on how to write a heritage impact statement. It also sets out relevant parts of the Burra Charter. **Editor's note—**A proposed development should be designed by a suitably qualified architect or a building designer with demonstrated relevant experience.
PO5 Development incorporates compatible elements which complement rather than reproduce traditional building forms and details in terms of: (a) architecture; (b) scale; (c) external materials; and (d) finishes and colours.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.
PO6 Development does not alter, remove or conceal the significant features or values of the heritage place.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.

PO7 Development being a reconfiguration of a lot reflects the pattern and lot layout of the original subdivision in the locality and does not: (a) reduce public access to the place; or (b) obscure or destroy the historical context, the landscape settings or the scale and consistency of the built environment.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on writing a Heritage Impact Statement.
PO8 Any new fencing, landscaping, advertising device, access or parking arrangements are designed and sited in a manner that: (a) does not have a detrimental impact on the significant values or view of the place; (b) enhances the overall appearance of the heritage place; and (c) is sensitive to materials, colours, scale, placement and layout of the place.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Signage	
PO9 Signage on Flinders Street East does not adversely affect the fabric and setting of the heritage place.	**AO9** For heritage places on Flinders Street East, signage is in accordance with the Cultural heritage planning scheme policy no. SC6.3.
PO10 If the loss of a heritage place occurs, interpretive signage is erected.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on how such signage should be established.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Archaeology	
PO11 Development does not adversely impact on known or potential archaeological deposits.	No acceptable outcome is nominated. **Editor's note—**The Cultural heritage planning scheme policy no. SC6.3 provides guidance on how this may be achieved to council's satisfaction. Earthworks, including those associated with demolition, should be monitored by a suitably qualified archaeologist and archaeological deposits should be managed in accordance with the policy.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Indigenous heritage significance	
PO12 There are no adverse impacts on any place that has cultural heritage significance to Aboriginal or Torres Strait Islander people.	No acceptable outcome is nominated. **Editor's note—**All proposed development on or adjacent to identified sites of indigenous cultural heritage significance is required to be carried out in accordance with the latest version of the *Aboriginal Cultural Heritage Act 2003 - Duty of Care Provisions*.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Development adjoining a heritage place	
PO13 Development is sympathetic to and consistent with the features and values of the heritage place, including: (a) maintaining views to and from the heritage place where significant; (b) consistency of built form and setback; (c) potential for overshadowing; and (d) consistency with open space and landscaping features.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.
PO14 Reconfiguring a lot does not: (a) reduce public access to the heritage place; or (b) create the potential to adversely affect significant views to and from the heritage place; or (c) obscure, destroy or disrupt any pattern of historic subdivision, the historical context, the landscape settings or the scale and consistency of the built environment relevant to the heritage place.	No acceptable outcome is nominated.

Table 8.2.4.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Elements in the road reserve	
PO15 Elements in the road reserve make a positive contribution to cultural heritage values of a place. Introduced features are compatible with significant features of the place.	No acceptable outcome is nominated.

8.2.5 Extractive resources and mining overlay code

8.2.5.1 Application

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

8.2.5.2 Purpose

(1) The purpose of the ~~Mining and E~~extractive resources and mining overlay code is to ensure:

(a) extractive resources are protected from development that might prevent or constrain current or future extraction or mining when the need for the resource arises;

(b) extractive industry uses are operated in a way that minimises impacts on surrounding land uses and environmental values; and

~~(b)~~(c) sensitive land uses are protected from the impacts of former mining activities and related hazards.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development not associated with extractive industry is not located where likely to have an adverse impact upon existing and future extraction, processing and transportation of extractive resources;

~~(a)~~(b) development does not expose people and property to unacceptable hazards from former mining activities;

~~(b)~~(c) development is compatible with the existing and future mining within mining tenements granted or renewed under the *Mineral Resources Act 1989*;

~~(c)~~(d) development does not increase the number of people living within a separation area for a resource/processing area or transport route; and

~~(d)~~(e) development for the purpose of extractive industry

(i) protects personal health and safety;

(ii) minimises impacts to the amenity of surrounding land uses;

(iii) avoids impacts to environmental values on external premises; and

(iv) minimises impacts to environmental values on the premises.

8.2.5.3 Assessment benchmarks

Table 8.2.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Development other than extractive industry	
PO1 Development located within a resource/processing area maintains the long-term availability and efficient winning of the extractive resource for extraction and processing, except where the following can be demonstrated: (a) there is an overriding benefit to the community; and (b) the development cannot reasonably be located elsewhere.	No acceptable outcome is nominated.

PO2 Development located in a separation area for a resource/processing area: (a) does not increase the number of people living in the separation area; and (b) minimises impacts from existing and future extractive industries on people working or congregating in the separation area; and does not compromise the function of the separation area as a buffer from incompatible uses outside the buffer area.	No acceptable outcome is nominated.
PO3 Development in a separation area for a transport route does not increase the number of people living in the separation area and is compatible with the safe and efficient operation of the transport route.	No acceptable outcome is nominated.
PO4 Development in the vicinity of mining-related leases: (a) does not compromise current or future utilisation of mineral resources; and (b) is not located where likely to be adversely impacted upon by existing and future mining activities.	No acceptable outcome is nominated.
PO5 Development with direct vehicle access to a transport route does not adversely impact the safety and efficiency of transport route.	No acceptable outcome is nominated.
Historical mining tenements	
PO6 Development is located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts). **Editors note:** A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome.	**AO6** Buildings and infrastructure are located outside of the mining influence areas on the development site. **Editor's note**–Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of ~~MyMinesOnline Maps~~ GeoResGlobe. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

Table 8.2.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Extractive industry	
PO~~7~~6 Extractive industry is operated such that: (a) blasting activities do not create a public safety risk; and (b) on-site workers and the public are adequately warned of the activities and safety hazards.	No acceptable outcome is nominated.
PO~~8~~7 Measures are taken to avoid or minimise adverse impacts from dust, sand, or soil on nearby properties.	No acceptable outcome is nominated.

PO98 Premises are secured to ensure that a person not involved in the operation is unable to gain entry to the premises.	No acceptable outcome is nominated.
PO109 The development maintains the extractive industry transport route to a standard commensurate with the volume, type, and nature of vehicular traffic utilising the transport route.	No acceptable outcome is nominated.

PO110 Development avoids adverse impacts on land uses, having regard to: (a) noise; (b) vibration; (c) airblast overpressure; (d) dust; (e) flyrock; (f) visual amenity; and (g) safety.	No acceptable outcome is nominated.
PO121 The extractive industry use is screened from any adjoining major road.	No acceptable outcome is nominated.
PO132 Development avoids or minimises impact on areas of ecological significance, ecological processes or biodiversity values external to the site.	No acceptable outcome is nominated.
PO143 Surface and groundwater quality external to the site is protected.	No acceptable outcome is nominated.
PO154 Development provides for the rehabilitation of the premises to restore the nature conservation values of the premises prior to the extractive industry as far as is reasonably practicable. **Editor's note—**A rehabilitation plan and expert ecological advice may be required to demonstrate achievement of this performance outcome.	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 flood hazard 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
For accepted development subject to requirements and assessable development	
PO1 Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding. **Editor's note—**The *Building Regulation 2021~~06~~* 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 *Building Regulation 2021~~06~~*.	**AO1.1** Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard — further investigation area, new buildings containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard — further investigation area; or (b) are sited on the highest part of the site. OR **AO1.2** Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and **Editor's note—**Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings. (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.
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.

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

Performance outcomes	Acceptable outcomes
For assessable development	
PO3 Development does not intensify use in high hazard areas, in order to avoid risks to people and property. **Editor's note—**High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.	**AO3.1** New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.
	AO3.2 New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.
	AO3.3 Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.
PO4 Siting and layout of development maintains the safety of people and property in medium hazard areas. **Editor's note—**The ~~*Building Regulation 2006*~~ *Building Regulation 2021* 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 2021*~~06~~.	**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.
	AO4.6 In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.

	AO4.7 Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.
PO5 Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	**AO5** Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.
PO6 Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. **Editor's note—**Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.	No acceptable outcome is nominated.
PO7 Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or (d) flow acceleration or retardation; or (e) reduction in flood warning times. **Editor's note—**To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.	No acceptable outcome is nominated.
PO8 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events. **Editor's note—**This provision applies to high, medium and low flood hazard areas.	**AO8** The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).
PO9 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	**AO9.1** Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.
	AO9.2 Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.

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

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

8.2.7 Landslide hazard overlay code

8.2.7.1 Application

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

8.2.7.2 Purpose

(1) The purpose of the Landslide hazard overlay code is to manage development so that there is no increase to the extent or the severity of a landslide hazard and risk to life, property, community and the environment during landslide events is avoided.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is compatible with the nature of the landslide 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 landslide 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 landslide hazards; 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 landslide hazard events.

8.2.7.3 Assessment benchmarks

Table 8.2.7.3-Assessable development

Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.3.7 Steep land development design guidelines will provide applicants with guidance in meeting requirements of this code.

Performance outcomes	Acceptable outcomes
PO1 Development is not subject to potential debris flow hazard.	**AO1** Development does not occur within the potential debris flow areas identified on OM-07.1.
PO2 People and property within the development site are protected from landslide hazard originating from inside or external to the site.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.18 Geotechnical investigations will provide applicants with guidance in meeting requirements of this code.
PO3 Development does not increase the risk of landslide to adjoining properties.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.18 Geotechnical investigations will provide applicants with guidance in meeting requirements of this code.
PO4 The development ensures the long-term stability of the development site.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.18 Geotechnical investigations will provide applicants with guidance in meeting requirements of this code.
PO5 Site access is not at risk from being permanently impeded by a landslide event.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.18 Geotechnical investigations will provide applicants with guidance in meeting requirements of this code.

PO6 The siting, design and construction works of development minimises the impacts on the natural landform and do not have a detrimental impact on slope stability or erosion potential.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.18 Geotechnical investigations will provide applicants with guidance in meeting requirements of this code.
PO7 Development maintains the safety of hazardous materials manufactured or stored in bulk. **Editor's note—** The term "hazardous material" is defined in the State Planning Policy.	**AO7** The manufacture or storage of hazardous materials in bulk does not occur: (a) within the medium, high or potential debris flow areas identified on overlay map OM-07.1; or (b) on land with a slope angle >23 degrees identified on overlay map OM-07.2.
PO8 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after landslide events.	**AO8.1** Facilities with a role in emergency management and vulnerable community services are not located on land: (a) within the medium, high or potential debris flow areas identified on overlay map OM-07.1; or (b) on land with a slope angle >23 degrees identified on overlay map OM-07.2. OR **AO8.2** The development does not: (a) result in any new building work other than an addition to an existing building; (b) involve vegetation clearing; or (c) alter site levels or stormwater conditions.

8.2.8 Natural assets overlay code

8.2.8.1 Application

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

8.2.8.2 Purpose

(1) The purpose of the Natural assets overlay code is to:

(a) protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems;

(b) maintain ecosystem services and other functions performed by Townsville's natural areas; and

(c) protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;

(b) development provides for the protection or enhancement of a linked network of habitat areas, including maximising opportunities for rehabilitation and restoration of degraded ecosystems, ecological communities, remnant vegetation and connecting corridors wherever possible;

(c) development, including infrastructure, is located and designed to maintain or enhance ecological functions including facilitation of wildlife movement for native terrestrial and aquatic species and native and migratory avian species;

(d) the water quality values and ecological functions of wetlands, waterways and their riparian areas and buffers are protected or enhanced;

(e) development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters and their interaction;

(f) fragmentation of remnant vegetation and habitat areas is avoided to maintain ecological function and biodiversity values, and to maintain or increase the resilience of natural assets to threatening processes, including climate change; and

(g) development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.

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

8.2.8.3 Assessment benchmarks

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Protection of biodiversity values and ecological processes	
PO1 In areas identified as having high or very high environmental importance, significant values are protected and associated ecological functions and biophysical processes are maintained to ensure long term viability. **Editor's note—**Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.	No acceptable outcome is nominated. **Editor's note**—Natural assets planning scheme policy no. SC6.9 provides information on the primary attributes included in very high, high and medium environmental importance areas. The overlay map has been produced using local government area wide data. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map or otherwise identify site-specific natural assets and ecological functions.
PO2 In areas identified as having medium environmental importance, development is located, designed and operated to: (a) retain and protect significant values; and (b) maintain the underlying ecological functions and biophysical processes. **Editor's note—**Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.	No acceptable outcome is nominated. **Editor's note—**This category of environmental importance will also require a high level of investigation as part of any development application, to determine on the ground values and priority for protection. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.
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. **Editor's note—**A rehabilitation plan supported by expert ecological advice prepared in accordance with Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Significant species and ecological communities	
PO4 Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts. **Editor's note—**Significant species and ecological communities include those identified in the Natural assets planning scheme policy no. SC6.9.	No acceptable outcome is nominated. **Editor's note—**Applications for development should identify any significant species or communities that may be affected by the proposal. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.
PO5 Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are not impacted by development.	No acceptable outcome is nominated.

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Buffering and edge impacts	
PO6 Development provides a vegetated buffer to an area of significant ecological or environmental value, in order to: (a) protect core habitat areas from threatening processes; (b) maintain connectivity or support linkages; (c) reduce threats to the environmental values from non-native or pest fauna or flora; and (d) avoid undesirable microclimate effects. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological and environmental protection purposes.	**AO6** A buffer extending from the outside edge of a declared fish habitat area (measured from highest astronomical tide (HAT)) has a minimum width of 100m. For other areas, no acceptable outcome is nominated. **Editor's note—**Areas which are expected to constitute core habitat as well as declared fish habitat areas are identified on maps contained in the Natural assets planning scheme policy no. SC6.9. Declared fish habitat areas may also be obtained from the relevant state agency. Buffers for significant species and ecological communities, including areas of habitat for listed threatened and migratory species, should be based on best practice and current scientific knowledge of individual species requirements and supported by an environmental assessment prepared in accordance with the Natural assets planning scheme policy no. SC6.9. Other legislation, including the *Nature Conservation Act* and *Environment Protection and Biodiversity Conservation Act* may establish other requirements with which applicants must comply.
PO7 Buffering, rehabilitation or restoration: (a) uses site appropriate or endemic native vegetation; (b) replicates as far as practicable, the species composition and structural components of healthy remnant native vegetation and associated habitats, including understorey vegetation; and (c) excludes declared plants, environmental weeds and other non-native plants likely to displace native flora species or degrade habitat.	No acceptable outcome is nominated. **Editor's note—**A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.
PO8 Pest species are prevented from encroaching into ecologically significant areas.	No acceptable outcome is nominated. **Editor's note—**A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.
PO9 During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	No acceptable outcome is nominated. **Editor's note—**A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Ecological corridors and habitat connectivity	
PO10 Significant ecological corridors and habitat linkages are protected and have dimensions and characteristics to support: (a) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time; (b) ecological responses to climate change; (c) connectivity between large tracts and patches of remnant vegetation and habitat areas; and (d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.	No acceptable outcome is nominated where in an urban residential zone or centre zone. In all other zones (including the Emerging community zone, Rural residential zone or industry zones): **AO10** Major ecological corridors identified on Figure SC6.9.3 in the Natural assets planning scheme policy no. SC6.9 are maintained and restored to achieve a minimum width of 350m, consisting of: (a) a 250m wide core corridor to support avian species and most arboreal mammals; and (b) a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor. No acceptable outcome is nominated for the great eastern ranges conservation corridor identified on Figure SC6.9.3 in the Natural assets planning scheme policy no SC6.9.
PO11 Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines, coastlines and other areas where possible.	No acceptable outcome is nominated.
PO12 Development facilitates unimpeded use and movement of terrestrial and aquatic fauna that are associated with or are likely to use an ecological corridor as part of their normal life cycle by: (a) ensuring development, including roads, pedestrian access and in-stream structures, does not create barriers to the movement of fauna along or within ecological corridors; (b) providing effective wildlife management infrastructure to direct fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; and (c) separating fauna from potential hazards through the use of appropriate barriers and buffers.	No acceptable outcome is nominated.

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Riparian and buffer area management for wetlands and waterways	
PO13 Development locates outside of, and does not impact on wetlands, to ensure long-term ecological function.	**AO13** Development, including any associated filling or excavation (other than restorative works) is located outside of any mapped, defined or identified boundary of a wetland and its associated buffer. **Editor's Note—**Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency.
PO14 Development provides a buffer to a wetland area to: (a) protect or enhance habitat values, connectivity and other ecological functions and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) avoid loss or modification of chemical, physical or biological properties or functions of soil. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.	**AO14** A development-free buffer is provided and maintained with a minimum width of: (a) for wetlands designated as high ecological significance (HES) by the Queensland Government: (i) 50m from the outermost part of the wetland where located in an urban area; or (ii) 200m from the outermost part of the wetland where located in a non-urban area; or (b) for other wetlands: 50m from the outermost part of the wetland in either urban or non-urban areas. **Editor's note—**Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency. **Editor's note—**To avoid conflict, where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.
PO15 Development (including operation) and construction maintains or enhances the natural hydrological regime of wetlands, including surface and ground waters. **Editor's note—**The hydrological regime of surface waters includes: (i) peak flows; (ii) volume of flows; (iii) duration of flows; (iv) frequency of flows; (v) seasonability of flows; (vi) water depth (seasonal average); and (vii) wetting and drying cycle.	**AO15.1** Development does not change the existing surface hydrological regime of a wetland including through channelisation, redirection or interruption of flows. **AO15.2** There is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland. **AO15.3** Any relevant stream flows into the wetland comply with relevant environmental flow objectives. **AO15.4** The water table and hydrostatic pressure in the wetland is either: (a) returned to its natural state; or (b) not lowered or raised outside the bounds of variability under existing pre-development conditions.

	AO15.5 Development does not result in the ingress of saline water into freshwater aquifers.
PO16 Development provides a buffer to a waterway, in order to: (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.	No acceptable outcome is nominated where in an urban residential zone or centre zone. Elsewhere (including the Emerging community zone, Rural residential zone or industry zones): **AO16** Other than where cropping for forestry for wood production, a development-free buffer is provided and maintained, extending from top of the bank of a waterway and with a minimum width of: (a) where in the Wet Tropics bioregion: (i) stream order 1 to 4: 25m; or (ii) stream order 5 and above: 50m; OR (b) in all other regions (Brigalow Belt North Bioregion or the Einasleigh Uplands Bioregion): (i) stream order 1 or 2: 25m; or (ii) stream order 3 or 4: 50m; or (iii) stream order 5 and above: 100m; **Editor's note—**Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.1 which identifies stream orders and bioregions. This information may also be obtained from the relevant state agency. **Editor's note—** Where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.

Table 8.2.8.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Ongoing management, construction and operation	
PO17 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on significant ecological areas, underlying ecological functions and biophysical processes and environmental values are avoided or minimised.	No acceptable outcome is nominated. **Editor's note**–Applicants will be asked to prepare an site based management plan to guide construction and operation.
PO18 Management arrangements facilitate the effective conservation and protection of significant ecological areas and underlying ecological functions and biophysical processes.	**AO18** Significant ecological areas are: (a) transferred into public ownership where the land is required for public access or for some other public purpose consistent with its values; or *(b)* incorporated within private open space and included within a voluntary statutory covenant by registration under the *Land Title Act 1994.*

8.2.9 Water resource catchment overlay code

8.2.9.1 Application

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

8.2.9.2 Purpose

(1) The purpose of the Water resource catchment overlay code is to ensure:

(a) the quality of surface and ground waters and the ecological values and hydrological processes of water resource catchments are protected;

(b) natural environment values and the ecological processes of terrestrial and aquatic ecosystems within the catchment area are protected;

(c) the water resource catchment area is maintained predominantly in a natural state and is protected from development and activities that would have unacceptable impacts on water quality, either directly or indirectly.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the establishment, expansion or intensification of development is avoided in a water resource catchment area;

(b) rural residential development is contained within the zoned Oak Valley community and development densities minimise the potential for impact on the catchment;

Editor's note—Applicants should refer to the Rural residential zone code.

(c) the ecological values, hydrological processes and water quality values of ground and surface waters in water resource catchment areas are protected from direct and indirect development impacts;

(d) development does not adversely affect the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality; and

(e) vegetated buffers to the full supply level of a water storage area are provided and maintained.

8.2.9.3 Assessment benchmarks

For accepted development subject to requirements

Table 8.2.9.3-Accepted development subject to requirements and assessable development (Part)

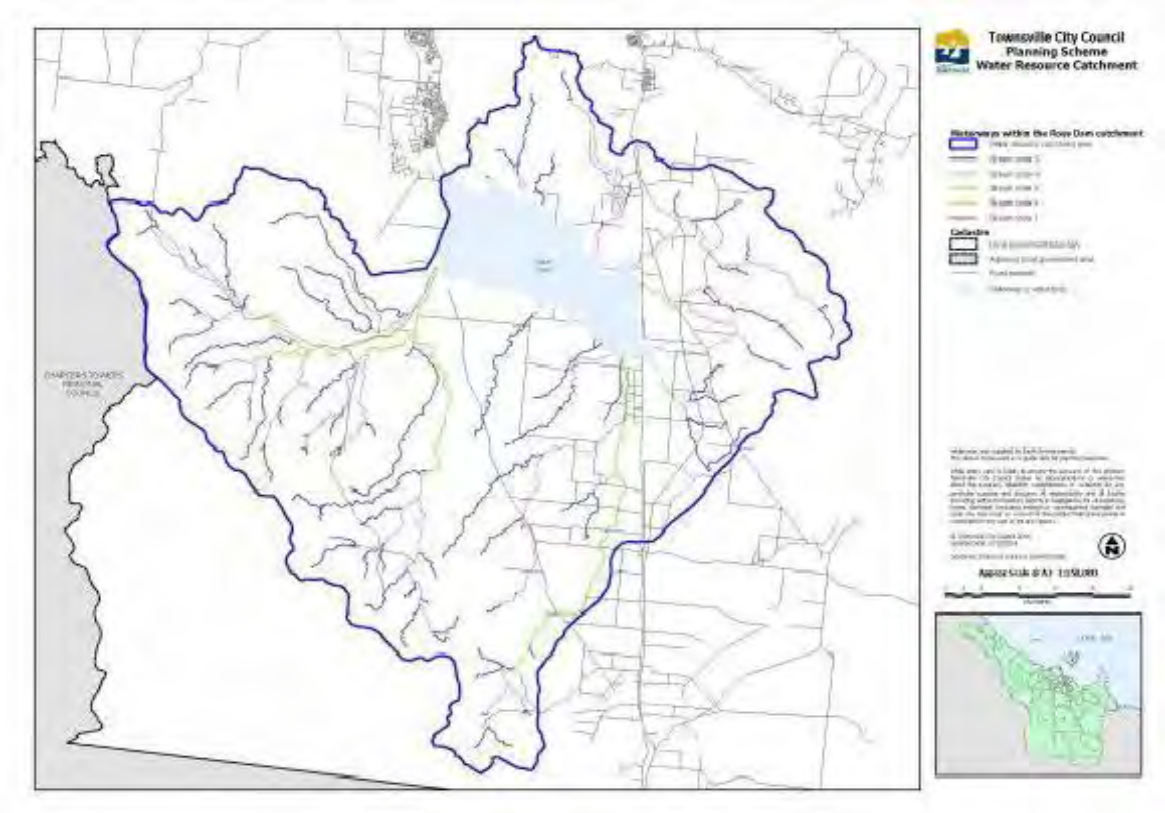
Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Development is set back from features contributing to catchment waters and incorporates a buffer to protect and enhance water quality values of ground and surface waters for ecosystem health and human consumption.	**AO1** Development, including all buildings and supporting infrastructure, is set back from the top of the bank of a waterway as shown on Figure 8.2 – Waterways within the Ross Dam Catchment with a minimum width of: (a) for stream order 3 or 4: 50m; or (b) for stream order 5 and above: 100m.

Table 8.2.9.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Nature of development	
PO2 The intensification of activities within catchments is avoided, including any: (a) development, land use and management practices with the potential to degrade or contribute to the degradation of water quality in the water resource catchment area; and (b) development, use or activity that adversely affects the physical integrity of waterways, lakes, springs, riparian areas, wetlands and natural ecosystems.	No acceptable outcome is nominated.
PO3 Reconfiguration of lots does not increase the number of lots within the catchment, other than within the zoned Oak Valley rural residential area.	No acceptable outcome is nominated.
PO4 Within Oak Valley, the creation of additional lots is minimised.	**AO4** The minimum lot size in the rural residential zone within the catchment is 4ha.
PO5 Development in a water resource catchment area minimises land disturbance through appropriate siting, design and construction of buildings, structures, roadways and other work, and does not result in land degradation.	**AO5.1** Development does not involve earthworks.
	AO5.2 Development locates on slopes that do not exceed a 6% gradient.
PO6 Development in a water resource catchment area is managed in a way that maintains the structure and function of remnant vegetation and including erosion and associated loss to the soil fertility.	**AO6** Development does not involve vegetation clearing.
PO7 Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.	No acceptable outcome is nominated. **Editor's note** – 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 person.

Table 8.2.9.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Buffers	
PO8 Development adjoining the water storage area identified on overlay map OM-10 protects and restores a vegetated buffer to avoid sediment, nutrients and pollutants from entering a waterway, wetland, lake, spring, riparian area or water storage area.	**AO8.1** Development including buildings, infrastructure, structures, enclosures and ancillary activities are not carried out within 500m of the water storage area identified on overlay map OM-~~09~~10 and all existing vegetation is retained within the buffer.
	AO8.2 A vegetated buffer having a minimum width of 100m is established and maintained from the water storage area identified on overlay map OM-10~~09~~.
PO9 Riparian vegetation within the water resource catchment area is protected.	**AO9** Development does not result in the clearing of any native riparian vegetation.
PO10 Development is set back from features contributing to catchment waters and incorporates a buffer to protect and enhance water quality values of ground and surface waters for ecosystem health and human consumption.	**AO10** Development, including all buildings and supporting infrastructure, is set back from the top of the bank of a waterway as shown on Figure 8.2 – Waterways within the Ross Dam Catchment with a minimum width of: (a) for stream order 3 or 4: 50m; or (b) for stream order 5 and above: 100m.



Click here to view PDF high resolution map.

Figure 8.2 - Waterways within the Ross Dam Catchment

8.2.10 Major infrastructure and hazardous facilities overlay code

8.2.10.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Major infrastructure and hazardous facilities overlay code. 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—Explosive facilities are licenced under the *Explosive Act 1999*. Applicants are advised to contact Resources, Safety and Health Queensland – Explosives Inspectorate for information on obtaining a licence.

Editor's note—Development affected by the Major infrastructure and hazardous facilities overlay may be referred to Resources, Safety and Health Queensland – Explosives Inspectorate and / or the Department of Defence and / or the Office of Industrial Relations, Major Hazard Facilities Unit, as a third-party advice agency.

Editor's note—Australian Standard AS2187 Explosives – Storage, transport and use and / or the eDEOP 101 Department of Defence Explosive Regulation may assist in demonstrating compliance with the requirements of this code.

Editor's note—Uses other than residential uses within the Defence Explosive Ordnance Depots buffer area require approval from the Department of Defence.

Editor's note—Schedule 6 of the *Planning Regulation 2017* prohibits a local categorising instrument from stating a Dwelling house is assessable development where it is located in a residential zone (other than a Medium density or High density residential zone) and no relevant overlay applies to the premises. The major infrastructure and hazardous facilities overlay code is not a relevant overlay as defined in the *Planning Regulation 2017*

8.2.10.2 Purpose

(1) The purpose of the Major infrastructure and hazardous facilities overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned major infrastructure and hazardous facilities within the Townsville region:

(a) Explosive reserves
(b) high-pressure gas pipeline;
(c) hazardous chemical facility;
(d) major electricity infrastructure;
(e) shooting ranges.
(f) water supply pipelines;
(g) water treatment facilities;
(h) wastewater treatment facilities;
(i) waste management facilities; and
(j) stock route network.

(2) The purpose of the code is to manage the risk that the operation of a hazardous chemical facility or explosive reserve may pose to people and property to an acceptable level.

(3) The purpose of the code will be achieved through the following overall outcomes:
- (a) existing and planned major infrastructure facilities, networks and corridors, and hazardous chemical facilities are protected from incompatible development;
- (b) development proximate to existing and planned major infrastructure facilities, networks and corridors, and hazardous chemical facilities are appropriately located, designed, constructed and operated to:
  - i. avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities; and
  - ii. protect the amenity, health and safety of people and property.
- (c) existing and planned noise emission facilities are protected from incompatible development;
- (d) development proximate to existing and planned noise emission facilities, are appropriately located, designed, constructed and operated to:
  - i. avoid compromising the operational efficiency of noise emission infrastructure; and
  - ii. protect the amenity, health and safety of people and property.
- (e) development proximate to the stock route network does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock while ensuring the principles of the *Stock Route Management Act 2002* are upheld.
- (f) development does not increase the number of lots created, or people living or working in proximity to hazardous chemical facility or explosive reserve, other than for special industry uses directly related to explosives, their distribution, disposal, storage or manufacture.
- (g) development involving the use, storage and disposal of hazardous material and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimize the health and safety risks to communities and individuals.
- (h) Hazardous chemicals are appropriately stored to reduce the risk of contamination on the environment.
- (i) development is located to avoid any adverse impacts of environmental emissions, or health and safety risks, and where impacts cannot be practicably avoided, development is designed to mitigate impacts on the following existing and approved land uses or areas:

i. Medium-impact, high-impact and special industries
ii. Extractive industries
iii. Hazardous chemical facilities
iv. Explosives facilities and explosives reserves
v. High pressure gas pipelines
vi. Waste management facilities
vii. Sewage treatment plants.
viii. Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.
ix. Major sport, recreation and entertainment facilities.
x. Shooting facilities.
xi. Motor sport facilities.

8.2.10.3 Criteria for assessment

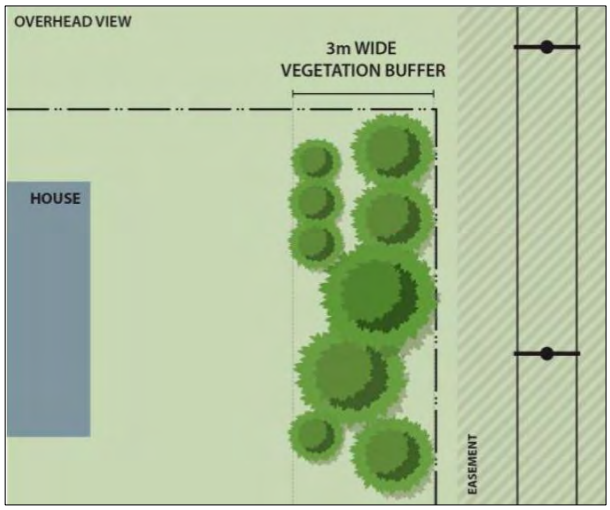
Table 8.2.10.3 Assessable development (Part)

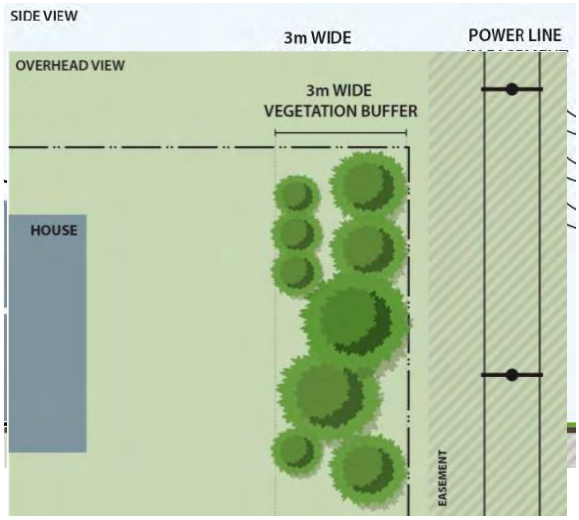
Performance outcomes	Acceptable outcomes
Protection of community health and safetly	
PO1 Development for the purposes of a sensitive or vulnerable land use: (a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2019; and (b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2019 and the relevant national standard. **Editor's Note** - A noise/odour/air impact assessment report will assist in demonstrating achievement of the performance outcome.	No acceptable outcome is nominated.
Using design to protect Major infrastructure and hazardous chemical facilities from encroachment, and to mitigate adverse impacts	
PO2 Development is designed to minimise the impacts on the following existing and approved land uses or areas: (a) Explosive reserves (b) high-pressure gas pipeline; (c) hazardous chemical facilities; (d) major electricity infrastructure (including associated substations); (e) shooting ranges. (f) water supply pipelines; (g) water treatment facilities; (h) wastewater treatment facilities; and (i) waste management facilities. **Editor's Note**: A noise/odour/air impact assessment report will assist in demonstrating the achievement of this performance outcome for the high-pressure gas pipeline, major electricity infrastructure, shooting ranges, water supply pipelines, water treatment facilities, wastewater management facilities, and waste management facilities. **Editor's Note:** Risk assessment tools within Australian Standard AS 2187 Part 1 - storage of explosives and Australian Standard AS 2187 Part 2 - use of explosives, will assist in demonstrating the achievement of this performance outcome for the Explosive reserves and hazardous chemical facilities. **Editor's Note:** Development within a Hazardous chemical facility buffer area will be referred to the Office of Industrial Relations, Major Hazard Facilities Unit for third-party advice.	No acceptable outcome is nominated.

Explosive reserve buffer area	
PO3 Development that is vulnerable to the effects of blast, radiant heat and projectiles is not established or intensified on land that is affected by the adverse impacts of an explosive facility. **Editor's note –** Written endorsement from Resource, Safety and Health Queensland – Explosives Inspectorate or the Department of Defence, stating they have no objection to the proposed development may assist in demonstrating compliance.	**AO3** Development does not involve the establishment or intensification of a vulnerable land use. **Editor's note –** Vulnerable land use is defined in Table SC1.2.2 Administrative definitions.
PO4 Reconfiguring a lot does not result in a material increase in the number of lots created or the number of people living or working in the Explosive reserve buffer area. disposal, storage or manufacture.	No acceptable outcome is nominated.
PO5 Buildings within the Explosive reserve buffer area are designed and constructed to be protected against potential hazards arising from proximity to explosives manufacture, storage, testing, disposal and distribution. **Editor's note –** Applicants are required to obtain written endorsement from Resource, Safety and Health Queensland – Explosives Inspectorate and the Department of Defence stating they have no objection to the proposed development.	No acceptable outcome is nominated.
High-pressure gas pipeline and buffers	
PO6 Development within the buffer area surrounding a high-pressure gas pipeline does not create a risk to life or property and does not compromise the safe operation of the high-pressure gas pipeline.	**AO6.1** Development does not compromise the safe operation of the high-pressure gas pipeline in accordance with the written confirmation of the operator.
	AO6.2 Development is for a boundary realignment only and does not increase the number of persons likely to reside or work on the site.

PO7 Development, including uses and works constructed and operated, to avoid: (a) compromising the viability of the high-pressure gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of the high-pressure gas pipeline and the supply of gas.	No acceptable outcome nominated. **Editor's note-** It is recommended that an applicant consult with the relevant gas pipeline manager prior to the lodgment of a development application in the vicinity of a high-pressure gas pipeline corridor.
Hazardous Chemical Facilities buffer area	
PO8 Development involving the use, storage and handling of prescribed hazardous chemicals is located, designed and constructed to minimise risks to human health and property, proportionate to the sensitivity of the surrounding land uses or zones. **Editor's note -** Development applications involving a 'hazardous chemical facility' require referral to the State Assessment Referral Agency (SARA) as a concurrence agency, with technical advice obtained from the Office of Industrial Relations, Major Hazard Facilities Unit **Editor's note-** A hazard assessment report will assist in demonstrating achievement of the performance outcome.	No acceptable outcome is nominated.
PO9 Development involving prescribed hazardous chemicals stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold) is located and designed in a manner that minimises the likelihood of inundation of flood waters from creeks, rivers, lakes, or estuaries.	No acceptable outcome is nominated
PO10 Development is designed and sited to mitigate the risks from hazard scenarios occurring at existing hazardous chemical facilities. **Editor's note-** Applicants are required to obtain written endorsement from the Office of Industrial Relations, Major Hazards Facilities unit stating they have no objection to the proposed development within the Hazardous Chemical Facilities buffer area.	**AO10** No acceptable outcome is nominated.
PO11 Sensitive and vulnerable land uses are not established within the Hazardous Chemical Facilities buffer area.	**AO11** No acceptable outcome is nominated
Performance outcomes	**Acceptable outcomes**
Major electricity infrastructure and substations	
PO12 Development of a sensitive land use (other than a Class 10 building or structure) is set back from the major electricity infrastructure to: (a) avoid safety risks to people and property; (b) minimise noise and visual impacts to people and property; and (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure are not compromised.	**AO12.1** Sensitive land uses (other than Class 10 buildings or structures) are not located within an easement for major electricity infrastructure. **AO12.2** Sensitive land uses (other than Class 10 buildings or structures) maintain a setback of at least: (a) 10 metres from any distribution substation. (b) 50 metres from a transmission substation. (c) 30 metres from a transmission line easement.

PO13 Development of a Class 10 building or structure is set back from the major electricity infrastructure to: (a) avoid safety risks to people and property; and (b) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	**AO13.1** Class 10 buildings or structures: (a) are not located within an easement for a distribution line, or (b) are only located within an easement for a distribution line where: • development is not a swimming pool; • development maintains a safe clearance from the powerlines in accordance with Electrical Safety Regulation 2013; or • development is not located in a vacant easement for a future powerline or in a vacant section of a double width easement. ***Editor's note:****-Applicants should contact the relevant transmission or distribution entity for further information on whether an easement is either a vacant easement for a future powerline or a double width easement with a vacant section.*
	AO13.2 Class 10a buildings or structures and Class 10b structures (excluding swimming pools) maintain a setback from the fencing of any substation of at least 4 metres.
	AO13.3 Class 10b structures that are swimming pools maintain a setback from any substation of a distance of at least 30 metres.
PO14 Development of hazardous chemical facilities, extractive industries, explosives storage facilities or development involving explosive blasting is setback from the major electricity infrastructure to: (a) avoid safety risks to people and property; (b) minimise noise and visual impacts to people and property; and (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure are not compromised.	No acceptable outcome is nominated.
PO15 Development other than: (a) a sensitive land use; (b) a class 10 building or structure; (c) major hazard facilities; (d) extractive industries; (e) development involving explosive blasting; or (f) explosives storage facilities. Is set back from the major electricity infrastructure to: (a) avoid safety risks to people and property; (b) minimise noise and visual impacts to people and property; and (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure are not compromised.	**AO15.1** Development is not located within an easement for major electricity infrastructure.
	AO15.2 Development maintains a setback of at least 10 metres from any distribution substation and 50 metres from any transmission substation.

PO16 Residential buildings, other than where they are separated from the infrastructure by a road, are oriented to avoid direct overlooking of major electricity infrastructure.	**AO16.1** Windows and balconies of residential buildings do not face easements and infrastructure sites. 
	AO16.2 Views from residential buildings to infrastructure are screened by devices attached to the building. ***Editor's note:-*** *The figure below provides an illustration of buildings oriented away from infrastructure.*
PO17 Development maintains a safe clearance from all powerlines.	**AO17** Development maintains the clearances required under Schedules 4 and 5 of the *Electrical Safety Regulations 2013* or the current relevant standards.
PO18 Development (other than reconfiguring a lot) includes landscaping which substantively assists in screening major electricity infrastructure to minimise its visual impact to other uses, particularly residential uses and sensitive land uses.	**AO18.1** A minimum 3 metre wide densely planted landscaped buffer is provided along the boundary of a lot adjoining a lot or easement containing major electricity infrastructure (other than a substation), including provisions for advanced trees and shrubs that will grow to a minimum height of 10 metres.

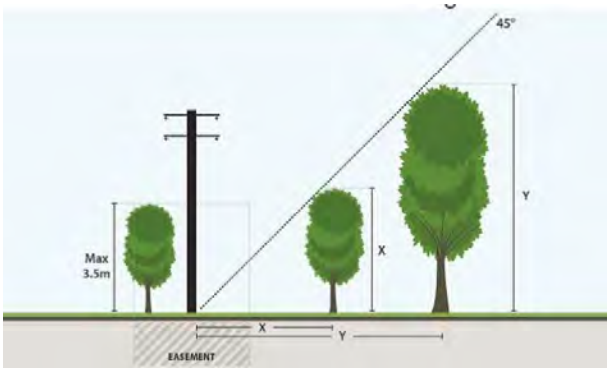
	AO18.2 A minimum 2 metre wide densely planted landscaping buffer is provided along the boundary of a lot adjoining a lot or easement containing a substation, including provision for advanced trees and shrubs that will grow to a height which blocks direct views from habitable rooms to a substation and won't encroach into statutory electrical clearance distances. **Editor's note-**The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink's Screening your home from powerlines: A guide to planning trees and shrubs outside easements to screen powerlines. Applicants should also note that vegetation will need to maintain statutory clearances (for further guidance, refer to Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile). 
PO19 Development (other than reconfiguring a lot) that includes landscaping does not limit access to the major electricity infrastructure with the landscaping treatments.	No acceptable outcome is nominated
PO20 Development that involves reconfiguring a lot results in a lot of sufficient size to provide adequate landscaped buffers along the lot boundaries to screen and soften the visual impact of major electricity infrastructure.	**AO20** The future development of a reconfigured site must be capable of providing a minimum 5 metre wide densely planted landscaped buffer, which is able to sustain advanced trees and shrubs capable of growing to a minimum height of 10 metres.
PO21 Vegetation planted near major electricity infrastructure does not pose any risk to the physical integrity and operation of the infrastructure.	**AO21.1** Where vegetation is planted within an easement of an overhead powerline or, where there is no easement, it should not be planted: (a) within 5 metres either side of the area directly below the conductors; (b) within 20 metres of a powerline structure, pole or stay; or (c) if it has a mature height of more than 3.5 metres.

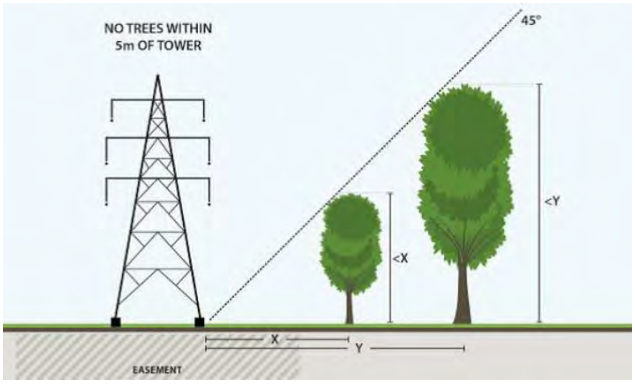
AO21.2

Vegetation planted within an underground powerline easement does not have a mature root system greater than 150 mm in depth and is not located within 1 metre of the area directly above the powerline cable.

AO20.3

Vegetation adjoining easements complies with the clearance dimensions illustrated in the figures below.



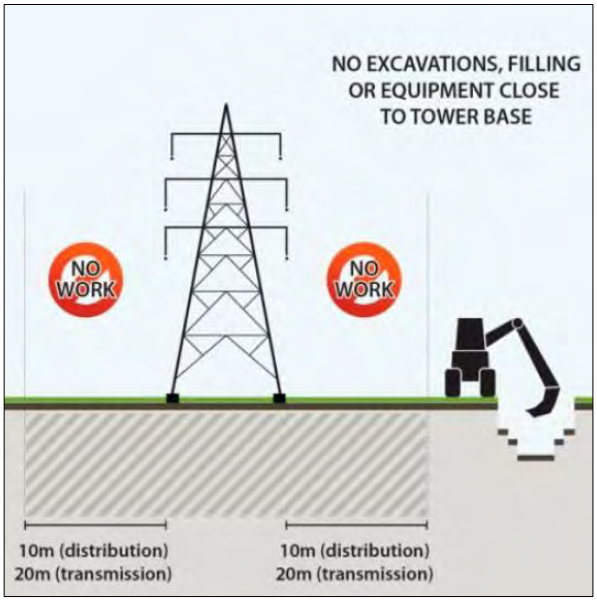


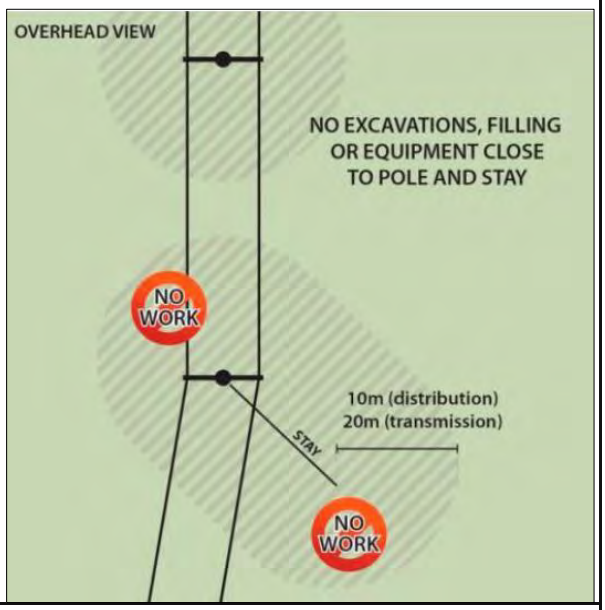
AO20.4

Planting complies with (as relevant to the infrastructure concerned) either:

(a) Energex's Safe Tree Guidelines;
(b) Ergon's Plant Smart brochures; or
(c) Powerlink's Screening your home from powerlines information

PO22 Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement on site, in combination with compatible recreational facilities and landscaping that ensure: (a) it has an open and expansive character, with landscaping design that helps break up the linear and vertical dominance of the infrastructure; (b) landscaping is located outside the easement area and screens and softens the appearance of poles, towers or other structures; (c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the transmission or distribution entity; and (d) the design is such that the function of the open space for recreation purposes is maintained.	No acceptable outcome is nominated **Editor's note**—The figures below provide examples of a well-integrated transmission corridor.
PO23 Any earthworks are undertaken in a way that: (a) ensures stability of the land on or adjoining major electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the major electricity infrastructure; and (c) does not restrict the placement or use of the electricity provider's equipment.	**AO23.1** No earthworks are undertaken within: (a) 20 metres of a transmission tower, pole or stay for overhead transmission infrastructure; (b) 10 metres of a tower, pole or stay for overhead distribution infrastructure; (c) 50 metres of a property boundary shared with a substation site for transmission substations; or (d) 10 metres of a property boundary shared with a substation site for distribution substations. **Editor's note-**The figures below illustrate the concept.





AO23.2
No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground powerline.

AO23.3
Earthworks that alter levels along boundaries of, or within, existing or proposed easements do not alter the levels by more than 100mm.

PO24
Other services and infrastructure works (which may include stormwater, sewerage or water) do not impact on the safety and reliability of major electricity infrastructure.

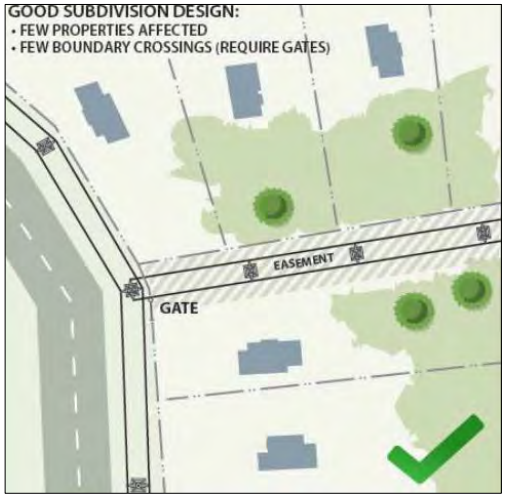
AO24.1
Underground services are not located within:

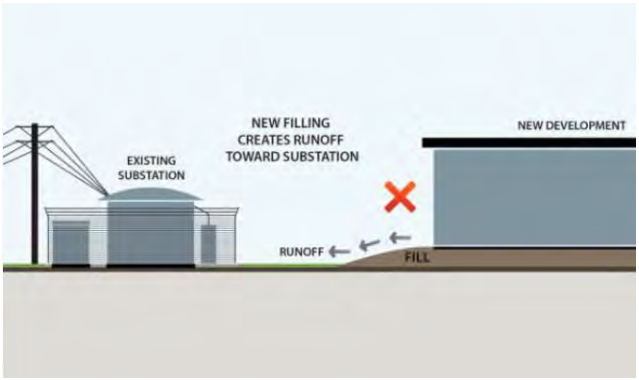
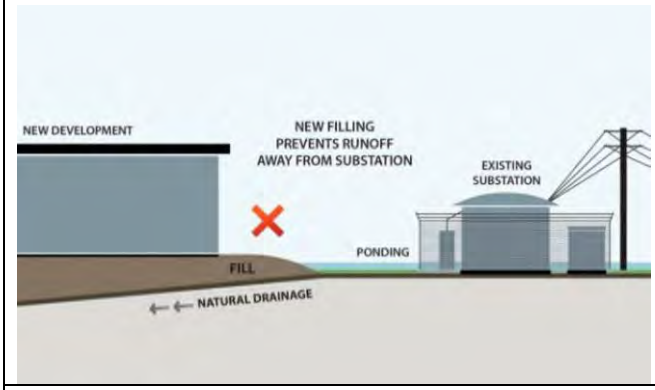
(g) 20 metres of a tower, pole or stay for transmission infrastructure;
(h) 10 metres of a tower, pole or stay for distribution infrastructure;
(i) a vacant major electricity infrastructure easement; or
(j) 10 metres of a substation property boundary.

AO24.2
No valve pits occur within 60 metres of a tower, pole or stay for transmission infrastructure, or 10 metres of a tower, pole or stay for distribution infrastructure.

	AO24.3 Pipelines with cathodic protection systems comply with part 13 of Electrical Safety Regulation 2013 or the current relevant standard.
	AO24.4 Underground services traversing an easement cross at angles between 60 and 90 degrees to the overhead or underground lines.
	AO24.5 Trenches for services are backfilled to be compacted in 150 mm layers to at least 95% modified dry density compaction ratio.
	AO24.6 Trenches under construction are not left open overnight.
Shooting range impact areas	
PO25 Development is compatible with the risks and noise impacts generated by the Hervey Range rifle ranges, Alligator Creek rifle range or the Townsville Pistol Club.	No acceptable outcome is nominated. **Editor's note-**To demonstrate compliance with PO25, it is recommended that specific attenuation elements be incorporated into building design and siting, such as ensuring openings are appropriately glazed and orienting development away from the pistol club/rifle range site. There may also be a requirement for proponents to undertake a noise impact assessment in accordance with Environmental Protection (Noise) Policy 2019.
Performance outcomes	**Acceptable outcomes**
Water supply pipelines	
PO26 Development within a water supply pipeline and buffer are: (a) located, designed and constructed to protect the integrity of the water supply pipeline; and (b) maintain adequate access for any required maintenance or upgrading work to the water supply pipeline.	**AO26** Buildings and structures are setback a minimum of 20 metres from a water supply pipeline as shown on overlay map OM-08.3. **Editor's note-** Should a lesser setback be proposed, it is recommended that an applicant consult with the relevant water entity, to determine how compliance with the performance outcome can be achieved.
Performance outcomes	**Acceptable outcomes**
Water treatment facilities	
PO27 Development that is incompatible with existing and approved water treatment facilities avoids associated adverse impacts.	**AO27.1** A sensitive land use involving a residential activity is not located or intensified within a water treatment facilities buffer as shown on overlay map OM-08.3.
	AO27.2 A sensitive land use (other than a residential activity) located within a water treatment facilities buffer as shown on overlay map OM-08.3 demonstrates that occupants and users will not be adversely affected by odour and or noise emissions from activities associated with the water treatment facilities.
Performance outcomes	**Acceptable outcomes**

Wastewater treatment facilities	
PO28 Development that is incompatible with the impacts associated with existing and approved waste management facilities is not supported.	**AO28.1** A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment facilities buffer as shown on overlay map OM-08.3.
	AO28.2 A sensitive land use (other than a residential activity) located within a wastewater treatment facilities buffer as shown on overlay map OM-08.3 demonstrates that occupants and users will not be adversely affected by odour and or noise emissions from activities associated with the wastewater treatment facilities.
Performance outcomes	**Acceptable outcomes**
Waste management facilities	
PO29 Residential activities and other sensitive land uses are not adversely affected by noise and or odour emissions from existing or planned waste management facilities.	**AO29.1** A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer as shown on overlay map OM-08.2.
	AO29.2 A sensitive land use (other than a residential activity) and other incompatible development located within a waste management facility buffer as shown on overlay map OM-8.2 demonstrates that occupants and users will not be: (a) adversely affected by emissions from activities associated with the waste management facility; and (b) incorporates appropriate measures to minimize identified impacts.
Access to major electricity infrastructure and bulk water supply infrastructure	
PO30 Development does not create a barrier to existing access points to major infrastructure.	**AO30** Development does not limit access with: (a) fences constructed along the boundaries of, or traversing, existing or proposed infrastructure easements (other than as required to limit public access from the development to the infrastructure for public safety); (b) storage of equipment or materials within or along the boundaries of existing or proposed infrastructure easements; and (c) construction of buildings within or along the boundaries of existing or proposed infrastructure easements.
PO321 Major electricity infrastructure or bulk water supply infrastructure that is linear infrastructure (e.g. powerlines or pipelines) within private land is protected by easements in favour of the responsible utility provider.	**AO31** Existing easements are maintained and where none currently exist, new easements are created that are sufficient for the provider's requirements.

PO32 When reconfiguring a lot occupied by major electricity or bulk water supply infrastructure, the operational reliability and integrity of the infrastructure is protected by: (a) maintaining the level of access via existing easements; or (b) creating a new easement.	No acceptable outcome is nominated **Editor's Note-** The images below provide one example on how to maintain access to an existing easement by ensuring that additional lots are not created within the easement. When creating an easement, utility providers must be consulted to ensure their requirements are satisfied. 
PO33 When reconfiguring a lot occupied by major electricity infrastructure or bulk water supply infrastructure, the reconfiguration does not intensify development within an easement in a way that would impede access to the infrastructure by the responsible utility provider.	**AO33** The number of lots within an easement associated with major electricity infrastructure or bulk water supply infrastructure is not increased.
Design and landscaping	
PO34 Reconfiguration for a new development area integrates major electricity and bulk water supply infrastructure within the overall layout. In particular, the layout: (a) ensures land of sufficient size and suitability to accommodate the existing and future infrastructure network; (b) minimises the visual impact of infrastructure; and (c) provides for an interface or relationship with surrounding land uses that minimises the potential for nuisance (including noise), health and safety concerns.	No acceptable outcome is nominated **Editor's Note**- Applicants should consult with the relevant transmission or distribution entity early in the master planning process to determine major electricity infrastructure requirements.

PO35 Development within a major electricity or bulk water supply infrastructure corridor incorporates the corridor into a useable public open space network wherever possible.	No acceptable outcome is nominated
PO36 Development does not increase flooding, drainage or erosion conditions that would impact on the major electricity or bulk water supply infrastructure. **Editor's Note-** The figures below illustrate the concept.   	No acceptable outcome is No acceptable outcome is nominated.
Performance outcomes	**Acceptable outcomes**
Stock route network	
PO37 Development does not conflict with the function and values associated with the stock route network.	**AO37** No acceptable outcome is nominated.

PO38 Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.	**AO38** No acceptable outcome is nominated..
PO39 Development does not result in a loss of additional values associated with the stock route network including recreational, environmental and heritage values.	**AO39** No acceptable outcome is nominated.

Part 9 Development codes

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 20~~0~~19*.

(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;

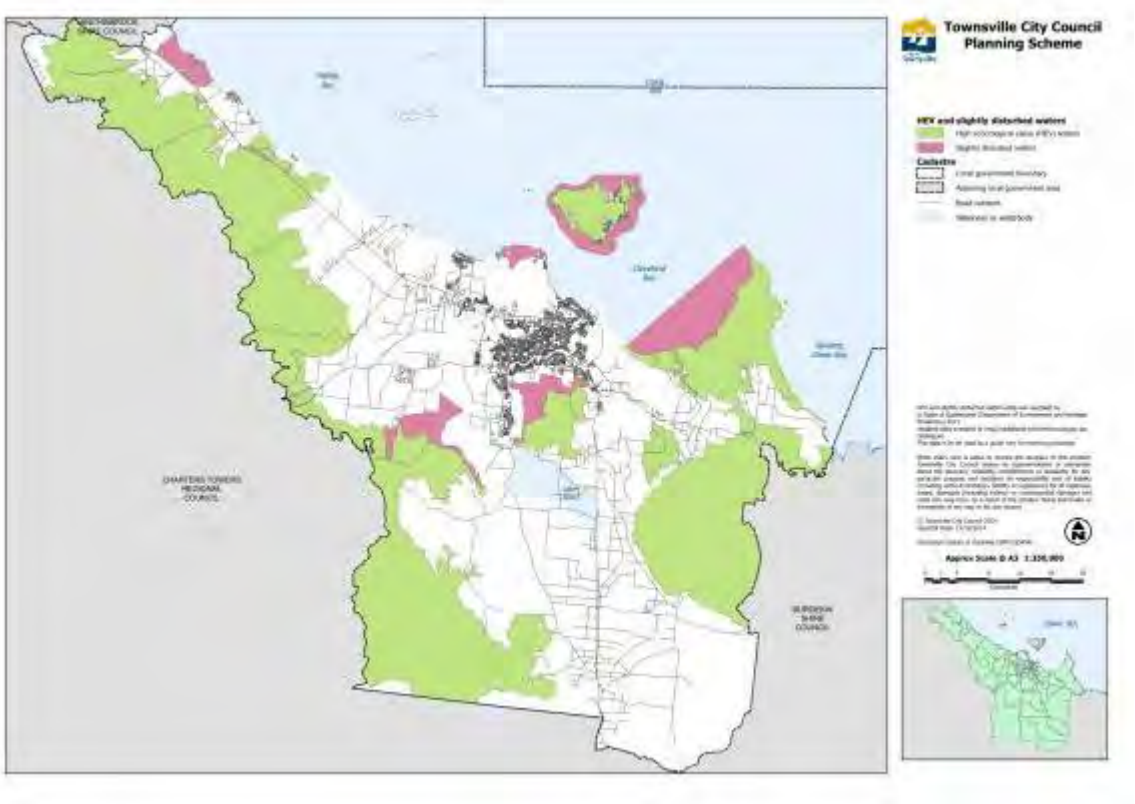
(g) whole of lifecycle costs of infrastructure are minimised; and

(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
Stormwater management - protecting water quality	
PO1 Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable. **Editor's note -** The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). ~~The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.~~	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment requirements.
PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 — High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.	No acceptable outcome is nominated. **Editor's note—**Refer to the *Queensland Water Quality Guidelines (QWQG)* for details on how to establish a minimum water quality data set for these areas.



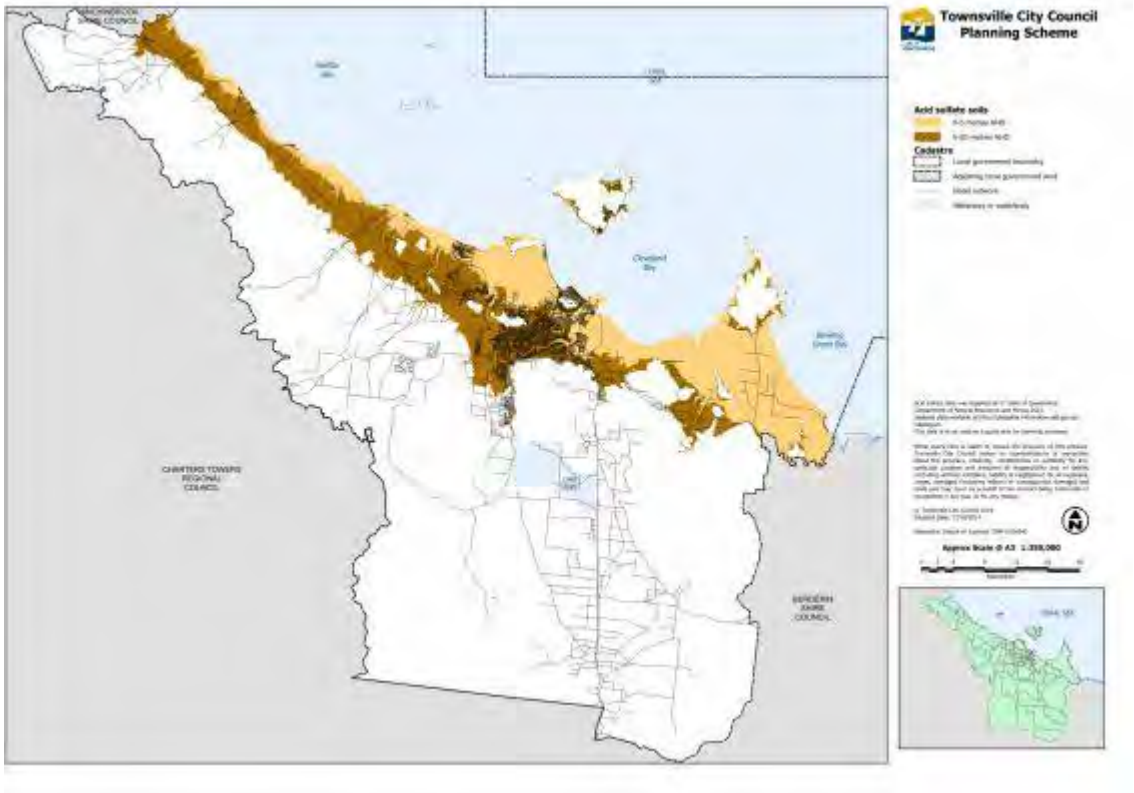
Click here to view PDF high resolution map.

Figure 9.1 - High environmental value waters and slightly disturbed waters

Table 9.3.2.3—Assessable development (Part)

PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment guidelines.

PO4 Within the areas identified as potential acid sulfate soils on Figure 9.2 — Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by: (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.	**AO4.1** Development does not: (a) involve excavating or removing 100m^3 or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m^3 or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR **AO4.2** Development manages waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and (f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack. **Editor's note—**Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the *Queensland Acid Sulfate Soil Technical Manual* and relevant State Planning Policy. Applicants should also refer to the *Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland*, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.



Click here to view PDF high resolution map.

Figure 9.2 - Acid sulfate soils

Table 9.3.2.3—Assessable development (Part)

PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.5 Construction management; and SC6.4.6.1 - Water sensitive urban design construction and establishment requirements.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Hydrological processes	
PO6 The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	**AO6.1** All existing waterways and overland flow paths are retained.
	AO6.2 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.9 Water sensitive urban design guidelines.
PO7 The development is designed to minimise run-off and peak flows by: (a) minimising large areas of impervious material; and (b) maximising opportunities for capture and reuse.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.1 Water sensitive urban design construction and establishment requirements.

PO8 Stormwater management is designed to: (a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and (b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions. **Editor's note—**Frequent flow management is distinct from flood management purposes, which is concerned with the management of less frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.	**AO8** The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.8 Stormwater management plans for development.
PO9 Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.	**AO9** The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.9 Water sensitive urban design guidelines and SC6.4.3.8 Stormwater management plans for development.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Stormwater drainage generally	
PO10 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	**AO10.1** The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.
	AO10.2 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design, SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.4 Stormwater drainage.
PO11 Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.	**AO11** The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design; SC6.4.3.9 Water sensitive urban design guidelines; and SC6.4.6.4 Stormwater drainage.
PO12 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	**AO12** Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.4.4 Stormwater drainage design; SC6.4.6.5 Drainage structures and SC6.4.6.4 Stormwater drainage.

PO13 The stormwater management system: (a) provides for safe access and maintenance; and (b) where relevant, provides for safe recreational use of stormwater management features.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.8 Stormwater management plans for development and SC6.4.4.4 Stormwater drainage design, SC6.4.3.9 Water sensitive urban design guidelines; SC6.4.3.6 Landscape policy; SC6.4.6.1 Water sensitive urban design construction and establishment requirements; and SC6.4.6.4 Stormwater drainage

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Point source waste water management (other than contaminated stormwater and sewage)	
PO14 Waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. **Editor's note—**To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.	No acceptable outcome is nominated.
PO15 Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health of receiving waters.	No acceptable outcome is nominated.
PO16 Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.
PO17 Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms. **Editor's note—**Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.	No acceptable outcome is nominated.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Constructed lakes and artificial waterways	
PO18 Where established, a constructed lake or artificial waterway is designed to maintain a reasonable standard of water quality, having regard to factors affecting lake health, including: (a) nutrients and eutrophication; (b) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO19 Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO20 The location, design and operation of a constructed lake or artificial waterway: (a) protects environmental values in downstream and upstream waterways; (b) protects any groundwater recharge areas; (c) incorporates low lying areas of a catchment connected to an existing waterway; (d) does not disrupt natural wetlands and any associated buffer areas; (e) avoids disturbing soils or sediments; and (f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. **Editor's Note—**Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.

PO21 The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.	For constructed lakes — No acceptable solution is nominated. **AO21** For an artificial waterway: Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficent flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO22 The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO23 A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO24 The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO25 A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO26 A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO27 A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.
PO28 Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Efficiency and whole of life cycle cost	
PO29 Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.
PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.
PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.
PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.
PO33 Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	**AO33** The stormwater management system is designed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.3.9 Water sensitive urban design guidelines and SC6.4.4.4 Stormwater drainage design.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Water management in reconfiguring a lot	
PO34 Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Ship-sourced pollutants	
PO35 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities. **Editor's note—**Refer to: *Australian and New Zealand Environment and Conservation Council (ANZECC)*, 1997, *Best Practice Guidelines for Waste Reception Facilities at Ports*, *Marinas and Boat Harbours in Australia and New Zealand.*	No acceptable outcome is nominated.
PO36 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.
PO37 Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.	No acceptable outcome is nominated.
PO38 Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure. **Editor's note—**Reception facilities require compliance assessment under the *Plumbing and Drainage Act 2018~~02~~*. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.	No acceptable outcome is nominated.

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, shaded and comfortable environment for all users; and

(i) significant on-site vegetation is retained, protected and integrated into the site design for its biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values - wherever practicable.

9.1.1.1 Assessment benchmarks

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Landscape design and character	
PO1 The overall landscape design of both public and private spaces: (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed. ~~(b)~~(c) considers maintenance as an integral part of the landscape design and provides sustainable maintenance outcomes.	**AO1** When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy, landscape design is in accordance with the requirements for that area. Otherwise, no acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.

PO2 Tree and plant selection ensures: (a) climatically appropriate landscaping that contributes to the creation of a shaded and comfortable city; (b) creation of a diverse palette: in form, texture and seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and (d) cost effective and convenient maintenance over the long-term.	**AO2.1** Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
	AO2.2 Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO3 Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.	**AO3** Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy. **Editor's note—**Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design.
PO4 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	**AO4.1** All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
	AO4.2 Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
	AO4.3 Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO5 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	**AO5.1** Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting.
	AO5.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.
PO6 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	**AO6** Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy. **Editor's note—**Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.

PO7 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided to reduce the “heat island” effect.	**AO7** Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Edge treatments	
PO8 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	**AO8** Landscaped areas along the frontage of a site consists of: (a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting; (b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.
PO9 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	No acceptable outcome is nominated. **Editor’s note—**Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO10 Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.	**AO10.1** Screen planting is provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.
	AO10.2 A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.
PO11 Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.	No acceptable outcome is nominated. **Editor’s note—**Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO12 Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	No acceptable outcome is nominated. **Editor’s note—**Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Maintenance, drainage, utilities, services and construction	
PO13 Plant selection and location protects the integrity and function of overhead and underground services.	**AO13** Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO14 Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.	No acceptable outcome is nominated. **Editor's note—**Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.
PO15 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. **Editor's note—**Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.3.6 Landscape policy and SC6.4.6. Construction standards.
PO16 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.3.6 Landscape policy to assist in demonstrating the outcome.
PO17 Drainage of podium planters allows for flush out in future and are adequately drained.	No acceptable outcome is nominated.
PO18 Irrigation is installed within private and public spaces to ensure the long-term viability, amenity and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	**AO18** Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.3.6 Landscape policy. **Editor's note—**Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.
PO19 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4.3.6 Landscape policy to assist in demonstrating the outcome.
PO20 Container sizes and planting stock maturity is consistent with the intended role of the landscaping.	**AO20** Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO21 Planting stocks are of a quality to ensure vigorous growth.	**AO21** Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.

PO22 Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	**AO22** Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.
PO23 Site preparation works ensure a stable and enhanced landscape form.	**AO23** Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy and SC6.4.6.26 Landscaping.

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Sustainability	
PO24 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	**AO24.1** Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.
	AO24.2 Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.
PO25 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	**AO25.1** Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970- 2009 Protection of Trees on Development Sites.
	AO25.2 Any required pruning or trimming work is undertaken in accordance with AS4373 — Pruning of Amenity Trees and is carried out by a qualified ~~aborist~~arborist.
	AO25.3 Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified ~~aborist~~arborist.
	AO25.4 Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.
PO26 Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; and (c) optimising shade to create useable and comfortable areas; (d) hydro-zoning planting.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.

PO27 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.	**AO27** Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.3.6 Landscape policy.
PO28 Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO29 Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	**AO29** Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.

Table 9.3.3.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Safety and Accessibility	
PO30 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour. **Editor's note—**Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	**AO30.1** Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.
	AO30.2 Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.
	AO30.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.
PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide equitable accessibility for all age groups and abilities.	**AO31.1** Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.
	AO31.2 Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.
	AO31.3 Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

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

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

9.3.4.2 Purpose

(1) The purpose of the reconfiguring a lot code is to:

(a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and

(b) protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;

(b) lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;

(c) lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;

(d) lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts;

Editor's note—Applicants will also need to have regard to the relevant overlays dealing with natural hazards, including bushfire, landslide, storm surge, coastal erosion and flooding.

(e) lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;

(f) lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;

(g) lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;

(h) lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;

(i) lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;

(j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;

(k) the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and

(l) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

9.3.4.3 Assessment benchmarks

Table 9.3.4.3(a)-Assessable development (Part)

Editor's note—In order to demonstrate compliance with this code, council may request the preparation of a structure plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The structure plan should be prepared in accordance with the guidance provided in the Emerging community planning scheme policy no. SC6.6. Such a plan may form the basis of a preliminary approval for development in an area.

Editor's note—Applicants should also have regard to Crime Prevention through Environmental Design Guidelines for Queensland when addressing relevant sections of the code.

Performance outcomes	Acceptable outcomes
General design elements	
PO1 The layout of roads, streets, lots and infrastructure avoids or minimises impacts on environmental features of the locality by: (a) following the natural topography and minimising earthworks; (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; (c) maintaining natural drainage features and hydrological regimes; and (d) maintaining important ecological corridors and habitat areas.	No acceptable outcome is nominated.
PO2 The development is well integrated with the surrounding locality, having regard to: (a) the layout of, and connections to, surrounding roads, streets, pedestrian and cycle networks and other infrastructure networks; (b) open space networks, habitat areas or corridors; (c) connections to centres and employment areas; (d) opportunities for shared use of public facilities; (e) surrounding landscaping and streetscape treatments; and (f) the interface between incompatible land uses.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.
PO3 The design of urban street blocks encourages walking by limiting the maximum length of blocks to 250m.	No acceptable outcome is nominated. **Editor's note—**Applicants may refer to Figure 16-3 in Complete Streets: Guidelines for urban street design to assist in compliance with this performance outcome. **Editor's note—**The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.
PO4 Street blocks and lot types are generally in a grid pattern and arranged to provide: (a) an efficient development pattern that supports walking, cycling and public transport use; (b) regular shaped lots; and (c) development that is consistent with the intent of the zone.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.
PO5 New development optimises views and physical connections to important landscape features to enhance legibility and sense of place.	No acceptable outcome is nominated.

PO6 Reconfiguring a lot does not facilitate development that would be visually obtrusive on ridgelines and prominent landscape features, or does not intensify development where already occurring on such features.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.7 Steep land development design guidelines provides applicants with guidance and additional information.
PO7 Development maintains or rehabilitates vegetated buffers to coastal waters where practicable.	No acceptable outcome is nominated.
PO8 Where a reconfiguration involves the creation of a new road or street (other than in the Rural zone), streetscape and landscape treatments are provided that: (a) create an attractive and legible environment which establishes character and identity; (b) enhance safety and comfort, and meet user needs; (c) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (d) support safe pedestrian and cycling movement; (e) maximise infiltration of stormwater runoff wherever practicable; and (f) minimise maintenance and whole of lifecycle costs.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Parks and open space **Editor's note—**Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement. **Editor's note—**The Development manual planning scheme policy SC6.4 - SC6.4.3.6 Landscape policy provides applicants with guidance and additional information regarding parks and open space.	
PO9 Reconfiguration facilitates the provision of a hierarchy of open space at local, district and regional levels that: (a) contributes to the legibility and character of the neighbourhood; (b) is linked to existing parkland or open space networks wherever possible; (c) meets the community's needs and is designed to maximise use by the community it serves; and (d) offer a broad range of informal and formal experiences to the community.	No acceptable outcome is nominated. **Editor's note—**The Local government infrastructure plan identifies desired standards of service for trunk open space infrastructure. Trunk infrastructure does not include local recreational parks.

PO10 Within residential areas, local recreation parks are created which provide informal recreational opportunities to supplement private open space of the neighbourhood.	**AO10.1** Local recreational parks are provided at a rate of 1ha per 1,000 people.
	AO10.2 Local recreational parks are provided at a maximum distance of 400m from the residents they serve.
PO11 Local recreational parks are of a sufficient size, shape and topography to accommodate a usable activity area, accommodating recreational facilities that meet local needs for a range of age cohorts, such as play equipment, kick-about areas, picnic areas, seating and the like. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.	**AO11.1** Local recreational parks have a minimum usable activity area of 0.5ha.
	AO11.2 Parks are square to rectangular with the ratio of dimensions no greater than 2:1.
	AO11.3 At least 80% of the park has a grade of no more than 1:10.
PO12 Local recreational parks are located and designed to maximise accessibility and to ensure a majority of the park has good casual surveillance established through overlooking from adjacent land uses.	**AO12** At least 50% of the perimeter of the park has a direct road frontage.
PO13 Local recreational parks are provided with a reasonable level of flood immunity such that community space remains available during most flood events.	**AO13** At least 10% of the park area is above the 2% AEP and embellishments, including play equipment, shelters and shared pathways are constructed above the 2% AEP flood level.
PO14 Parkland is safe and secure, with a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing, public lighting and landscaping.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.
PO15 Design and embellishments of local recreational parks: (a) reflect the likely demographic needs of the local community which the park services; (b) complement those in nearby parks, increasing the range of facilities available to the community; and (c) are fit for purpose.	**AO15** The design and embellishments of local recreational parks is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.
PO16 Local recreational parks are to provide pathway connections to the on-street verge pathway network and pathways are provided to connect to activity areas within the park.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.3.6 Landscape policy to assist in complying with this outcome.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Climatic response	
PO17 Road, street and lot orientation and lot size facilitate development that conserves non-renewable energy sources and enhances climate responsiveness by: (a) optimising a generally north-south orientation for the long axis of street blocks, or where east-west orientation is unavoidable, proportioning lots to allow for appropriate building orientation; and (b) creating lots that are generally rectangular in shape.	No acceptable outcome is nominated.
PO18 Road, street and lot orientation and lot size are responsive to north east prevailing winds and facilitates air permeability.	**AO18.1** Where practicable, parallel side boundaries are staggered. Figure 9.3 — Staggered parallel boundaries illustrates.
	AO18.2 The layout does not create more than three small lots, solid fencing or other barriers perpendicular to the target winds. OR **AO18.3** Where barriers exist perpendicular to target winds, the distance between a down-wind barrier or receptor and the up-wind barrier is not less than 7 times the height of the upwind barrier. Figure 9.4 — Airflow and barriers illustrates. **Editor's note—**Research has shown that long horizontal barriers perpendicular to airflow, such as solid fencing or continuous building lines, attenuates airflow for a horizontal distance of seven times the height of the barrier. Where a second barrier occurs airflow continues to 'skim' and does not return to the unimpeded pattern for the same seven-times height distance.
	AO18.4 Where they are proposed, built to boundary walls are located on the west-southwest boundary of lots, except where these boundaries are on the higher side of a sloping lot.

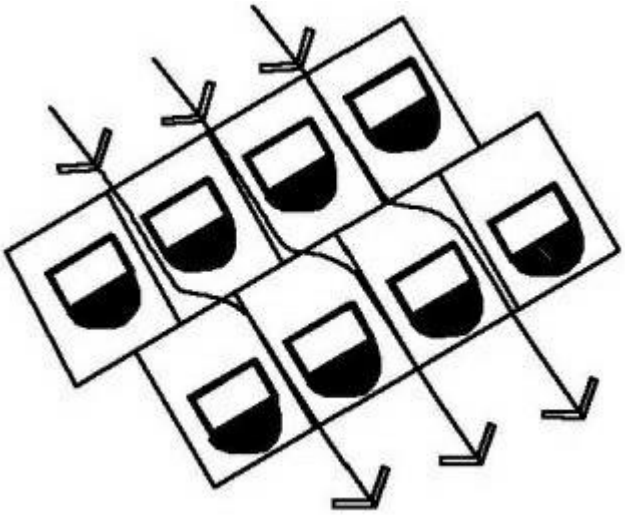


Figure 9.3 - Staggered parallel boundaries

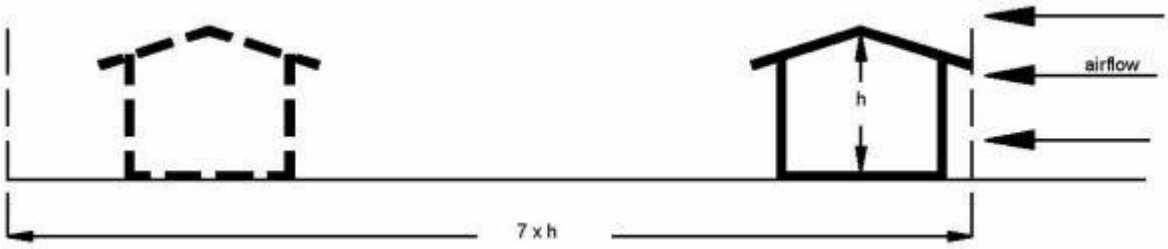


Figure 9.4 - Airflow and barriers

~~**PO19**~~ ~~Reconfiguration within 100m of any high pressure gas pipeline does not:~~ ~~(a) increase the number of lots;~~ ~~(b) affect the long-term operation of the pipeline; and~~ ~~(c) put at risk the safety and lives of people or the safety of property.~~	~~No acceptable outcome is nominated.~~
~~**PO20**~~ ~~Lots are designed and oriented to:~~ ~~(a) minimise the visual exposure of electricity transmission lines;~~ ~~(b) facilitate a substantive vegetated buffer adjoining electricity transmission line easements; and~~ ~~(c) ensure habitable buildings and recreation areas are well separated from electricity transmission line easements.~~	~~**AO20.1**~~ ~~Where on land that includes or adjoins a high voltage electricity easement (above 33kV), lot design and layout incorporates:~~ ~~(a) a vegetated buffer within a distance of 20m from the boundary of the electricity transmission line easement; and~~ ~~(b) the orientation of the primary lot frontage away from transmission line easement.~~
	~~**AO20.2**~~ ~~Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distance set out in Table 9.3.4.3(b).~~
PO1~~21~~ Reconfiguration ensures an appropriate level of amenity and safety is achieved for residential and other sensitive land uses through appropriate separation and buffering from nearby incompatible uses, including Department of Defence landholdings, major hazard facilities, intensive animal industries, major sport, recreation and entertainment facilities, sewerage, water and waste treatment and disposal facilities and industrial areas. The continued safe and efficient operation of these types of facilities is protected. **Editor's note—**A report by a suitably qualified person may be required to allow an assessment to be made of the potential environmental impacts of or affecting the proposed reconfiguration. Council recommends that applicants seeking approval for lots potentially affected by intensive animal industries refer tothe *Reference Manual for the Establishment and Operation or Beef Cattle Feedlots in Queensland, Queensland Dairy Farming Environmental Code of Practice, Environmental Code of Practice for Queensland Piggeries* and *Best Practice Technical Guide for the Meat Chicken Industry* and that applicants consult with Primary Industries and Fisheries prior to the lodgment of a development application. For other uses council may require a study that, amongst other matters, identifies how the development is in accordance with *Environmental Protection (Air) Policy 2008* or *Environmental Protection (Noise) Policy 2008*. **Editor's note—**Applicants may be required to prepare a Noise impact assessment as outlined in the Development manual planning scheme policy no. SC6.4 - SC6.4.3.15 Noise and vibration assessment guidelines	No acceptable outcome is nominated.

PO2022 Reconfiguration of land potentially affected by the impacts of a transport corridor or other noise generating activities ensures the development is designed to facilitate adequate noise management. **Editor's note—**Applicants may be required to prepare a Noise impact assessment in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.15 Noise and vibration assessment guidelines.	No acceptable outcome is nominated.
PO213 Where they are used, noise attenuation measures are: (a) compatible with the local streetscape and do not preclude the creation of active street frontages where desired; (b) durable and easily maintained; and (c) are designed to discourage crime and antisocial behaviour, having regard to: (i) opportunities for graffiti; (ii) provision of casual surveillance of public open space and movement networks; and (iii) opportunities for concealments or vandalism.	No acceptable outcome is nominated.

PO224 Reconfiguration does not result in lots being subject to adverse air quality impacts. **Editor's note—**A report by a qualified air quality expert may be required to allow an assessment to be made of the air quality or impacts. The Queensland Odour Impact Assessment Guidelines provides a methodology for assessing impact.	No acceptable outcome is nominated.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Services	
PO235 Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) is adaptable to allow for future infrastructure upgrades; (c) minimises risk of adverse environmental or amenity-related impacts; (d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and (e) minimises whole of life cycle costs for that infrastructure. **Editor's note—**The environmental values and water quality objectives are established under the *Environment Protection Policy (2009).* For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).	No acceptable outcome is nominated. **Editor's note—**Section 9.3.2 Healthy waters code, Section 9.3.6 Works code and the Development manual planning scheme policy SC6.4, set out standards for the design and construction of services.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Lot sizes and design	
PO2~~46~~ Reconfiguration creates lot sizes that: (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not compromise the future development potential of land in the Emerging community zone for urban purposes; (c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources; (d) are sufficient to protect ground and surface water quality in the Rural residential zone; and (e) are sufficient to protect areas with significant ecological values.	**AO2~~46~~** Minimum lot size is in accordance with Table 9.3.4.3(b~~c~~).
PO2~~57~~ Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: (a) buildings and structures appropriate to the zone, precinct or sub-precinct; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any required on-site services and infrastructure such as effluent disposal areas.	**AO2~~57~~** The dimensions of lots are in accordance with Table 9.3.4.3(b~~c~~).
PO2~~68~~ Where rear lots are created, they: (a) provide for an appropriate level of amenity; (b) incorporate direct access of a sufficient width for the use of the lot; and (c) ensure infrastructure services to the lot can be easily constructed, monitored and maintained. **Editor's note—** Applicants should also address any performance outcomes of the relevant zone code which may affect whether rear lots are appropriate.	**AO2~~68~~.1** Only one rear lot is provided behind each standard lot.
	AO2~~68~~.2 No more than two rear lot access strips directly adjoin each other.
	AO2~~68~~.3 No more than two rear lots gain access from the head of a cul-de-sac.
	AO2~~68~~.4 Where a rear lot is proposed in a residential zone, a square building envelope with sides of 17m is capable of being contained entirely within the lot.

	AO2~~68~~.5 An access strip for a rear lot has a minimum width of: (a) 8m in a rural or rural residential zone for access lengths up to 50m and greater than 50m, 15m width; or (b) 3.5m in urban residential zones; or (c) 8m in an industry zone; or (d) in any other zone, no acceptable outcome is nominated.
	AO2~~68~~.6 A passing bay is provided for access strips greater than 30m in length.
PO2~~79~~ Realignment of boundaries in the Rural zone only occurs where this contributes to: (a) a reduction in the number of lots or level of fragmentation in the zone; or (b) potential for improved land management practices; or (c) improved protection and management of significant ecological values.	No acceptable outcome is nominated.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes
Movement network design **Editor's note**—The Transport impact, access and parking code and the Development manual planning scheme policy no. SC6.4 sets out other requirements relating to movement network design.	
PO2~~830~~ The movement network has a legible structure, with roads and streets that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.	No acceptable outcome is nominated. **Editor's note—**The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4.3.14 Traffic impact assessment guidelines will assist in informing the movement network design. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.3.5 Car parking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.22 Waste management guidelines, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design, SC6.4.3.6 Landscape policy, SC6.4.3.9 Water sensitive urban design, SC6.4.3.20 Public lighting and utility services and SC6.4.4.4 Stormwater drainage design to assist in complying with this outcome.

PO2931 The road and street network provides for convenient and safe movement between local streets and higher order roads.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.
PO3032 A cul—de—sac is not included in the road and street design unless no other practical options exist.	No acceptable outcome is nominated.
PO313 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.
PO324 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.
PO335 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines to assist and comply with this outcome.
PO346 Rear lanes are designed to: (a) provide enough width to enable safe vehicle movement, including service vehicles; (b) connect to other streets at both ends; (c) enable safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane.	**AO346** Rear lanes are designed and provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.3.16 Rear lane design.
PO357 Reconfigurations, where involving a frontage to an existing or historical rear lane are designed to not diminish the character of the rear lane.	**~~AO37~~AO35.1** Lots have primary frontage to a street or road, other than rear lane.
	~~AO37~~AO35.2 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 - SC6.4.3.16 Rear lane design.

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Road design **Editor's note—**The Transport impact, access and parking code sets out other requirements relating to road design.	
PO3~~6~~8 The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots; (f) ensure design has regard and includes treatment to address the function, the necessary legibility and place making to support adjoining land uses; and (g) accommodate appropriate bicycle, pedestrian and shared paths.	~~**AO38**~~**AO36** Roads are designed in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.3.22 Waste management guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings.

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Pedestrian and cyclist facilities	
PO3~~6~~9 A network of bicycle, pedestrian and shared paths is provided which encourage pedestrian activites and cycling for transportation and recreational purposes and that links open space networks, employment areas and community facilities, including public transport stops, activity centres and schools, and is designed having regard to: (a) topography; (b) cyclist and pedestrian safety; (c) cost effectiveness and maintenance costs; (d) likely user volumes and types; (e) convenience, including end of trip facilities; and (f) accessibility, including public lighting, signage and pavement making.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy, SC6.4.3.14 Traffic impact assessment guidelines and SC6.4.4.7 Bicycle, pedestrian and shared path design to assist in complying with this outcome.

PO3840 The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; and (d) minimise potential conflict points with vehicles.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 for additional information to assist in achieving this outcome.
PO3941 Where possible, the bicycle, pedestrian and shared path design facilitates uninterrupted movement of users and safe street crossings are provided for pedestrians and cyclists across major roads.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 — Geometric road design, SC6.4.4.7 Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings to assist in complying with this outcome.

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Public transport	
PO402 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	**AO402** Except in the Rural zone and the Rural residential zone, at least 90% of proposed lots are within 400m walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop. **Editor's note—**The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4.3.14 — Traffic impact assessment guidelines will assist in informing the design outcomes and alignment for public transport routes. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no.SC6.4-SC6.4.3.5 — Car parking and public transport facilities guidelines and SC6.4.4.7 — Bicycle, pedestrian and shared path design and SC6.4.4.1 Geometric road design to assist in complying with this outcome.
PO413 Residential densities are optimised within walking distance of existing and potential public transport stations, where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.
PO424 Public transport stops are located and designed to: (a) ensure adequate sight distances are available to and for passing traffic; (b) be part of the pedestrian network and allow for safe pedestrian crossing; (c) provide shelter or shade, seats, adequate lighting and timetable information; (d) be in keeping with the character of the locality; (e) be able to be overlooked from nearby buildings where in urban areas; and (f) minimise adverse impacts on the amenity of nearby dwellings.	No acceptable outcome is nominated. **Editor's note—**The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no.SC6.4 - SC6.4.3.14 — Traffic impact assessment guidelines will assist in informing the design outcomes and alignment for public transport routes. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no.SC6.4 - SC6.4.3.5— Car parking and public transport facilities guidelines and SC6.4.4.7— Bicycle, pedestrian and shared path design and SC6.4.4.8 Standard drawings and SC6.4.4.1 Geometric road design to assist in complying with this outcome.

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional requirements for volumetric subdivision	
PO4~~5~~ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.

~~**Table 9.3.4.3(b)-Separation distances to electricity transmission line easement for habitable building or primary open space areas**~~

~~**Column 1** **Nominal operating voltage of the transmission line**~~	~~**Column 2** **Separation distance – measured from the edge of the easement**~~
~~Up to 132 kV~~	~~20m~~
~~275 kV and 330 kV~~	~~30m~~
~~500kV~~	~~40m~~

Table 9.3.4.3(bc)-Minimum lot size dimensions

Zone	Minimum Lot Size (Exclusive of any accessway associated with a rear lot)	Average Lot Size	Minimum Frontage (other than for a rear lot)	Minimum Depth
Low density residential	1,000m² if in the Stables precinct	-	8m	25m
	If in the Marlow Street precinct, no acceptable outcome is nominated.	1,700m² if in the Marlow Street precinct	-	-
	400m² otherwise	-	8m	25m
Medium density residential	400m²	-	8m	25m
Character residential	500m² if In the Interwar to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct	-	8m	40m
	400m² otherwise	-	8m	25m
High density residential	800m²	-	15m	25m
Centres zones	450m²	-	8m	-
Mixed use	450m²	-	8m	-
Low impact industry	1,000m²	-	20m	50m
Medium impact industry	2,000m²	-	30m	50m
High impact industry	5,000m²	-	40m	50m
~~Special purpose~~	~~5,000m²~~	~~-~~	~~40m~~	~~50m~~
Emerging community	If in the Burdell precinct, no acceptable outcome is nominated.	-	-	-
	10ha	-	-	-
Rural	40ha if in the Horticulture precinct	-	300m	-
	If in the Mixed farming precinct: (a) 400ha if on land to which the water resource catchment overlay applies; or (b) 40ha otherwise.	-	300m	-
	400ha if in the Grazing precinct	-	300m	-
	10ha if in the Jensen precinct	-	300m	-
	10ha if in the Cungulla precinct	-	300m	-
Rural residential	4ha if on land to which the water resource catchment overlay applies	-	40m	50m
	4,000m² otherwise	-	40m	50m
Sport and recreation zone	400m² if in the Balgal Beach golf course precinct	600m² if in the Balgal Beach golf course precinct	8m	25m

	Otherwise, no acceptable outcome is nominated	-	-	-
Any other zone	No acceptable outcome is nominated	-	-	-

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;~~

(b) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel and parking;

(c) all transport users are provided with a high level of access, conveniency and legibility, with needs of pedestrians (including people with ~~a~~ disability) considered in the first instance, then cyclists and public transport, and then motorists;

~~(c)~~(d) on-site facilities are integrated with external walking and cyclist networks and public transport nodes;

~~(d)~~(e) the use of public transport is facilitated wherever appropriate;

~~(e)~~(f) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;

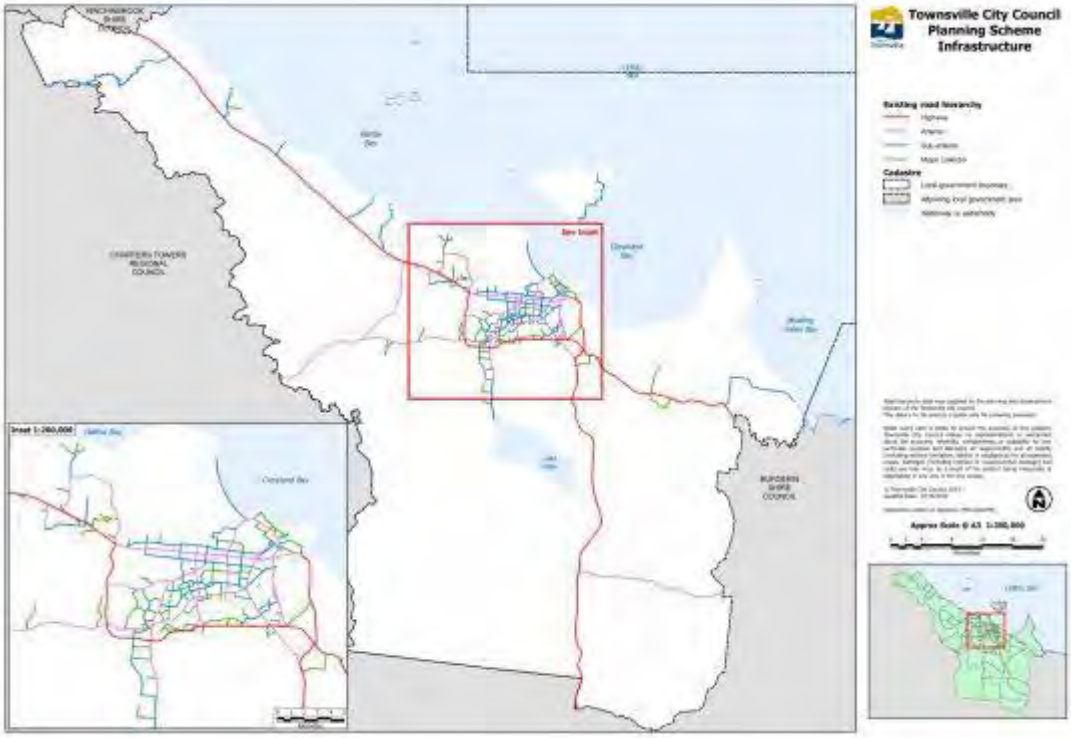
~~(f)~~(g) access, parking, servicing and associated manoeuvring areas do not detract from streetscape character, and are designed to discourage crime and antisocial behaviour; and

~~(g)~~(h) adverse impacts on the environment and the amenity of the locality are avoided.

9.3.5.3 Assessment benchmarks

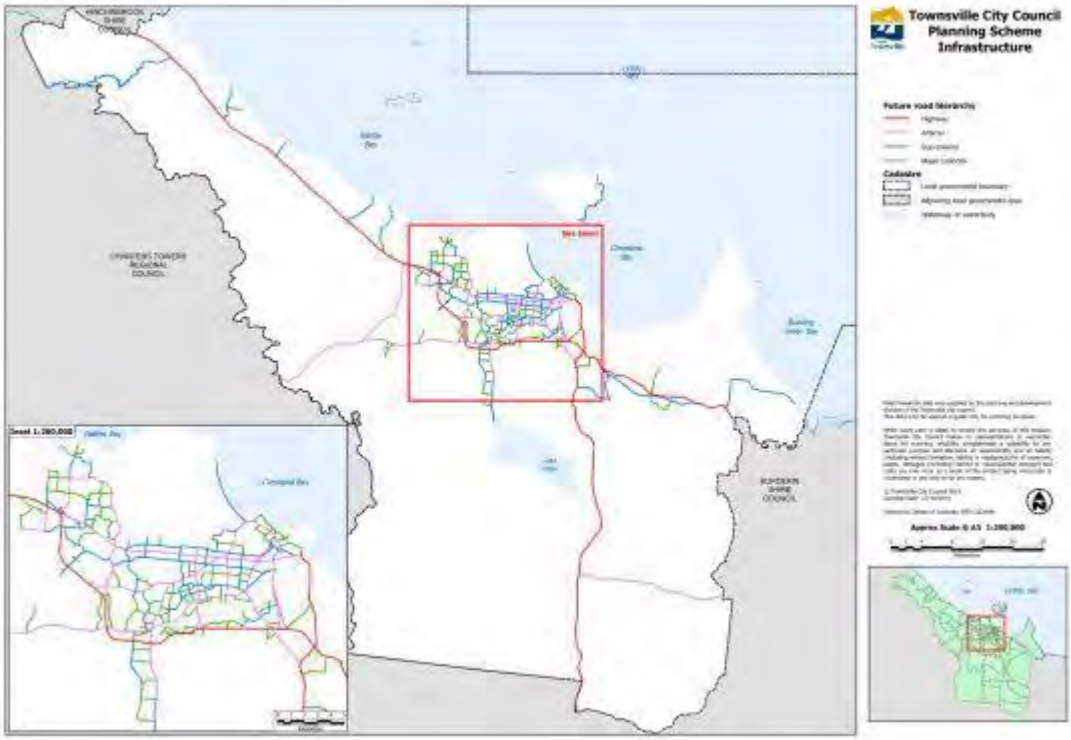
Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Transport impact **Editor's note—**Applicants should note that the Department of Transport and Main Roads may have additional requirements. **Editor's note—**Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.	
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines.



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 hierarchyfuture

PO2 Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.14 Traffic impact assessment guidelines.
PO3 On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks. **Editor's note—**To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.7 bicycle, pedestrian and shared path design, SC6.4.4.1 Geometric road design and SC6.4.3.13 Townsville road hierarchy.
PO4 ~~As far as practicable,~~ Development is designed to encourage travel by public transport, walking and cycling.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.7 bicycle, pedestrian and shared path design, SC6.4.4.1 Geometric road design and SC6.4.3.13 Townsville road hierarchy

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Site access **Editor's note—**Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.	
PO5 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	**AO5** Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.3.17 Driveways and SC6.4.3.5 Carparking and public transport facilities guidelines. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.
PO6 ~~Where practicable,~~ Access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines.
PO7 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 no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.4.8 Standard drawings **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines and SC6.4.3.13 Townsville road hierarchy.
PO8 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	**AO8** Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.3.5 Carparking and public transport facilities guidelines.

PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	**AO9** Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways and SC6.4.4.8 Standard drawings.
PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	**AO10** Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways.
PO11 A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	**AO11** Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways.
PO12 Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	**AO12** Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.17 Driveways, SC6.4.3.5 Carparking and public transport facilities guidelines, and SC6.4.4.8 Standard drawings.
PO13 All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	**AO13** Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.3.17 Driveways, SC6.4.3.5 Carparking and public transport facilities guidelines and SC6.4.4.8 Standard drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Pedestrian and cyclist facilities	
PO14 Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy 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. **Editor's note—**End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings. "Major development" is defined in MP4.1.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy 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. **Editor's note—**Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.	No acceptable outcome is nominated. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.4.7 Bicycle, pedestrian and shared path design, SC6.4.3.13 Townsville road hierarchy, SC6.4.4.1 Geometric road design, SC6.4.3.20 Public lighting and utility services and SC6.4.3.6 Landscape policy to assist in complying with this outcome.

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Parking	
PO17 Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; and (b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	**AO17** Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10. **Editor's note—** Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design and SC6.4.3.13 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 — SC6.4.3.5 Car parking and public transport facilities guidelines.
PO19 Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.6 Landscape policy 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. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.5 Carparking and public transport facilities guidelines, SC6.4.3.17 Driveways, SC6.4.3.14 Traffic impact assessment guidelines, SC6.4.4.1 Geometric road design and SC6.4.3.6 Landscape policy.
PO21 Vehicle spaces have adequate dimensions to meet user requirements.	**AO21** Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines.
PO22 Pavement is constructed to an appropriate standard.	No acceptable outcome is nominated.
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.
PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	No acceptable outcome is nominated.
PO25 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.	No acceptable outcome is nominated.

Table 9.3.5.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
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 – SC6.4.3.5 Car parking and public transport facilities guidelines.
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 – SC6.4.3.22 Waste management guidelines and SC6.4.3.5 Car parking and public transport facilities guidelines.
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.

9.3.6 Works code

9.3.6.1 Application

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

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

9.3.6.2 Purpose

(1) The purpose of the Works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) premises are provided with a level of service which is appropriate to the intended character and function of the zone;
- (b) risk to life and property is avoided;
- (c) development does not detract from environmental values, including the quality of receiving waters;
- (d) development does not detract from the desired character and amenity of the locality;
- (e) the integrity and quality of existing infrastructure is maintained;
- (f) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
- (g) development facilitates an efficient provision of infrastructure and use of resources; and
- (h) whole of life cycle costs for infrastructure are minimised.

9.3.6.3 Assessment benchmarks

Accepted development subject to requirements - Access and parking

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes
Access and parking	
PO1 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	**AO1** Access is provided in accordance with Australian Standard AS2890.1.
PO2 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity**.**	**AO2.1** Parking ~~is~~ and queuing spaces associated with a use are provided in accordance with the standards identified in the ~~at the rates set out in~~ Parking rates planning scheme policy no. SC6.10. OR **AO2.2** Where an existing lawful premises, the existing number of on-site parking spaces is retained or increased where: (a) the Use includes a drive-through facility and queuing spaces are provided in accordance with the standards identified in the Parking rates planning scheme policy no. SC6.10; and ~~(a)~~(b) the uses not more than 5% or 50m² (whichever

	is the greater) of additional gross floor area~~, the existing standard of on-site parking is maintanined or improved~~.

PO3 Parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	**AO3.1** Parking areas are designed in accordance with Australian Standard AS2890.1. OR **AO3.2** Where an existing lawful premises and involves not more than 5% or 50m^2 (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.
PO4 Landscaping is provided to soften the visual impact of parking areas and to provide shading.	**AO4.1** Shade trees within parking areas are provided at the following rate: (a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces. **Editor's note—**The Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy sets out guidance on tree species and planting standards. OR **AO4.2** Where an existing lawful premises and involves not more than 5% or 50m^2 (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.
PO5 Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	**AO5.1** Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR **AO5.2** Where an existing lawful premises and involves not more than 5% or 50m^2 (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	**Acceptable outcomes**
Services and utilities	
PO6 A potable water supply is provided that is adequate for the needs of the intended use.	**AO6.1** The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines and SC6.4.4.8 Standard drawings. **Editor's note—**If a main exists, then an application for a water meter will be required.
	AO6.2 Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings.

PO7 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO7.1** The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.
	AO7.2 Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.
PO8 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. **Editor's note—**Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council's Trade Waste Policy supporting the Water Act 2000, Plumbing and Drainage Act 201802 and the Standard Plumbing Regulation 2003	**AO8.1** The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.
	AO8.2 On sites in an industrial zone that are greater than 2,000m^2 in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 30 point turn.
PO9 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	**AO9.1** The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.
	AO9.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.
PO10 The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	**AO10** Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.

Accepted development and assessable development - Fire services in developments accessed by common private title

Table 9.3.6.3—Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Fire services in developments accessed by common private title Editor's note–This section will not apply where other legislation applies which mandates requirements for fire hydrants.	
PO11 – Installation of hydrants Fire hydrants are installed and located to enable QFES fire-appliance vehicles to access water safely, effectively and efficiently.	**AO11.1** Fire hydrant placement and technical requirements for residential streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.
	AO11.2 Fire hydrant placement and technical requirements for commercial and industrial streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES*: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.*
PO12 – Road technical standards Road widths and construction within the development are adequate for fire-appliance vehicles to gain access to a safe working are close to buildings and near water supplies whether or not on street parking spaces are occupied.	**AO12.1** Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.

Assessable development-Services and utilities

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Services and utilities	
PO13 A potable water supply is provided that is adequate for the needs of the intended use.	**AO13.1** Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines. OR **AO13.2** Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.11 On-site water supply.

	AO13.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings.
PO14 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	**AO14.1** Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines. OR **AO14.2** Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4-SC6.4.3.10 On-site sewerage facilities.
	AO14.3 Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.

PO15 The design and management of the development integrates water cycle elements having regard to: (a) reducing potable water demand; (b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water.	**AO15** Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.3.8 Stormwater quality management plans for development and SC6.4.3.9 Water sensitive urban design guidelines.
PO16 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	**AO16** For other than the Rural zone, premises are serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m^2 within an area where the existing supply is overhead. **Editor's note—**Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services.
PO17 Premises are connected to a telecommunications service approved by the relevant authority.	**AO17** The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority. **Editor's note—**The Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services provides additional information regarding the supply of telecommunications.
PO18 Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.
PO19 Where available, provision is made for reticulated gas.	**AO19** Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services. **Editor's note—**Applicants should also have regard to the metering requirements of other relevant authorities.
PO20 Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. **Editor's note—**The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Earthworks **Editor's note—**Applicants should be aware that some retaining walls constitute building works that are assessable under the *Building Regulation 2021~~06~~*. No approval is required under the *Building Regulation 2021~~06~~* for retaining walls if: (a) there is no surcharge loading; and (b) the height of wall or height of fill or excavation is not more than 1m; and (c) the wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall. In these cases, the "applicable code" for the purposes of the Act is the Building Code of Australia (refer to BCA Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar). **Editor's note—**Applicants should note that council may request the submission of an engineering report undertaken by suitably qualified engineer to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.	
PO21 Filling and excavation does not result in contamination of land or pose a health and safety risk. **Editor's note—**Development does not involve: Excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register. **Editor's note—**Where filling or excavation is conducted on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register, the relevant Queensland Government department should be contacted for advice and guidelines.	**AO21** Filling and excavation does not: (a) use contaminated materials as fill; (b) excavate contaminated material; and (c) use waste material as fill. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management for additional information.
PO22 Earthworks result in stable landforms and structures.	**AO22** Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO23 Earthworks are undertaken in a manner that: (a) maintains natural landforms as far as possible; and (b) minimises height of retaining walls and batter faces.	**AO23.1** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
	AO23.2 Retaining walls are designed and constructed: (a) certified as stable by a Registered Professional Engineer of Queensland; and (b) have a combined height of retaining wall and fence of not more than 2 metres. **Editor's note –** Applicants should be aware these acceptable outcomes do not apply to retaining walls that are Building Work as defined in the *Building Act 1975*.
PO24 Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.
PO25 Earthworks do not cause environmental harm.	No acceptable outcome is nominated.

PO26 Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	**AO26** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).

PO27 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	**AO27** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO28 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	**AO28** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO29 Filling or excavation does not prevent or create difficult access to any property.	**AO29** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO30 Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.	**AO30** Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Movement networks	
PO31 The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality: (a) paved roadway; (b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and (g) conduits to facilitate the provision of and other utility services.	**AO31** Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4. **Editor's note—**Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.20 Public lighting and utility services; SC6.4.4.4 Stormwater drainage design; SC6.4.4.2 Pavement design; SC6.4.4.7 Bicycle, pedestrian and shared path design; SC6.4.3.6 Landscape policy, SC6.4.4.1 Geometric road design, SC6.4.3.3 Footpath treatment policy and SC6.4.6 Construction standards.
PO32 Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	**AO32** Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4. **Editor's note—**Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.3.3 Footpath treatment policy; SC6.4.4.1 Geometric road design; SC6.4.3.13 Townsville road hierarchy, SC6.4.4.7 Bicycle, pedestrian and shared path design; SC6.4.3.6 Landscape policy and SC6.4.3.20 Public lighting and utility services in demonstrating compliance.

PO33 Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	**AO33** Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.3.5 Car parking and public transport facilities guidelines.
PO34 Movement networks can be easily and efficiently maintained.	**AO34** Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Waste management	
PO35 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which: (a) is of adequate size to accommodate the expected amount of refuse to be generated by the use; (b) is in a position that is conveniently accessible for collection at all times; (c) is able to be kept in a clean, safe and hygienic state at all times; and (d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.	**AO35** Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines. **Editor's note—**Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.3.22 Waste management guidelines.

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes
Construction management	
PO36 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	No acceptable outcome is nominated. **Editor's note**—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.
PO37 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.
PO38 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	No acceptable outcome is nominated. **Editor's note**—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.
PO39 Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated. **Editor's note—**Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome

PO40 The integrity of new infrastructure is maintained.	No acceptable outcome in nominated. **Editor's note—**Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management; SC6.4.6 Construction standards and SC6.4.7 Acceptance of completed works in demonstrating compliance.
PO41 Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	**AO41** Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.
PO42 Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	**AO42** Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.6.11 Clearing and grubbing. **Editor's note—**Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.

Part 10 Other plans

10.1 Preliminary

(1) Other plans refer to development within certain areas of the local government area that are governed by plans and legislation which override or otherwise affects the operation of the Townsville City Plan.

(2) The following are the development schemes for priority development areas (PDAs) under the *Economic Development Act 2012*:

(a) Oonoonba Urban Development Area Development Scheme; and

(b) Townsville City Waterfront Priority Development Area Development Scheme.

(3) Priority development area maps are included in Schedule 2 Mapping, SC6.2 Other plans maps.

(4) The following additional plans and scheme are included:

(a) Wet Tropics Management Plan 1998;

(b) Townsville Airport Masterplan 2016;

(c) Port of Townsville Land Use Plan (January 2013); and

~~(a)~~(d) Townsville State Development Area – Development Scheme 201~~3~~9.

~~(3)~~(5) Maps associated with the additional plans and scheme identified above are included in Schedule 2 Mapping, SC2.6 Other plans maps.

10.2 Oonoonba Urban Development Area Development Scheme

The Oonoonba Urban Development Area Development Scheme ~~was approved by the state government~~ commenced on 15 April 2011 and was amended on 7 August 2021.

The development scheme is the regulatory ~~planning~~ document which ~~will~~ assists ~~in the~~ with planning, carrying out, promoting, coordinating and controlling land ~~of development~~ within the Oonoonba PDA.

All development applications within the PDA are assessed against the development scheme.

In the Oonoonba PDA, development applications are assessed by ~~staff within the Department of Infrastructure, Local Government State Development, Infrastructure and Planning~~ Economic Development Queensland.

10.3 Townsville City Waterfront Priority Development Area Development Scheme

The Townsville City Waterfront PDA Development Scheme ~~was approved by the state government~~ commenced on 23 October 2015.

The Townsville City Waterfront PDA Development Scheme is the ~~planning~~ regulatory document which ~~that will~~ assists ~~in the~~ with planning, carrying out, promoting, coordinating and controlling ~~of development~~ land within the Townsville City Waterfront PDA.

All development applications within the PDA are assessed against the development scheme.

Development assessment for land within the Townsville City Waterfront PDA, which is strategic port land, ~~will be~~ is managed by the Minister for Economic Development Queensland (MEDQ). For the remainder of land within the PDA, development assessment powers have been delegated by the MEDQ to Townsville City Council.

10.4 Wet Tropics Management Plan 1998

The Wet Tropics Management Plan 1998 is a regulation under the *Wet Tropics World Heritage Protection and Management Act 1993*.

The Wet Tropics Management Plan 1998 protects the Wet Tropics of Queensland World Heritage Area with a zoning and permit scheme, regulating activities with the potential to affect World Heritage Values.

All development applications within the boundaries of the Wet Tropics of Queensland World Heritage Area are assessed against the Wet Tropics Management Plan 1998 and the *Planning Act 2016*.

10.5 Townsville Airport Master Plan 2016

The Townsville Airport Master Plan 2016 meets the requirements of Sections 70 to 72 and 76 to 77 of the *Airports Act 1996* (Cth).

The Townsville Airport Masterplan demonstrates how Townsville Airport intends to accommodate forecast growth in aircraft movements and passenger activity, aviation support facilities and commercial developments.

10.6 Port of Townsville Land Use Plan (January 2013)

The Port of Townsville Limited is a Government Owned Corporation established under the *Government Owned Corporations Act 1993* (Qld).

The Port of Townsville Land Use Plan applies to all Strategic Port Land, including all ramps and waterways within the Strategic Port Land boundaries. Additionally, the corporation controls other lands which are not designated for Strategic Port Land.

10.7 Townsville State Development Area – Development Scheme 2013~~9~~

State development areas (SDAs) are areas declared by regulation under the *State Development and Public Works Organisation Act 1971*. The Townsville State Development Area (Townsville SDA) was declared in October 2003 by the regulation.

Development within the Townsville SDA capitalises on its strategic location, supports the role and function of the Port of Townsville and stimulates economic growth.

Development in the Townsville SDA is subject to the requirements of The Townsville SDA Development Scheme, a regulatory document prepared and implemented by the Coordinator-General. The Coordinator–General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland.

Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have a particular meaning for the purpose of the planning scheme.

(2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.

Note—Development comprising a combination of defined uses is not considered to be an undefined use.

(3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

(5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.

(6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.

(7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.

(8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1 - Index of use definitions

- Adult store
- Agricultural supplies store
- Air services
- Animal husbandry
- Animal keeping
- Aquaculture
- Bar
- Battery storage facility
- Brothel
- Bulk landscape supplies
- Caretaker's accommodation
- Car wash
- Cemetery
- Child care centre
- Club
- Community care centre
- Community residence
- Community use
- Crematorium
- Cropping
- Detention facility
- Dual occupancy
- Dwelling house
- Dwelling unit
- Educational establishment
- Emergency services
- Environment facility
- Extractive industry
- Food and drink outlet
- Function facility
- Funeral parlour
- Garden centre
- Hardware and trade supplies
- Health care services
- High impact industry
- Home based business
- Hospital
- Hotel
- Indoor sport and recreation
- Intensive animal industry
- Intensive horticulture
- Landing
- Low impact industry
- Major electricity infrastructure
- Major sport, recreation and entertainment facility
- Marine industry
- Market
- Medium impact industry
- Motor sport facility
- Multiple dwelling
- Nature-based tourism
- Nightclub entertainment facility
- Office~~Non-resident workforce accommodation~~
- Outdoor sales
- Outdoor sports and recreation ~~Office~~
- ~~Outdoor sales~~Outstation
- ~~Outdoor sport and recreation~~Park
- Parking station
- ~~Parking station~~Party house
- Permanent plantation
- Place of worship
- Port service~~s~~
- Relocatable home park
- Renewable energy facility
- Research and technology industry
- Residential care facility
- Resort complex
- Retirement facility
- Roadside stall
- Rooming accommodation
- Rural industry
- Rural workers' accommodation
- Sales office
- Service industry
- Service station
- Shop
- Shopping centre
- Short-term accommodation
- Showroom
- Special industry
- Substation
- Telecommunications facility
- Theatre
- Tourist attraction
- Tourist park
- Transport depot
- Utility installation
- Veterinary service~~s~~
- Warehouse
- Wholesale nursery
- Winery
- Workforce accommodation

Table SC1.1.2 - Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Adult store means the use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity. ~~Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.~~	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Agricultural supplies store means the use of premises for the sale of agricultural supplies and products~~Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials~~.		Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air service	Air service means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. ~~Premises used for any of the following:~~	Airport, airstrip, helipad, public or private airfield	

	~~the arrival and departure of aircraft;~~ ~~the housing, servicing, refuelling, maintenance and repair of aircraft;~~ ~~the assembly and dispersal of passengers or goods on or from an aircraft;~~ ~~any ancillary activities directly serving the needs of passengers and visitors to the use;~~ ~~associated training and education facilities;~~ ~~aviation facilities.~~		
Animal husbandry	Animal husbandry means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). ~~Premises used for production of animals or animal products on either native or improved pastures or vegetation.~~ ~~The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.~~	Cattle stud, grazing of livestock, non-feedlot dairy ~~Cattle studs, grazing of livestock, non-feedlot dairying~~	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal keeping	Animal keeping means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). ~~Premises used for boarding, breeding or training of animals.~~ ~~The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.~~	Aviary, cattery, kennel, stables, wildlife refuge ~~Aviaries, catteries, kennels, stables, wildlife refuge~~	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Aquaculture means the cultivation of live fisheries resources for sale other than in circumstances prescribed by regulation. ~~Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.~~	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a). ~~Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.~~ ~~The use may include ancillary sale of food consumption on the premises and entertainment activities.~~		Club, hotel, nightclub entertainment facility, tavern
Battery storage facility	Battery storage facility means the use of premises for the operation of 1 or more battery storage devices.		

Brothel	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises. ~~Premises made available for prostitution by two or more prostitutes at the premises.~~		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch. ~~Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.~~		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises. ~~A dwelling provided for a caretaker of a non-residential use on the same premises.~~		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles. ~~Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.~~		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death. ~~Premises used for interment of bodies or ashes after death.~~	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Child care centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.~~Premises used for minding, education and care, but not residence, of children.~~	before or after school care, crèche, early childhood centre, kindergarten, vacation care. ~~Crèche, early childhood centre, kindergarten, outside hours school care~~	Educational establishment, home based child care, family day care
Club	Club means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a). ~~Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.~~ ~~The use may include the ancillary preparation and service of food and drink.~~	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre— (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public. ~~Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.~~	Community care centre— disability support service, drop-in centre, respite centre, indigenous support centre.~~Disability support services, drop in centre, respite centre, integrated Indigenous support centre~~	Child care centre, family day care, home based child care, health care services, residential care facility

Community residence	Community residence— (a) means the use of premises for residential accommodation for— (i) no more than— (A) 6 children, if the accommodation is provided as part of a program or service under the *Youth Justice Act 1992*; or (B) 6 persons who require assistance or support with daily living needs; and Schedule 24 Planning Regulation 2017 Page 422 Current as at 28 September 2020 Authorised by the Parliamentary Counsel (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a). ~~Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.~~ ~~The use may include a resident support worker engaged or employed in the management of the residence.~~	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	Community use means the use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a). ~~Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.~~	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Crematorium means the use of premises for the cremation or aquamation of bodies. ~~Premises used for the cremation or aquamation of bodies.~~		Cemetery

Cropping	Cropping means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a). ~~Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.~~ ~~The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.~~	Forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard ~~Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard~~	Permanent plantations, intensive horticulture, rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Detention facility	Detention facility means the use of premises for the lawful detention of persons.~~Premises used for the confinement of persons committed by a process of law~~.	Correctional facility~~Prison, detention centre~~	
Dual occupancy	Dual occupancy— (a) means a residential use of premises involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling. ~~Premises containing two dwellings, each for a separate household, and consisting of:~~ ~~a single lot, where neither dwelling is a secondary dwelling; or~~ ~~two lots sharing common property where one dwelling is located on each lot.~~	Duplex, two dwellings on a single lot (whether attached or not attached), two dwellings within one single community title scheme under the *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply.	Dwelling house, multiple dwelling
Dwelling house	Dwelling house means a residential use of premises involving— (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling. ~~A residential use of premises for one household that contains a single dwelling.~~ ~~The use includes outbuildings and works normally associated with a dwelling and may include a secondary dwelling.~~		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house

	~~A single dwelling within a premises containing non-residential use(s).~~		
Educational establishment	Educational establishment means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). ~~Premises used for training and instruction designed to impart knowledge and develop skills.~~ ~~The use may include outside hours school care for students or on-site student accommodation.~~	College, outdoor education centre, primary school, secondary school, special education facility, technical institute, university.~~Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres~~	Child care centre, home based child care, family day care

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Emergency services	Emergency services means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. ~~Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.~~	Ambulance station, evacuation centre, fire station, police station ~~State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres~~	Community use, hospital, residential care facility
Environment facility	Environment facility— (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travelers. ~~Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.~~	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market. ~~Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.~~	Quarry	
Food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility

	(a). ~~Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.~~		
Function facility	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function. ~~Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.~~	Conference centre, reception centre	Community use, hotel
Funeral parlour	Funeral parlour— (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies. ~~Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.~~ ~~The use includes a mortuary and the storage and preparation of bodies for burial or cremation.~~		Cemetery, crematorium, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet that is ancillary to the use in paragraph (a). ~~Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.~~ ~~The use may include an ancillary food and drink outlet.~~	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies. ~~Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.~~		Shop, showroom, outdoor sales and warehouse
Health care service~~s~~	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises. ~~Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.~~	Dental clinic, medical centre, physiotherapy clinic ~~Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic~~	Community care centre, hospital

High impact industry	High impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. ~~Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:~~ ~~potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;~~ ~~potential for significant offsite impacts in the event of fire, explosion or toxic release;~~ ~~generates high traffic flows in the context of the locality or the road network;~~ ~~generates a significant demand on the local infrastructure network;~~ ~~the use may involve night time and outdoor activities;~~ ~~on-site controls are required for emissions and dangerous goods risks.~~	Abattoirs, asphalt plant, concrete batching plant, boiler making and engineering and metal foundry **Note**—Additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home based business	Home based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises. ~~A dwelling used for a business activity where subordinate to the residential use.~~	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot, repairing and servicing vehicles

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b). ~~Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.~~		Health care services, residential care facility
Hotel	Hotel— (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar. ~~Premises used primarily to sell liquor for consumption.~~ ~~The use may include short-term accommodation, dining and entertainment activities and facilities.~~	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. ~~Premises used for leisure, sport or recreation conducted wholly or mainly indoors.~~	Amusement parlour, bowling alley, gymnasium, squash court. ~~Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts~~	Cinema, hotel, nightclub entertainment facility, theatre

Intensive animal industry	Intensive animal industry— (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals. ~~Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.~~ ~~The use includes the ancillary storage and packing of feed and produce.~~	Feedlot, piggery, poultry and egg production ~~Feedlots, piggeries, poultry and egg production~~	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Intensive horticulture— (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants. ~~Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.~~ ~~The use includes the storage and packing of produce and plants grown on the subject site.~~	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	Landing means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and	Boat ramp, jetty, pontoon	Marina

	(b) from which passengers embark and disembark. ~~A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.~~		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Low impact industry	Low impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. ~~Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:~~ ~~negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;~~ ~~minimal traffic generation and heavy-vehicle usage;~~ ~~demands imposed upon the local infrastructure network consistent with surrounding uses;~~ ~~the use generally operates during the day (e.g. 7am to 6pm);~~ ~~offsite impacts from storage of dangerous goods are negligible;~~ ~~the use is primarily undertaken indoors.~~	Repairing motor vehicles, fitting and turning workshop **Note**—Additional examples may be shown in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Major electricity infrastructure	Major electricity infrastructure— (a) means the use of premises for— (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves— (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. ~~All aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994*.~~ ~~The use may include ancillary telecommunication facilities.~~	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events. ~~Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.~~	Convention centre, exhibition centre, horse racing facility, sports stadium ~~Convention and exhibition centres, entertainment centres, sports stadiums, horse racing~~	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Marine industry means the use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). ~~Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.~~ ~~The use may include the provision of fuel and disposal of waste.~~	Boat building, boat storage, dry dock ~~Boat building, boat storage, dry dock~~	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Market	Market means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a). ~~Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.~~ ~~The use may include entertainment provided for the enjoyment of customers.~~	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Medium impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. ~~Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:~~ ~~potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;~~ ~~potential for noticeable offsite~~	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) **Note**—Additional examples may be shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

	~~impacts in the event of fire, explosion or toxic release;~~ ~~generates high traffic flows in the context of the locality or the road network;~~ ~~generates an elevated demand on the local infrastructure network;~~ ~~onsite controls are required for emissions and dangerous goods risks;~~ ~~the use is primarily undertaken indoors;~~ ~~evening or night activities are undertaken indoors and not outdoors.~~		
Motor sport facility	Motor sport facility means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a). ~~Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.~~	Car race track, go-kart track, trail bike park, 4WD park ~~Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off-road motorcycle facility, motorcycle or car race tracks~~	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached. ~~Premises containing three or more dwellings for separate households.~~	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Nature-based tourism	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. ~~The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.~~ ~~Nature-based tourism activities typically:~~ ~~maintain a nature-based focus or product;~~ ~~promote environmental awareness, education and conservation;~~ ~~carry out sustainable practices.~~	Environmentally responsible accommodation facilities including cabins, huts, lodges and tents ~~Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps~~	Environment facility
Nightclub entertainment facility	Nightclub entertainment facility means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a). ~~Premises used to provide entertainment, which may include cabaret, dancing and music.~~ ~~The use generally includes the sale of liquor and food for consumption on site.~~		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
~~Non-resident workforce accommodation~~	~~Non-resident workforce accommodation means the use of premises for—~~ ~~(a) accommodation for non-resident workers; or~~ ~~(b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use~~	~~Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation~~	~~Relocatable home park, short-term accommodation, tourist park.~~

	~~is ancillary to the use in paragraph (a).~~ ~~Premises used to provide accommodation for non-resident workers.~~ ~~The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.~~		
Office	Office— (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) ~~t~~he practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include the use of premises for making, selling or hiring goods. ~~Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:~~ ~~business or professional advice;~~ ~~service of goods that are not physically on the premises;~~ ~~office based administrative functions of an organisation.~~	Bank, real estate agency ~~Bank, real estate agent, administration building~~	Home based business, home office, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a). ~~Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.~~	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Outdoor sport and recreation means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a). ~~Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.~~ ~~The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.~~	Cricket oval, driving range, golf course, swimming pool, tennis court ~~Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval~~	Major sport, recreation and entertainment facility, motor sport, park, community use

Outstation	Outstation means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).		
Park	Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities. ~~Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.~~ ~~Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.~~	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use. ~~Premises used for parking vehicles where the parking is not ancillary to another use.~~	Car park, 'park and ride', bicycle parking	
Party house	Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose. ~~Premises used for growing plants~~	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production

	~~not intended to be harvested.~~		
Place of worship	Place of worship means the use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a). ~~Premises used by an organised group for worship and religious activities.~~ ~~The use may include ancillary facilities for social, educational and associated charitable activities.~~	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Port service~~s~~	Port service means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels. ~~Premises used for the following:~~ ~~the arrival and departure of vessels;~~ ~~the movement of passengers or goods on or off vessels;~~ ~~any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.~~	Marina, ferry terminal	Landing
Relocatable home park	Relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a). ~~Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.~~ ~~The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.~~		Tourist park
Renewable energy facility	Renewable energy facility— (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

	(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises. ~~Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.~~		
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. ~~Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.~~ ~~The use may include emerging industries such as energy, aerospace, and biotechnology.~~	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories ~~Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility~~	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care. ~~A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.~~	Convalescent home, nursing home ~~Convalescent home, nursing home~~	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service. ~~Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:~~ ~~restaurants and bars;~~ ~~meeting and function facilities;~~ ~~sporting and fitness facilities;~~ ~~staff accommodation;~~ ~~transport facilities directly associated with the tourist facility such as a ferry terminal and air services.~~	Island resort	
Retirement facility	Retirement facility means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a). ~~A residential use of premises for an integrated community and specifically built and designed for older people.~~ ~~The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.~~ ~~The use may also include~~	Retirement village	Residential care facility

	~~a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.~~		
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area. ~~Premises used for the roadside display and sale of goods in rural areas.~~	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	Rooming accommodation means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a). ~~Premises used for the accommodation of one or more households where each resident:~~ ~~has the right to occupy one or more rooms;~~ ~~does not have a right to occupy the whole of the premises in which the rooms are situated;~~ ~~may be provided with separate facilities for private use;~~ ~~may share communal facilities or communal space with one or more of the residents;~~ ~~The use may include:~~ ~~rooms not in the same building on site;~~ ~~provision of a food or other service;~~ ~~on-site management or staff and associated accommodation.~~ ~~Facilities includes furniture and equipment as defined in the *Residential Tenancies and Rooming Act 2008*~~	Boarding house, hostel, monastery, off-site student accommodation ~~Boarding house, hostel, monastery, off-site student accommodation~~	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Rural industry	Rural industry means the use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a). ~~Premises used for storage, processing and packaging of products from a rural use.~~ ~~The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.~~	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if the premises where the rural use is carried out, are owned by the same person. ~~Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.~~	Farm workers' accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Sales office	Sales office means the use of premises for the temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition. ~~The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.~~ ~~The use may include a caravan or relocatable dwelling or structure.~~	Display dwelling	Bank, office
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses. ~~Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.~~	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor~~Audio visual equipment repair, film processing bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor~~	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a). ~~Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.~~		Car wash

	~~The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.~~		
Shop	Shop means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. ~~Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.~~	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket ~~Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store~~	Adult shop, food and drink outlet, showroom, market
Shopping centre	Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops. ~~Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.~~		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term accommodation	Short-term accommodation— (a) means the use of premises for— (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park. ~~Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.~~ ~~The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.~~	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Showroom means the use of premises for the sale of goods that are of— (a) a related product line; and (b) a size, shape or weight that requires— (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods. ~~Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: a large area for handling, display or storage; direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.~~	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

Special industry	Special industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. ~~Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:~~ ~~potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;~~ ~~potential for extreme offsite impacts in the event of fire, explosion or toxic release;~~ ~~onsite controls are required for emissions and dangerous goods risks;~~ ~~the use generally involves night time and outdoor activities;~~ ~~the use may involve the storage and handling of large volumes of dangerous goods;~~ ~~requires significant separation from non-industrial uses.~~	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers **Note**—Additional examples may be shown in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	Substation means the use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works as defined under the Electricity Act, section 12(1); or (ii) ~~(ii)~~ workforce operational and safety communications. ~~Premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for:~~ ~~converting or transforming electrical energy from one voltage to another;~~ ~~regulating voltage in an electrical circuit;~~ ~~controlling electrical circuits;~~ ~~switching electrical current between circuits;~~ ~~a switchyard; or~~ ~~communication facilities for 'operating works' as defined under the *Electricity Act 1994* or for workforce operational and safety communications.~~	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy. ~~Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.~~	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the *Telecommunications Act 1997*

Theatre	Theatre means the use of premises for— (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. ~~Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.~~ ~~The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.~~	Cinema, concert hall, film studio, music recording studio ~~Cinema, movie house, concert hall, dance hall, film studio, music recording studio~~	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Tourist attraction means the use of premises for— (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).~~Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.~~	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist park	Tourist park means the use of premises for— (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). ~~Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.~~ ~~The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.~~	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short term accommodation, non-resident workforce accommodation
Transport depot	Transport depot means the use of premises for— (a) storing vehicles, or machinery, that are used for a commercial- or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). ~~Premises used for the storage, for commercial or public purposes, of more than one motor vehicle.~~ ~~The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.~~	Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery ~~Contractor's depot, bus depot, truck yard, heavy machinery yard~~	Home based business, warehouse, low impact industry, service industry

Utility installation	Utility installation means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d). ~~Premises used to provide the public with the following services:~~ ~~supply or treatment of water, hydraulic power or gas;~~ ~~sewerage, drainage or stormwater services;~~ ~~transport services including road, rail or water;~~ ~~waste management facilities; or~~ ~~network infrastructure.~~ ~~The use includes maintenance and storage depots and other facilities for the operation of the use~~.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Veterinary service means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a). ~~Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.~~		Animal keeping

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Warehouse	Warehouse means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a). ~~Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.~~ ~~The use may include sale of goods by wholesale where ancillary to storage.~~ ~~The use does not include retail sales from the premises or industrial uses.~~	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Wholesale nursery means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a). ~~Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.~~ ~~The use may include sale of gardening materials where these are ancillary to the primary use.~~		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises. ~~Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.~~		Rural industry
Workforce accommodation	Workforce accommodation- (a) means the use of premises for— (i) accommodation that is provided for persons who perform work as part of— (A) a resource extraction project; or (B) a project identified in a planning scheme as a major industry or infrastructure project; or (C) a rural use; or		Rural workers' accommodation.

	(ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but (b) does not include rural workers' accommodation.		

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme.

SC1.1.2 Industry thresholds

(1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2- low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1 - Industry thresholds

Column 1 **Use**	**Column 2** **Additional examples include**
Low impact industry	(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting. (2) Repairing and servicing lawn mowers and outboard engines. (3) Fitting and turning workshop. (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting. (5) Assembling wood products not involving cutting, routing, sanding or spray painting. (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components. ~~(6)~~(7) Brewery, limited to beer or cider, producing less than 300,000 litres per annum.
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum. (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum. *(3)* Facility, goods yard or warehouse for the storage or distribution of dangerous goods not involving manufacturing processes and not a ~~major~~ hazardous chemical facility under the *Work Health and Safety Act 2011.* (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (5) Enamelling workshop using less than 15,000 litres of enamel per annum. (6) Galvanising works using less than 100 tonnes of zinc per annum. (7) Anodising or electroplating workshop where tank area is less than 400 square meters. (8) Powder coating workshop using less than 500 tonnes of coating per annum. (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum. (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum. (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum. (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum. (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum. (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum.

	(16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (17) Recycling and reprocessing batteries. (18) Repairing or maintaining boats. (19) Manufacturing substrate for mushroom growing. (20) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum. (21) Recycling or reprocessing tyres including retreading. (22) Printing advertising material, magazines, newspapers, packaging and stationery. (23) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools). (24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum. (25) Reconditioning metal or plastic drums. (26) Glass fibre manufacture less than 200 tonnes per annum. (27) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. ~~(27)~~(28) Brewery, limited to beer or cider, producing 300,000 litres per annum or greater.
High impact industry	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum. (2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum. (3) Hazardous chemical ~~Major hazard~~ facility for the storage and distribution of dangerous goods not involving manufacturing processes. (4) Scrap metal yard including a fragmentiser. (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum. (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum. (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum. (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum. (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum. (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum. (11) Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum. (12) Enamelling workshop using 15,000 litres or greater of enamel per annum. (13) Galvanising works using 100 tonnes or greater of zinc per annum. (14) Anodising or electroplating workshop where tank area is 400 square meters or greater. (15) Powder coating workshop using 500 tonnes or greater of coating per annum. (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum. (17) Concrete batching and producing concrete products. (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote. (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage,

	septic sludges and domestic waste. (20) Manufacturing fibreglass pools, tanks and boats. (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools). (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum. (23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre. (24) Abattoir. (25) Recycling chemicals, oils or solvents. (26) Waste disposal facility (other than waste incinerator). (27) Recycling, storing or reprocessing regulated waste. (28) Manufacturing batteries. (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum. (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum. (31) Crematoria. (32) Glass fibre manufacture producing 200 tonnes or greater per annum. (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing. (2) Producing, refining or processing gas or fuel gas. (3) Distilling alcohol in works producing greater than 2500 litres per annum. (4) Power station. (5) Producing, quenching, cutting, crushing or grading coke. (6) Waste incinerator. (7) Sugar milling or refining. (8) Pulp or paper manufacturing. (9) Tobacco processing. (10) Tannery or works for curing animal skins, hides or finishing leather. (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing. (12) Rendering plant. (13) Manufacturing chemicals, poisons and explosives. (14) Manufacturing fertilisers involving ammonia. (15) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative definitions

(1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.

(2) A term listed in Table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.

(3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1-Index of administrative definitions

- Adjoining premises
- Advertising device
- Affordable housing
-
- Average width
- Base date
- Basement
- Battery storage device
-
- ~~Basement~~
- Boundary clearance
- Building height
- Contributing character building
- Complete communities
- Defined flood event
-
- Defined flood level
- Defined storm tide event
- Defined storm tide event level
- Demand unit
- Development footprint
-
- Domestic outbuilding
- Dwelling
- Full time equivalent
- Future state transport corridor
- Gross floor area
- Ground level
- Habitable room
- Hazardous chemicals flood hazard threshold
- Household
- Major road
- Minor building work
- Minor electricity infrastructure
-
- Net developable area
-
- Net residential density
- ~~Netserv plan~~
- Non-contributing property
- ~~Non-resident workers~~
-
- Outermost projection
- Planning assumptions
- Plot ratio
-
- Projection area~~(s)~~
- Rear lot
- Sensitive land use
-
-
- Secondary dwelling
- Setback
- Service catchment
- Site
-
- Site cover
- Social housing
- Storey
- Temporary use
- Total use area
- Ultimate development
- Urban purpose~~s~~
- Vulnerable land use~~s~~

Table SC1.2.2 Administrative definitions

Column 1 **Activity group**	**Column 2** **Uses**
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary. ~~Premises that share all or part of a common boundary. A common boundary might be a single point such as a corner point.~~
Advertising device	Advertising device— (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device. ~~Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.~~
Affordable housing	A~~a~~ffordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. ~~Housing that is appropriate to the needs of households with low to moderate incomes.~~
Average width	A~~a~~verage width, of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot. ~~In regard to a lot, the distance between the midpoints of the side boundaries of the lot.~~

Base date	~~B~~base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area. ~~The date from which a local government has estimated its projected infrastructure demands and costs.~~
Basement	~~B~~basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level. ~~A space that is situated between one floor level and the floor level below where not part of the space projects more than one metre above ground level.~~
Battery storage device	Battery storage device— (a) means plant that— (i) converts electricity into stored energy; and (ii) releases stored energy as electricity; and (b) includes any equipment necessary for the operation of the plant.

Column 1 Activity group	Column 2 Uses
Boundary clearance	Bboundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. Examples— 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary. ~~The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including:~~ ~~(a) if the projection is a roof and there is a fascia – the outside face of the fascia; or~~ ~~(b) if the projection is a roof and there is no fascia – the roof structure.~~ ~~The term does not include rainwater fittings or ornamental or architectural attachments.~~
Building height	Bbuilding height, of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level. ~~If specified:~~ ~~(a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not including load-bearing antenna, aerial, chimney, flagpole or the like;~~ ~~(b) in storeys, the number of storeys above ground level; or~~ ~~in both metres and storeys, both (a) and (b) apply.~~
Complete communities	Complete communities means communities where residents have good access locally to a range of everyday goods, services and employment opportunities.
Contributing character building	A building within the Character residential zone that is not listed in the appendix of the Character residential planning scheme policy SC6.2.
Defined flood event	For this planning scheme, this is 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 OM-06.2.
Defined flood level	Defined flood level means the level to which it is reasonably expected flood waters may rise.~~The flood level relative to the Australian Height Datum (AHD) of the 1% AEP flood.~~ ~~**Editor's note—**This will vary between locations.~~
Defined storm tide event	For this planning scheme, this is the 1% annual exceedance probability (AEP) storm tide event with an allowance of 0.8m sea level rise and an increase in maximum cyclone intensity of 10% relative to present day conditions.
Defined storm tide event level	For this planning scheme, this is RL4.5m Australian Height Datum (AHD), within 100m of the coastline or RL3.9m AHD in other areas.
Demand unit	Demand unit means a unit of measurement for measuring the level of demand for infrastructure. ~~Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.~~

Development footprint	Development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance. ~~The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.~~
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is. ~~A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.~~
Dwelling	Dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.~~A building or part of a building used or capable of being used as a self-contained residence that must include the following:~~ ~~food preparation facilities;~~ ~~a bath or shower;~~ ~~a toilet and wash basin;~~ ~~clothes washing facilities.~~ ~~This term includes outbuildings, structures and works normally associated with a dwelling.~~

Column 1 Activity group	Column 2 Uses
Full time equivalent	FTE – 'Full time equivalent', a measure of the total level of staff resources used. The FTE of a full-time staff member is equal to 1.0. The calculation of FTE for part-time staff is based on the proportion of time worked compared to that worked by full-time staff performing similar duties.
Future state transport corridor	Future state transport corridor means -any of the following, as shown on the SPP IMS: • future state-controlled road; • future railway corridor; • future busway corridor; • future light rail corridor; • future state-controlled transport tunnel; • future active transport corridor.
Gross floor area	Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not. ~~The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:~~ ~~(a) building services, plant and equipment;~~ ~~(b) access between levels;~~ ~~(c) ground floor public lobby;~~ ~~(d) a mall;~~ ~~(e) the parking, loading and manoeuvring of motor vehicles;~~ ~~unenclosed private balconies whether roofed or not.~~
Ground level	Ground level means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed. ~~The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed.~~
Habitable room	Habitable room means a room used for normal domestic activities, and — (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods
Hazardous chemicals flood hazard threshold	Hazardous chemicals flood hazard threshold means any of the following: (a) a hazardous chemical listed in schedule 11 of the Work Health and Safety Regulation 2011 in a quantity that exceeds a threshold quantity stated in column 5 of schedule 11; or (b) a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Acute I or Chronic I category that exceeds 2,500 litres or kilograms; or (c) a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code in the Chronic II category that exceeds 10,000 litres or kilograms; or (d) a chemical classified as hazardous to the aquatic environment under the Australian Dangerous Goods Code and assigned to Packing Group III that exceeds 10,000 litres or kilograms; or (e) a chemical classified as hazardous to the aquatic environment under the Globally Harmonised System of Classification and Labelling of Chemicals that exceeds 10,000 litres or kilograms.

Household	Household means 1 or more individuals who live together in a dwelling. ~~An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.~~
~~Habitable room~~	~~Habitable room means a room used for normal domestic activities, and —~~ ~~(a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but~~ ~~(b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods~~
Major road	A road that operates as a major collector, sub arterial or arterial road or highway.
Minor building work	Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m2; (b) an area equal to 5% of the gross floor area of the building. ~~Building work that increases the gross floor area of a building by no more than the lesser of the following:~~ ~~(a) 50m²~~ ~~an area equal to 5% of the gross floor area of the building.~~
Minor electricity infrastructure	Minor electricity infrastructure means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentations of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. ~~All aspects of development for an electricity supply network as defined under the *Electricity Act 1994*, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.~~ ~~This includes:~~ ~~(a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase;~~ ~~augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.~~
Net developable area	Net developable area, for premises, means the area of the premises that— (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope. ~~The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood-affected land or steep slope.~~ ~~**Note**—for the purpose of a Local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).~~
Net residential density	The total number of dwellings divided by the combined area of residential lots, local parks~~-~~, internal local roads and half the width of local roads bordering the site.

~~Netserv Plan~~	~~A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the *South East Queensland (Distributor retailer Restructure) Water Act 2009*.~~

Column 1 Activity group	Column 2 Uses
Non-contributing property	A property within the Character residential zone that is listed in Appendix 1 of the Character residential planning scheme policy SC6.2.
~~Non-residential workers~~	~~Non-resident worker means a person who—~~ ~~(a) performs work as part of—~~ ~~(i) a resource extraction project; or~~ ~~(ii) a project identified in a planning scheme as a major industry or infrastructure project; or~~ ~~(iii) a rural use; and~~ ~~(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. Schedule 24 Planning Regulation 2017 current as at 28 September 2020 Page 457 Authorised by the Parliamentary Counsel Example of a non-resident worker—a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.~~ ~~Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.~~ ~~This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.~~
Outermost projection	Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment. ~~The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.~~
Planning assumption	Planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area. ~~Assumptions about the type, scale, location and timing of future growth.~~
Plot ratio	Plot ratio means the ratio of the gross floor area of a building on a site to the area of the site. ~~The ratio of gross floor area to the area of the site.~~
Projection area(s)	Projection area means a part of the local government area for which the local government has carried out demand growth projection. ~~Area or areas within a local government area for which a local government carries out demand growth projections.~~
Rear lot	A lot that does not have frontage or access to a road other than by means of an access way that forms part of the lot, or by means of an easement over adjoining land.
Secondary dwelling	Secondary dwelling means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is— (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling. ~~A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.~~ ~~A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.~~

Sensitive land ~~U~~use	Sensitive land use means— (a) caretaker's accommodation; or (b) childcare centre; or (c) community care centre; or (d) community residence; or (e) detention facility; or (f) dual occupancy; or (g) dwelling house; or (h) dwelling unit; or (i) educational establishment; or (j) health care service; or (k) hospital; or (l) hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) multiple dwelling; or ~~(n) non-resident workforce accommodation; or~~ (n~~o~~) relocatable home park; or (o~~p~~) a r~~R~~esidential care facility; or (q~~p~~) resort complex; or (q~~r~~) retirement facility; or (r~~s~~) rooming accommodation; or (s~~t~~) rural workers' accommodation; or (t~~u~~) short-term accommodation; or (u~~v~~) ~~supervised accommodation service; or~~ (u~~w~~) tourist park (v) workforce accommodation
Service catchment	Service catchment means an area serviced by an infrastructure network. ~~An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.~~ ~~Note—~~for example: ~~stormwater network service catchments can be delineated to align with watershed boundaries~~ ~~open space network service catchment can be determined using local government accessibility standards~~ ~~water network service catchment can be established as the area serviced by a particular reservoir.~~
Setback	Setback, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is. ~~For a building or structure, the shortest distance measured horizontally from the outermost projection of a building or structure to the vertical projection of the boundary of the lot.~~
Site	Site, of development, means the land that the development is to be carried out on. Examples— 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts. ~~Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if~~

	~~each of such lots is contiguous.~~
Site cover	Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade. ~~The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections of the building(s) and is expressed as a percentage.~~ ~~The term does not include:~~ ~~(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;~~ ~~(b) basement car parking areas located wholly below ground level;~~ ~~eaves and sun shading devices.~~

Column 1 Activity group	Column 2 Uses
Social housing	Housing for a residential use, other than crisis accommodation, that is either provided by: (a) the state as public housing, as defined in the Planning Regulation 2017; or (b) an entity other than the state (e.g. a not-for-profit organisation or local government) as community housing.
Storey	Storey— (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes— (i) a mezzanine; and (ii) ~~(ii)~~ a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment. ~~A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:~~ ~~(a) a lift shaft, stairway or meter room;~~ ~~(b) a bathroom, shower room laundry, water closet, or other sanitary compartment;~~ ~~(c) a combination of the above.~~ ~~A mezzanine is a storey.~~ ~~A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.~~ ~~A basement is not a storey.~~
Temporary use	Temporary use means a use that— (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures. ~~A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.~~ ~~**Note—**provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters.~~
Total use area	Total use area – the sum of all areas (exclusive of walls, columns and balconies whether roofed or not) of all storeys of a building which are used or intended for use for a particular purpose, plus any other areas of the site which is also used or intended for use for the same purpose, except for: (a) areas (inclusive of walls and columns) of any lift wells, lift motor rooms, air conditioning and (b) associated mechanical or electrical plant and equipment rooms; (c) areas of any staircases; (d) areas of any public lobby; (e) areas of any public toilets; (f) areas of any staff toilets, washrooms, recreation areas and associated facilities; and (g) areas used for the access, parking and associated manoeuvring of motor vehicles.

Ultimate development	Ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed. ~~The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.~~
Urban purpose~~s~~	Urban purpose means a purpose for which land is used in cities or towns— (a) including residential, industrial, sporting, recreation and commercial purposes; but (b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes. ~~For the purpose of Local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.~~
Vulnerable land use	Means the following land uses: • air services; • child care centre; • community care centre; • community use; • detention facility; • educational establishment; • emergency service; • function facility; • health care services; • home based business where for home based child care; • hotel; • landing; • hospital; • major electrical infrastructure; • major sport, recreation and entertainment facility; • multiple dwelling; • office; • place of worship; • port service; • residential care facility; • resort complex; • retirement facility; • shopping centre; • short term accommodation; • substation; • telecommunications facility; • theatre; • tourist attraction; • tourist park; • utility installation.

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note—Mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-001	Townsville City Council Planning Scheme Strategic Framework Map - Shaping Townsville	
SFM-002	Townsville City Council Planning Scheme Strategic Framework Map - Shaping Townsville and Strong and connected community	
SFM-003	Townsville City Council Planning Scheme Strategic Framework Map - Environmentally sustainable future	
SFM-004	Townsville City Council Planning Scheme Strategic Framework Map - Sustaining economic growth	
Zone maps		
	Townsville City Council Planning Scheme Zoning Index	17 October 2014
	Precinct and Sub Precinct Legend	17 October 2014
ZM-001	Townsville City Council Planning Scheme Zoning Map	
ZM-002	Townsville City Council Planning Scheme Zoning Map	28 April 2017
ZM-003	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-004	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-005	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-006	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-007	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-008	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-009	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-010	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-011	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-012	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-013	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-014	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-015	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-016	Townsville City Council Planning Scheme Zoning Map	
ZM-017	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-018	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-019	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-020	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-021	Townsville City Council Planning Scheme Zoning Map	17 October 2014

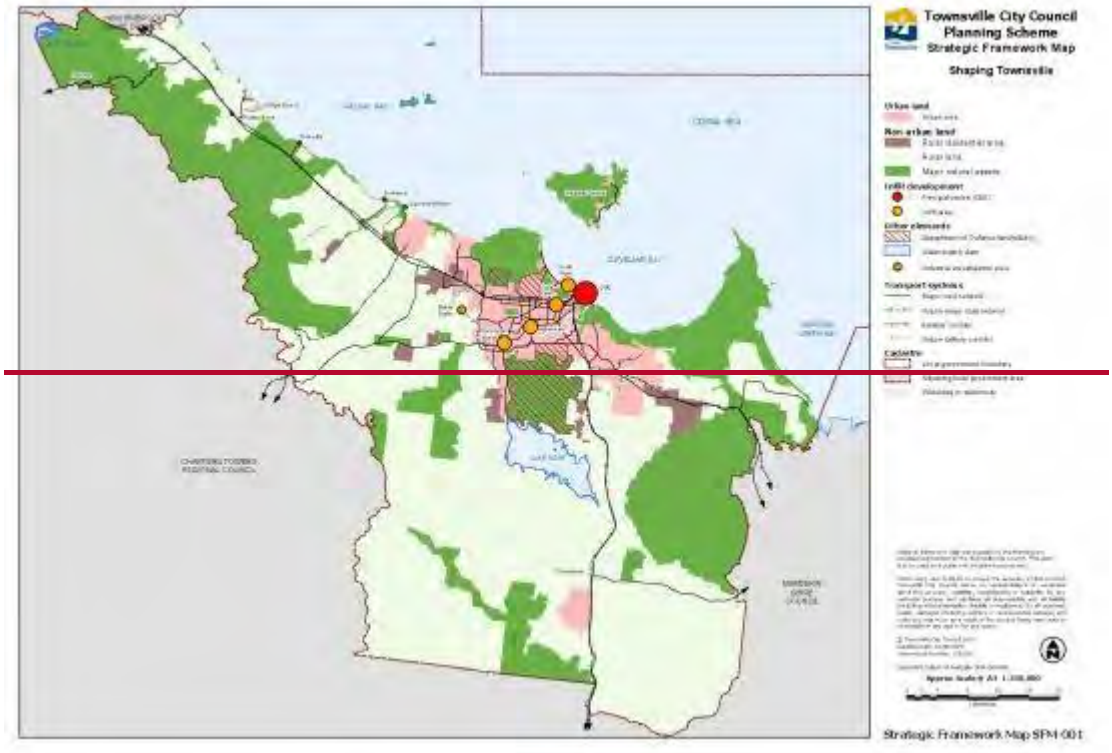
ZM-022	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-023	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-024	Townsville City Council Planning Scheme Zoning Map	
ZM-025	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-026	Townsville City Council Planning Scheme Zoning Map	9 December 2016
ZM-027	Townsville City Council Planning Scheme Zoning Map	9 December 2016
ZM-028	Townsville City Council Planning Scheme Zoning Map	
ZM-029	Townsville City Council Planning Scheme Zoning Map	
ZM-030	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-031	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-032	Townsville City Council Planning Scheme Zoning Map	9 December 2016
ZM-033	Townsville City Council Planning Scheme Zoning Map	
ZM-034	Townsville City Council Planning Scheme Zoning Map	
ZM-035	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-036	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-037	Townsville City Council Planning Scheme Zoning Map	9 December 2016
ZM-038	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-039	Townsville City Council Planning Scheme Zoning Map	
ZM-040	Townsville City Council Planning Scheme Zoning Map	
ZM-041	Townsville City Council Planning Scheme Zoning Map	
ZM-042	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-043	Townsville City Council Planning Scheme Zoning Map	
ZM-044	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-045	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-046	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-047	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-048	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-049	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-050	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-051	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-052	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-053	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-054	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-055	Townsville City Council Planning Scheme Zoning Map	19 June 2020
ZM-056	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-057	Townsville City Council Planning Scheme Zoning Map	
ZM-058	Townsville City Council Planning Scheme Zoning Map	
ZM-059	Townsville City Council Planning Scheme Zoning Map	17 October 2014
ZM-060	Townsville City Council Planning Scheme Zoning Map	
	Townsville City Council Planning Scheme Precinct Map Index	17 October 2014
	Precinct and Sub-precinct Legend	17 October 2014

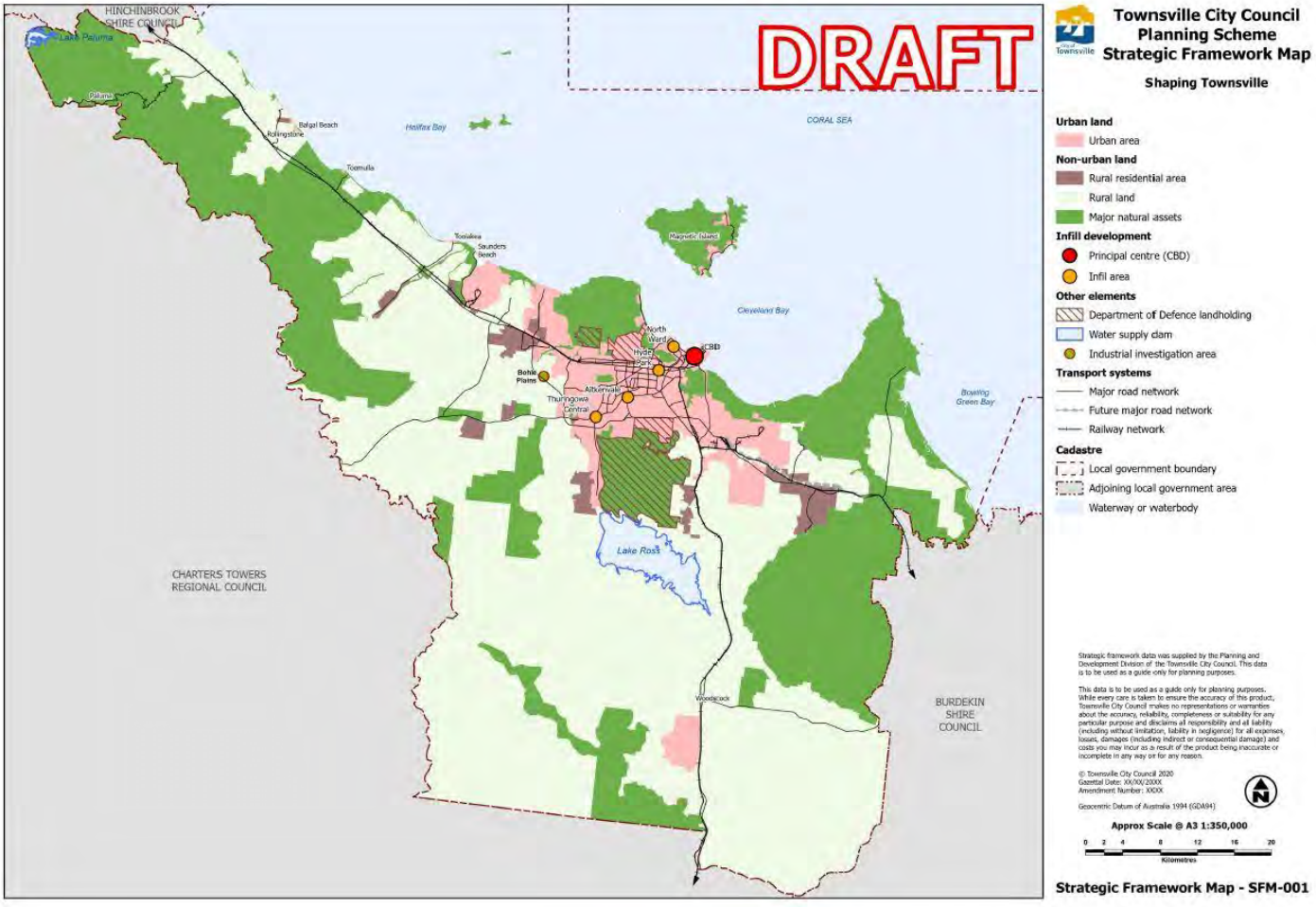
PM-001	Townsville City Council Planning Scheme Precinct Map	
PM-002	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-003	Townsville City Council Planning Scheme Precinct Map	
PM-004	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-005	Townsville City Council Planning Scheme Precinct Map	27 April 2018
PM-006	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-007	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-008	Townsville City Council Planning Scheme Precinct Map	
PM-009	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-010	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-011	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-012	Townsville City Council Planning Scheme Precinct Map	
PM-013	Townsville City Council Planning Scheme Precinct Map	
PM-014	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-015	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-016	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-017	Townsville City Council Planning Scheme Precinct Map	
PM-018	Townsville City Council Planning Scheme Precinct Map	
PM-019	Townsville City Council Planning Scheme Precinct Map	27 April 2018
PM-020	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-021	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-022	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-023	Townsville City Council Planning Scheme Precinct Map	19 June 2020
PM-024	Townsville City Council Planning Scheme Precinct Map	
PM-025	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-026	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-027	Townsville City Council Planning Scheme Precinct Map	17 October 2014
PM-028	Townsville City Council Planning Scheme Precinct Map	27 April 2018
Local plan maps		
There are no local plan maps in this planning scheme.		17 October 2014
Overlay maps		
OM-01.1	Townsville City Council Planning Scheme Development Constraints Airport Environs Overlay Map - Operational airspace	28 August 2015
OM-01.2	Townsville City Council Planning Scheme Development Constraints Airport Environs Overlay Map - Wildlife hazard buffer zones and public safety areas	9 December 2016
OM-01.3	Townsville City Council Planning Scheme Development Constraints Airport Environs Overlay Map - Aviation facilities	28 August 2015
OM-01.4	Townsville City Council Planning Scheme Development Constraints Airport Environs Overlay Map - Australian noise exposure forecast (ANEF) contours (2036)	3 March 2017

OM-01.5	Townsville City Council Planning Scheme Development Constraints Airport Environs Overlay Map - Lighting area buffer zones	9 December 2016
OM-02	Townsville City Council Planning Scheme Development Constraints Overlay Map - Bushfire hazard	29 January 2016
OM-03.1	Townsville City Council Planning Scheme Environment Coastal Environment Overlay Map - Coastal hazard areas – storm tide inundation areas	27 April 2018
OM-03.2	Townsville City Council Planning Scheme Environment Coastal Environment Overlay Map - Coastal hazard areas – storm tide inundation areas	27 April 2018
OM-03.3	Townsville City Council Planning Scheme Environment Coastal Environment Overlay Map - Coastal hazard areas – erosion prone area	27 April 2018
OM-04.1	Townsville City Council Planning Scheme Heritage Overlay Map - Cultural heritage	27 April 2018
OM-04.2	Townsville City Council Planning Scheme Heritage Overlay Map - Cultural heritage	27 April 2018
OM-04.3	Townsville City Council Planning Scheme Heritage Overlay Map - Cultural heritage	27 April 2018
OM-04.4	Townsville City Council Planning Scheme Heritage Overlay Map - Cultural heritage	19 June 2020
OM-05	Townsville City Council Planning Scheme Natural Resources Overlay Map - Extractive resources and mining	
OM-06.1	Townsville City Council Planning Scheme Development Constraints Overlay Map - Flood hazard	19 June 2020
OM-06.2	Townsville City Council Planning Scheme Development Constraints Overlay Map - Flood hazard	27 April 2018
OM-07.1	Townsville City Council Planning Scheme Development Constraints Overlay Map - Landslide hazard	17 October 2014
OM-07.2	Townsville City Council Planning Scheme Development Constraints Overlay Map - Landslide hazard	28 August 2015
OM-08	Townsville City Council Planning Scheme Environment Natural Assets Overlay Map - Environmental importance	19 June 2020
OM-09	Townsville City Council Planning Scheme Natural Resources Overlay Map - Water resource catchments	28 August 2015
OM-10.1	Townsville City Council Planning Scheme Infrastructure Overlay Map – Regional infrastructure	
OM-10.2	Townsville City Council Planning Scheme Infrastructure Overlay Map – Regional infrastructure	
OM-10.3	Townsville City Council Planning Scheme Infrastructure Overlay Map – Regional infrastructure	
OM-11.1	Townsville City Council Planning Scheme Infrastructure Overlay Map - Noise corridors - Roads	
OM-11.2	Townsville City Council Planning Scheme Infrastructure Overlay Map - Noise corridors - Railway	
Other plans maps		
OPM-01	Oonoonba Urban Development Area Development Scheme Map - Map 2: Oonoonba UDA structure and zoning plan	17 October 2014

OPM-02	Map No. PDA 7 - Townsville City Waterfront Priority Development Area	17 October 2014
OPM-03	Wet Tropics Management Plan 1998: WTQ1 SH31 Paluma World Heritage Area Boundary Plan and WTQ1 SH32/SH32A Rollingstone Special World Heritage Area Boundary Plan	
OPM-04	Townsville Airport Master Plan 2016 – 2036: Figure 7.1 Townsville Land Use Precincts	
OPM-05	Port of Townsville Land Use Plan, January 2013: Figure 1 – Locality Plan	
OPM-06	Townsville State Development Area Development Scheme, May 2019: Figure 1 Boundary and development precincts of the Townsville SDA	17 May 2019

SC2.2 Strategic framework maps

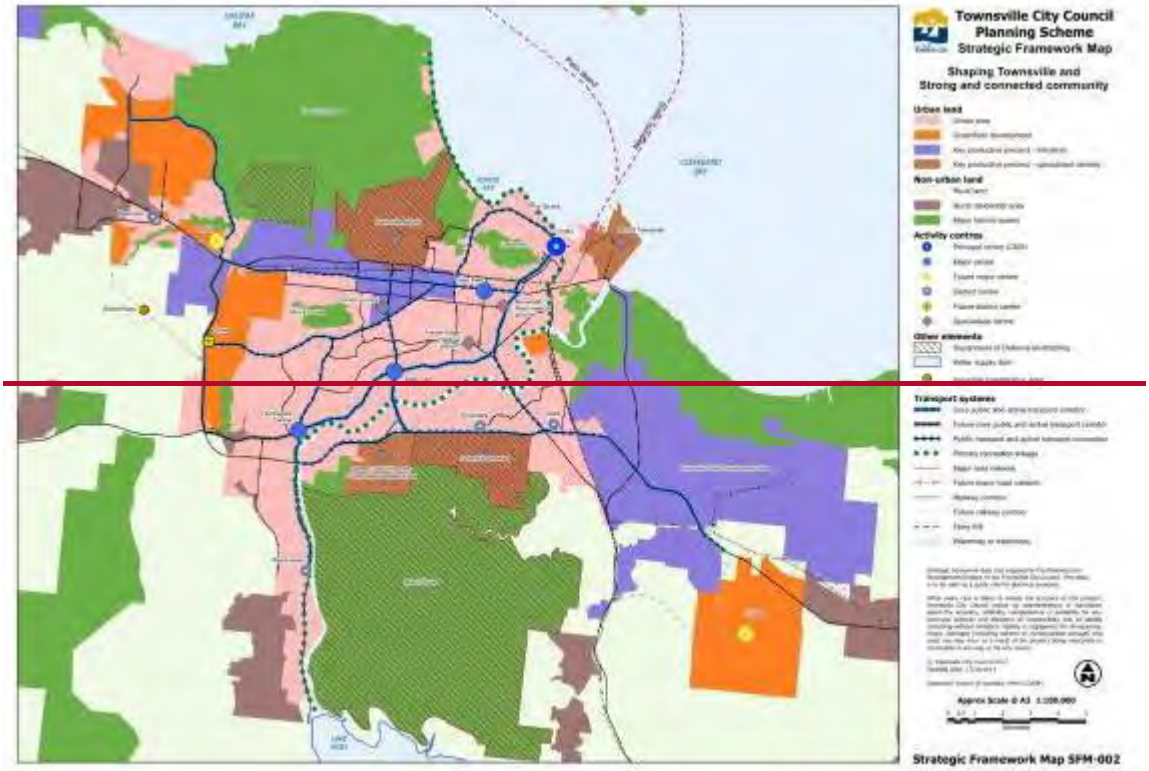


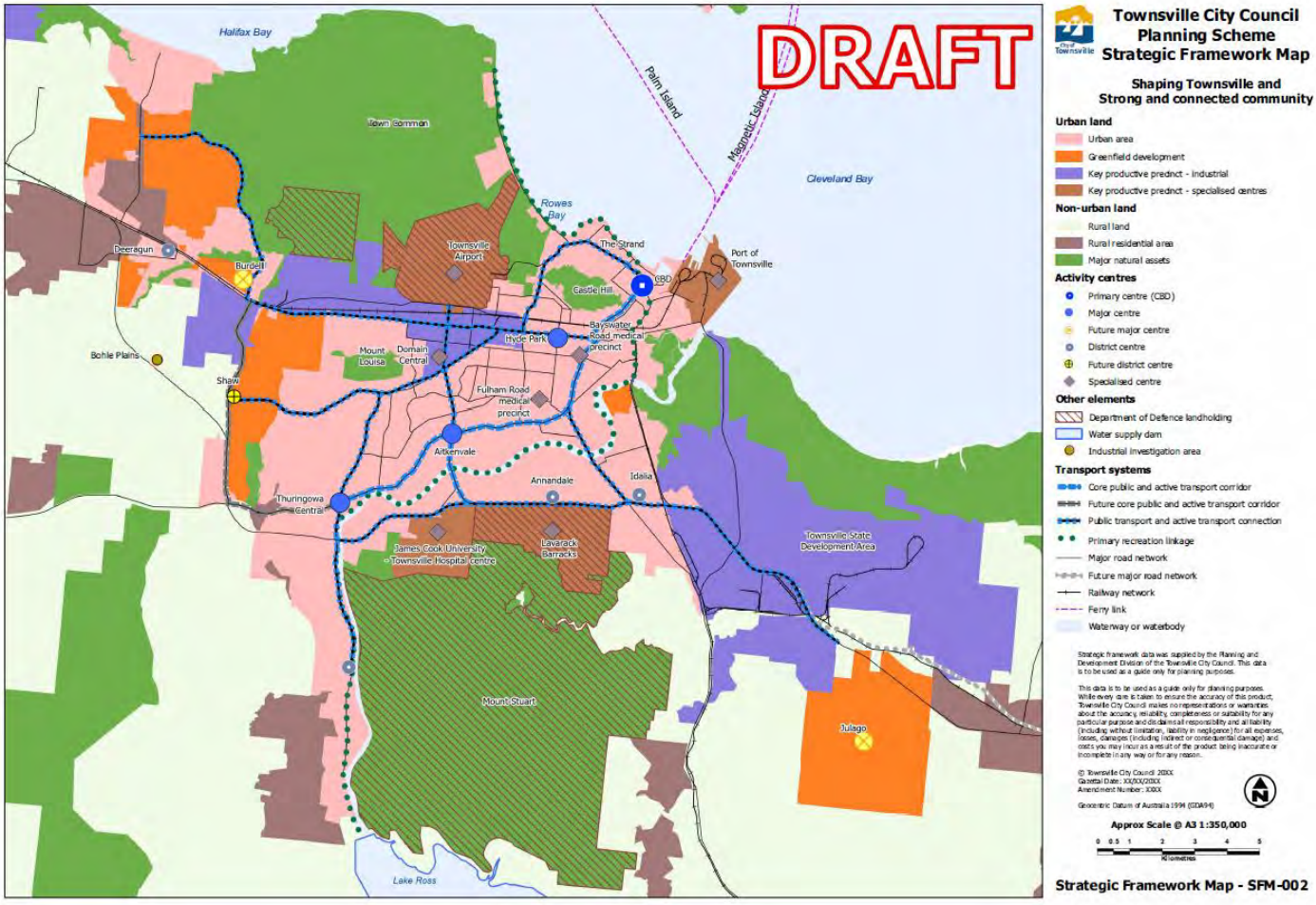


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Shaping Townsville Strategic Framework Map SFM-001

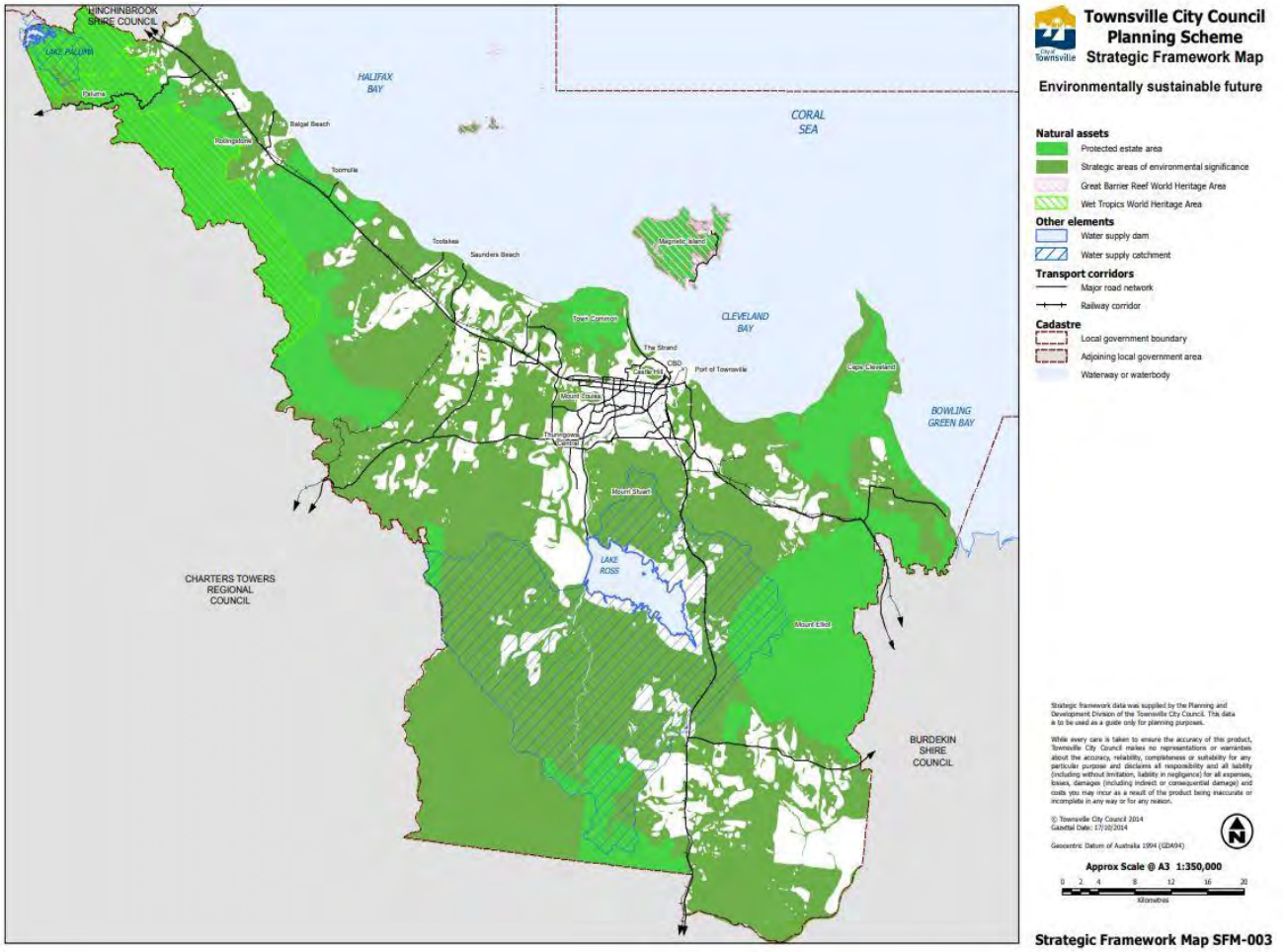




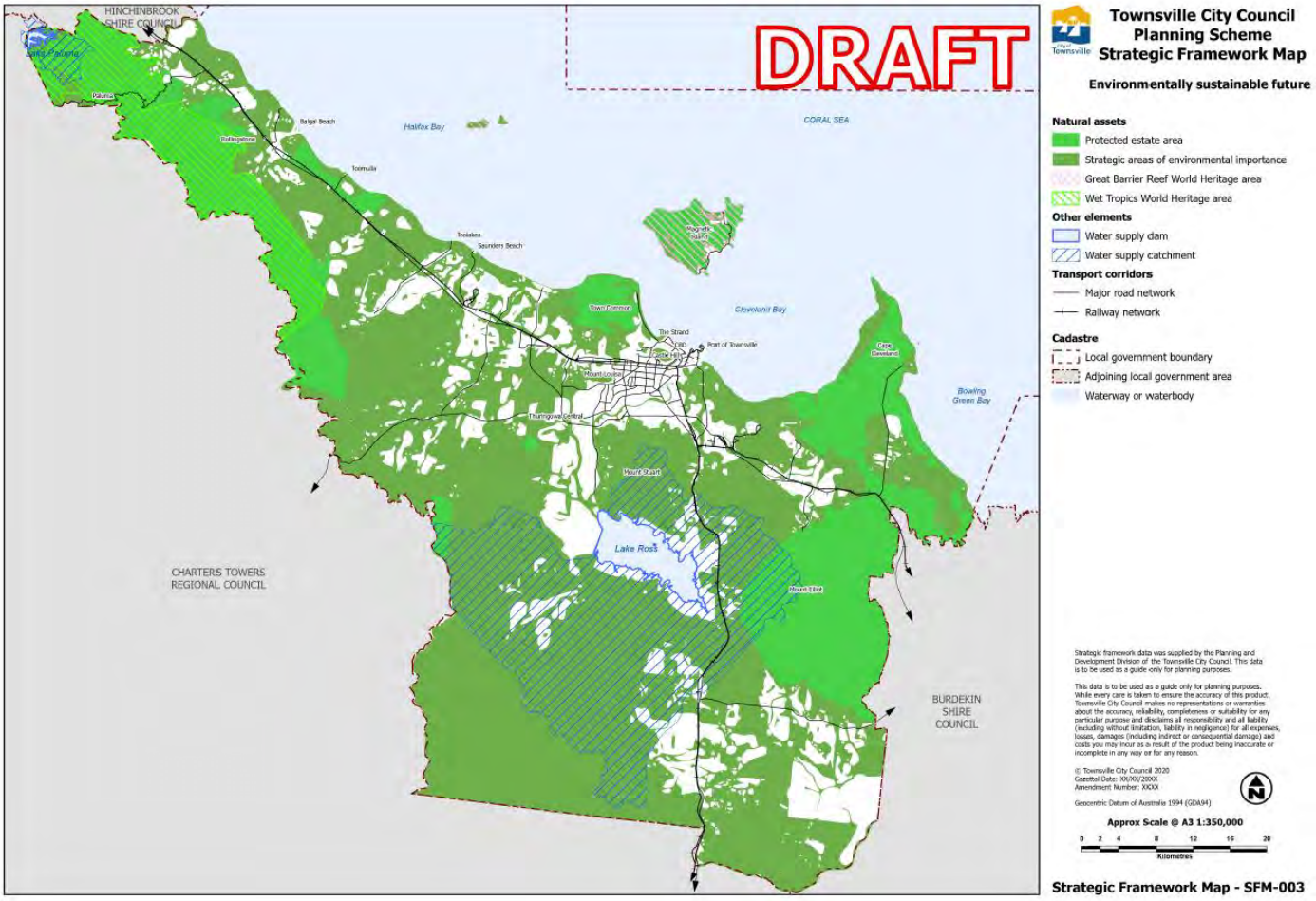
Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Shaping Townsville and Strong and Connected Community Strategic Framework Map SFM - 002



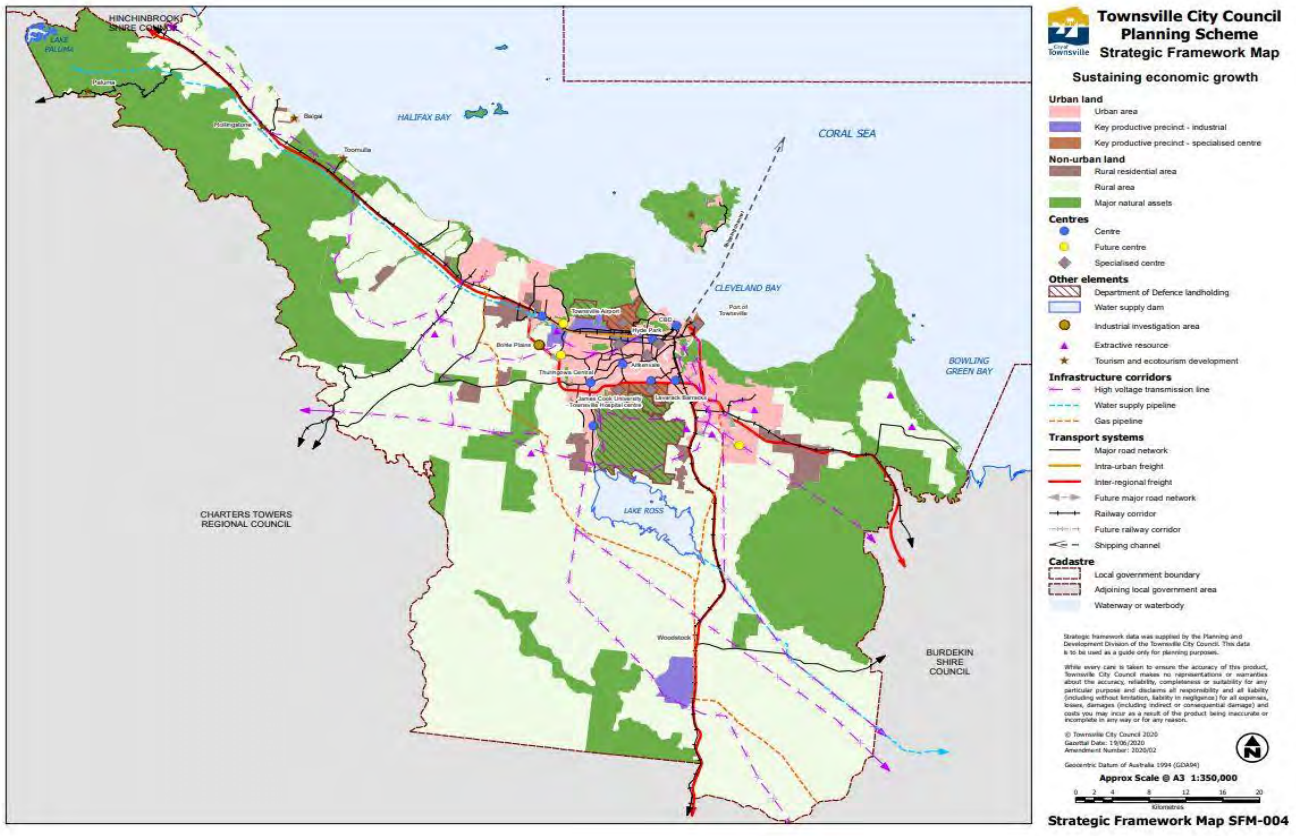
Strategic Framework Map SFM-003

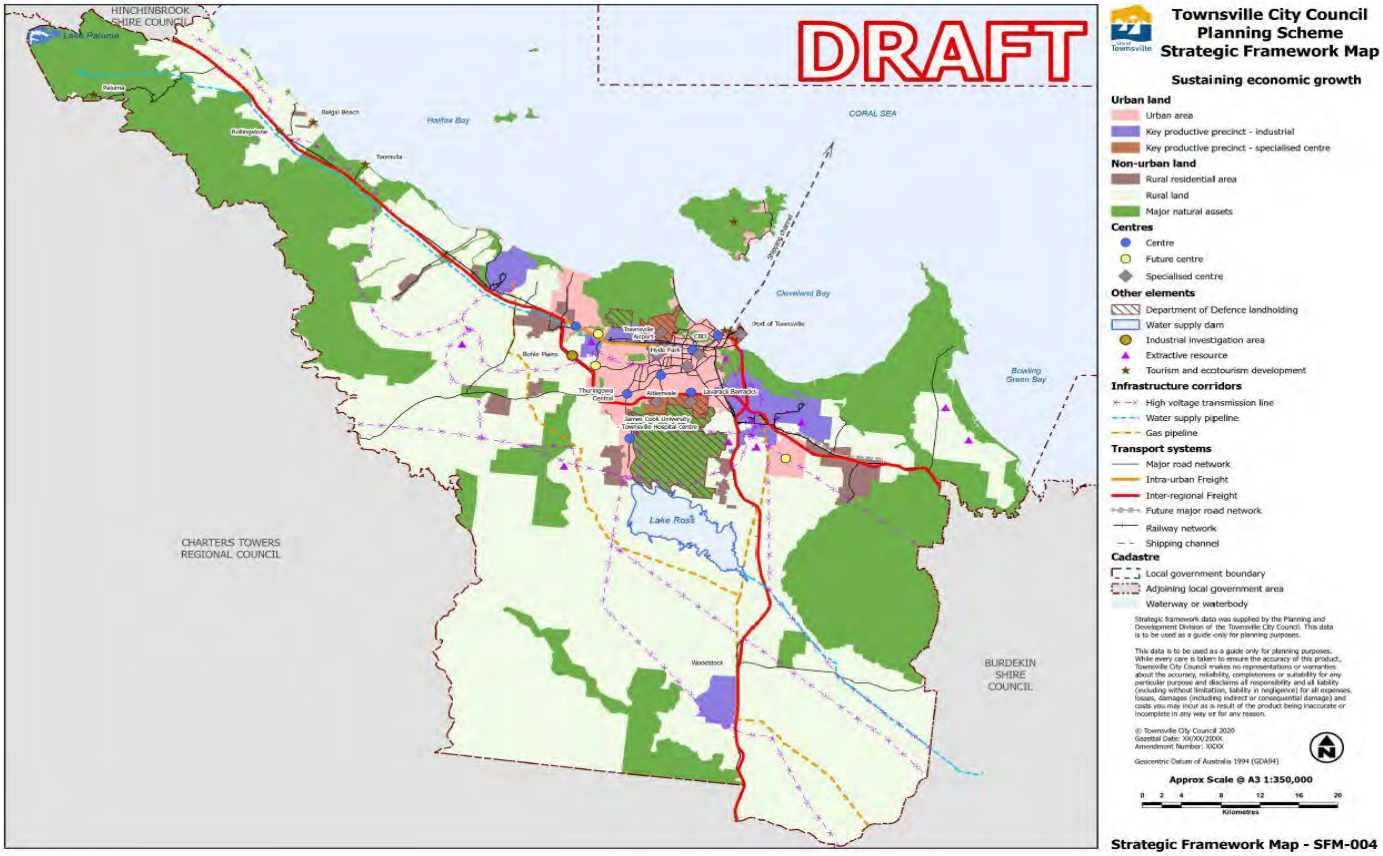


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Environmentally sustainable future Strategic Framework Map SFM - 003



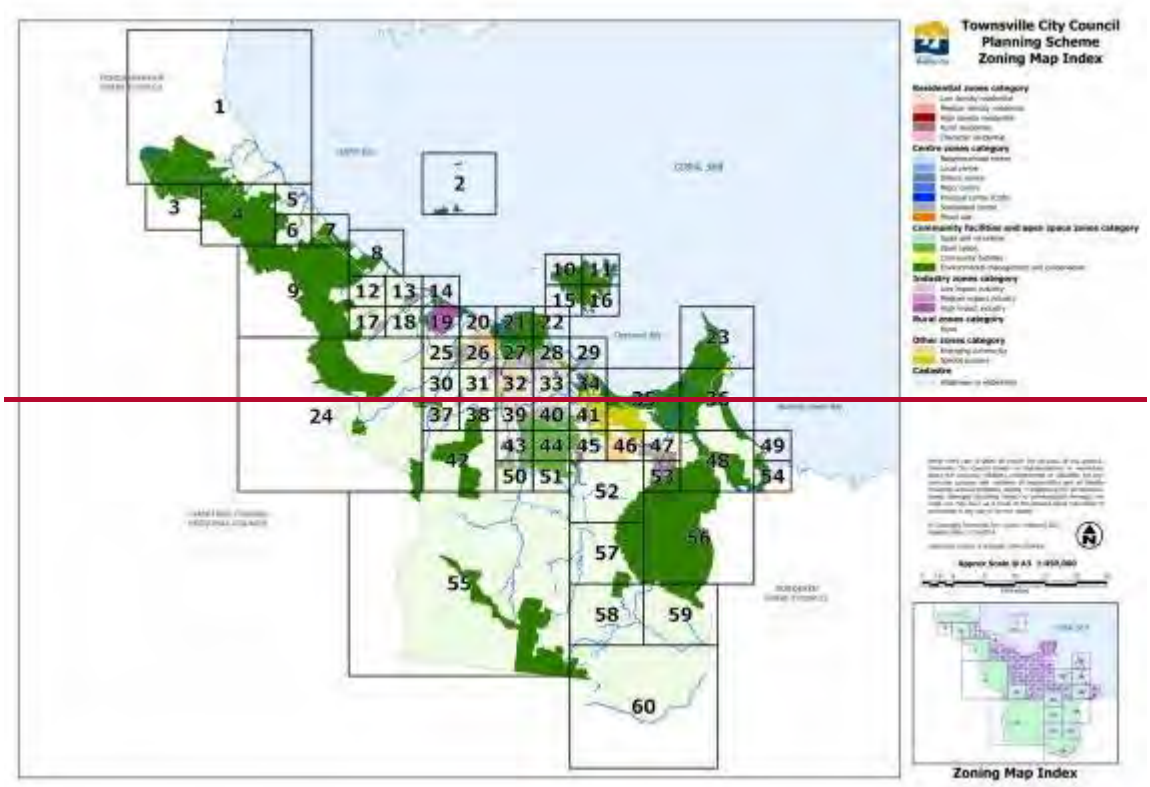


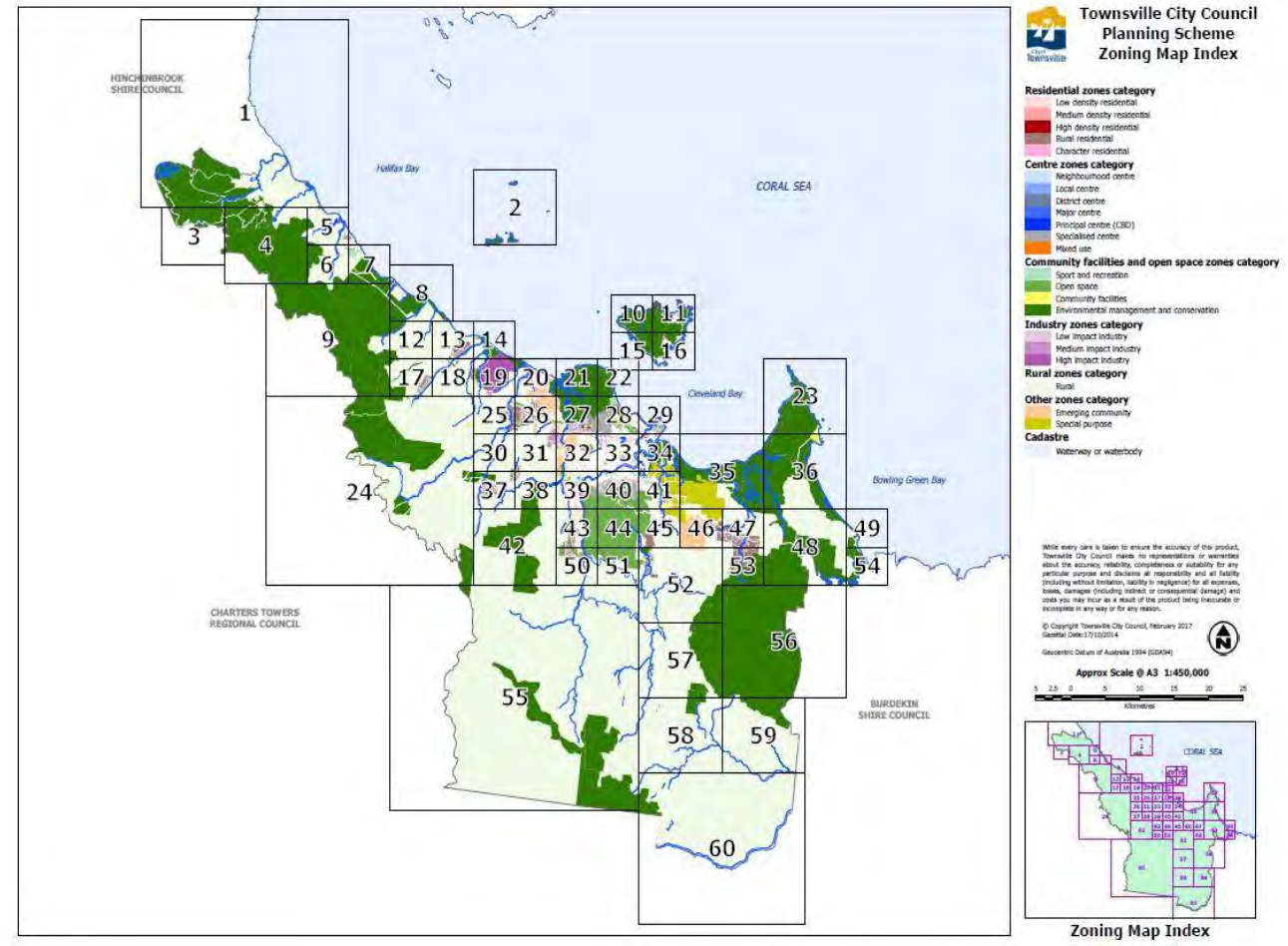
Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Sustaining economic growth Strategic Framework Map SFM-004

SC2.3 Zone maps





Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

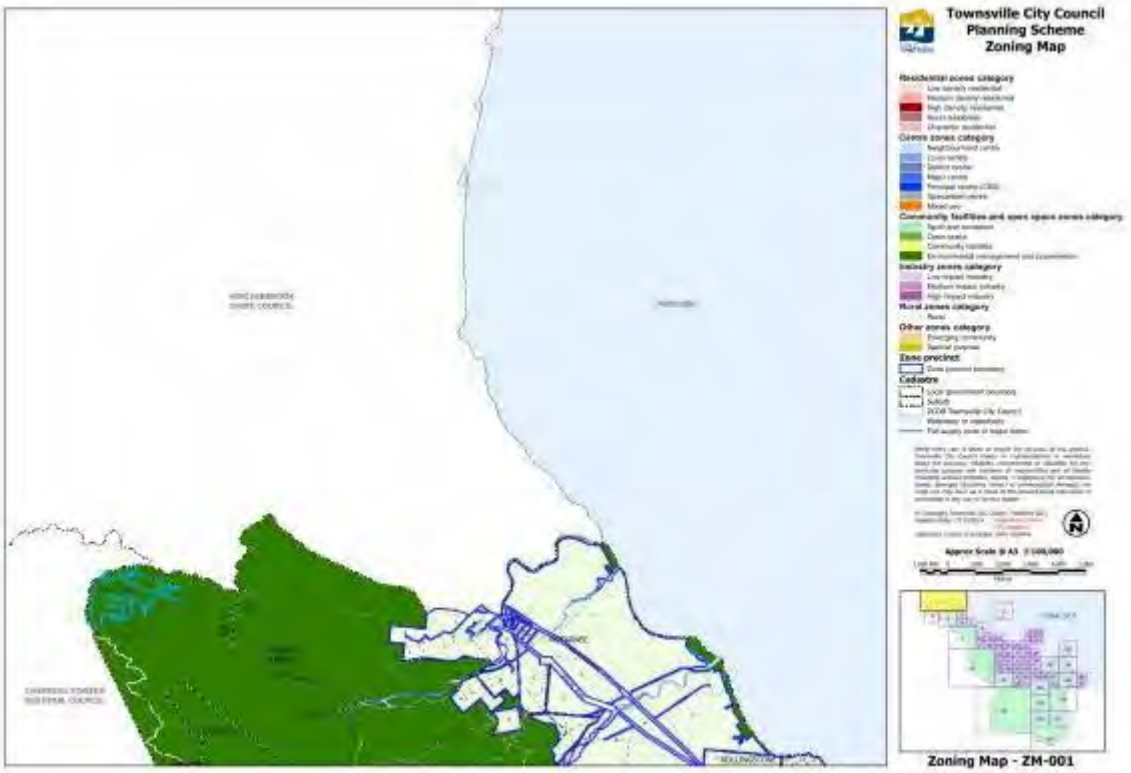
Townsville City Council planning scheme zoning map index

PRECINCT AND SUB-PRECINCT LEGEND				
Precinct Code	**Precinct**	**Sub-Precinct Code**	**Sub-Precinct**	**Zone Category**
A	Townsville Airport			Specialised centre
AC	Arcadia Central			Mixed use
ADC	Annandale district centre			District centre
AMC	Aitkenvale major centre	**ACC**	Aitkenvale centre core	Major centre
AMC	Aitkenvale major centre	**ACF**	Aitkenvale centre frame	Major centre
AMD	Aitkenvale medium density			Medium density residential
AS	Archer Street			High density residential
AV	Aitkenvale village			Medium density residential
B	Breakwater			Mixed use
BBGC	Balgal Beach golf course			Sport and recreation
BRM	Bayswater Road medical			Specialised centre
C	Cungulla			Rural
CA	Civic and administration			Principal centre
CD	Cluden			Sport and recreation
CBDG	CBD gateway			Mixed use
CS	Churchill Street			Character residential
CTR	Charters Towers Road business			Mixed use

D	Domain Central			Specialised centre
DDC	Deeragun district centre			District centre
DHHC	1960s Defence Housing and1960s Housing Commission			Character residential
FRM	Fulham Road medical			Specialised centre
FS	French Street			Character residential
FSE	Flinders Street East			Principal centre
FSR	Flinders Street retail			Principal centre
FSW	Flinders Street West			High density residential
G	Grazing			Rural
GQ	Grand Queenslanders			Character residential
H	Horticulture			Rural
HPMC	Hyde Park major centre			Major centre
HPMD	Hyde Park medium density			Medium density residential
IAG	Interwar to 1950s Asymmetrical Gables			Character residential
IDC	Idalia district centre			District centre
IGQB	Interwar Gables and Queensland Bungalows			Character residential
J	Jensen			Rural
JCUTH	James Cook University Townsville University Hospital			Specialised centre
KR	Kings Road			Mixed use
KRM D	Kings Road medium density			Medium density residential
KSQ	King Street quarter			Mixed use
KT	Kirwan Traders			Mixed use
LB	Lavarack Barracks			Specialised centre
LH	Lansdown high impact industry			High impact industry
LM	Lansdown motor sport facility			Sport and recreation
MF	Mixed farming			Rural
M FP	Mixed 1950s			Character residential
MIMD	Magnetic Island medium density			Medium density residential
MIV	Magnetic Island villages	**HB**	Horseshoe Bay	Mixed use
MIV	Magnetic Island villages	**N B**	Nelly Bay	Mixed use
MIV	Magnetic Island villages	**PB**	Picnic Bay	Mixed use
MS	Marlow Street			Low density residential
NBG	Nelly Bay gateway			Mixed use
NBI	Nelly Bay low impact industry			Low impact industry
NBT	Nelly Bay tourist			Medium density residential
NW	North Ward local centre			Local centre

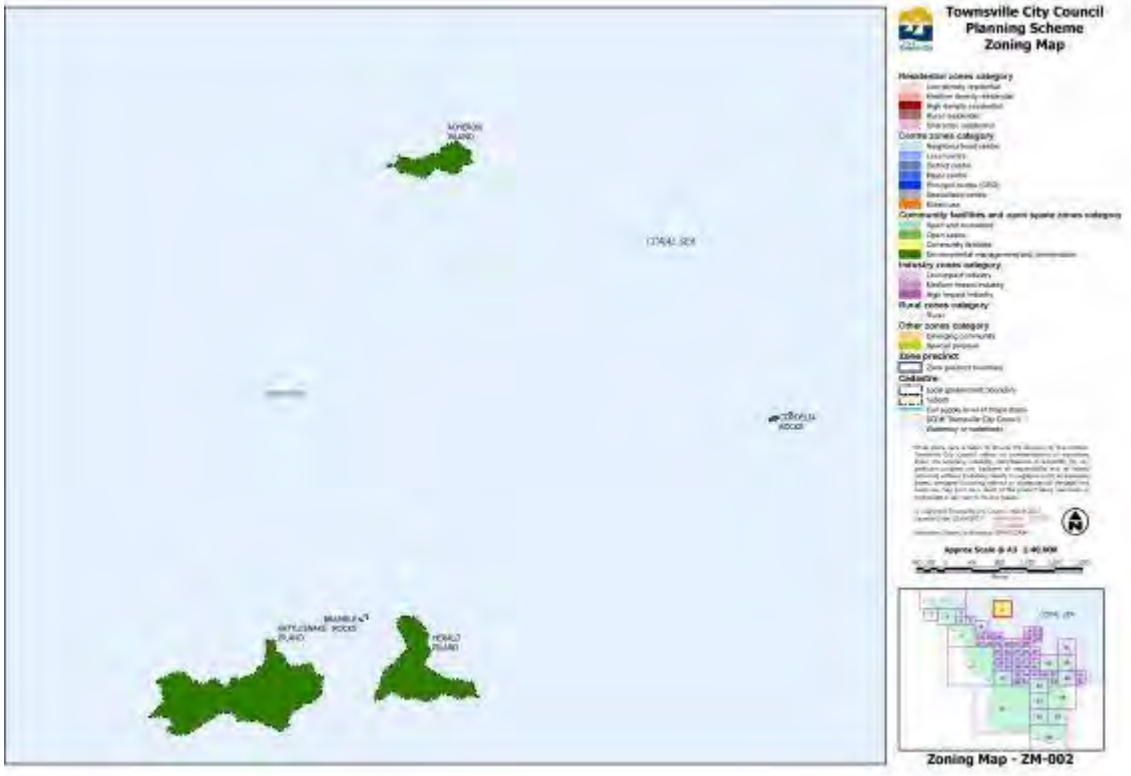
NWG	North Ward gateway			Medium density residential
N WMD	North Ward medium density			Medium density residential
N WV	North Ward villages			Medium density residential
PB	Picnic Bay			Medium density residential
PBCF	Picnic Bay community facilities			Community facilities
PS	Palmer Street			High density residential
PSP	Park Street			Character residential
PT	Port of Townsville			Specialised centre
PWE	1950s Post War Expansion			Character residential
Q	Queenslanders			Character residential
R	Riverway			Open space
RC	Ross Creek			Medium density residential
RDC	Rasmussen district centre			District centre
RE	Railway Estate			High density residential
RMII	Roseneath medium impact industry			Medium impact industry
RP	Rossiter Park			Medium density residential
RRRC	Ross River Road corridor			Low density residential
RSLC	Rising Sun local centre			Local centre
S	The Strand			Medium density residential
ST	Stables			Low density residential
STP	South Townsville			Character residential
STRD	South Townsville railyards and Dean Park			Mixed use
TCMC	Thuringowa Central major centre	**TCS**	Thuringowa centre support	Major centre
TCMC	Thuringowa Central major centre	**TD**	Thuringowa Drive	Major centre
TCMC	Thuringowa Central major centre	**TTCH**	Thuringowa town centre heart	Major centre
TCMC	Thuringowa Central major centre	**W**	Willows	Major centre
TE	Thuringowa East			Medium density residential
TS	Thuringowa South			Medium density residential
WC	Workers Cottages			Character residential
WLS	Wills Street			Medium Density Residential
WS	Wotton Street			Mixed use

Click here to view PDF high resolution image.



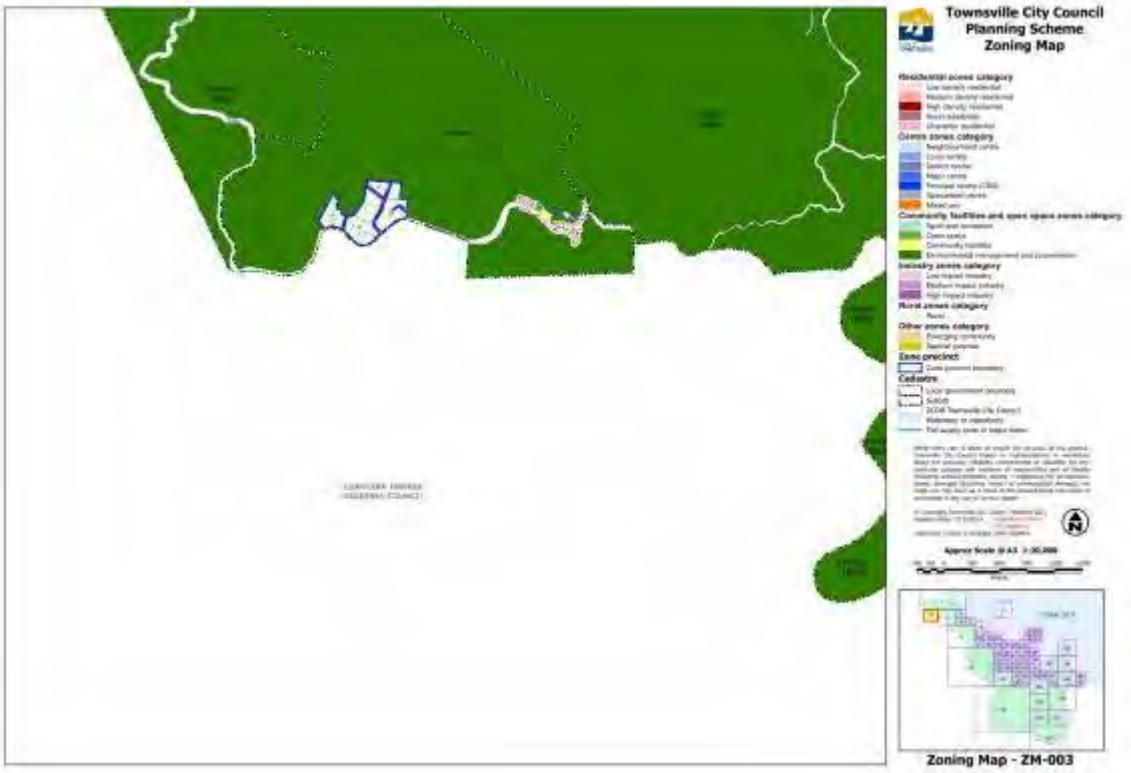
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-001



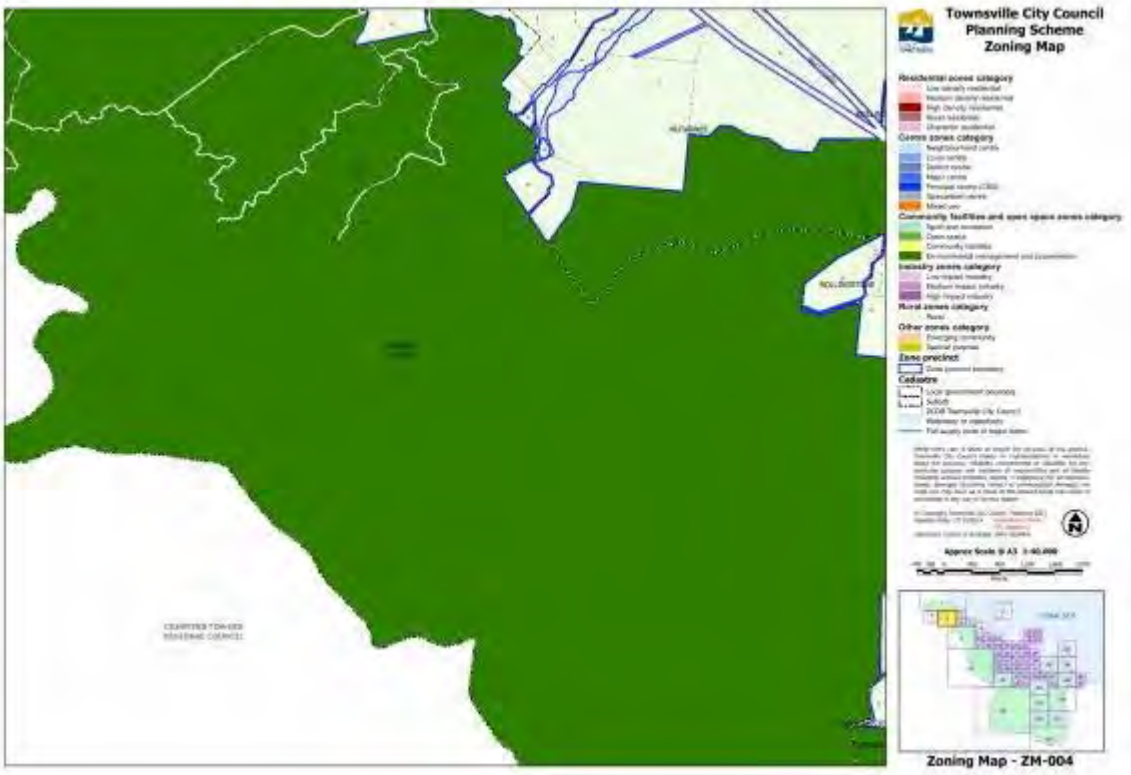
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-002



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-003



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-004

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-005

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

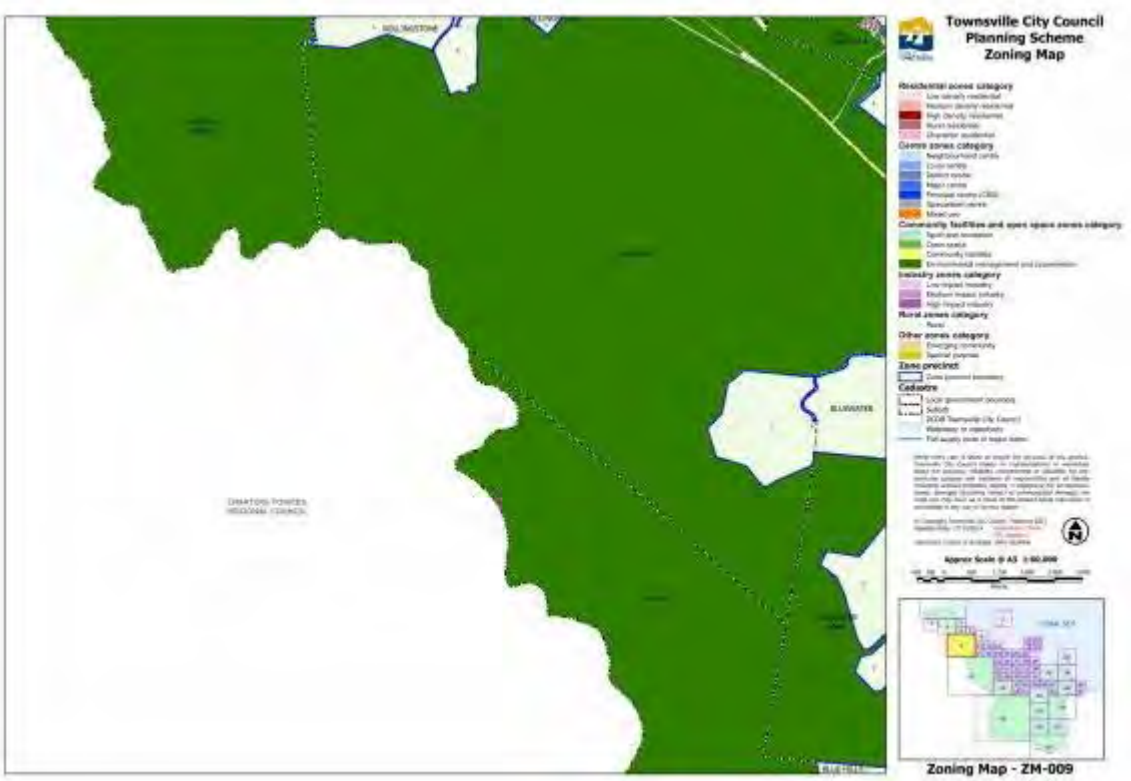
Zoning Map ZM-006

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-007

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan..

Zoning Map ZM-008



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-009

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-010

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-011

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-012

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

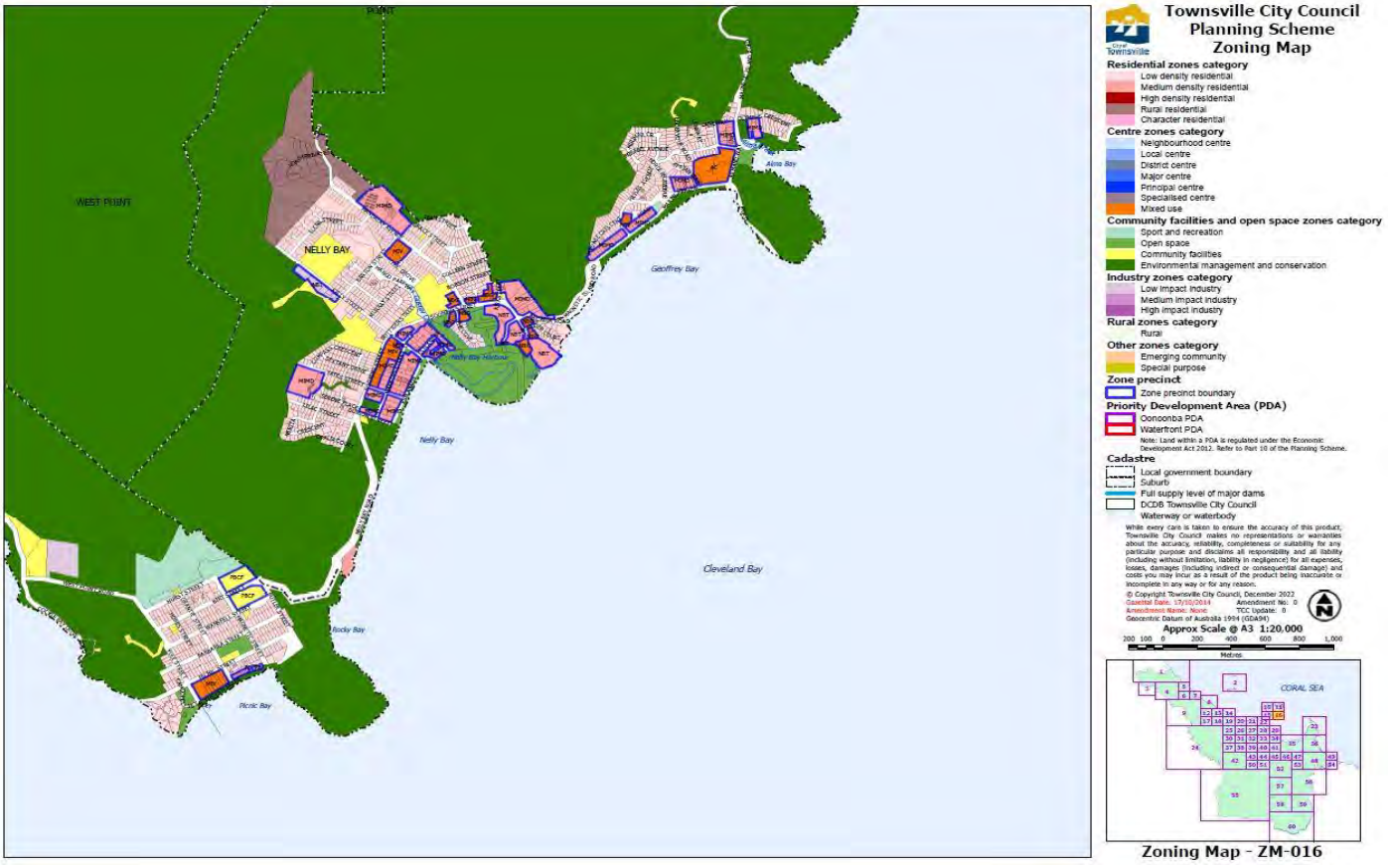
Zoning Map ZM-013

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-014

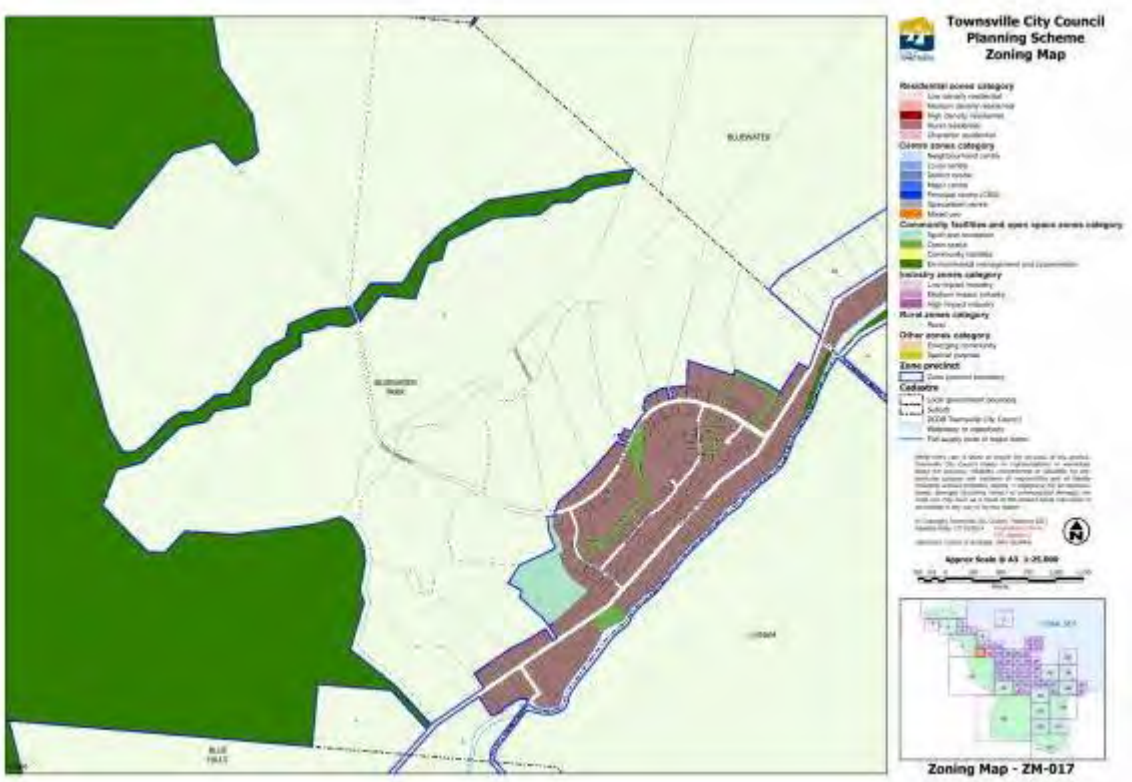
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-015



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-016

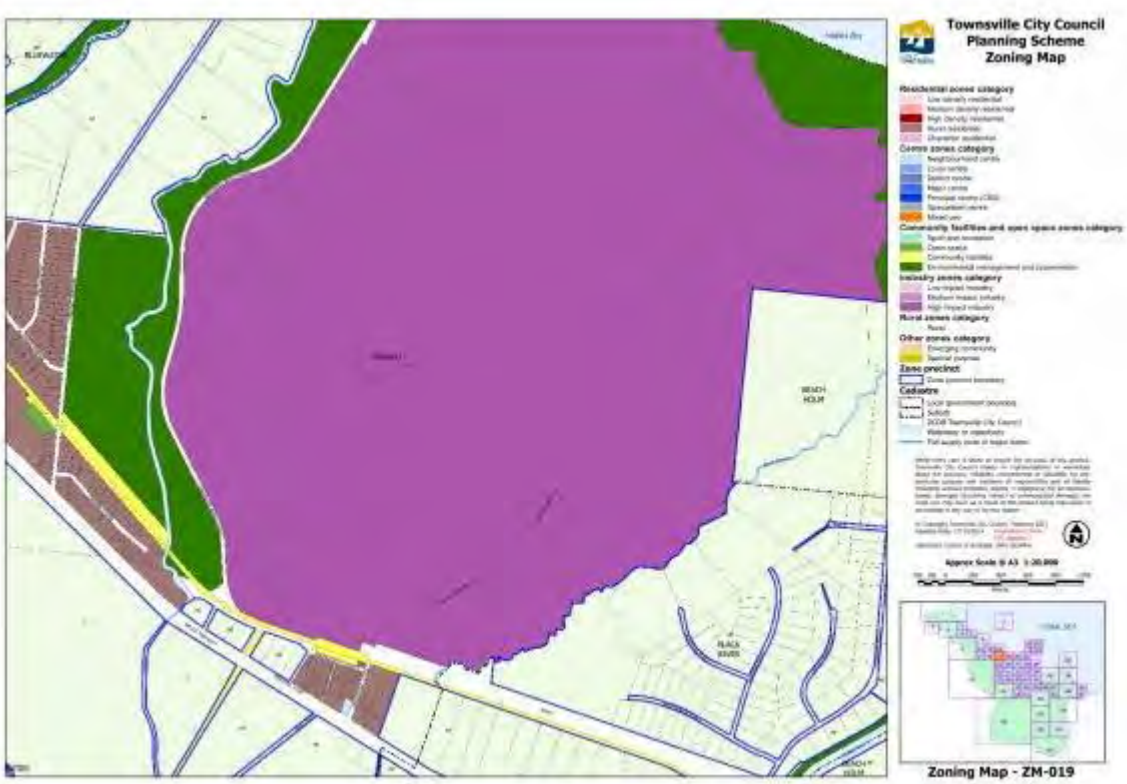


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-017

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-018



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-019

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-020

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

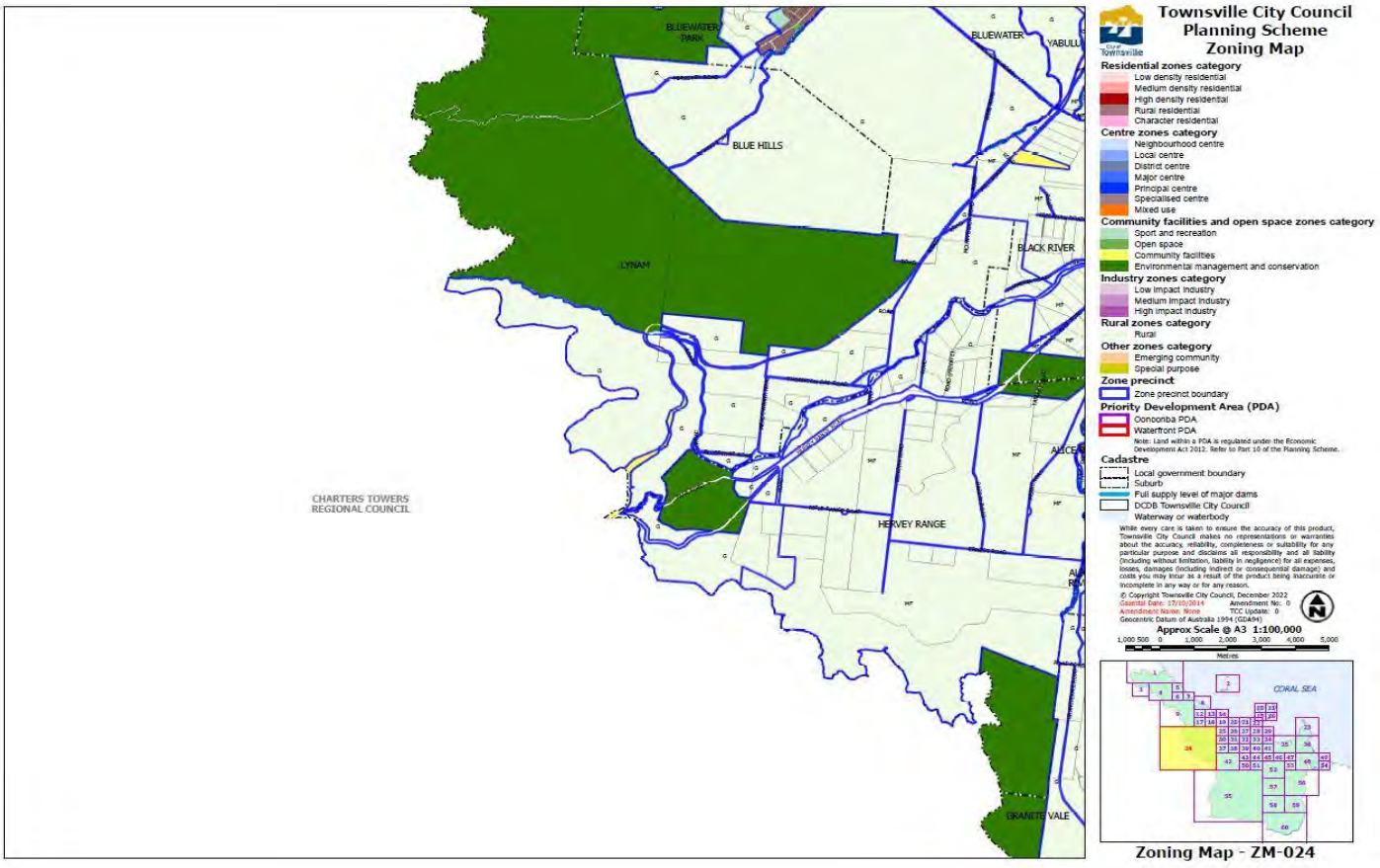
Zoning Map ZM-021

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-022

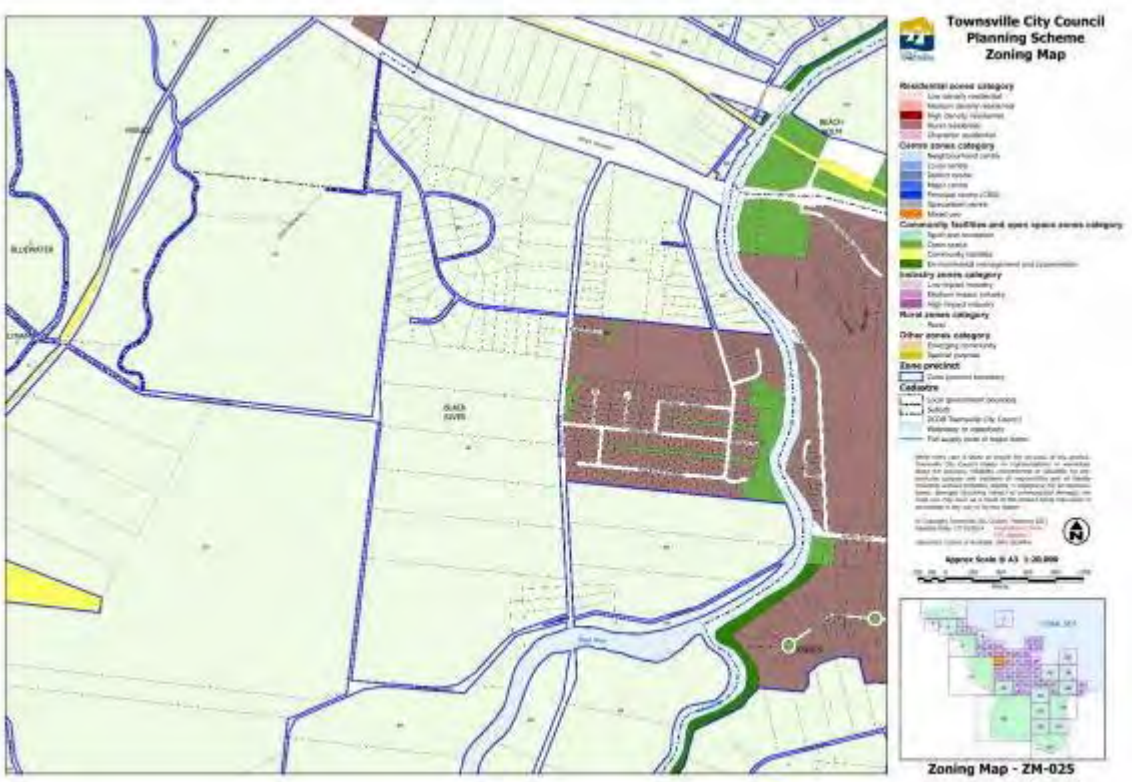
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-023



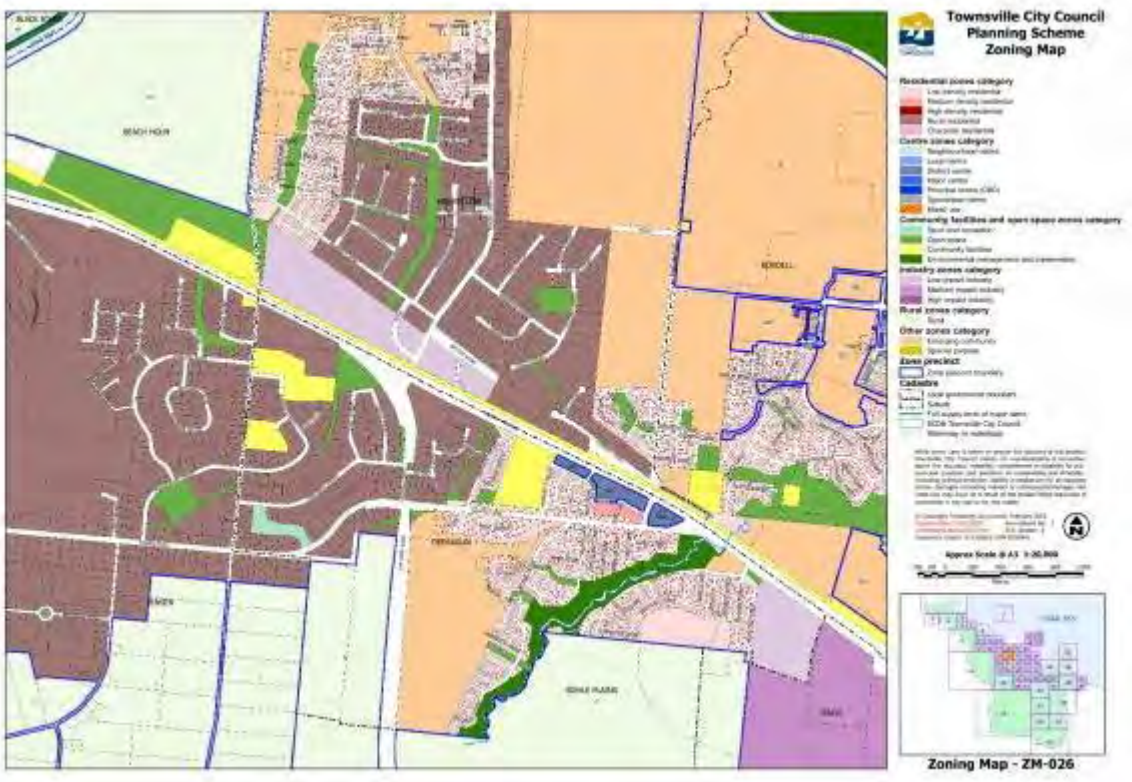
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-024



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-025



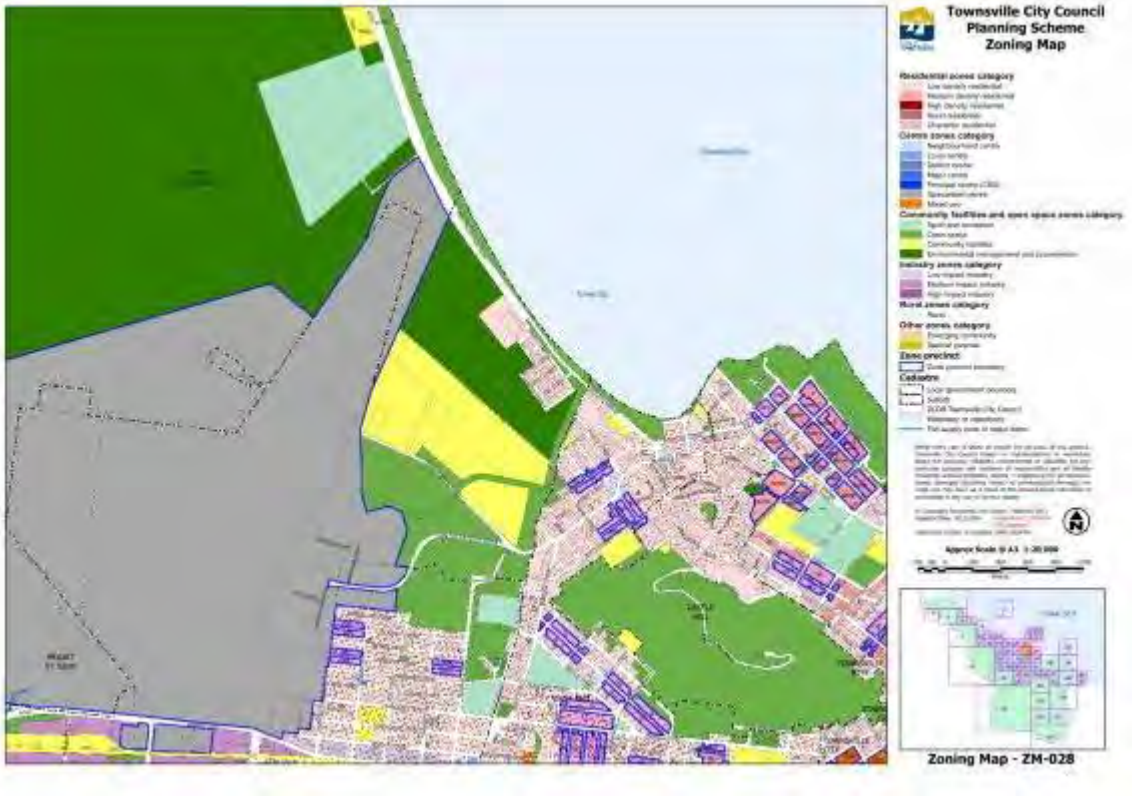
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

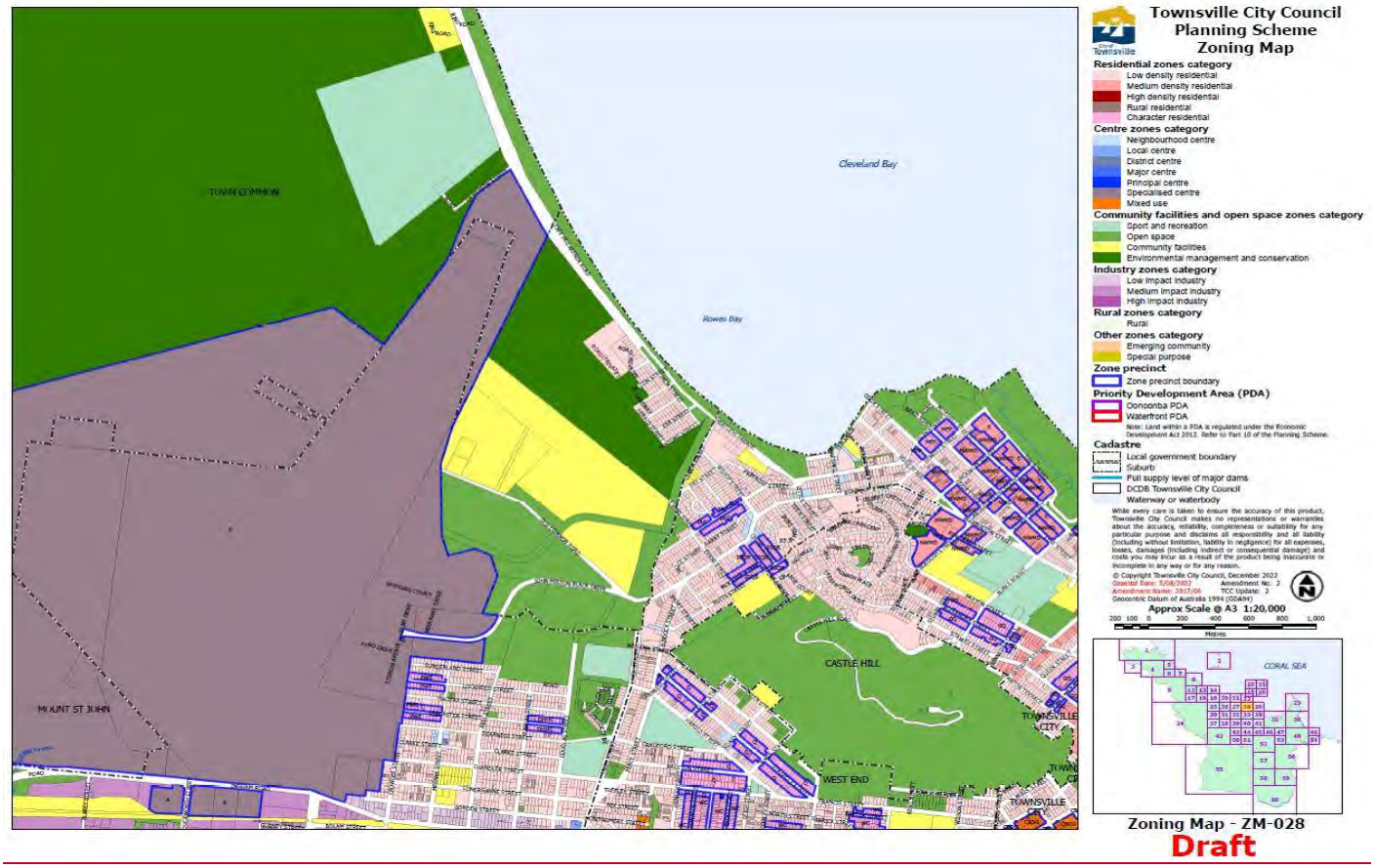
Zoning Map ZM-026

Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-027

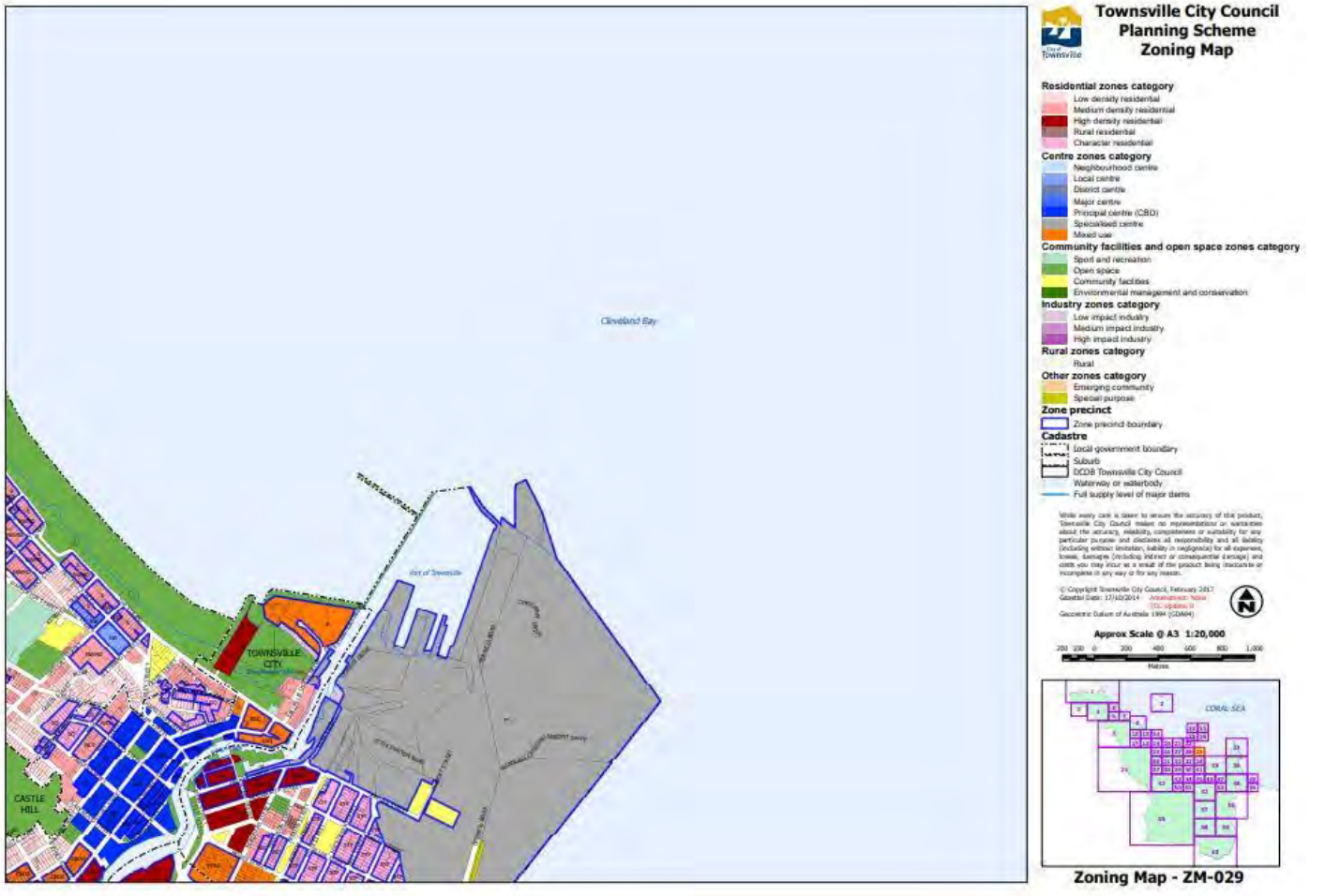




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

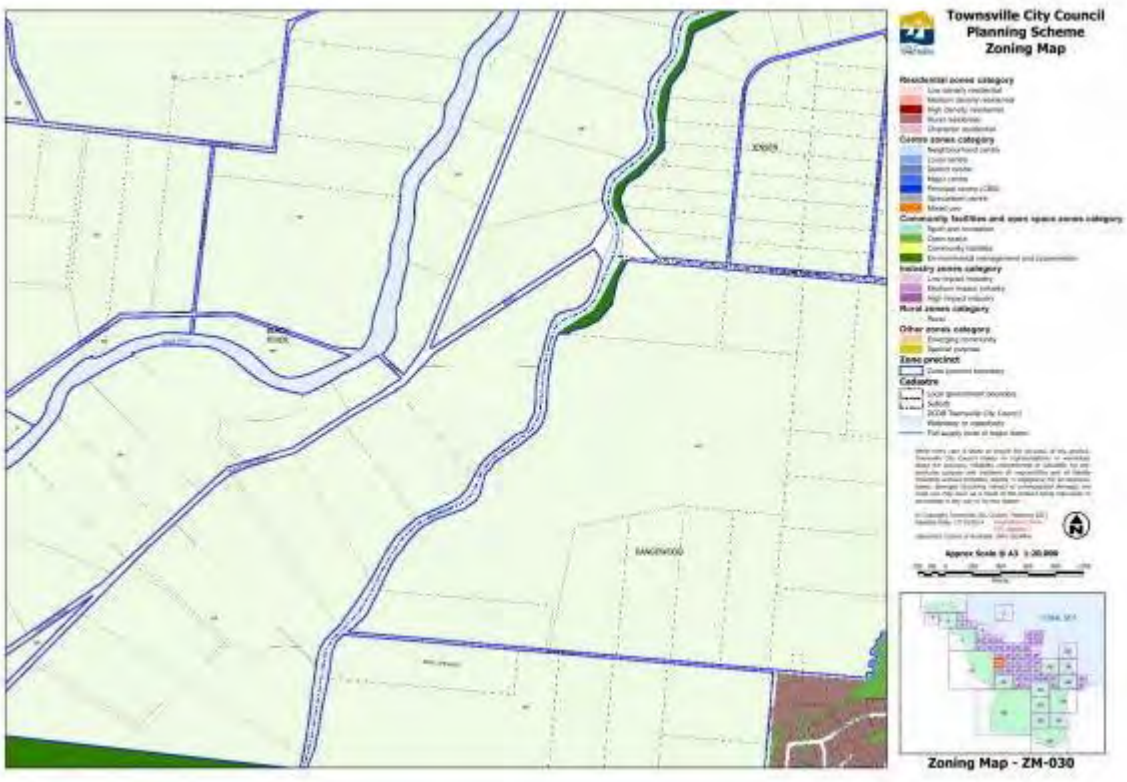
Zoning Map ZM-028



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

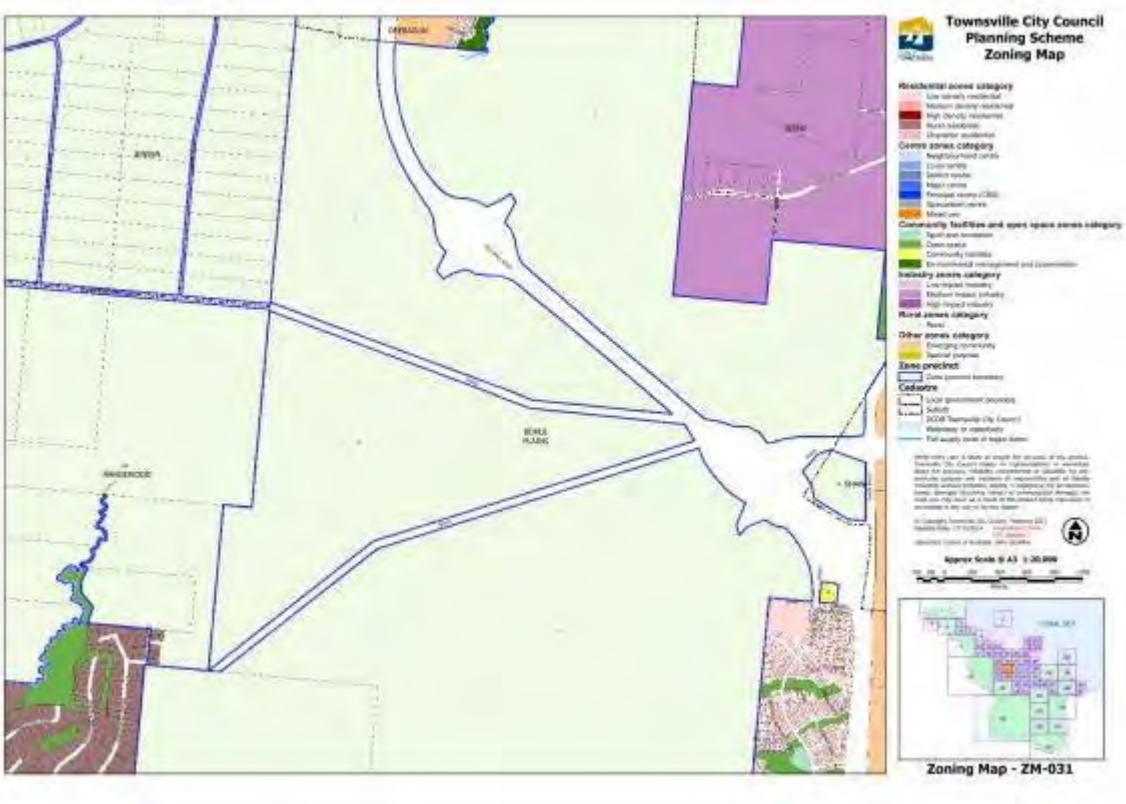
Zoning Map ZM-029



Click here to view PDF high resolution map.

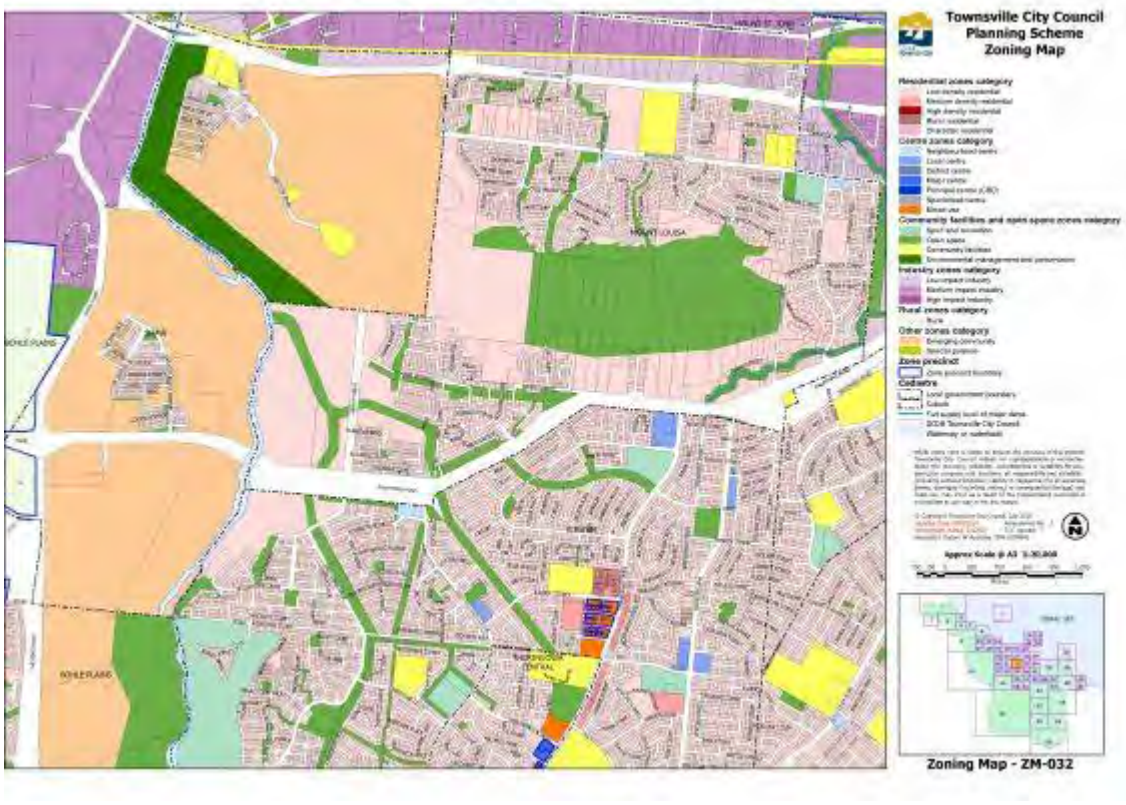
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-030



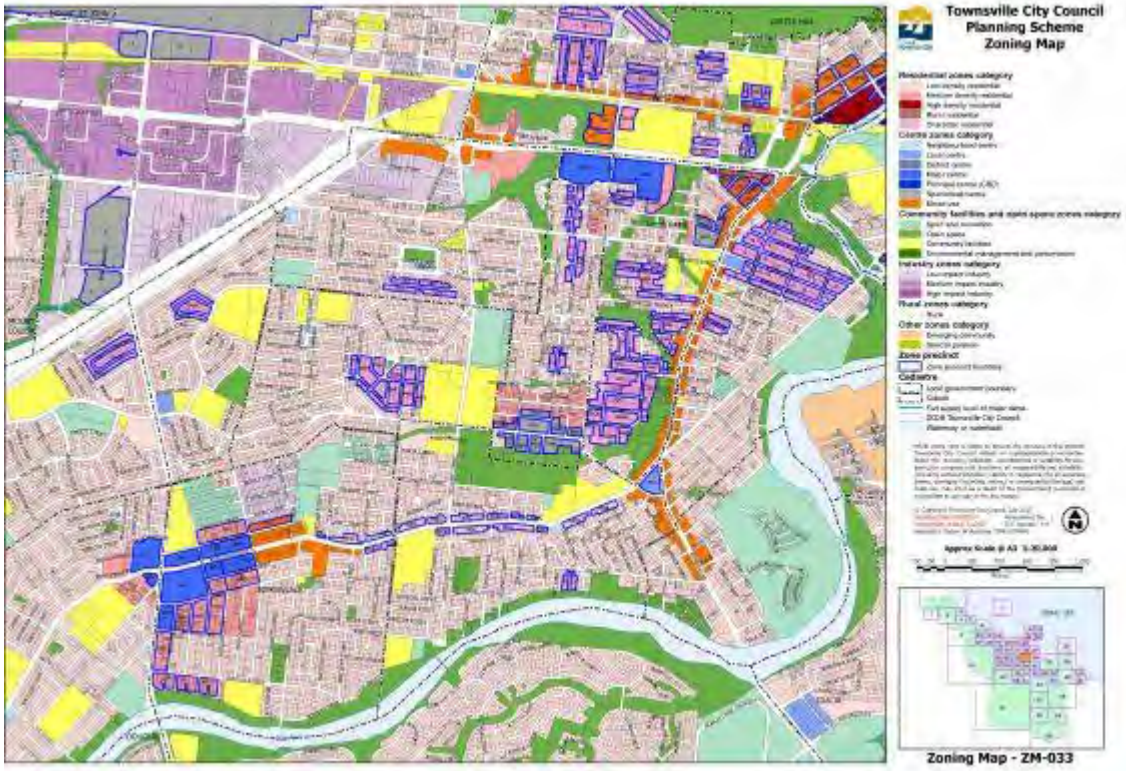
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

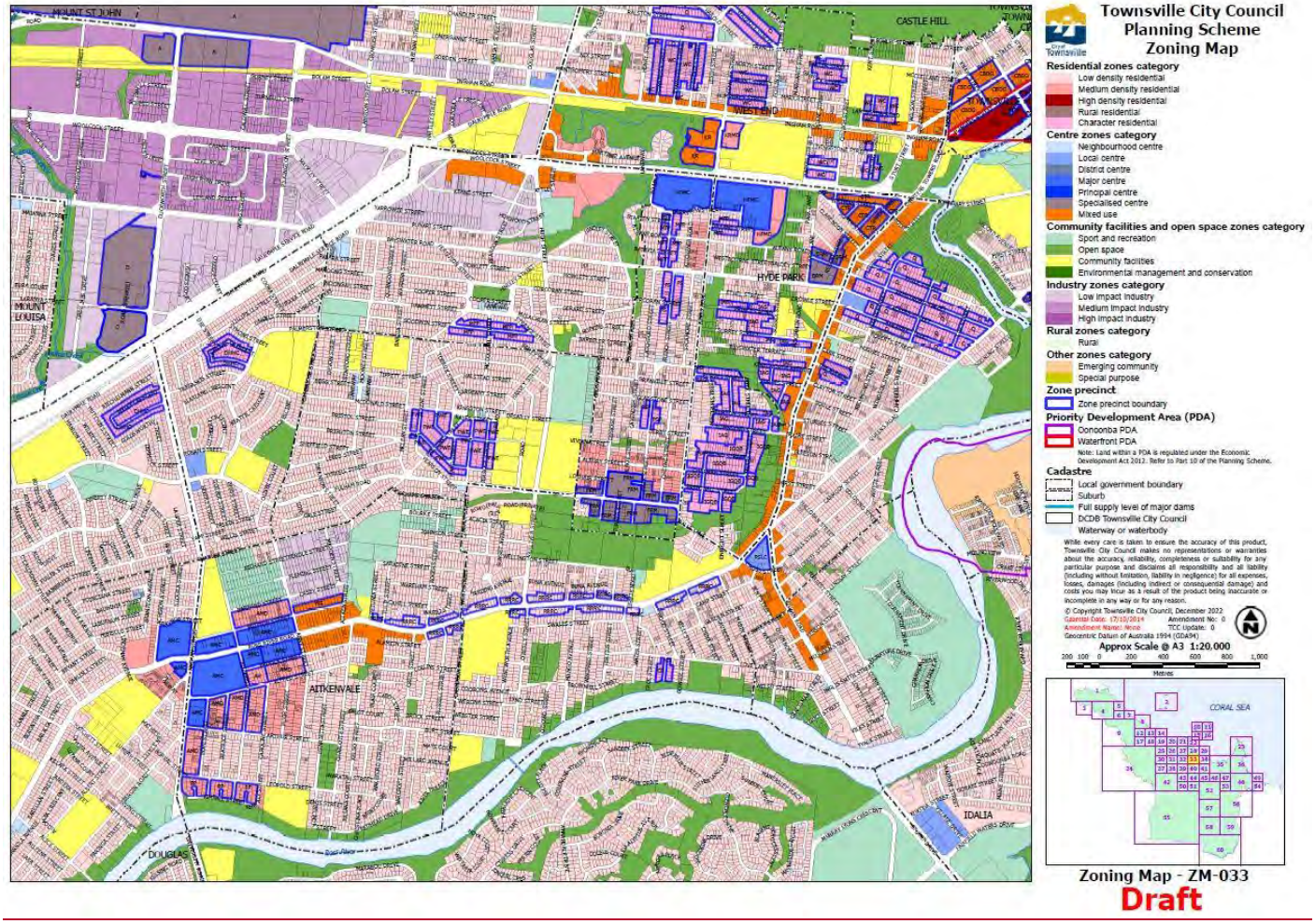
Zoning Map ZM-031



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-032

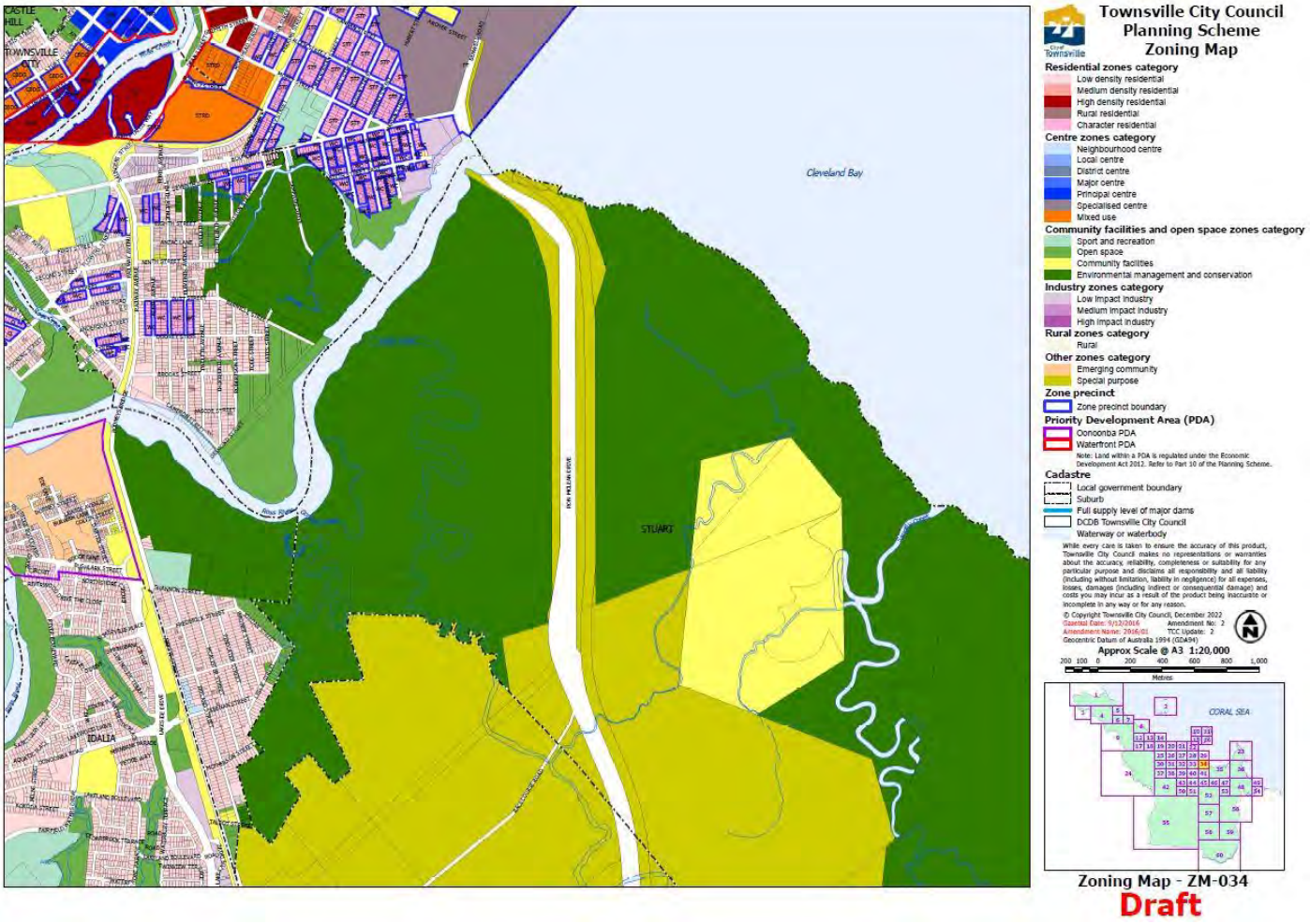




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

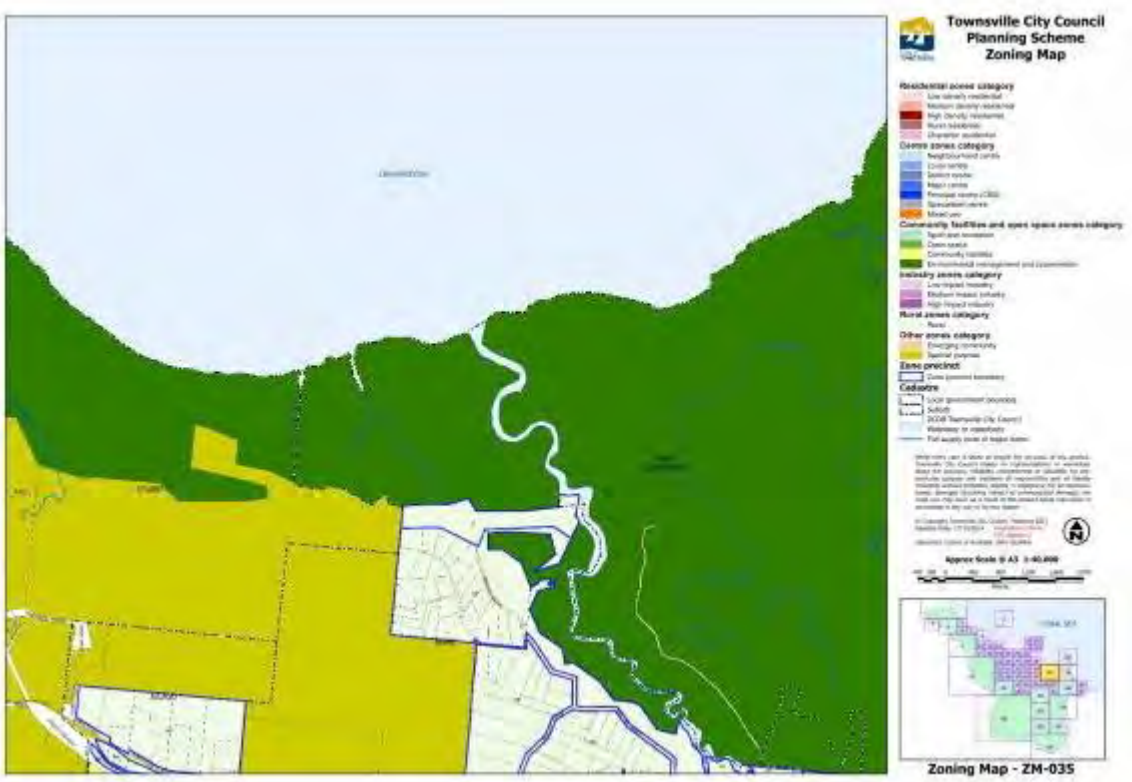
Zoning Map ZM-033



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-034

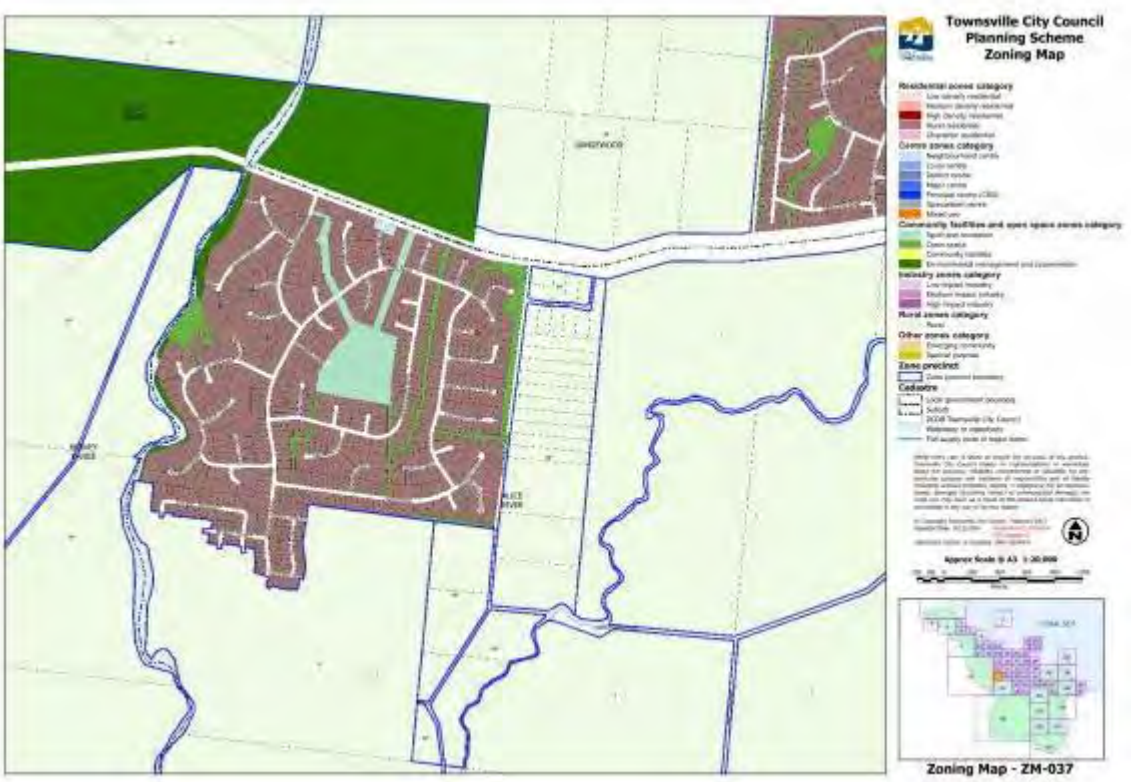


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-035

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-036

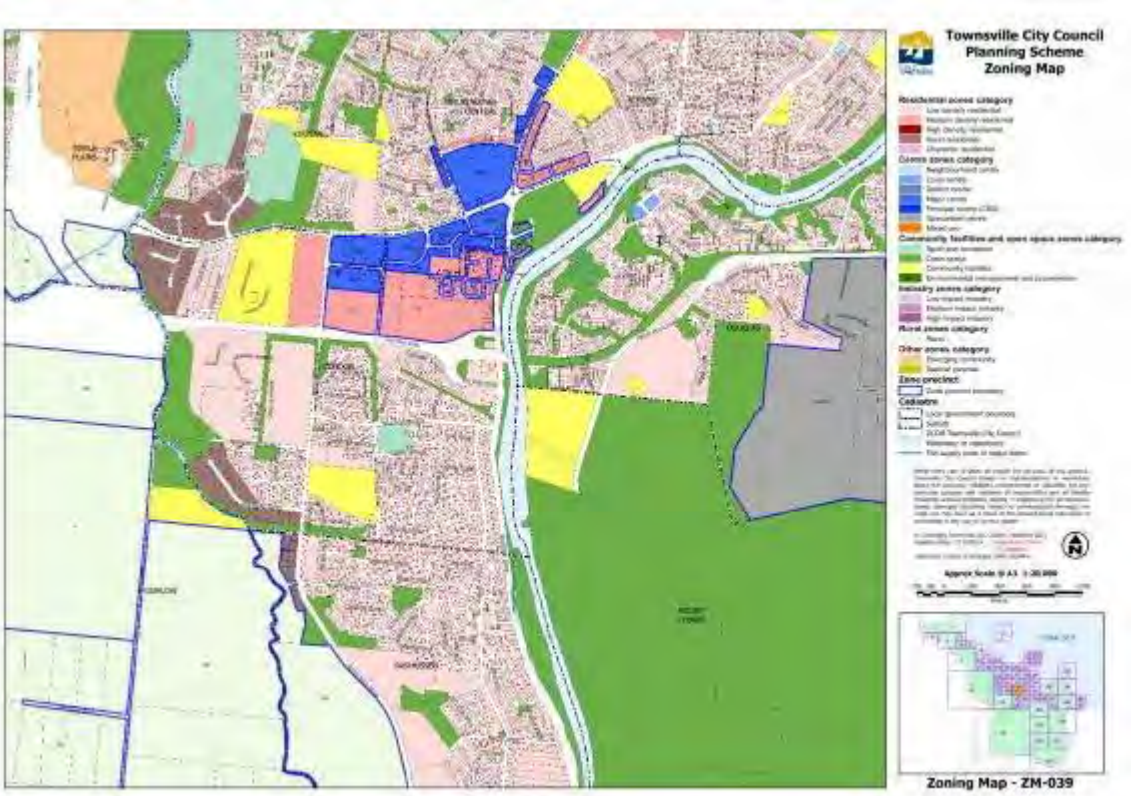


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-037

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

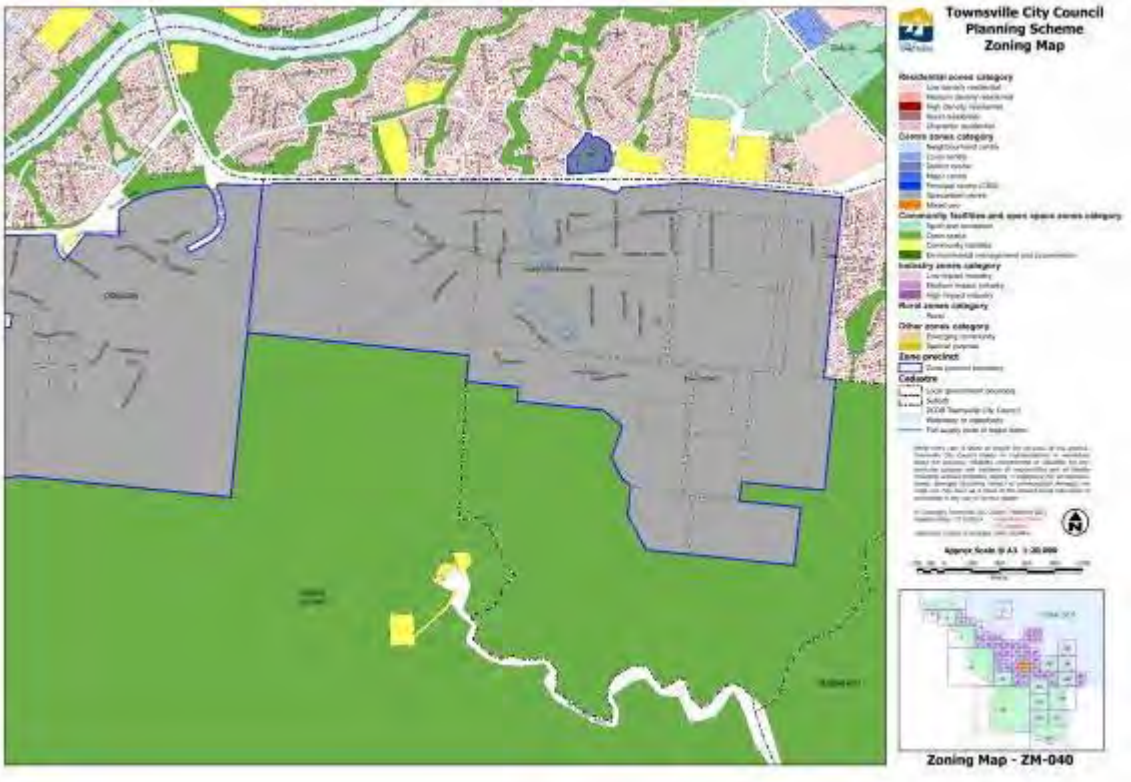
Zoning Map ZM-038

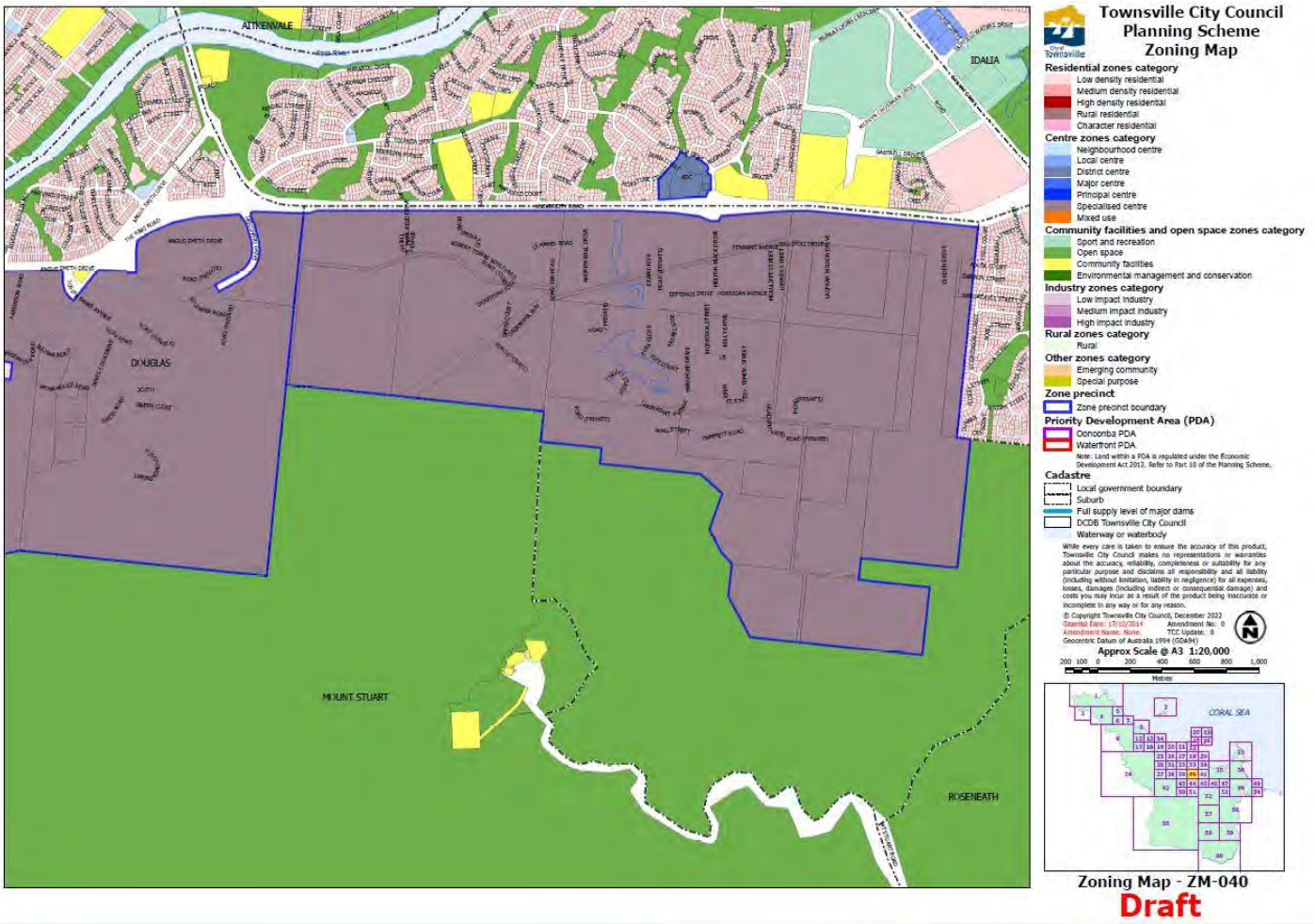


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-039

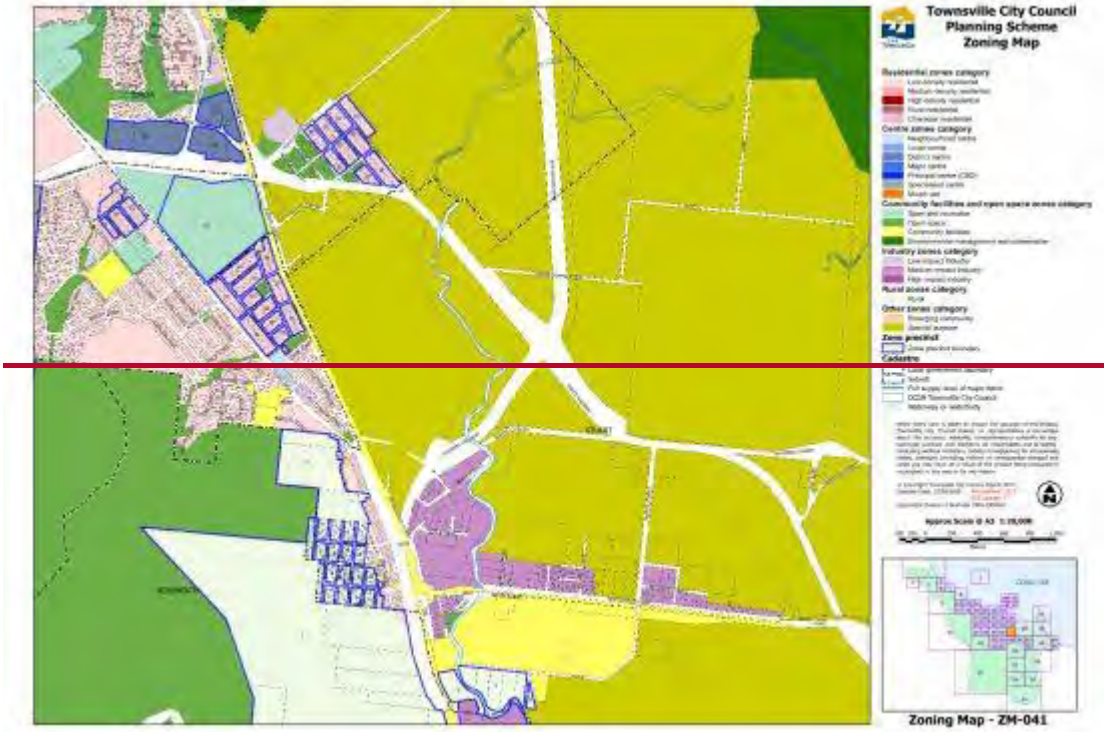


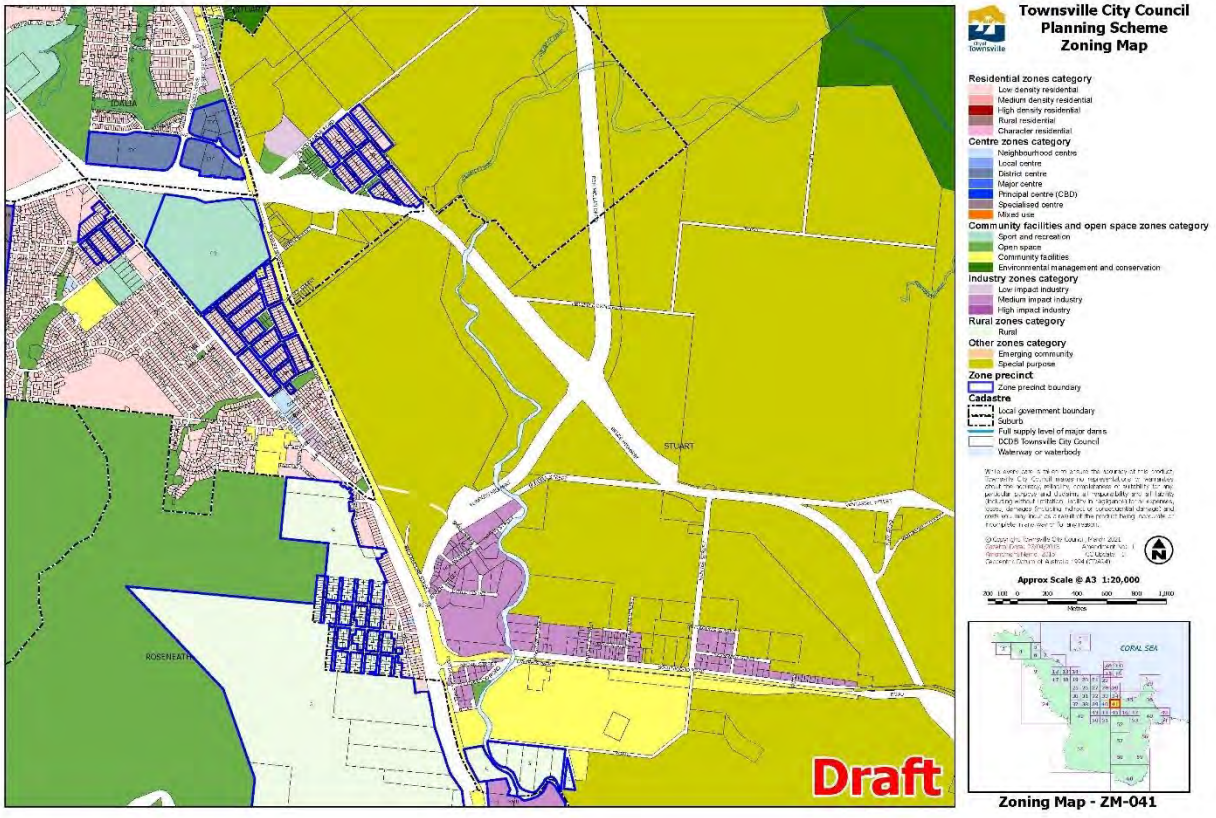


Click here to view high resolution PDF.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-040

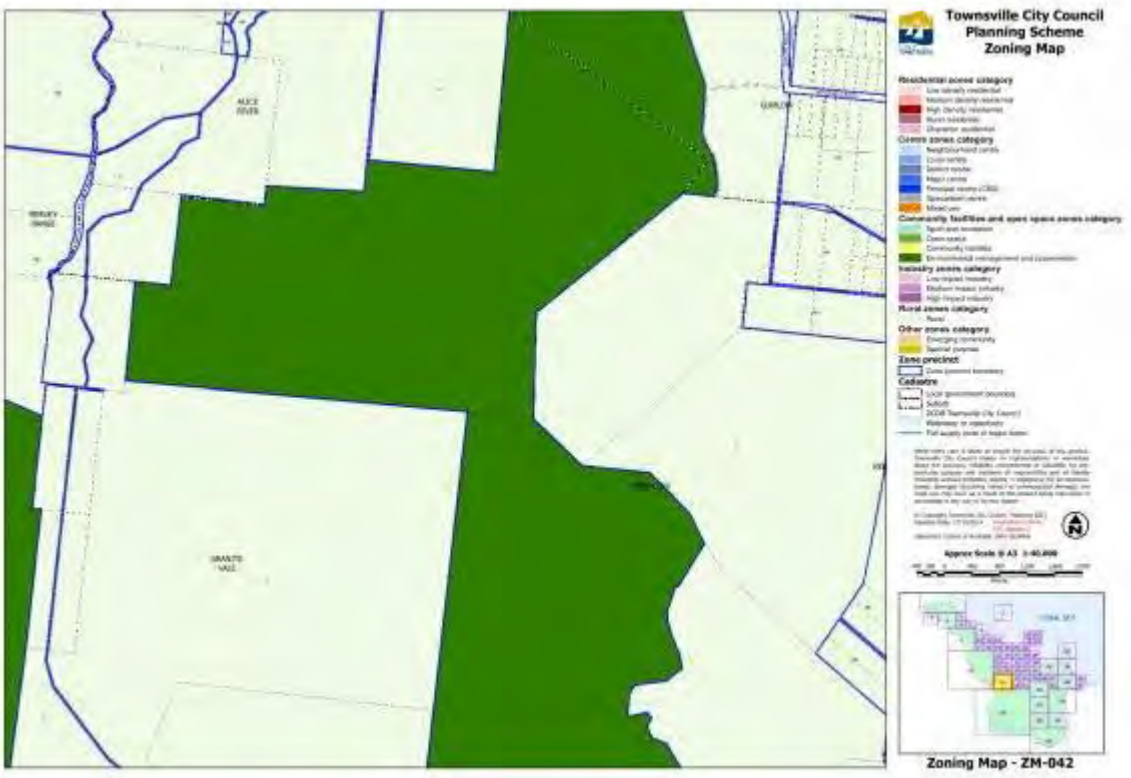




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

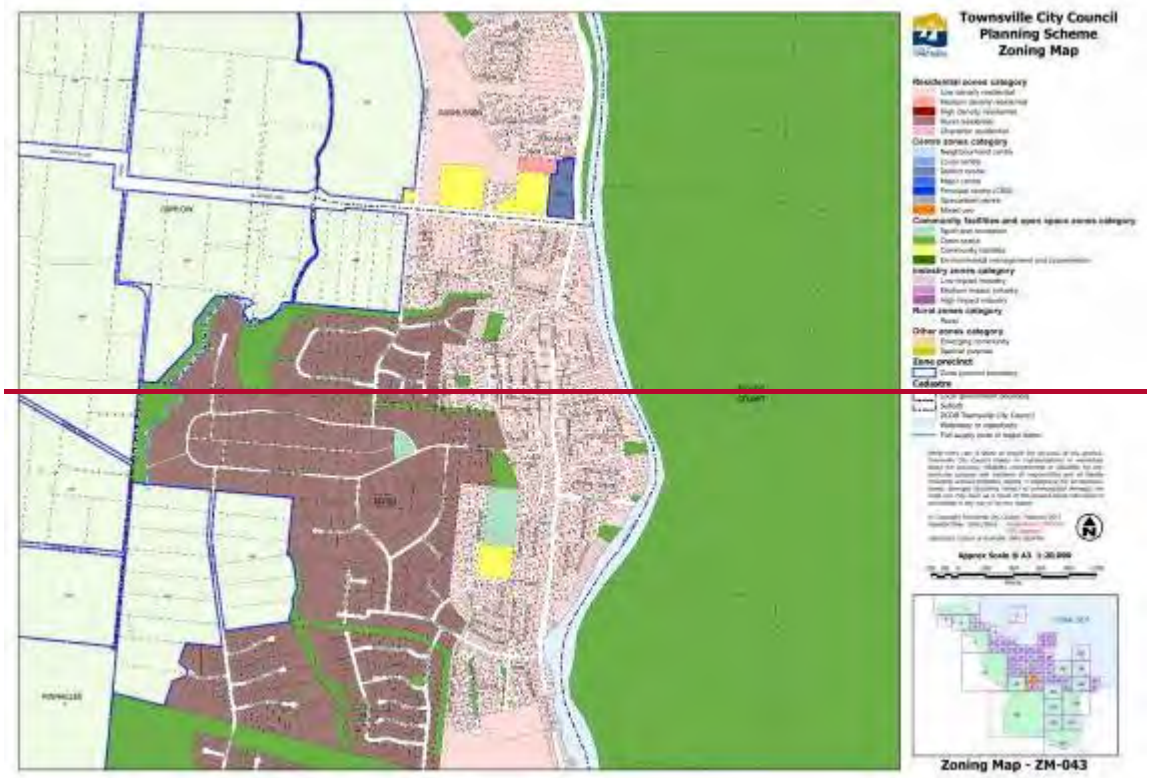
Zoning Map ZM-041

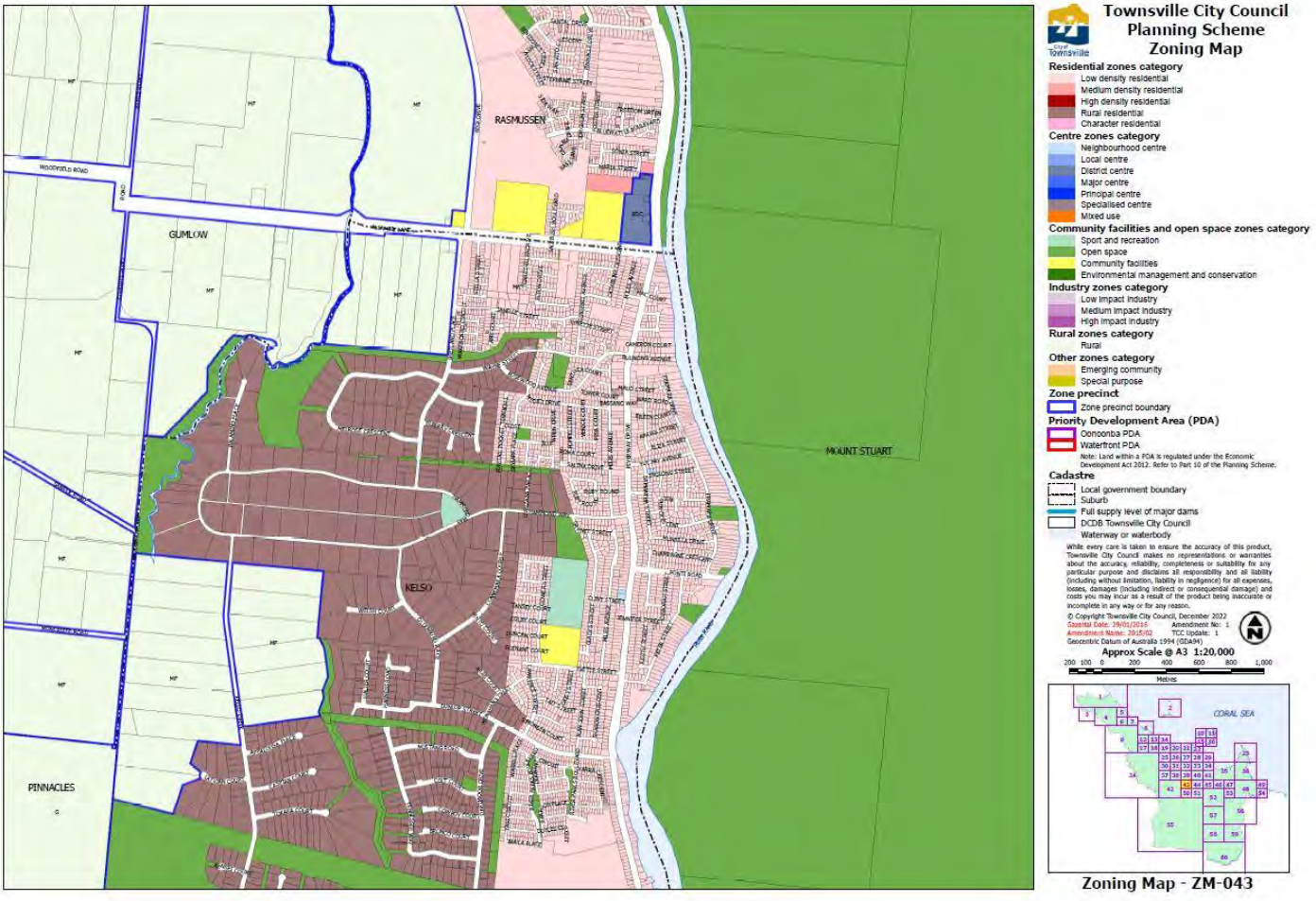


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-042

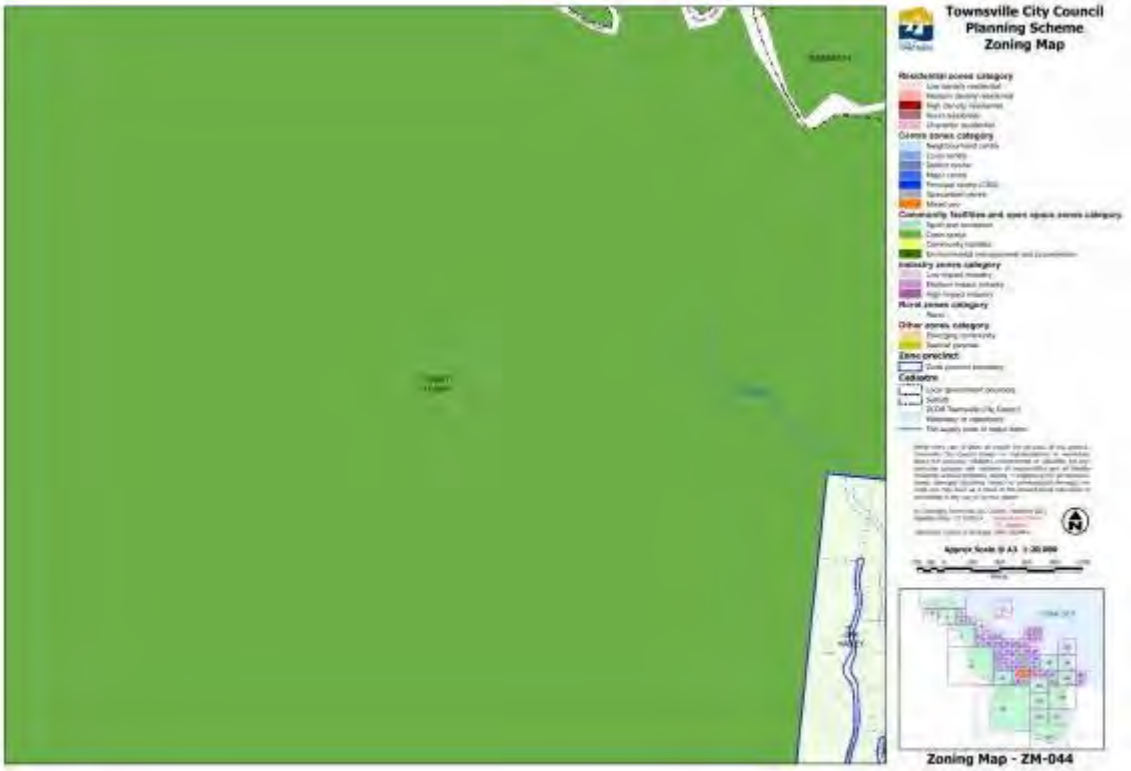




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

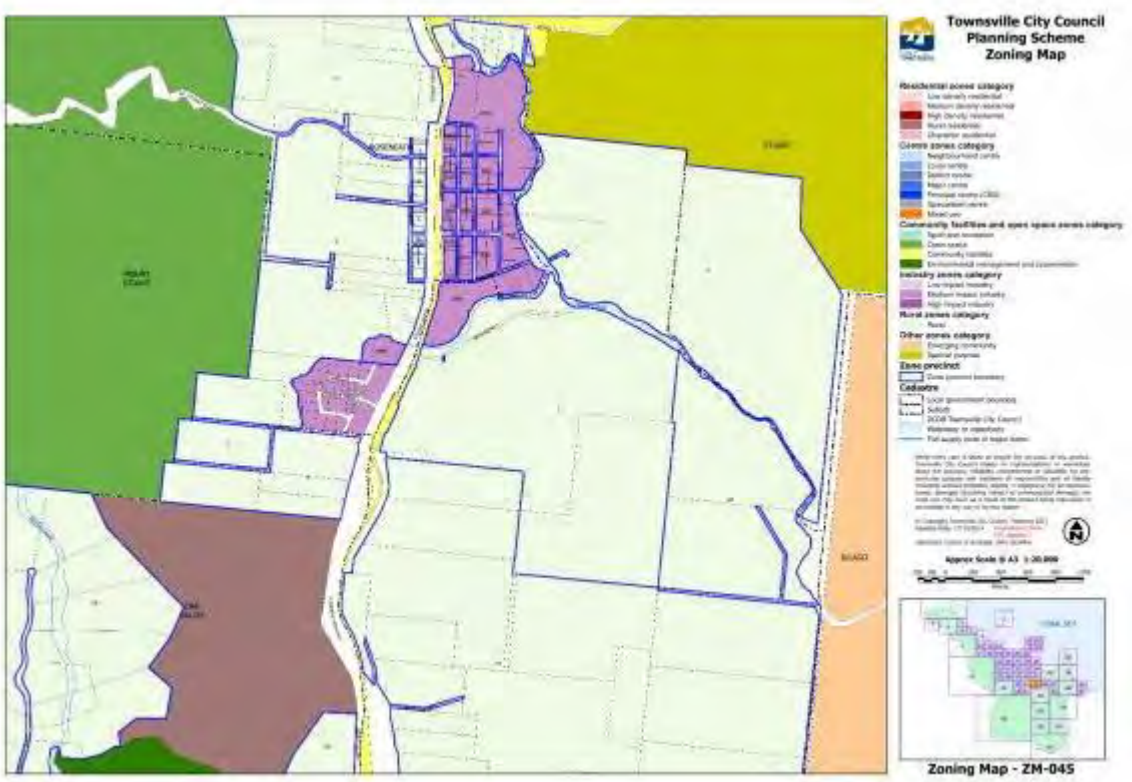
Zoning Map ZM-043



Click here to view PDF high resolution map.

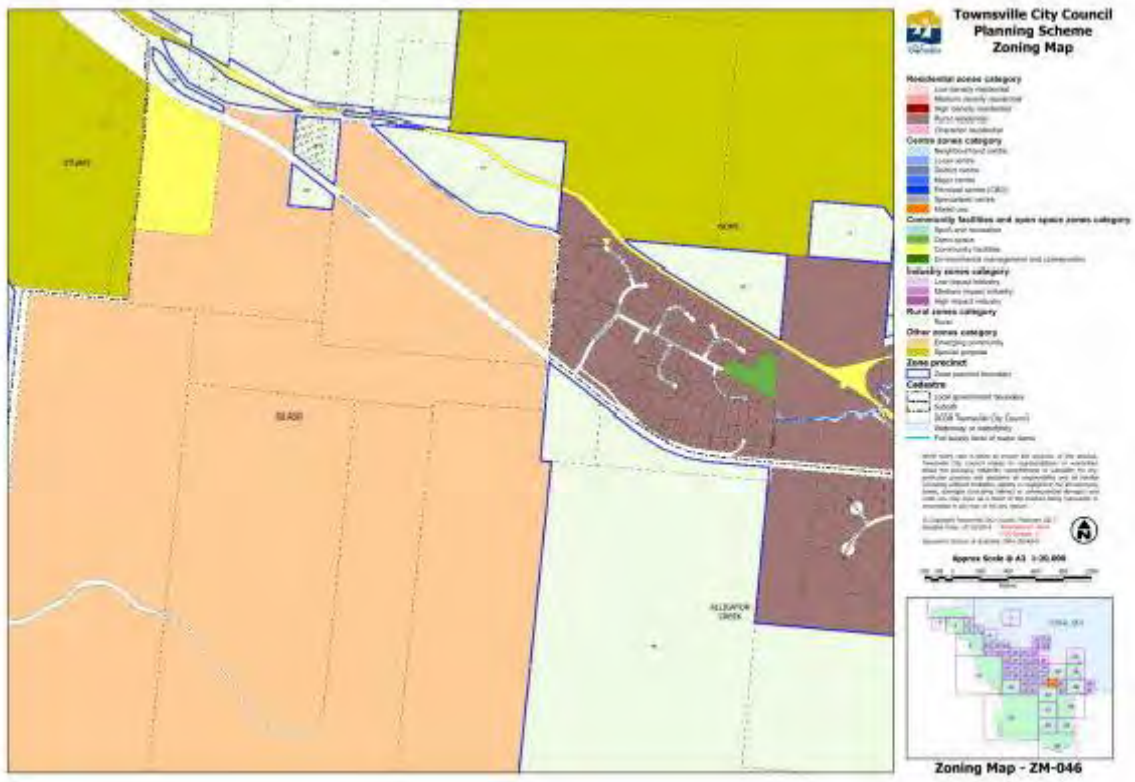
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-044



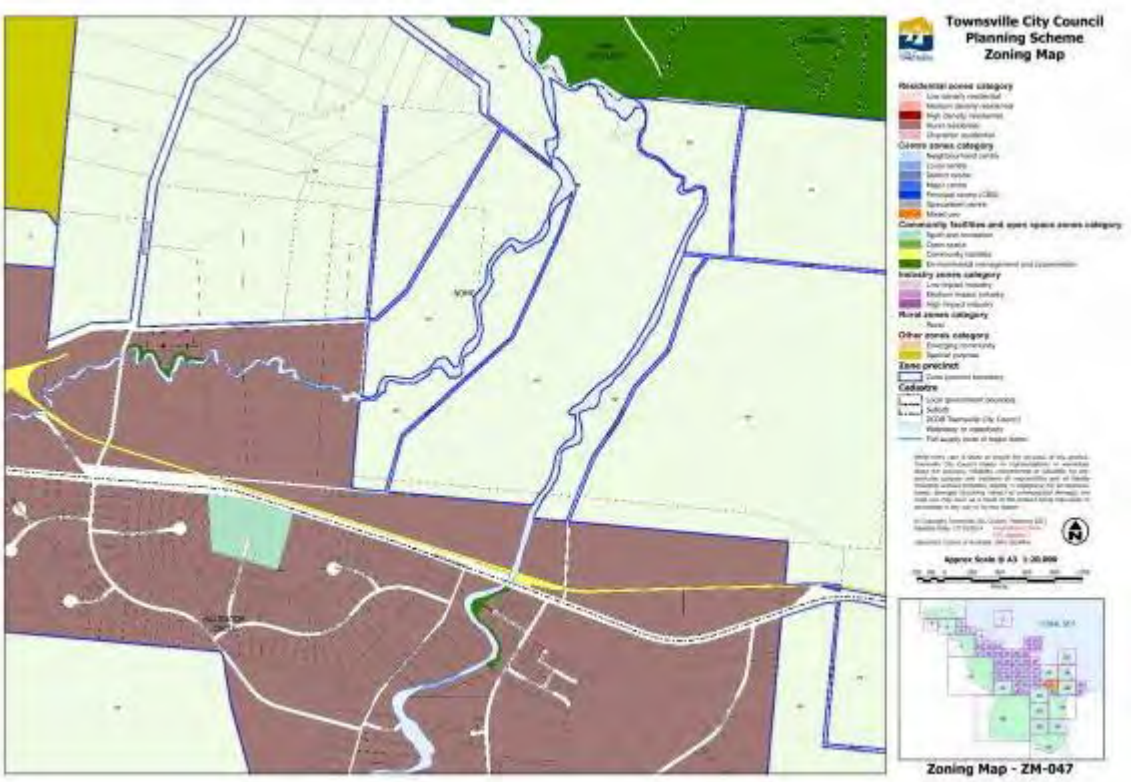
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-045



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-046



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-047

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

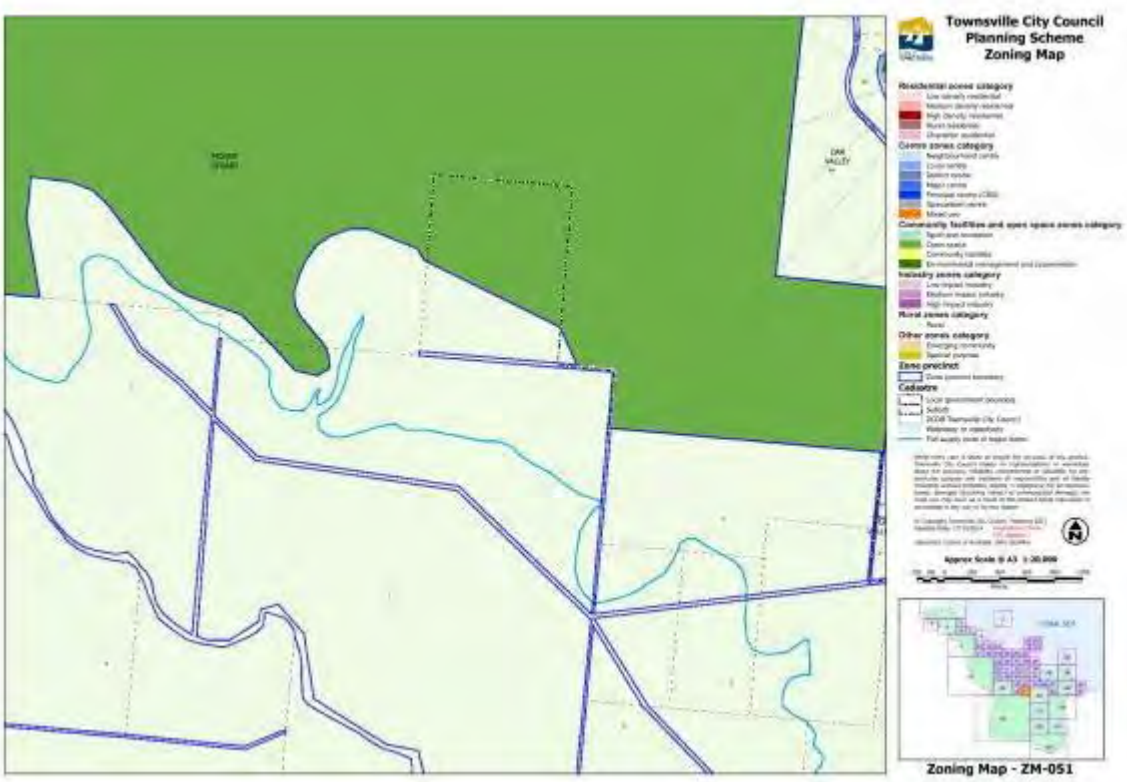
Zoning Map ZM-048

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-049

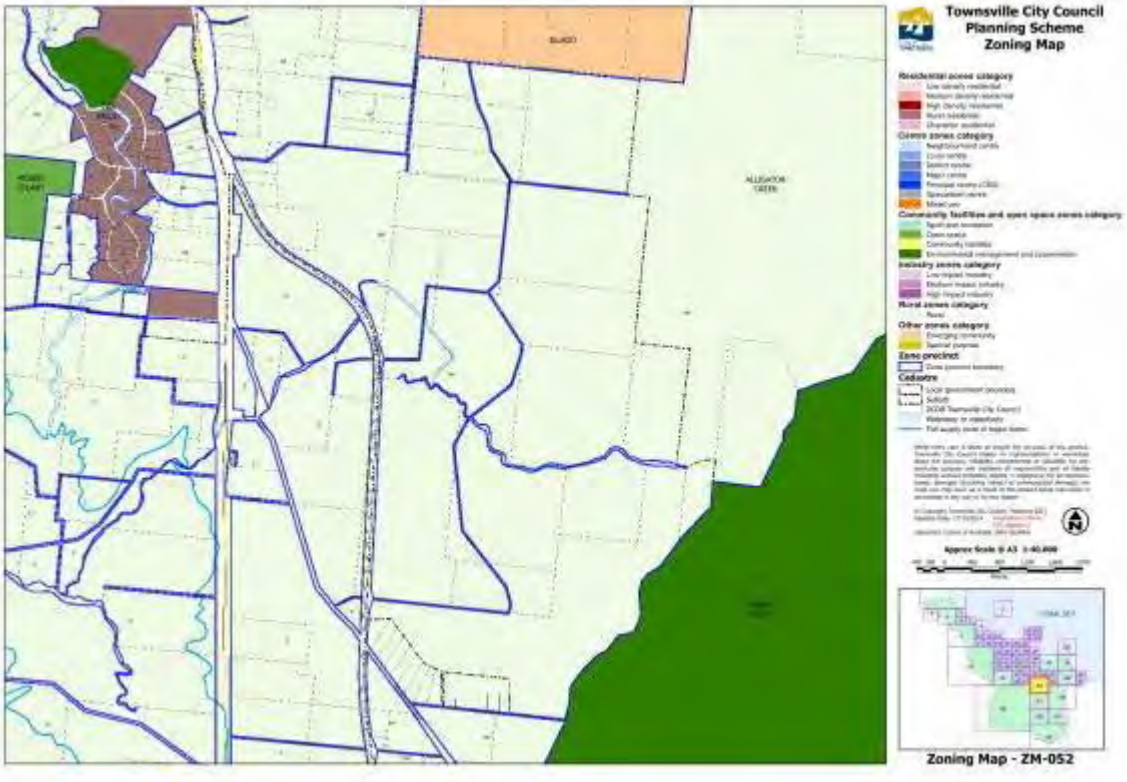
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-050



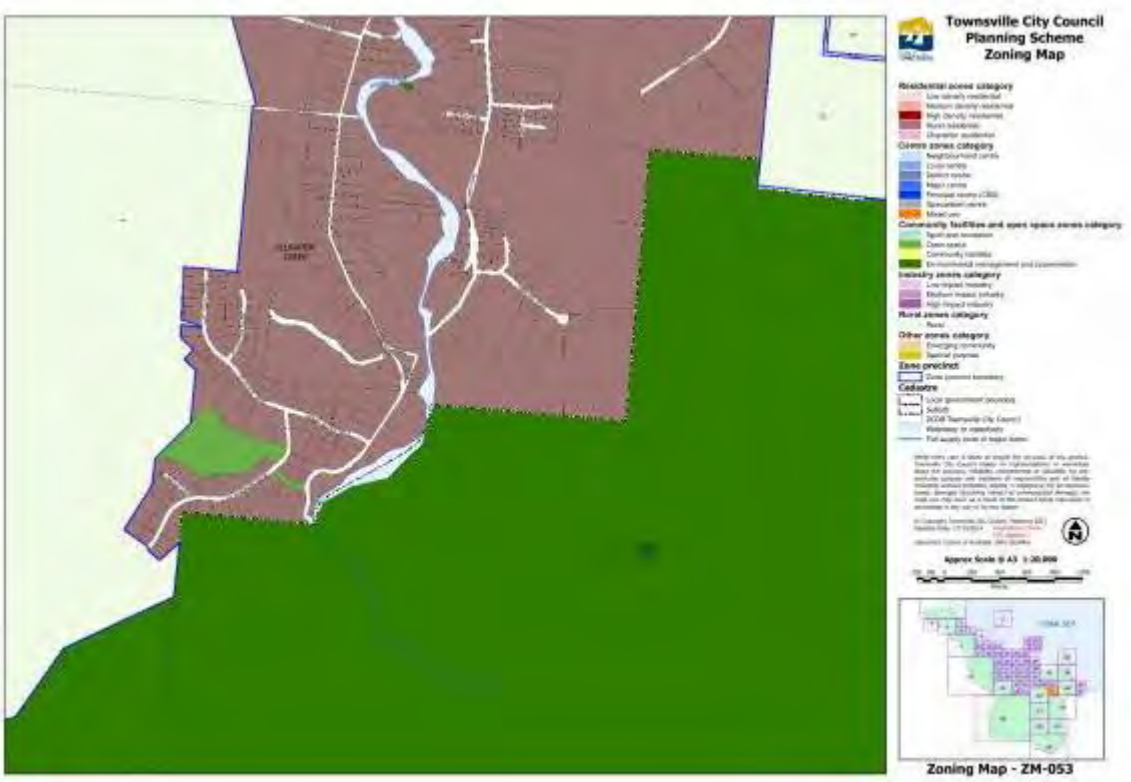
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-051



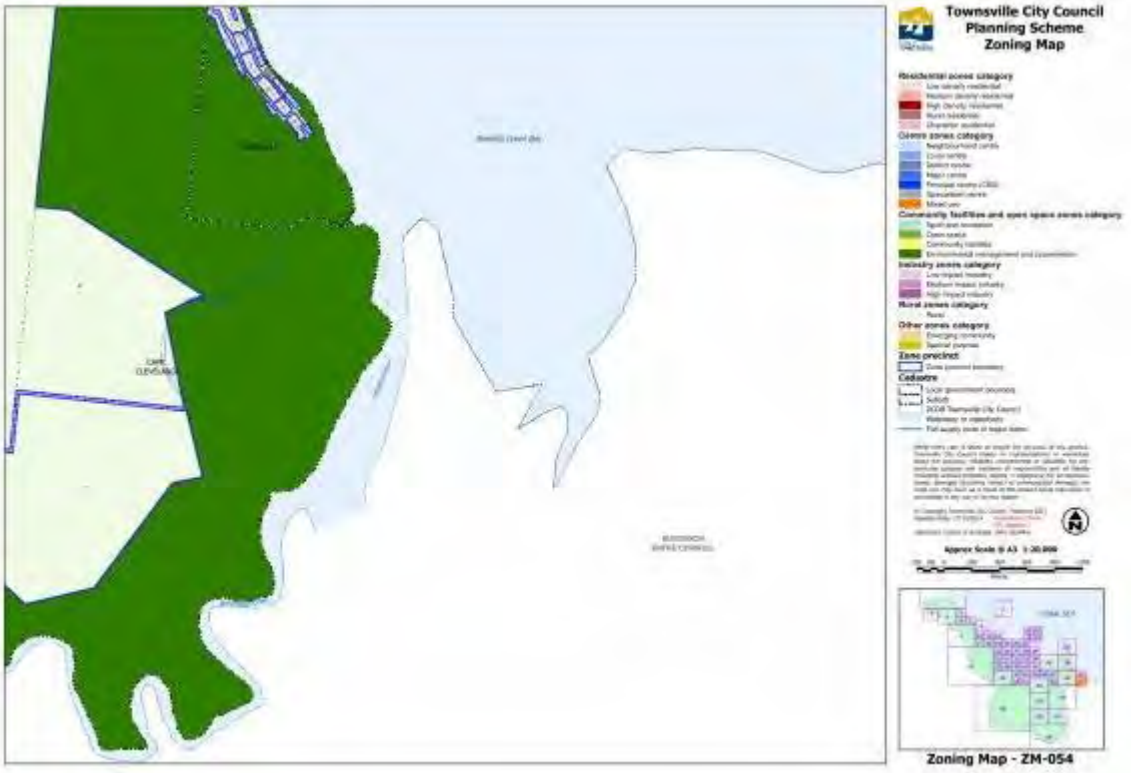
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-052



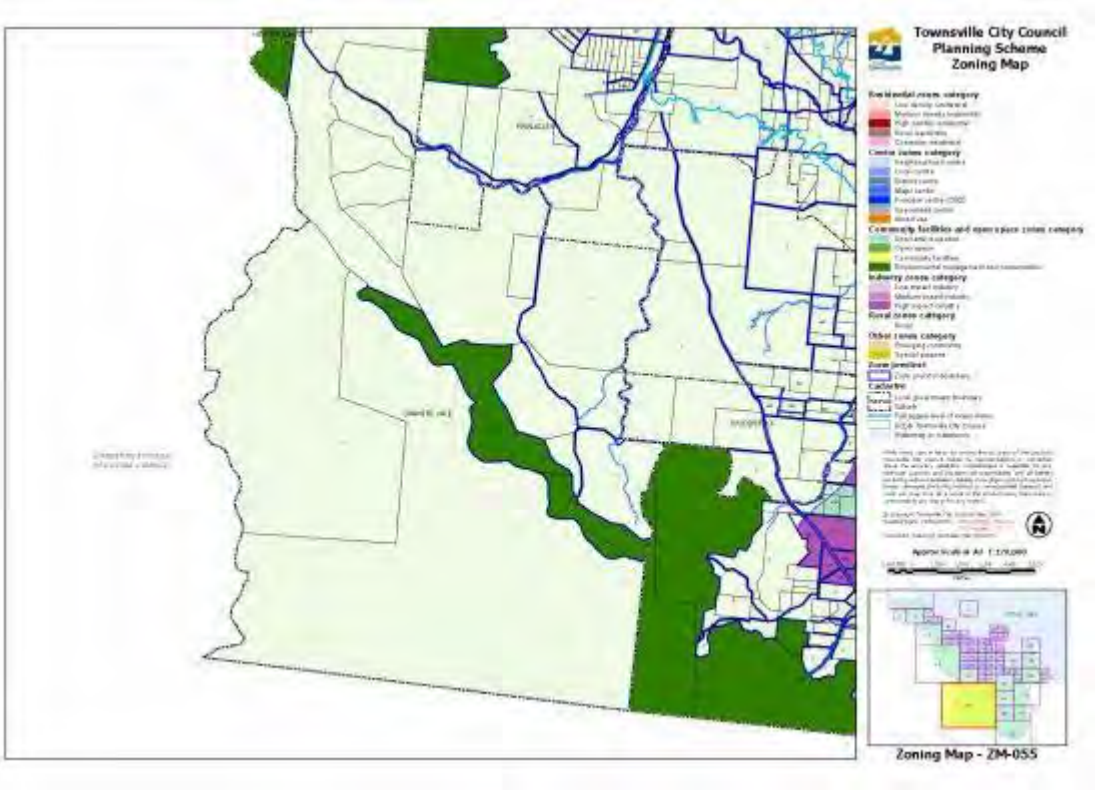
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-053



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-054

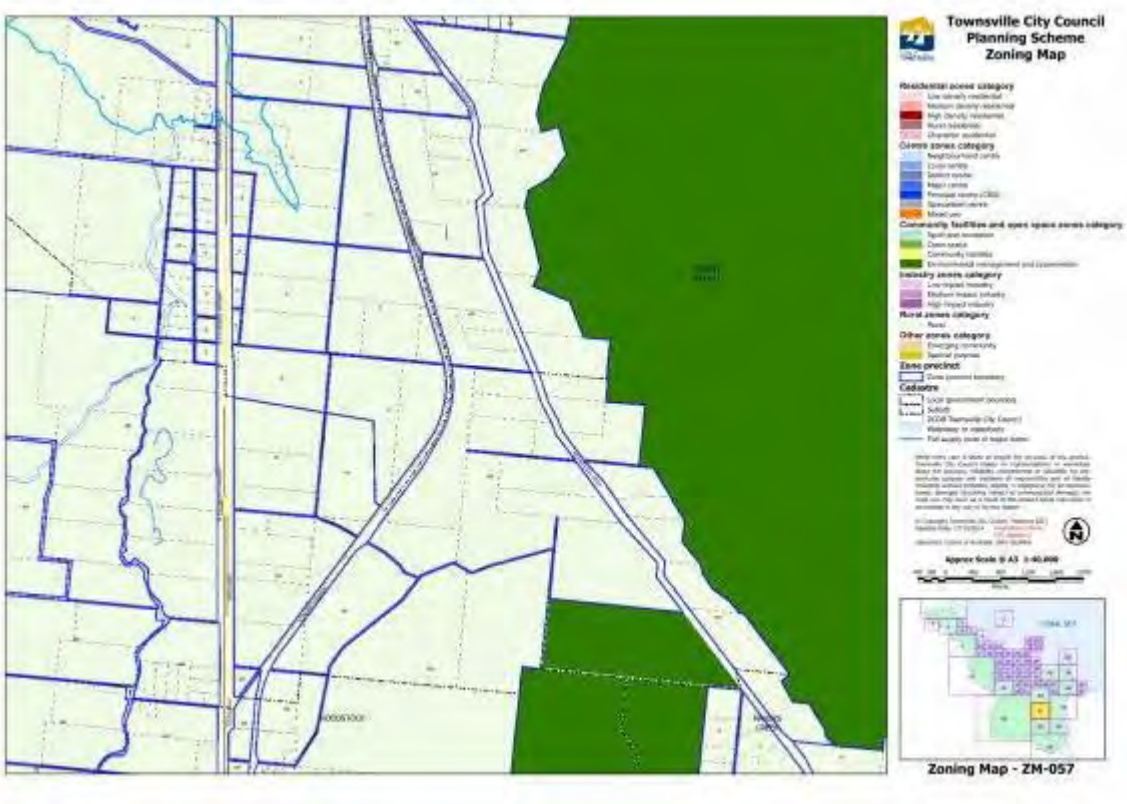


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-055

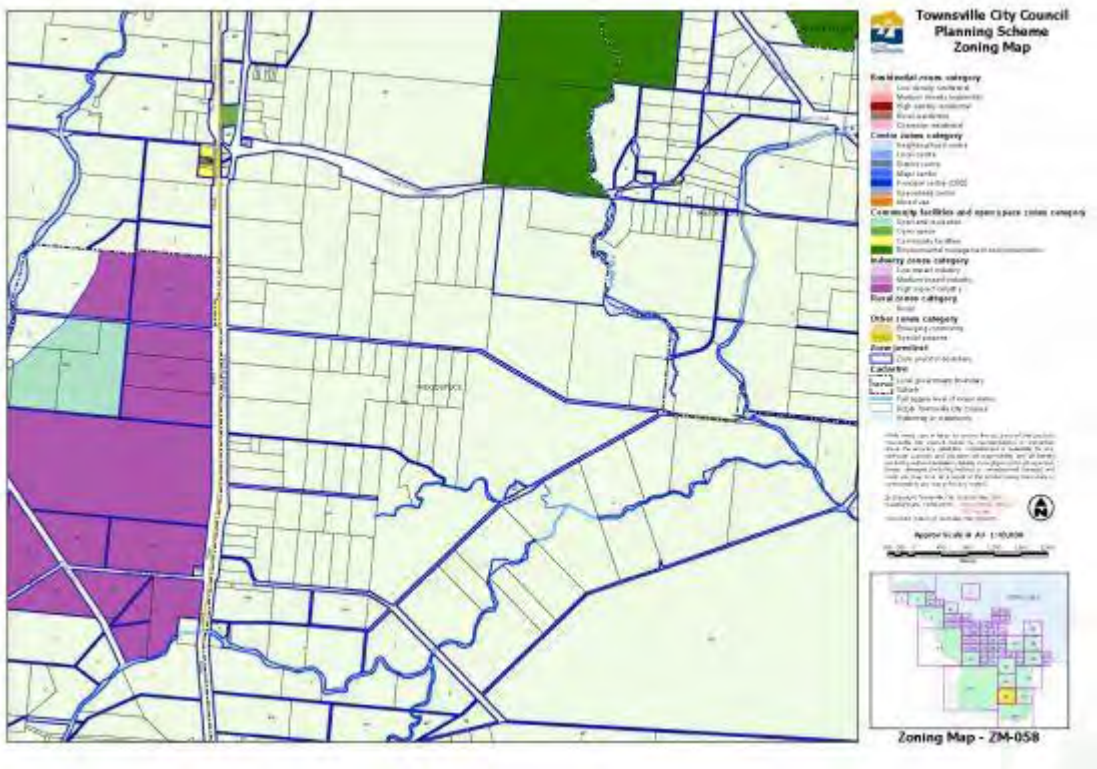
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-056



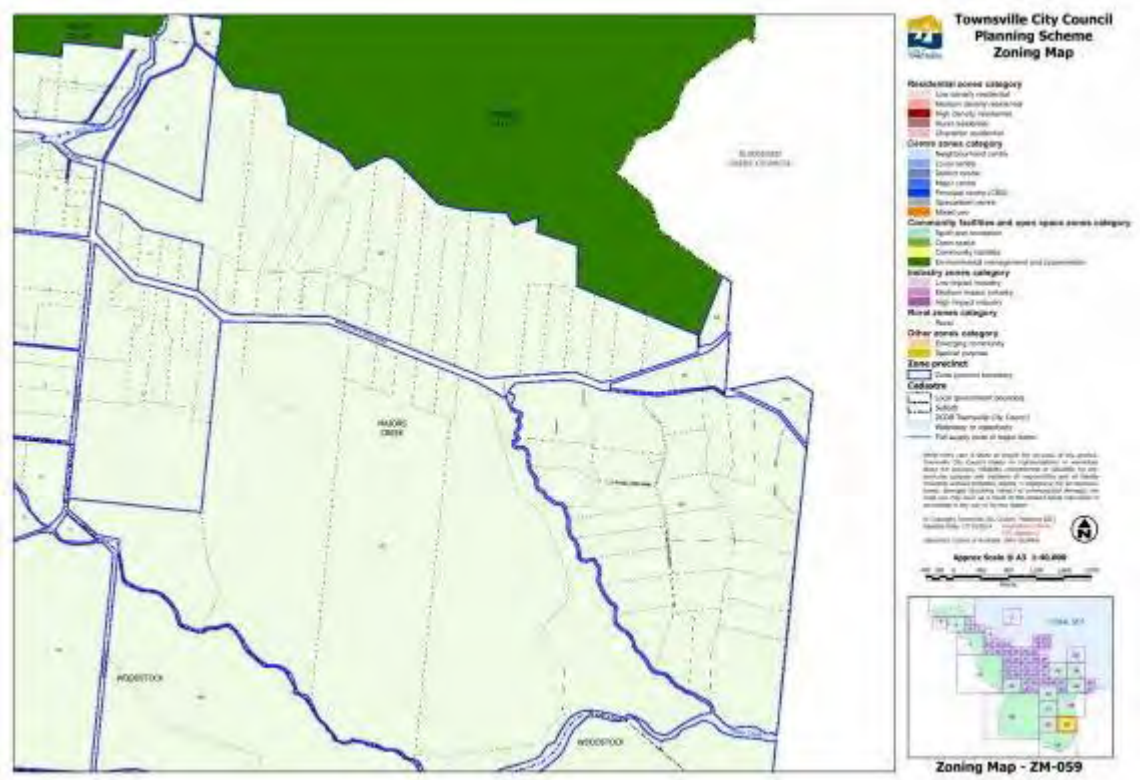
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-057



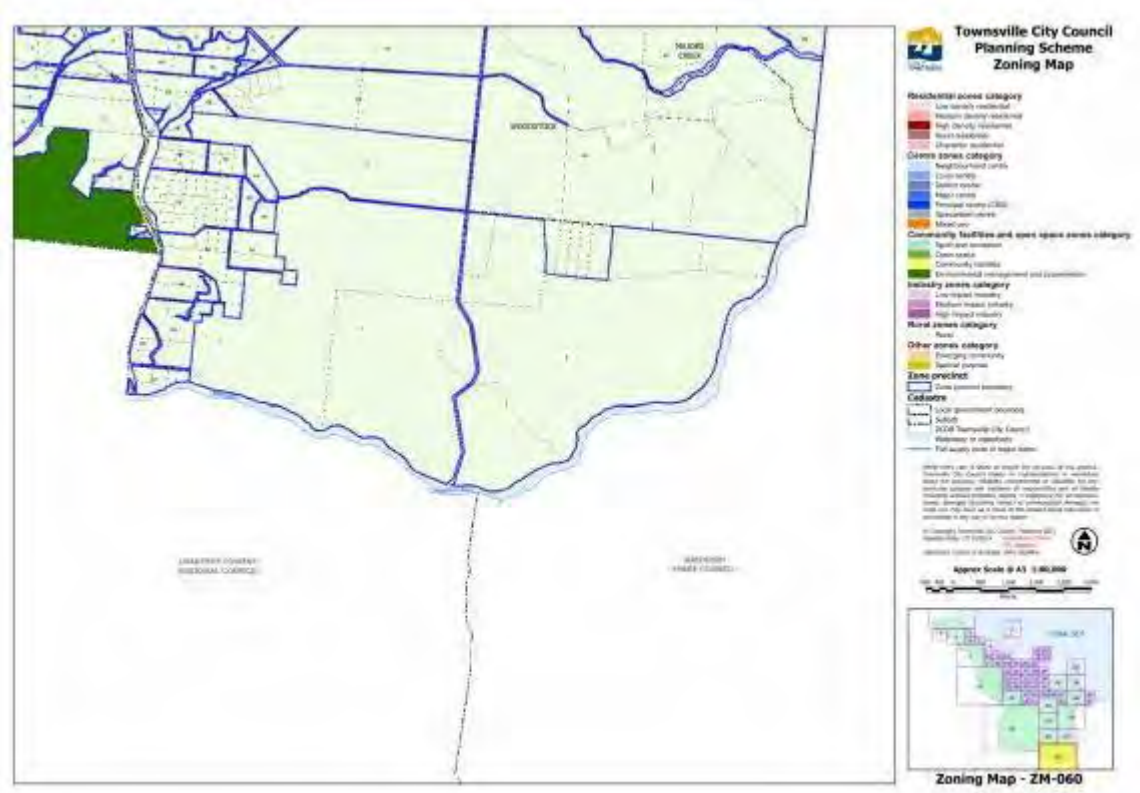
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-058



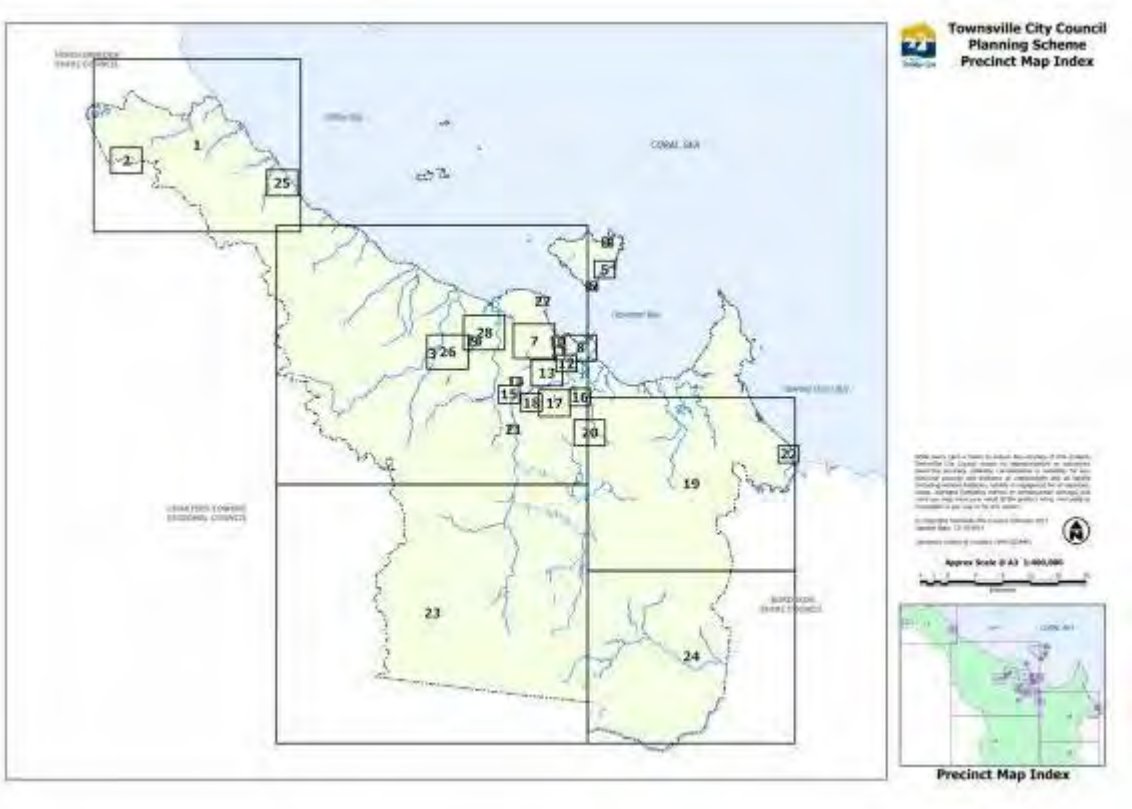
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-059



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Zoning Map ZM-060



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map Index

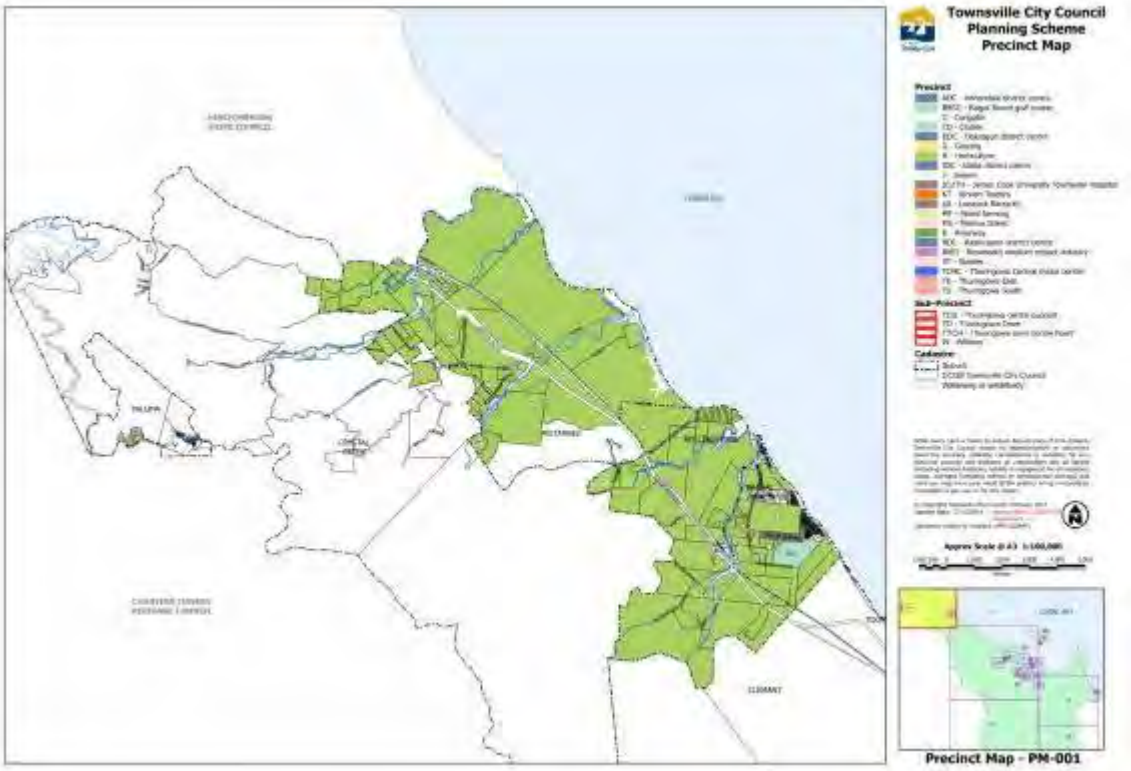
PRECINCT AND SUB-PRECINCT LEGEND				
Precinct Code	**Precinct**	**Sub-Precinct Code**	**Sub-Precinct**	**Zone Category**
A	Townsville Airport			Specialised centre
AC	Arcadia Central			Mixed use
AS	Archer Street			High density residential
ADC	Annandale district centre			District centre
AMC	Aitkenvale major centre	**ACC**	Aitkenvale centre core	Major centre
AMC	Aitkenvale major centre	**ACF**	Aitkenvale centre frame	Major centre
AMD	Aitkenvale medium density			Medium density residential
AV	Aitkenvale village			Medium density residential
B	Breakwater			Mixed use
BBGC	Balgal Beach golf course			Sport and recreation
BRM	Bayswater Road medical			Specialised centre
C	Cungulla			Rural
CA	Civic and administration			Principal centre
CD	Cluden			Sport and recreation
CBDG	CBD gateway			Mixed use
CS	Churchill Street			Character residential
CTR	Charters Towers Road business			Mixed use

D	Domain Central			Specialised centre

DDC	Deeragun district centre			District centre
DHHC	1960s Defence Housing and1960s Housing Commission			Character residential
FRM	Fulham Road medical			Specialised centre
FS	French Street			Character residential
FSE	Flinders Street East			Principal centre
FSR	Flinders Street retail			Principal centre
FSW	Flinders Street West			High density residential
G	Grazing			Rural
GQ	Grand Queenslanders			Character residential
H	Horticulture			Rural
HPMC	Hyde Park major centre			Major centre
HPMD	Hyde Park medium density			Medium density residential
IAG	Interwar to 1950s Asymmetrical Gables			Character residential
IDC	Idalia district centre			District centre
IGQB	Interwar Gables and Queensland Bungalows			Character residential
J	Jensen			Rural
JCUTH	James Cook University Townsville Hospital			Specialised centre
KR	Kings Road			Mixed use
KRM D	Kings Road medium density			Medium density residential
KSQ	King Street quarter			Mixed use
KT	Kirwan Traders			Mixed use
LB	Lavarack Barracks			Specialised centre
LH	Lansdown high impact industry			High impact industry
LM	Lansdown motor sport facility			Sport and recreation
MF	Mixed farming			Rural
M FP	Mixed 1950s			Character residential
MIMD	Magnetic Island medium density			Medium density residential
MIV	Magnetic Island villages	**HB**	Horseshoe Bay	Mixed use
MIV	Magnetic Island villages	**N B**	Nelly Bay	Mixed use
MIV	Magnetic Island villages	**PB**	Picnic Bay	Mixed use
MS	Marlow Street			Low density residential
NBG	Nelly Bay gateway			Mixed use
NBI	Nelly Bay low impact industry			Low impact industry
NBT	Nelly Bay tourist			Medium density residential
NW	North Ward local centre			Local centre
NWG	North Ward gateway			Medium density residential

N WMD	North Ward medium density			Medium density residential
N WV	North Ward villages			Medium density residential
PB	Picnic Bay			Medium density residential
PBCF	Picnic Bay community facilities			Community facilities
PS	Palmer Street			High density residential
PSP	Park Street			Character residential
PT	Port of Townsville			Specialised centre
PWE	1950s Post War Expansion			Character residential
Q	Queenslanders			Character residential
R	Riverway			Open space
RDC	Rasmussen district centre			District centre
RE	Railway Estate			High density residential
RMII	Roseneath medium impact industry			Medium impact industry
RC	Ross Creek			Medium density residential
RP	Rossiter Park			Medium density residential
RRRC	Ross River Road corridor			Low density residential
RSLC	Rising Sun local centre			Local centre
S	The Strand			Medium density residential
ST	Stables			Low density residential
STP	South Townsville			Character residential
STRD	South Townsville railyards and Dean Park			Mixed use
TCMC	Thuringowa Central major centre	**TCS**	Thuringowa centre support	Major centre
TCMC	Thuringowa Central major centre	**TD**	Thuringowa Drive	Major centre
TCMC	Thuringowa Central major centre	**TTCH**	Thuringowa town centre heart	Major centre
TCMC	Thuringowa Central major centre	**W**	Willows	Major centre
TE	Thuringowa East			Medium density residential
TS	Thuringowa South			Medium density residential
WC	Workers Cottages			Character residential
WLS	Wills Street			Medium Density Residential
WS	Wotton Street			Mixed use

Click here to view PDF high resolution image.

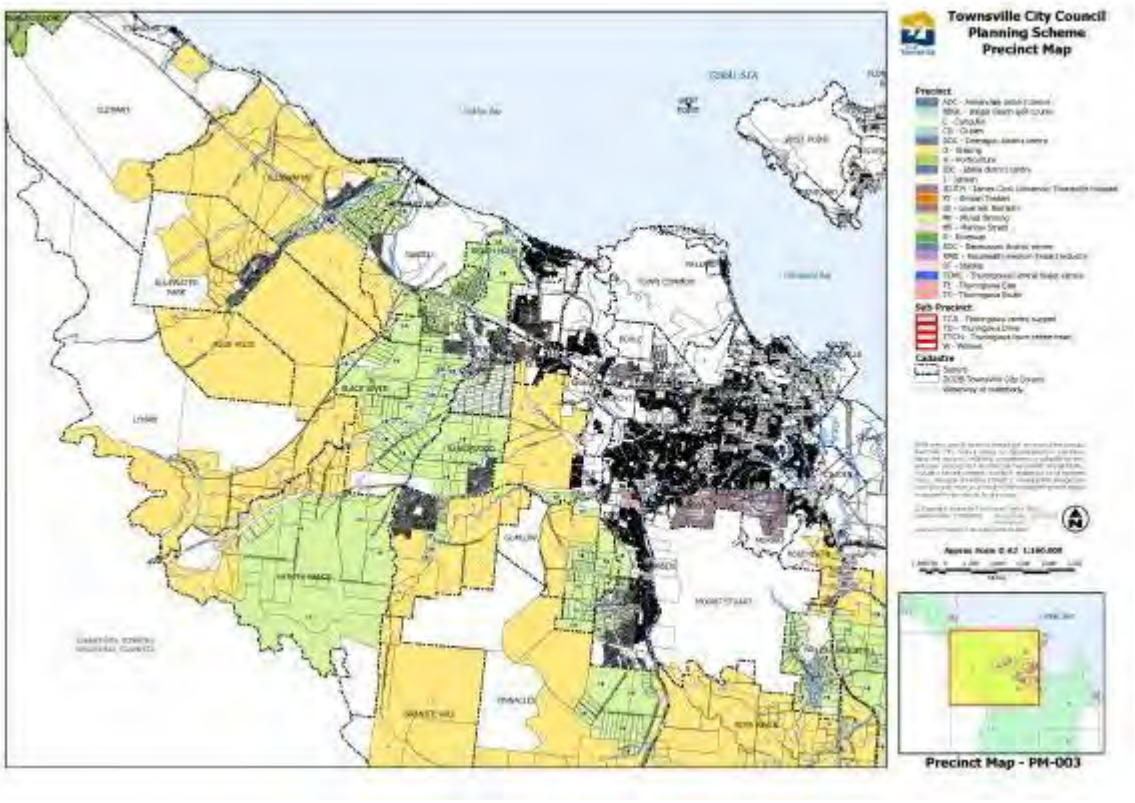


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-001

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-002

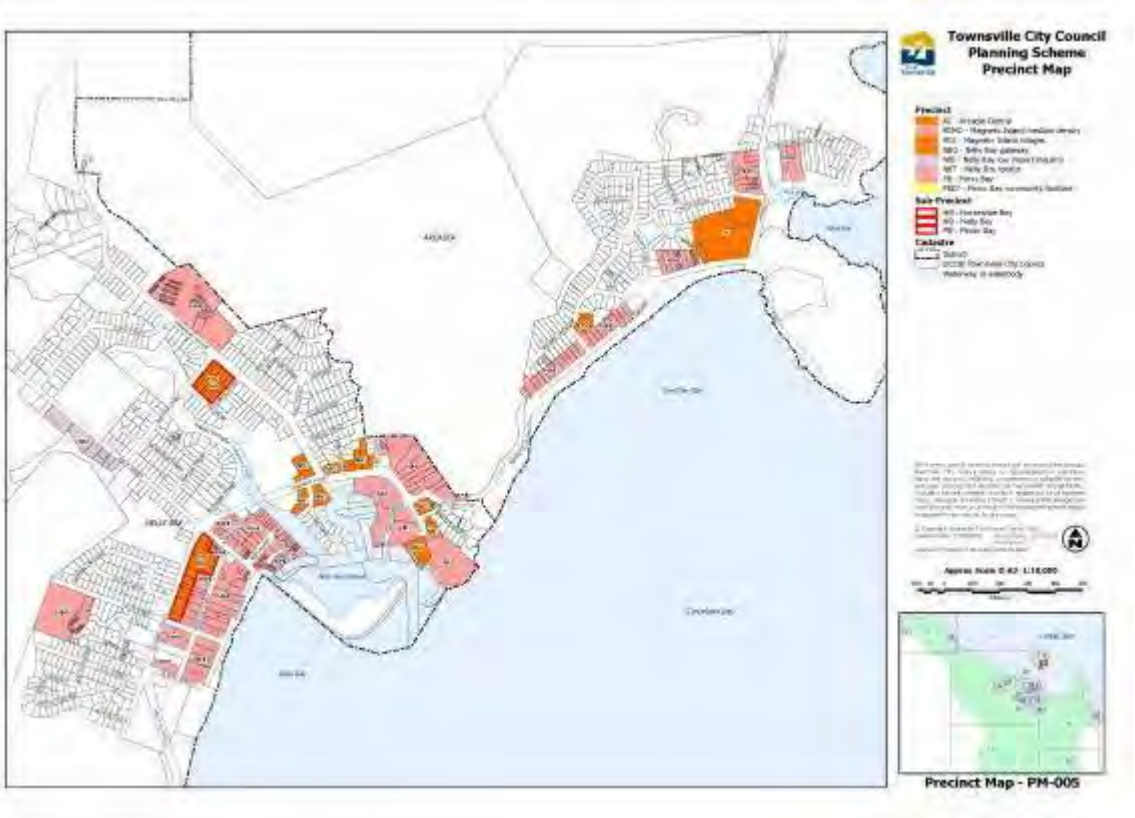


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-003

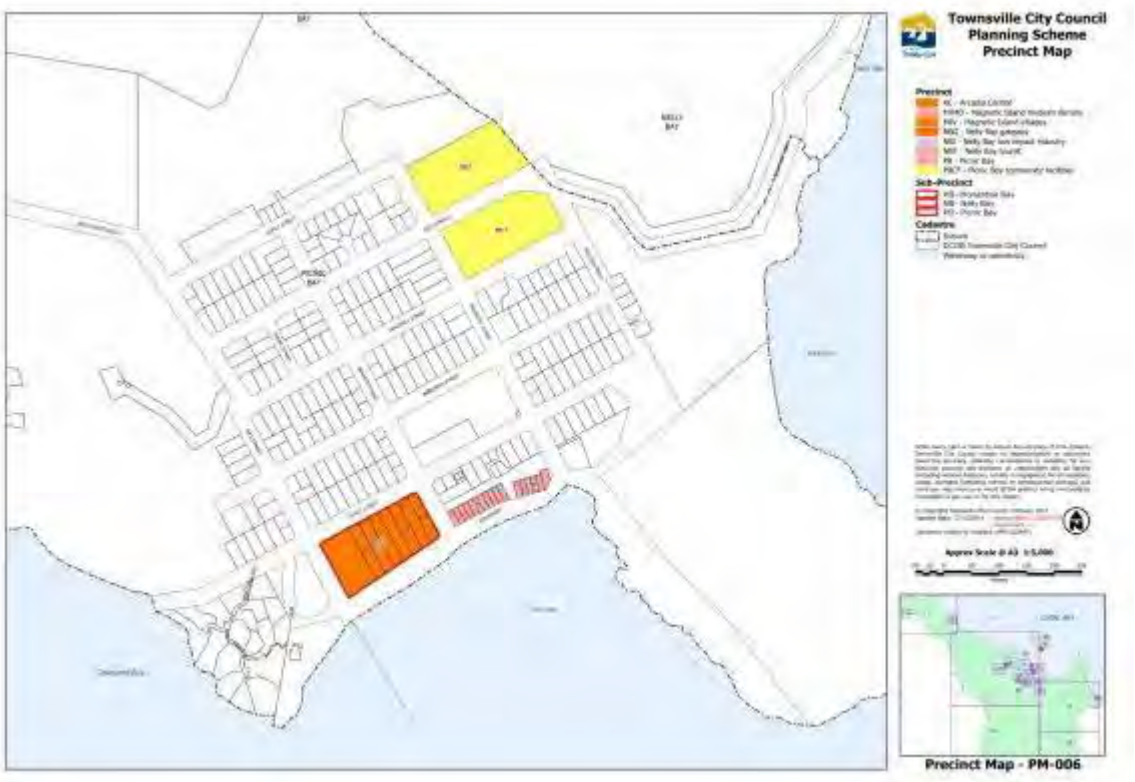
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-004



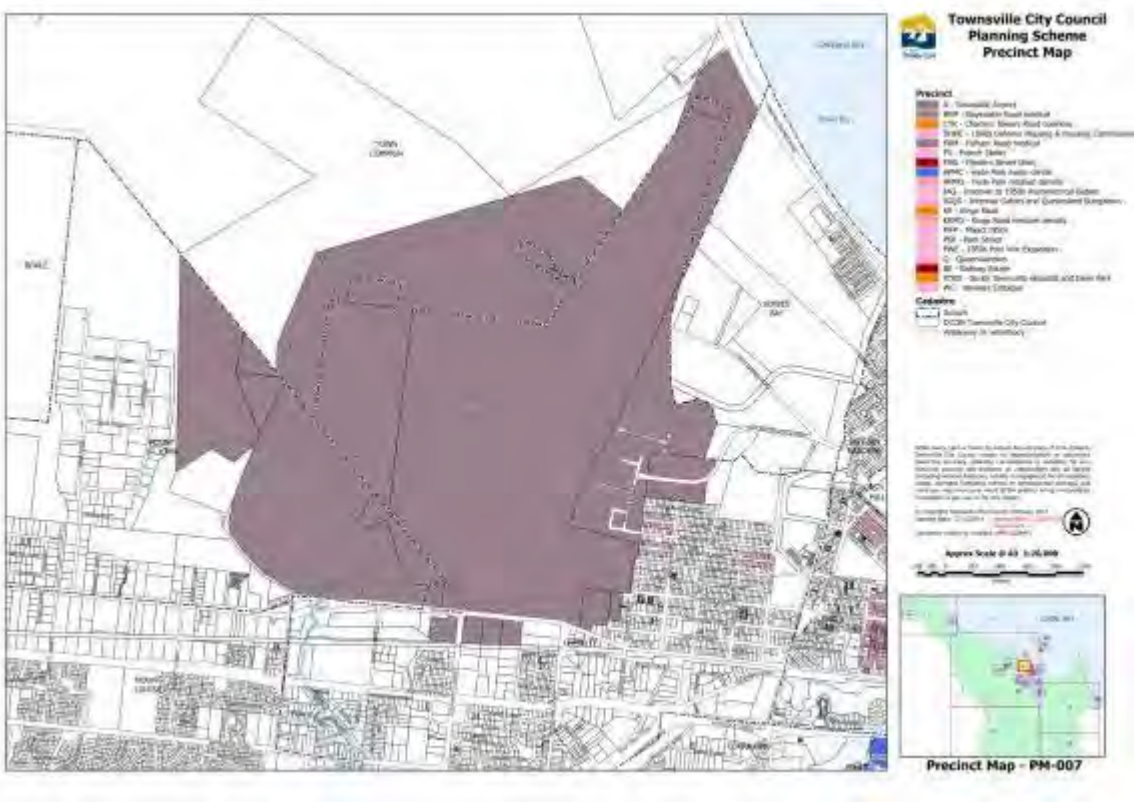
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-005



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

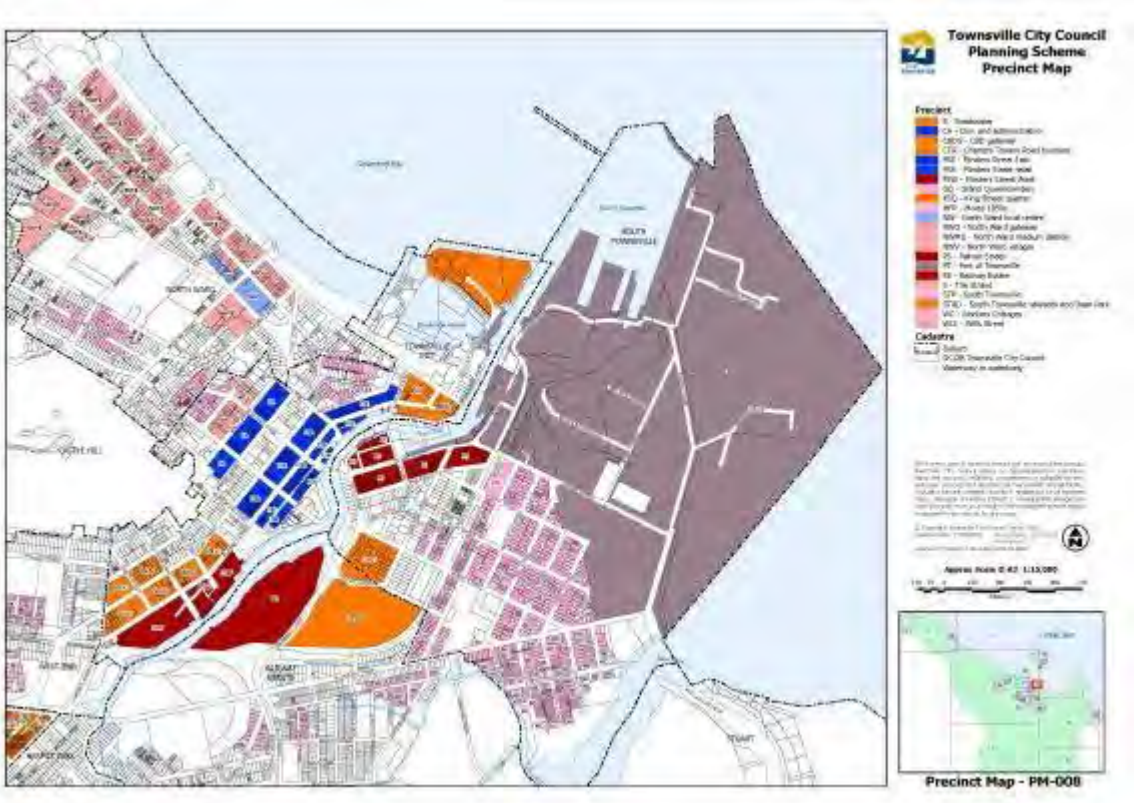
Precinct Map PM-006

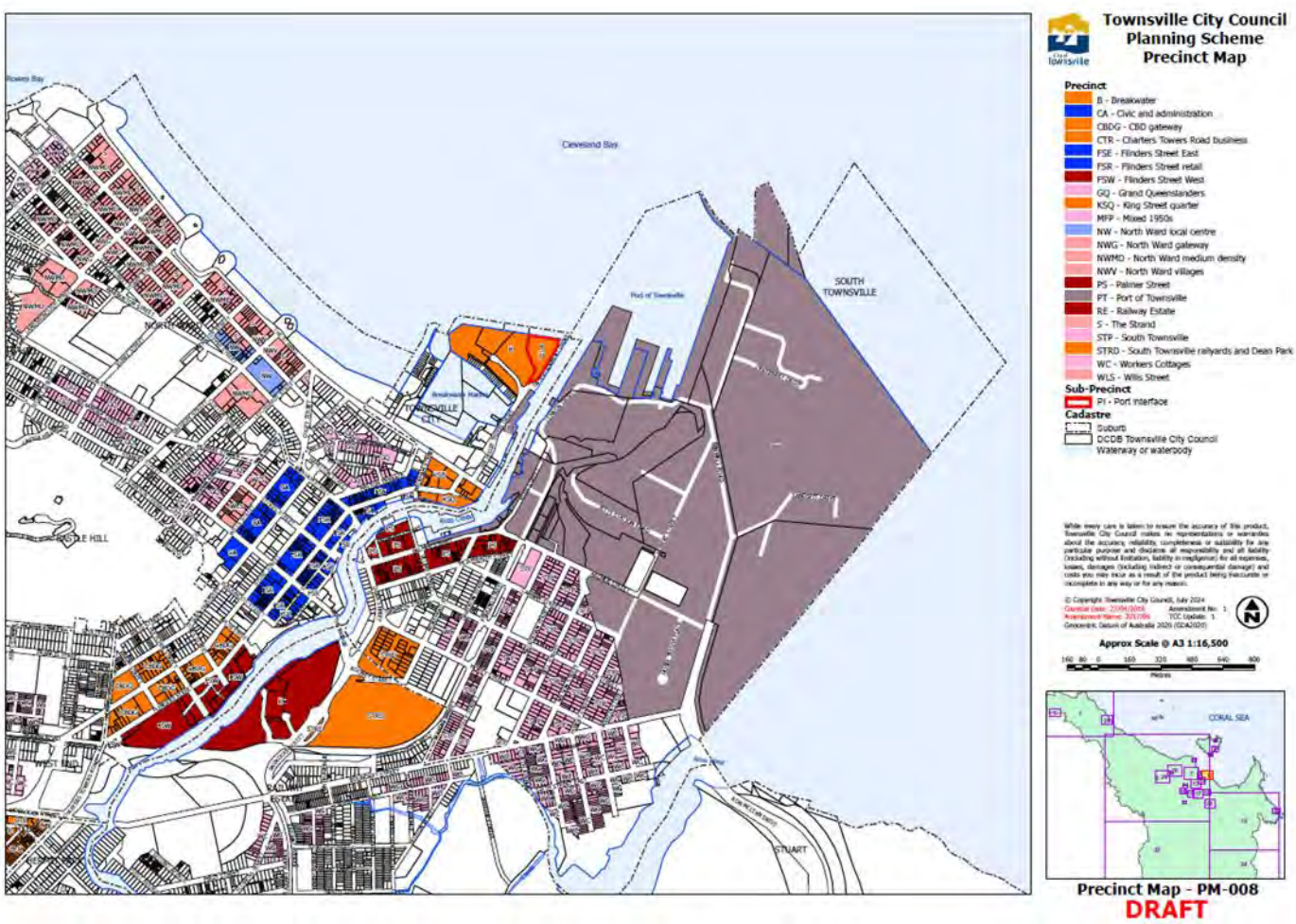


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-007





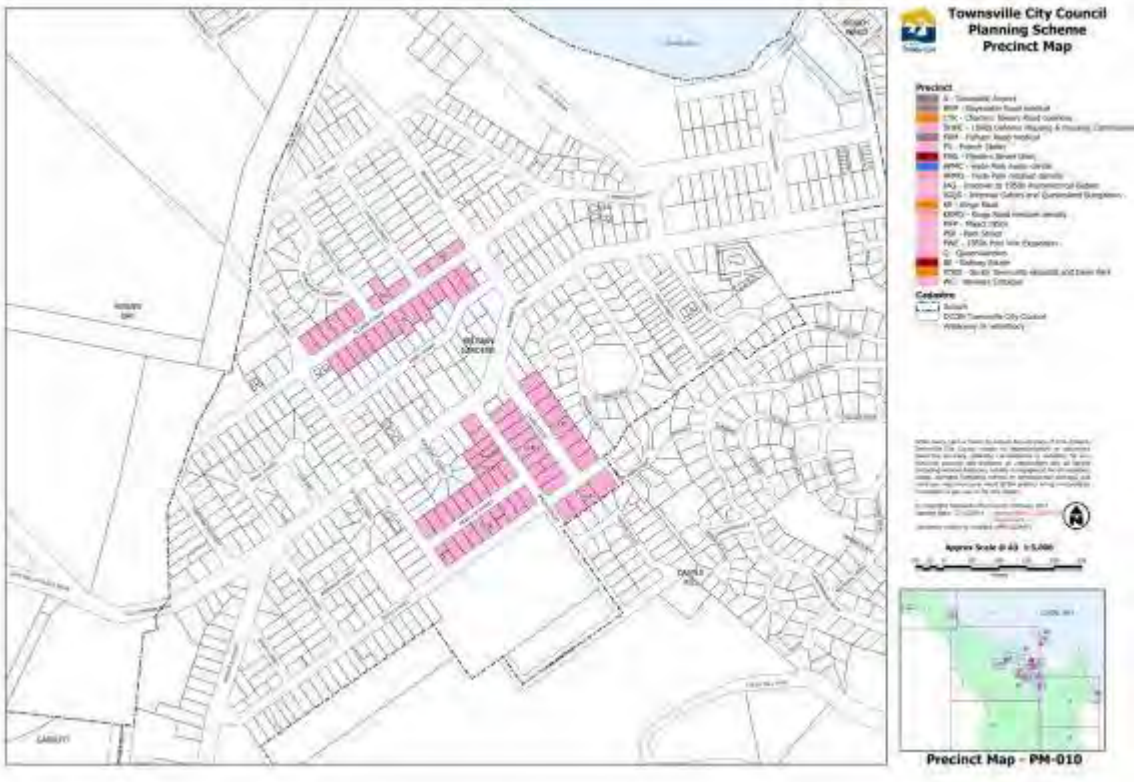
Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-008

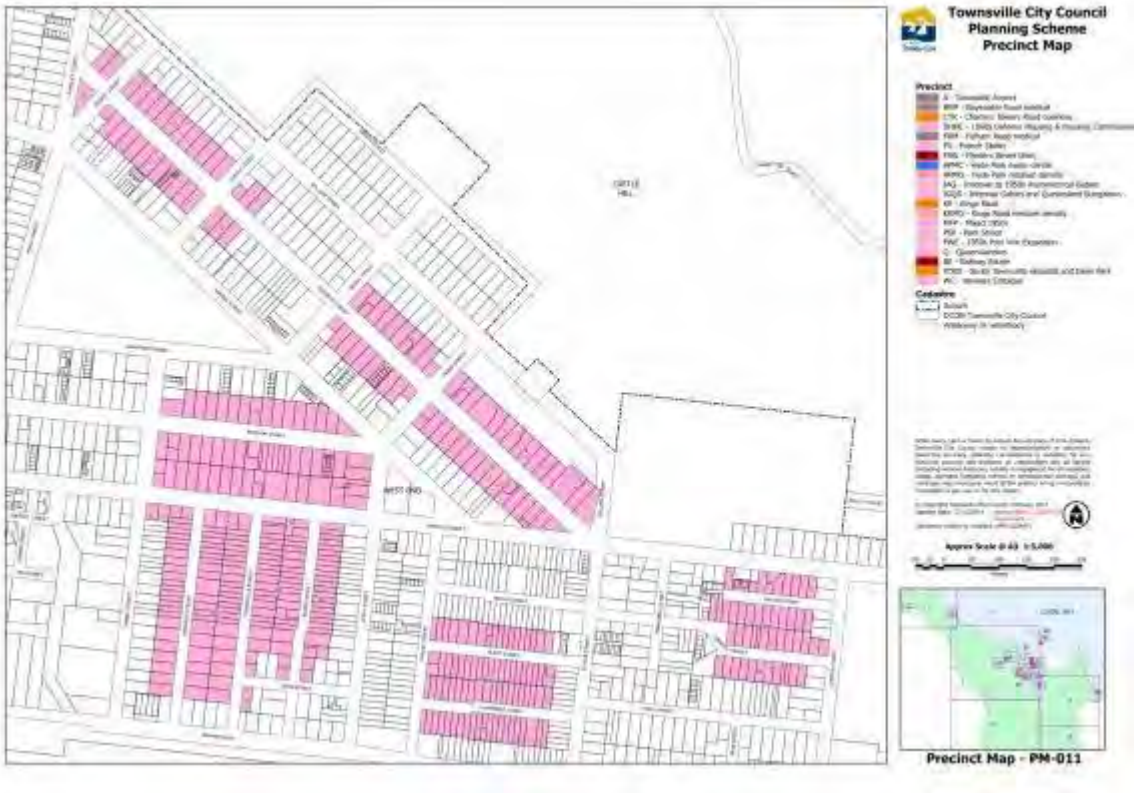
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-009



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

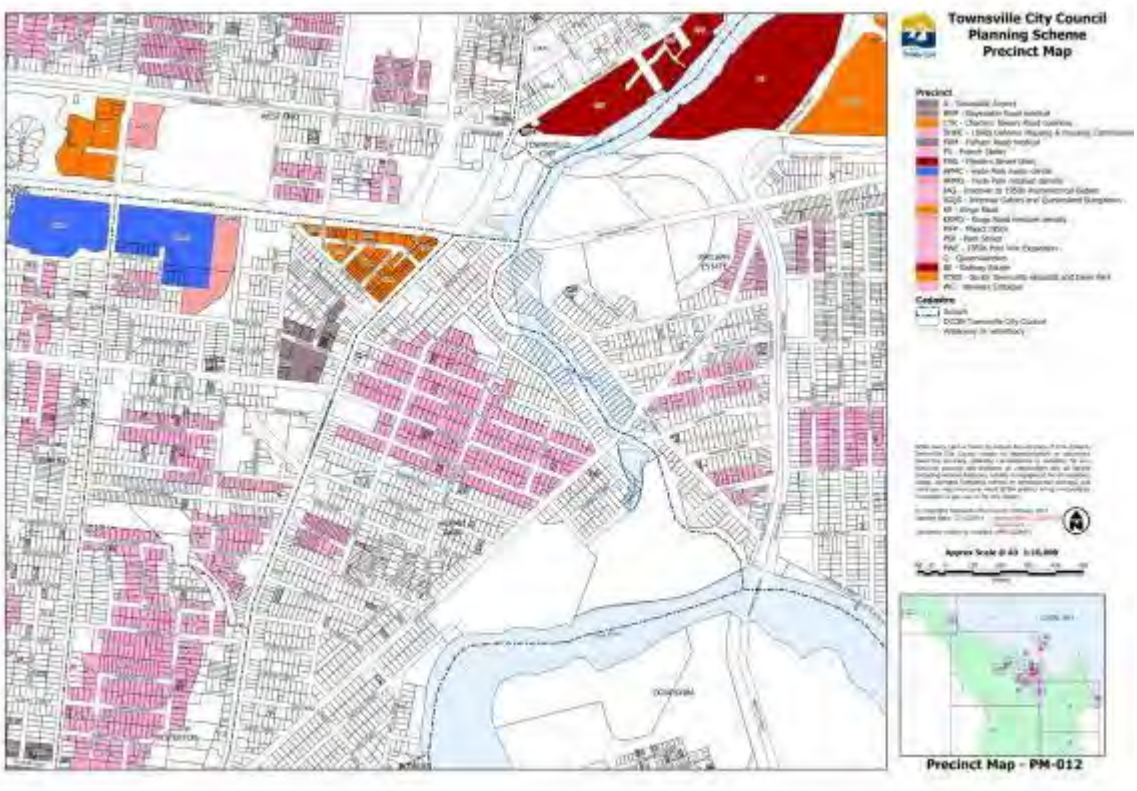
Precinct Map PM-010

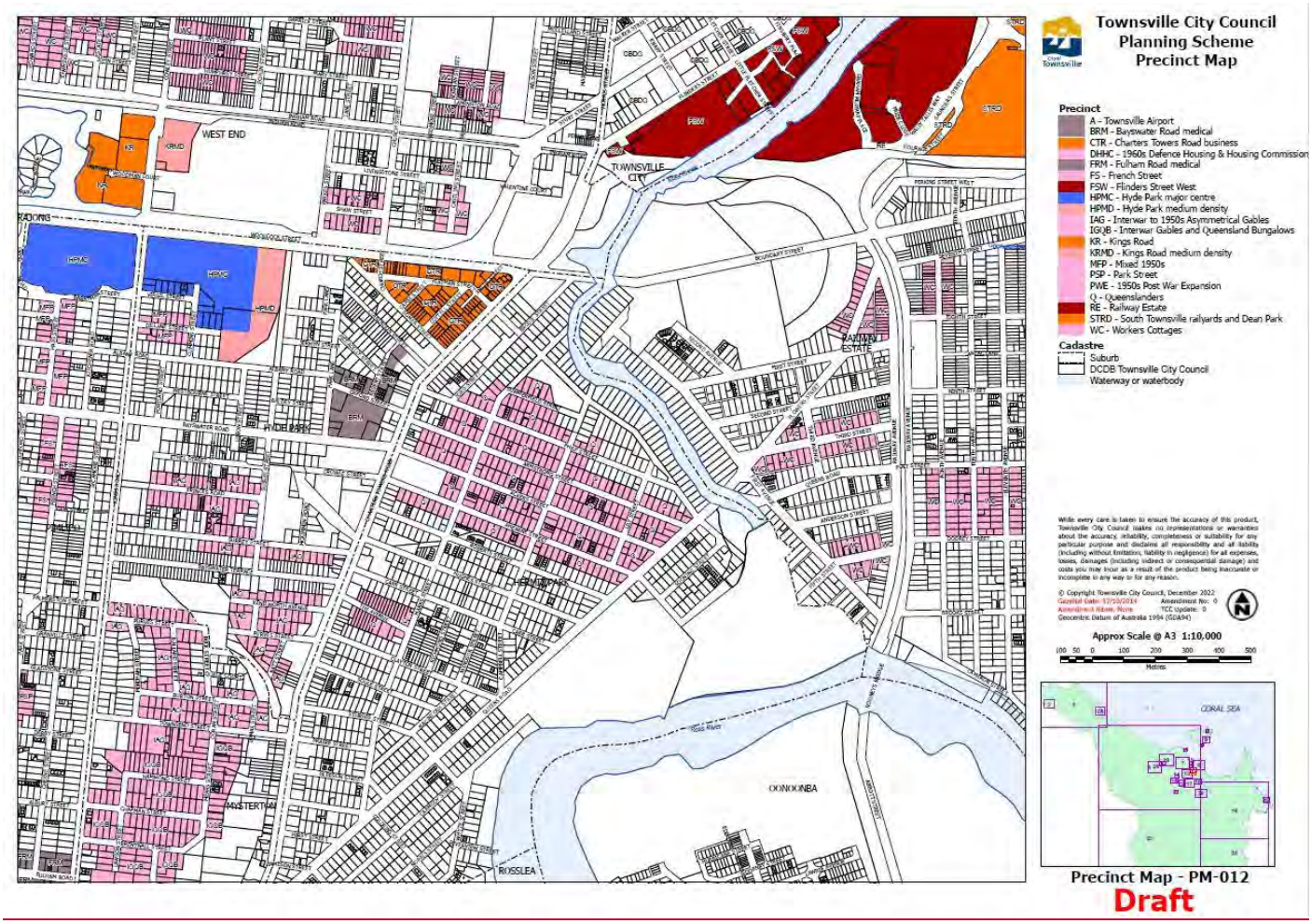


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-011

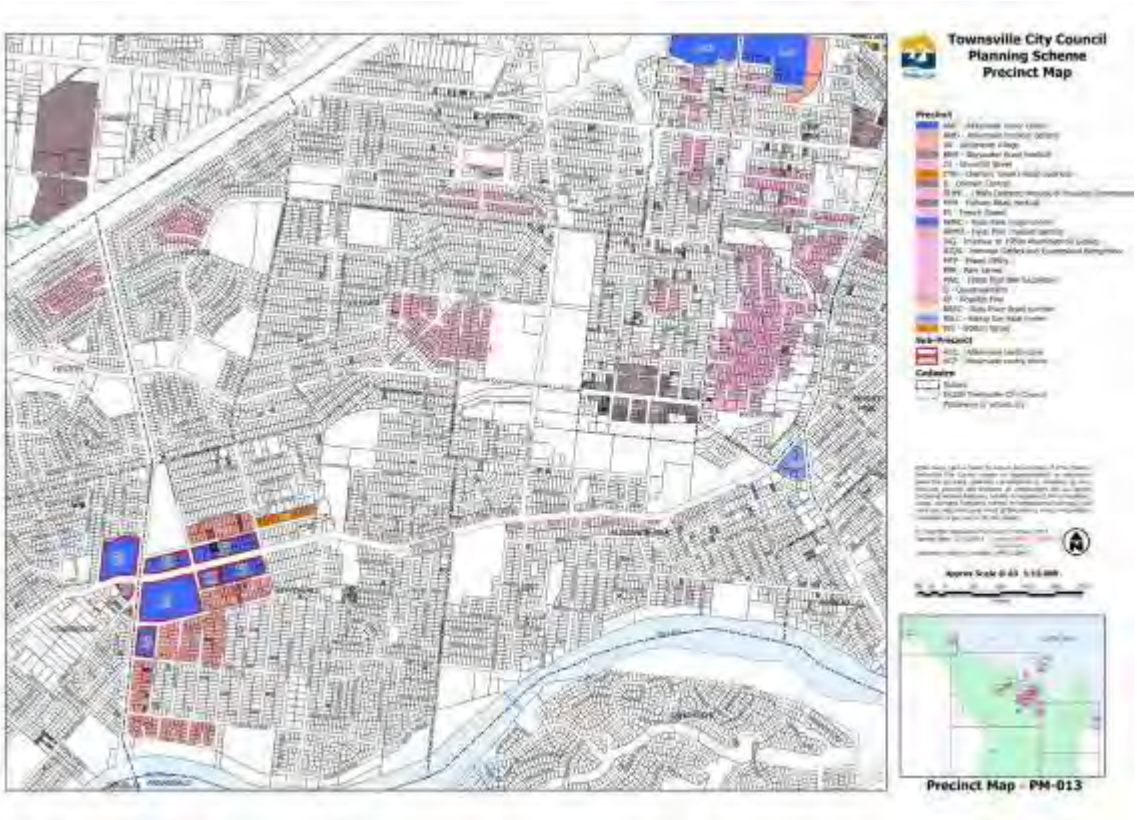


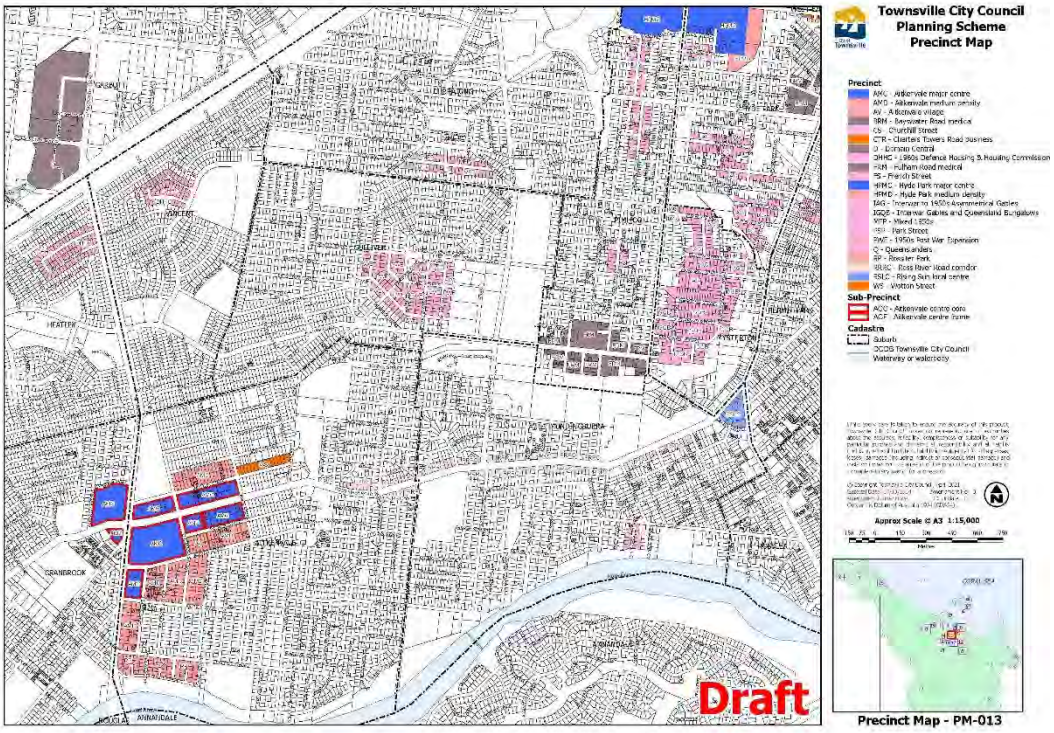


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-012

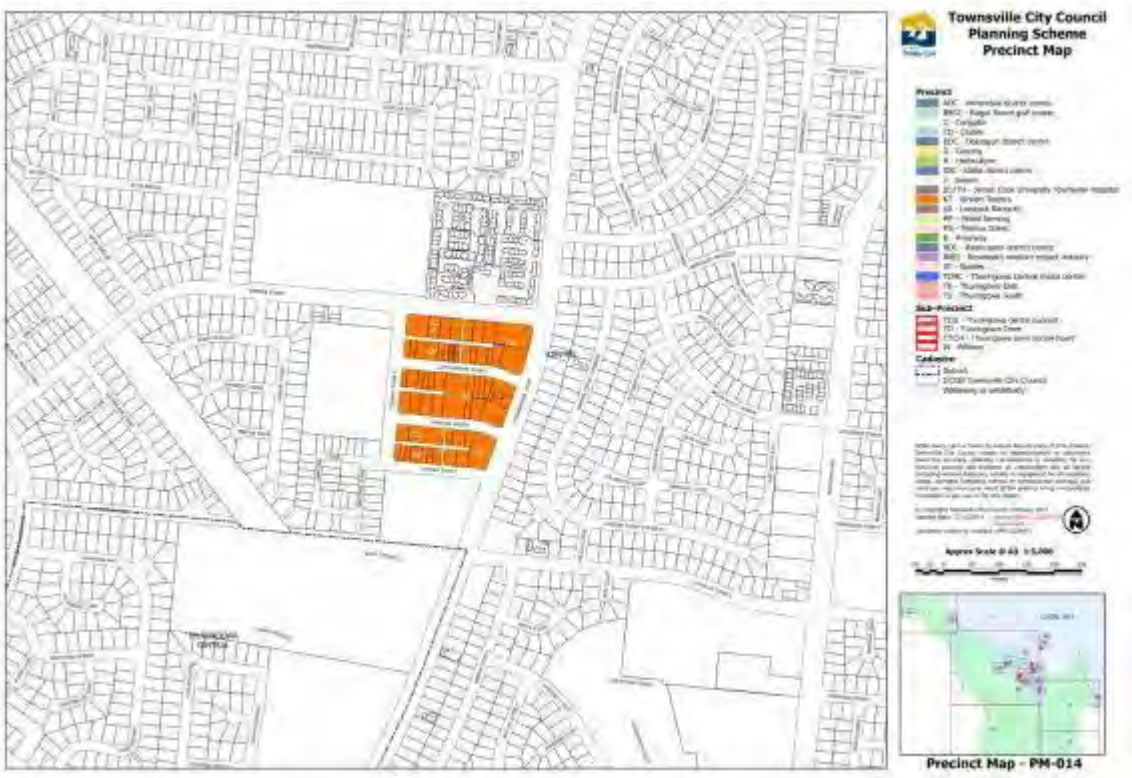




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

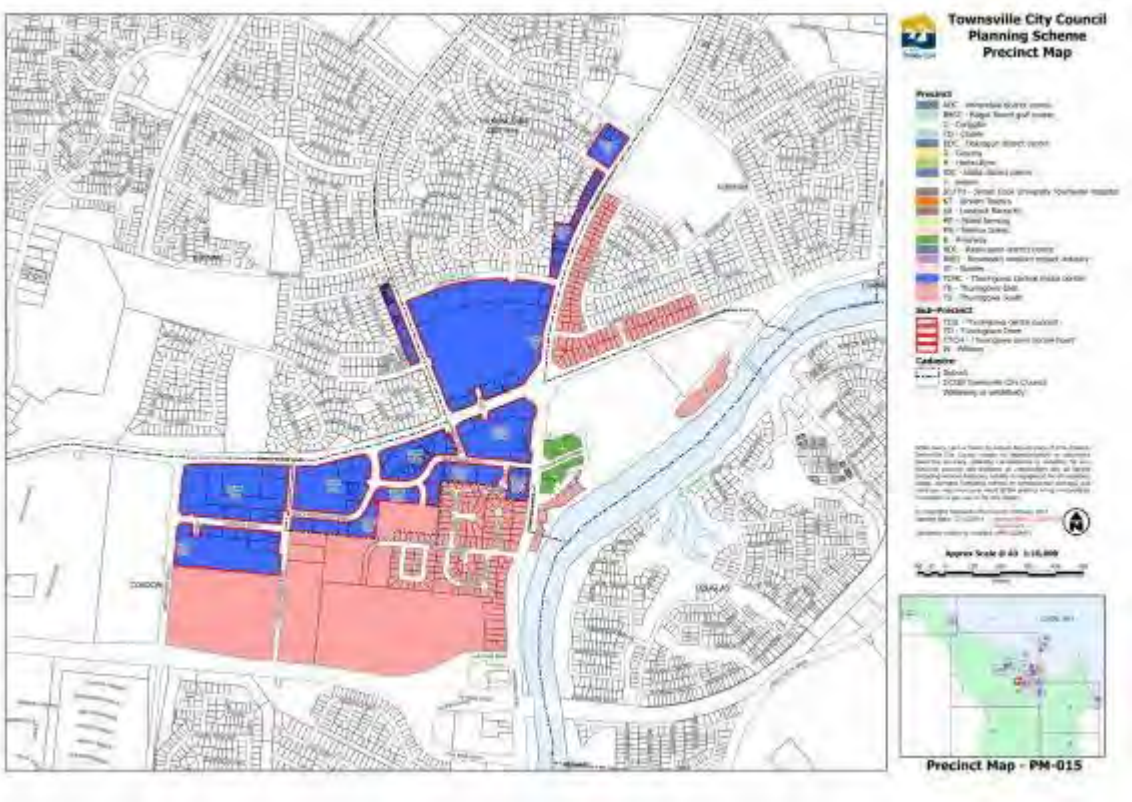
Precinct Map PM-013



Click here to view PDF high resolution map.

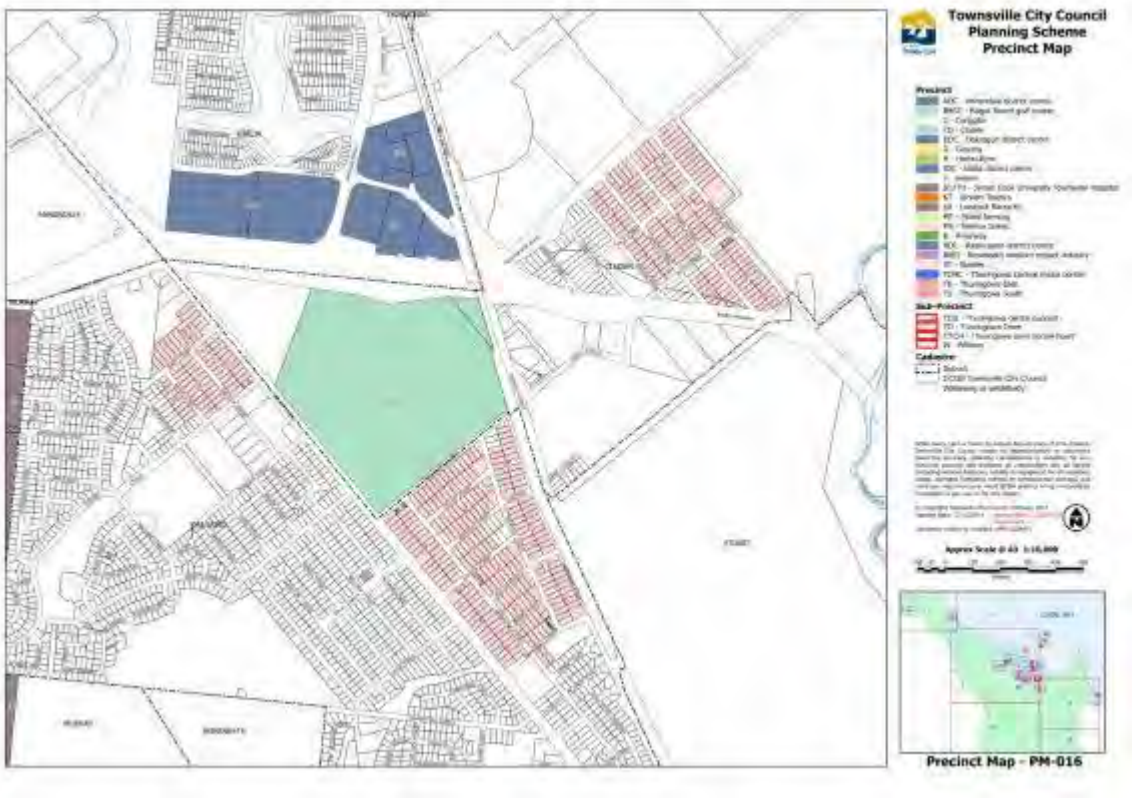
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-014



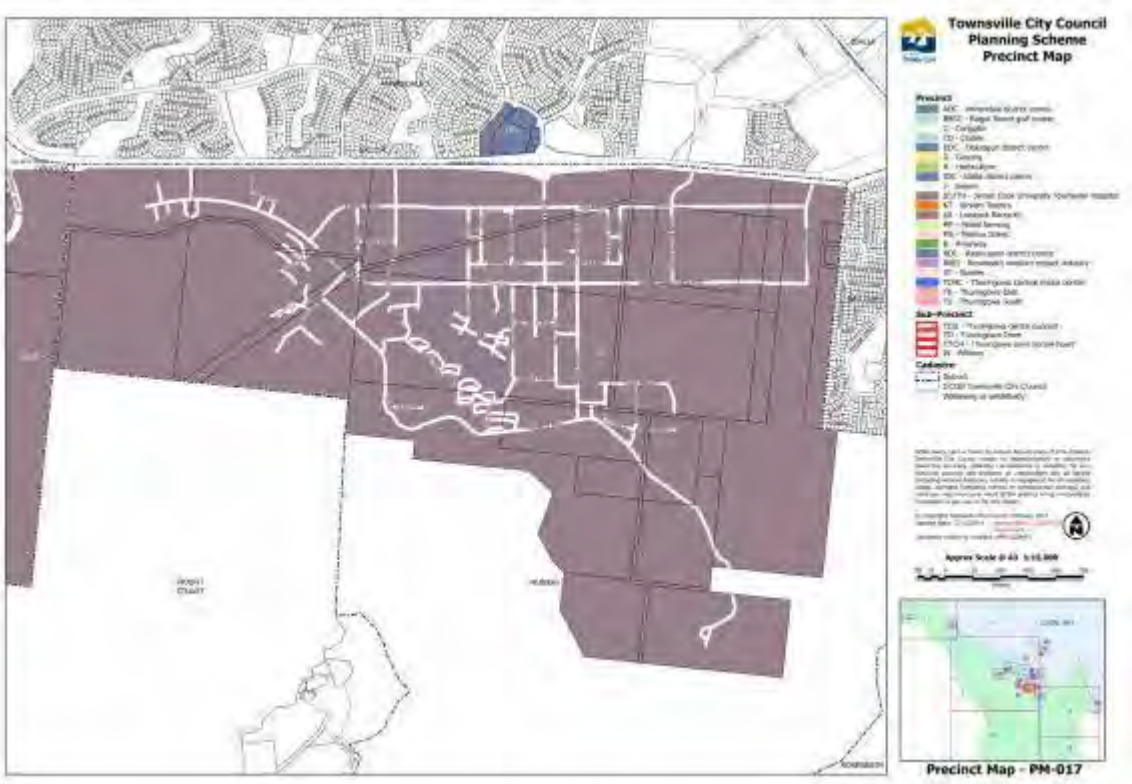
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

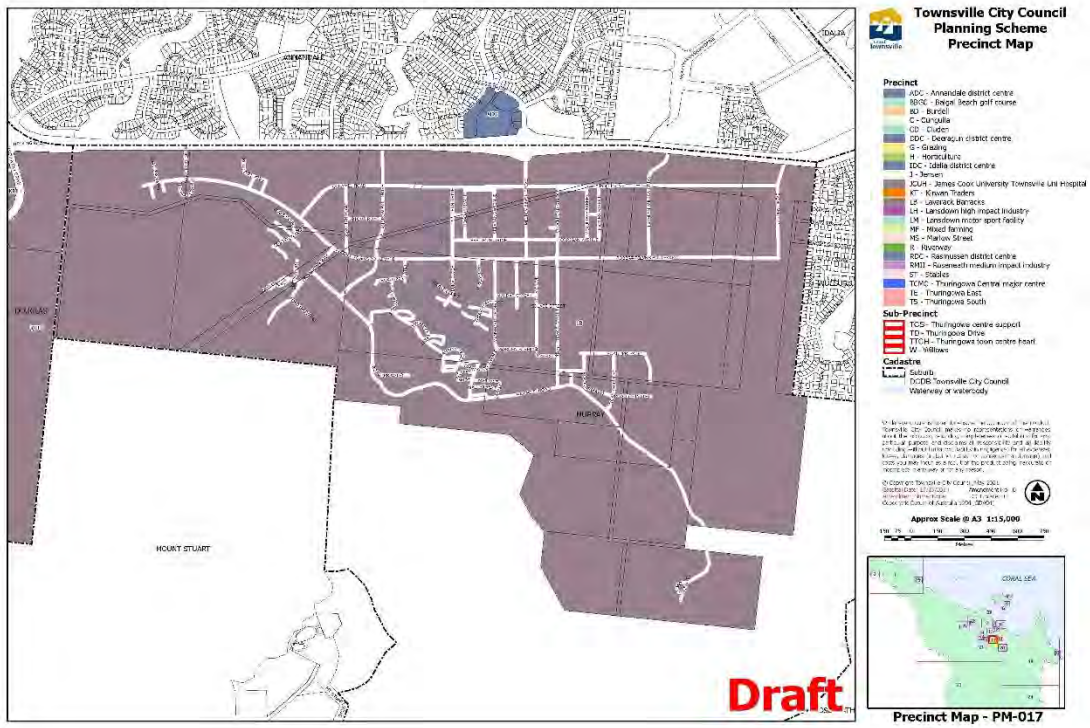
Precinct Map PM-015



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-016

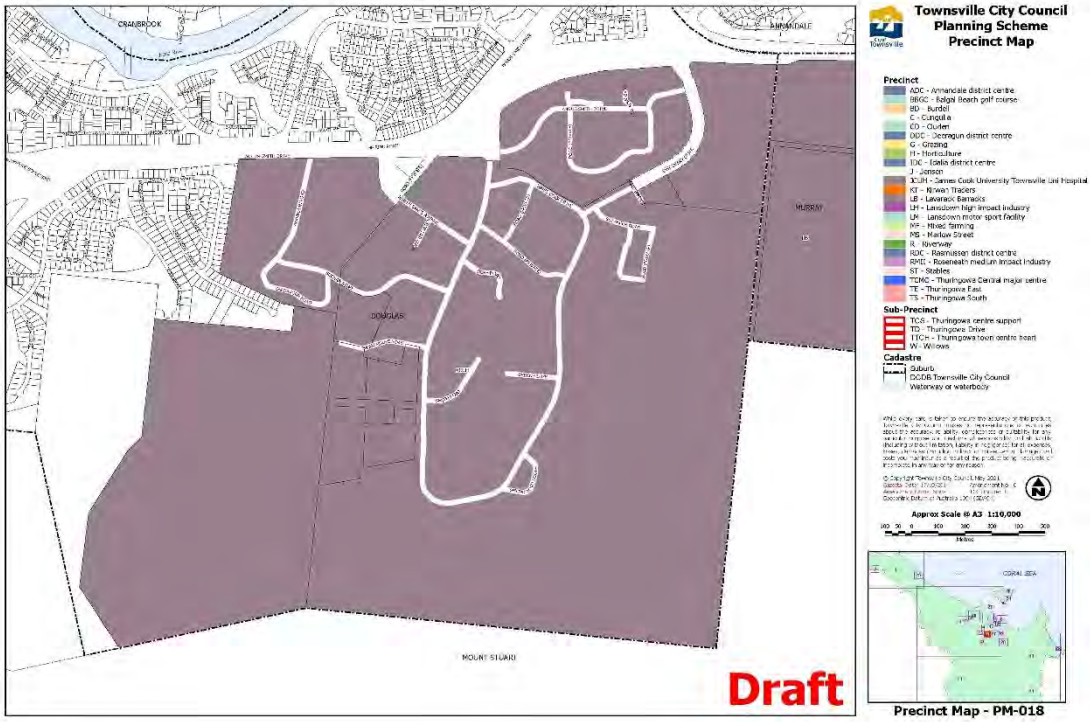




Click here to view PDF high resolution map.

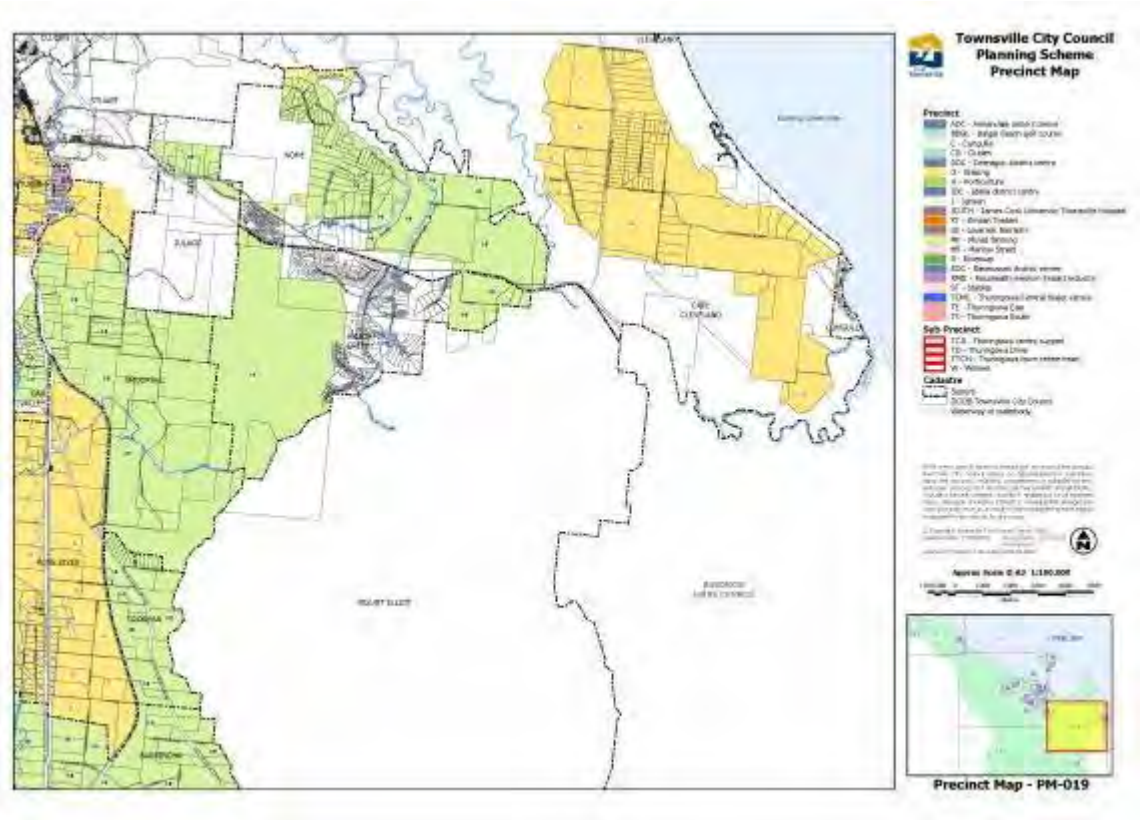
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-017



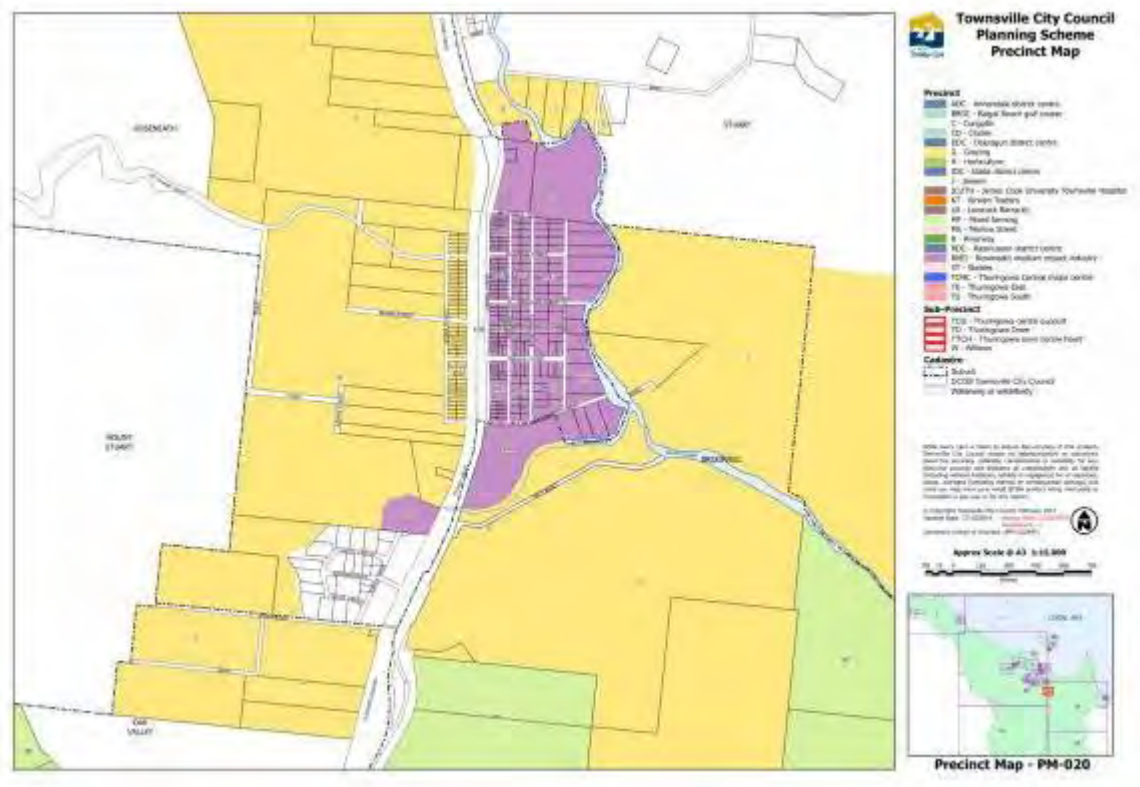
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-018



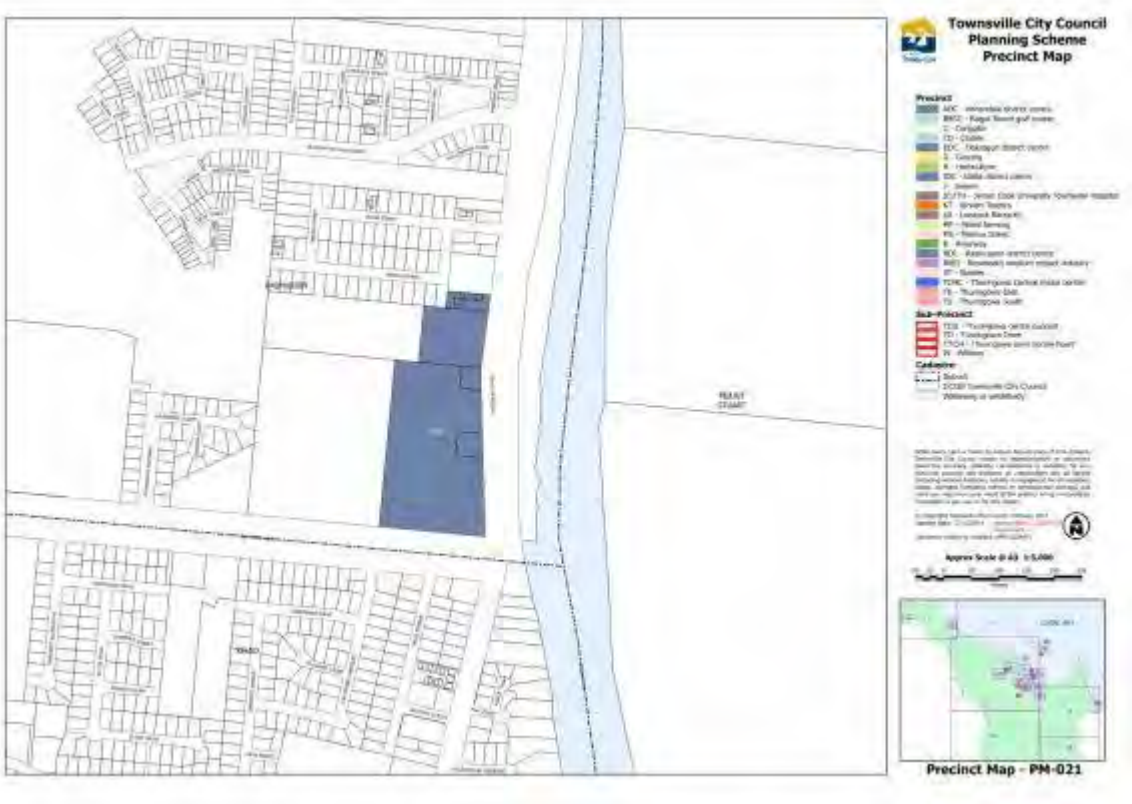
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-019



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-020

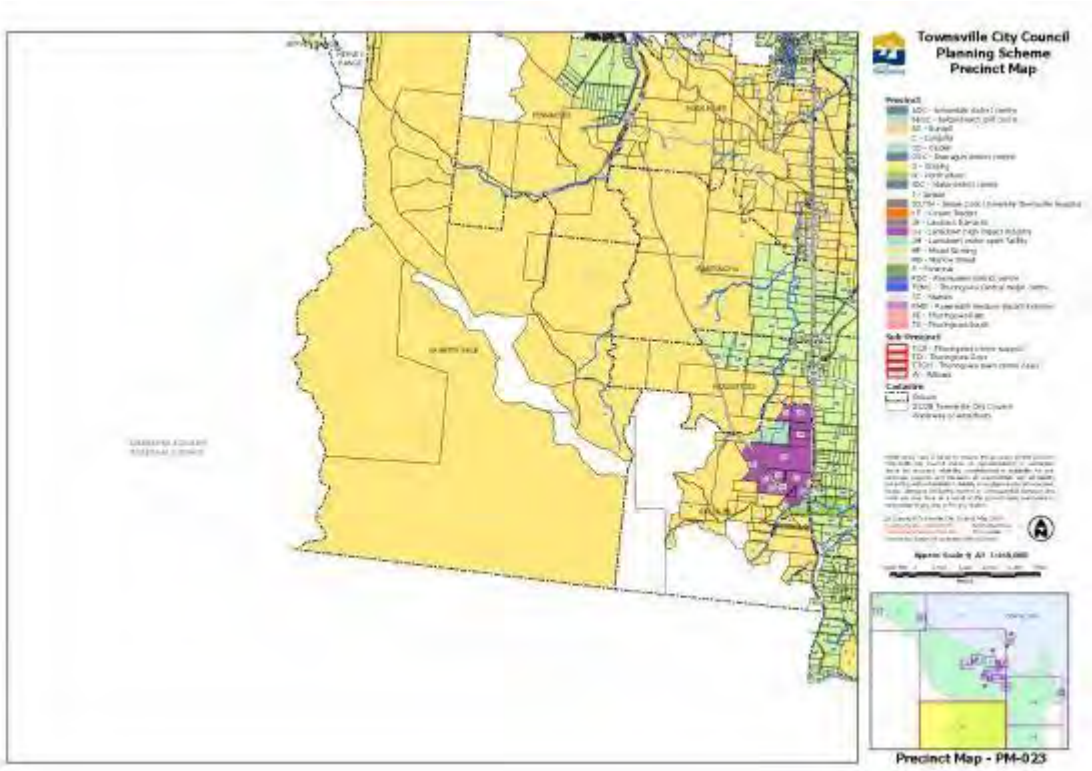


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-021

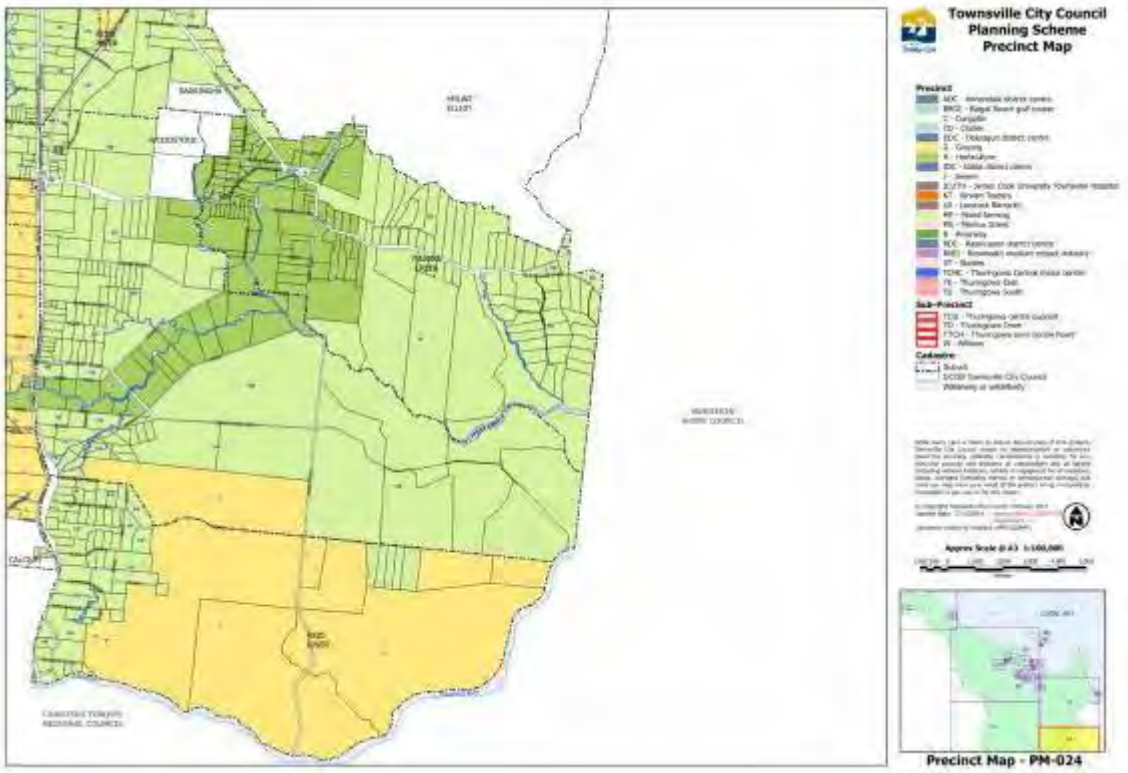
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-022



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-023

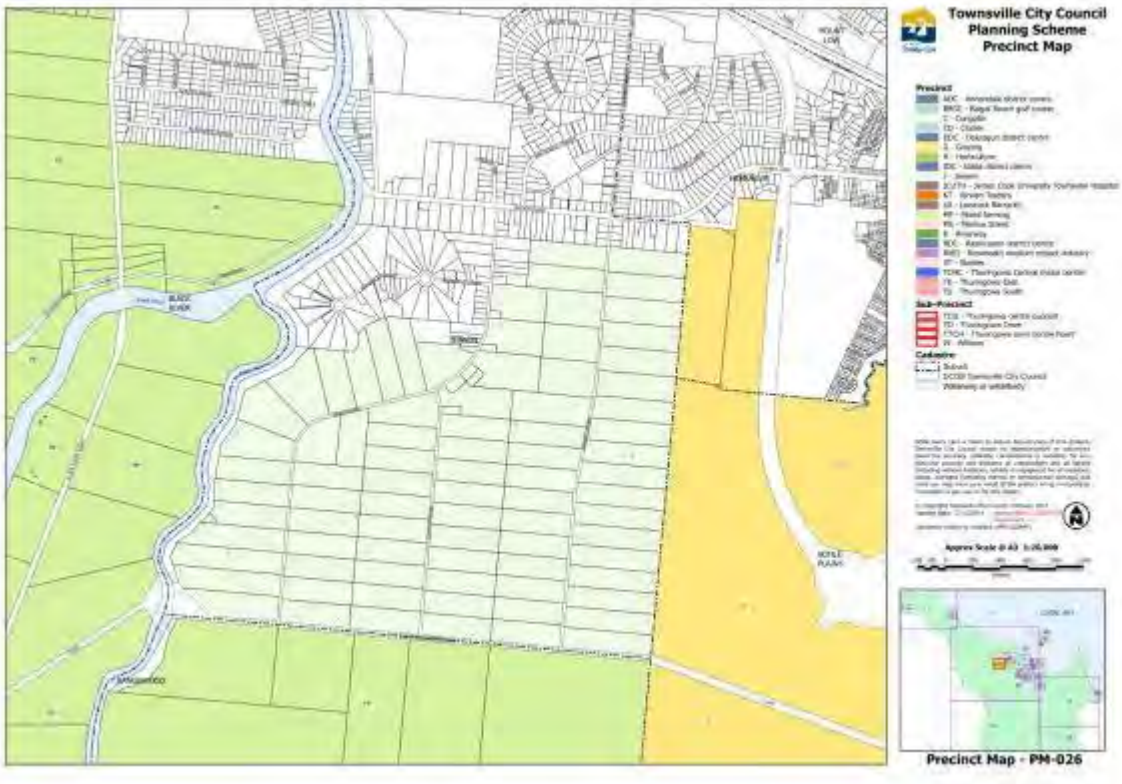


Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-024

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-025



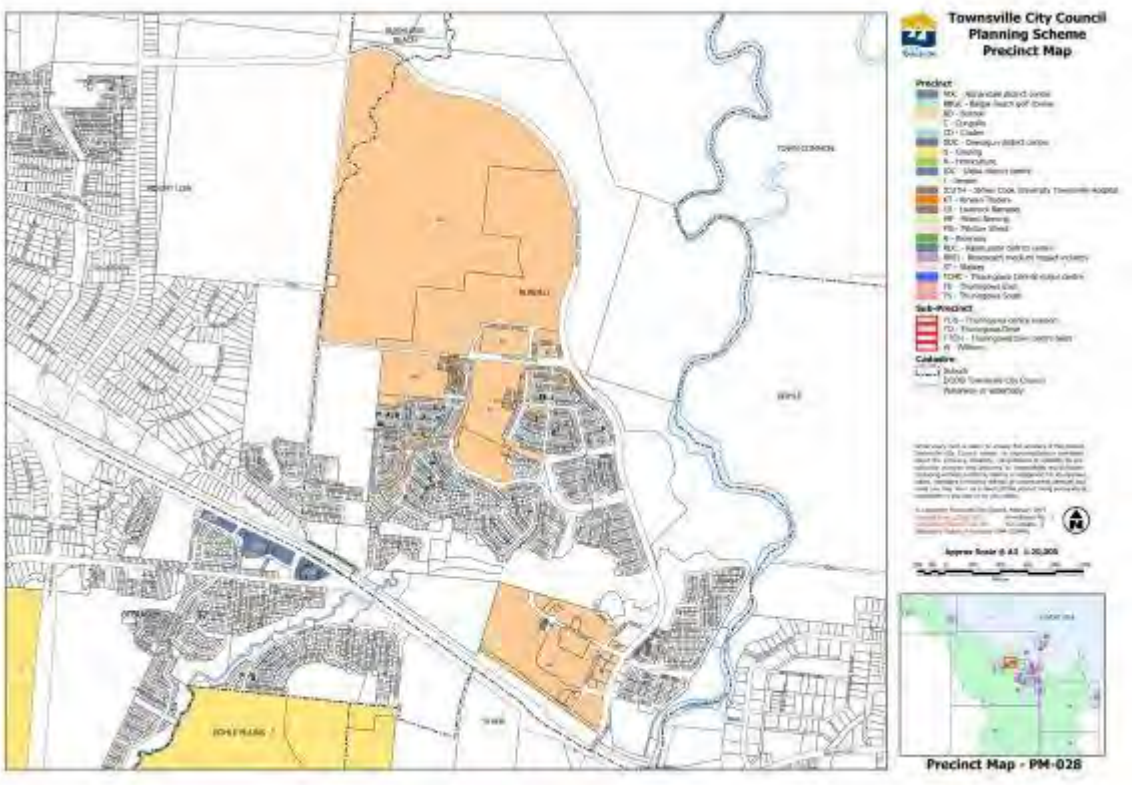
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-026

Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Precinct Map PM-027

Precinct Map PM-028



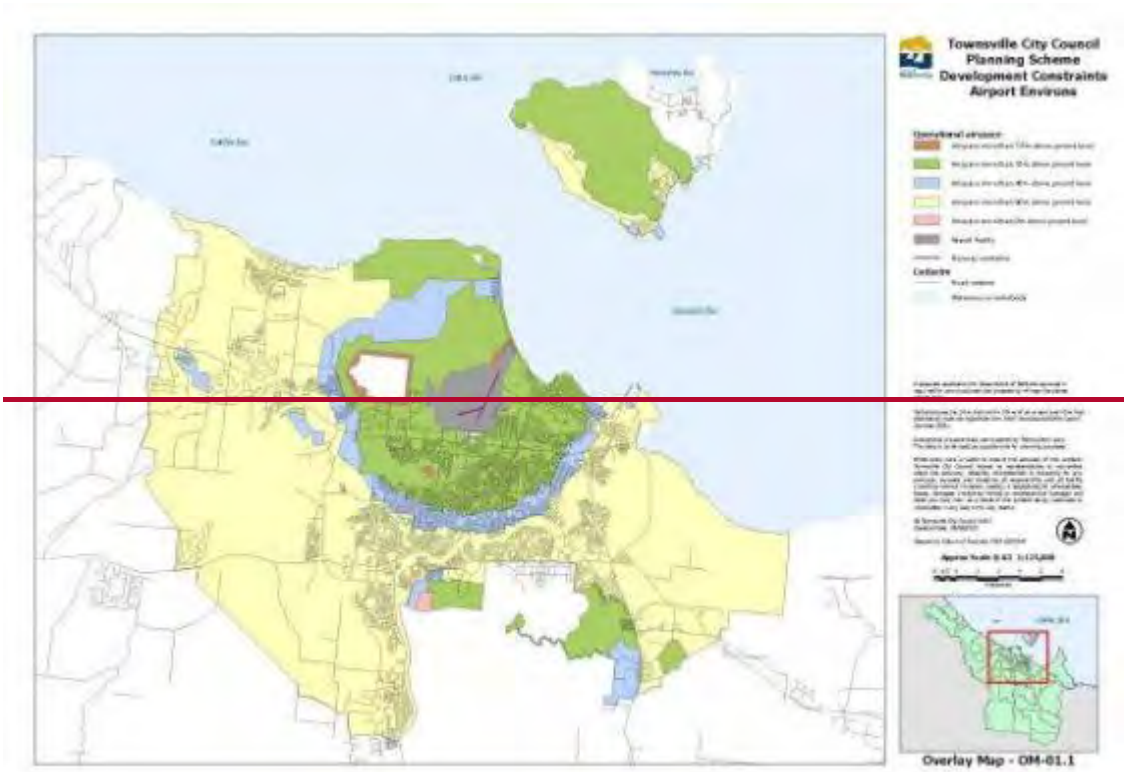
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

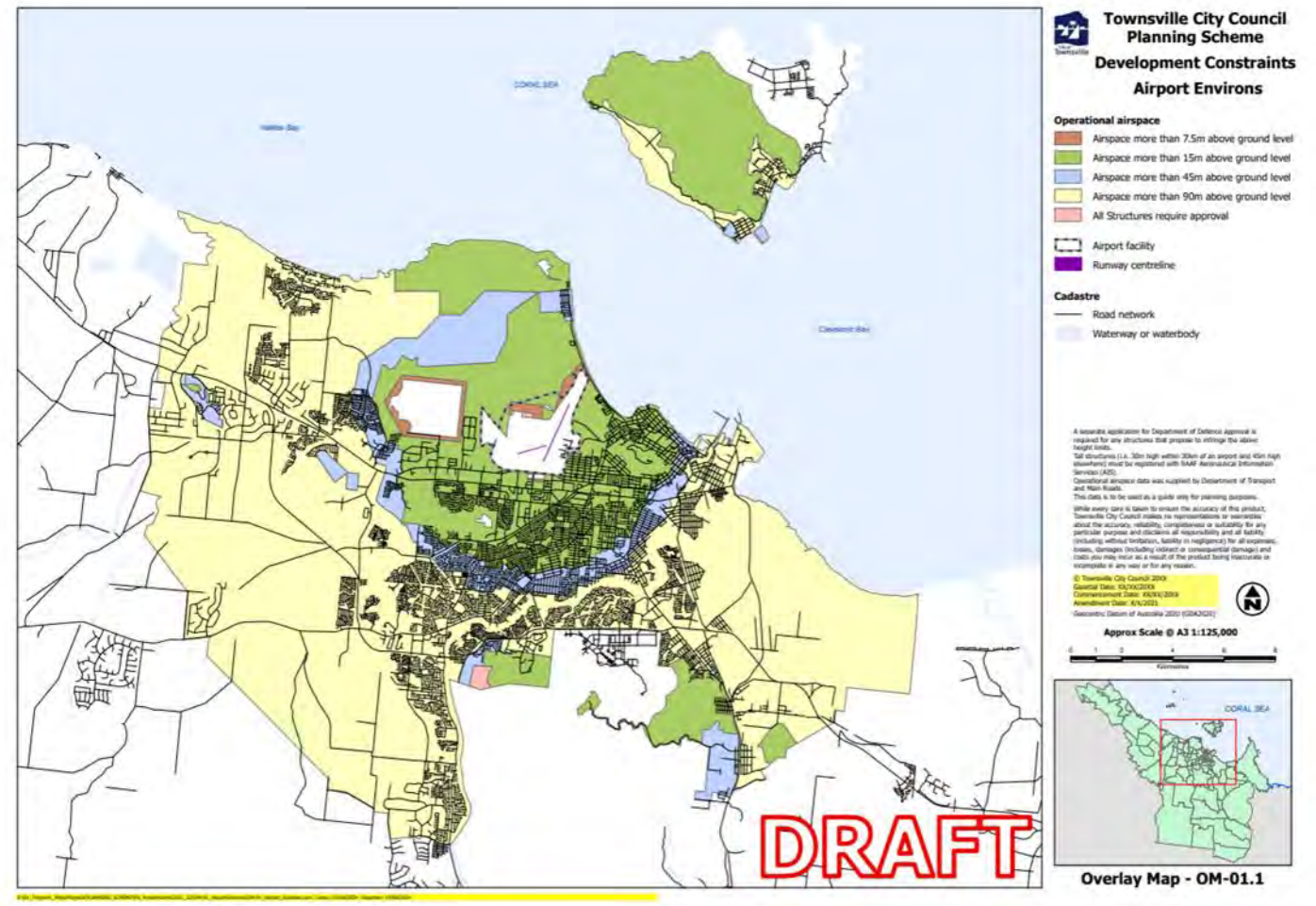
Precinct Map PM-028

SC2.4 Local plan maps

There are no local plan maps in this planning scheme.

SC2.5 Overlay maps

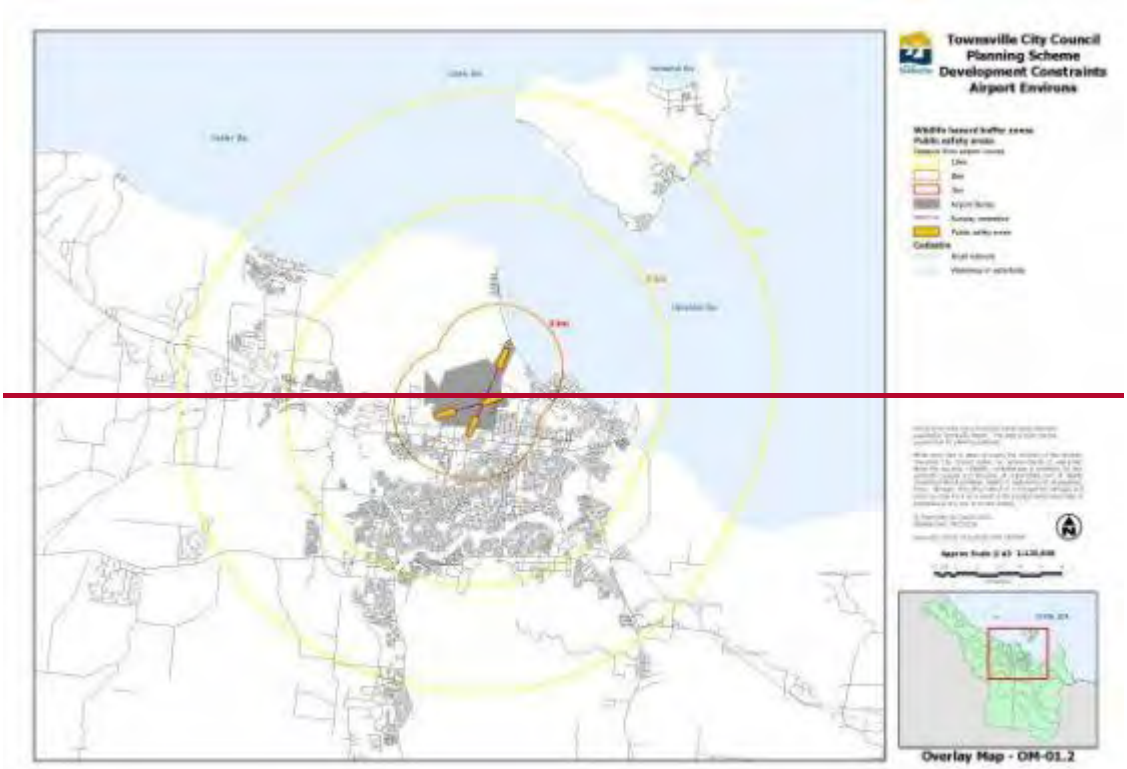


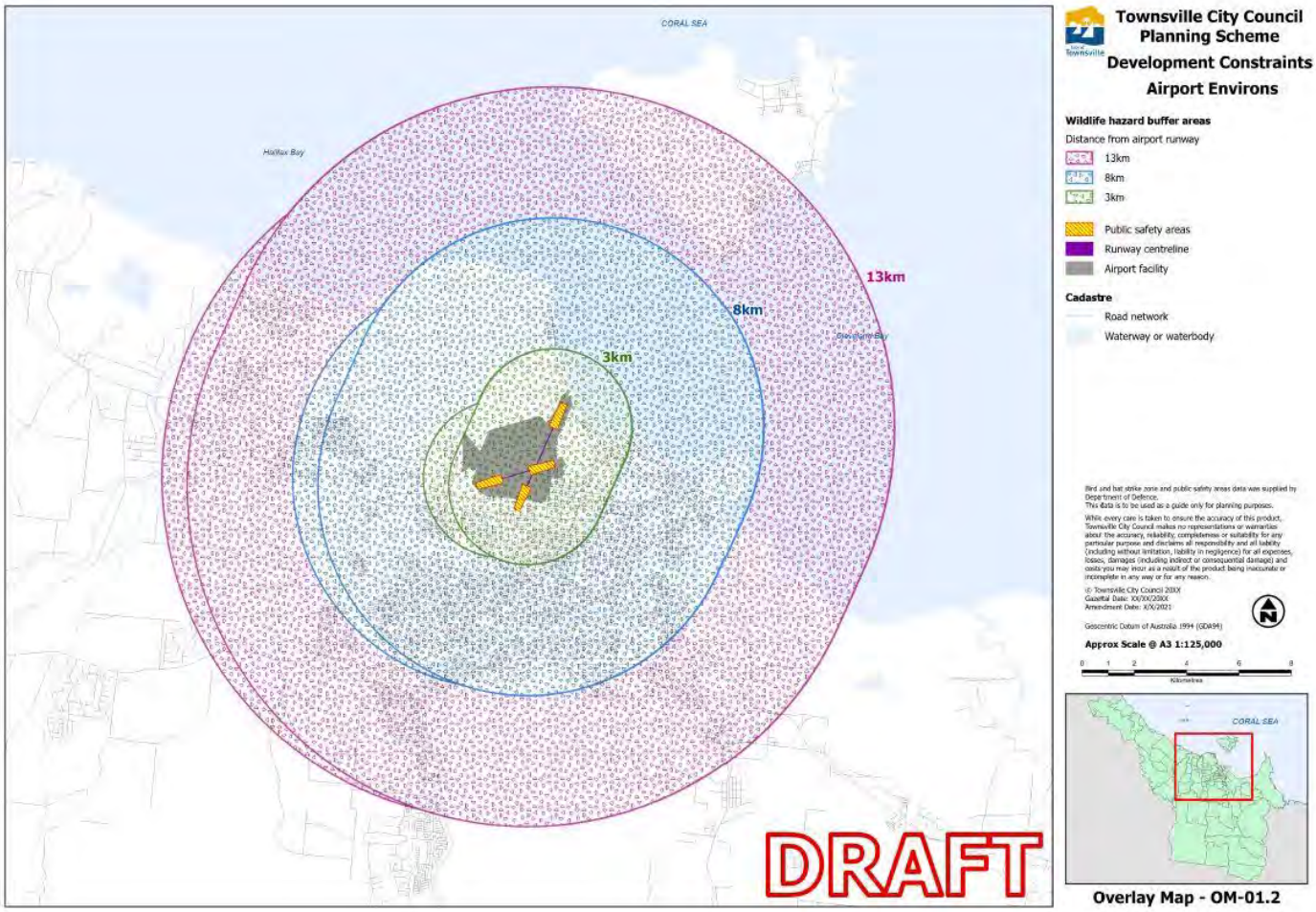


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints airport environs overlay map OM-01.1 (Operational airspace)

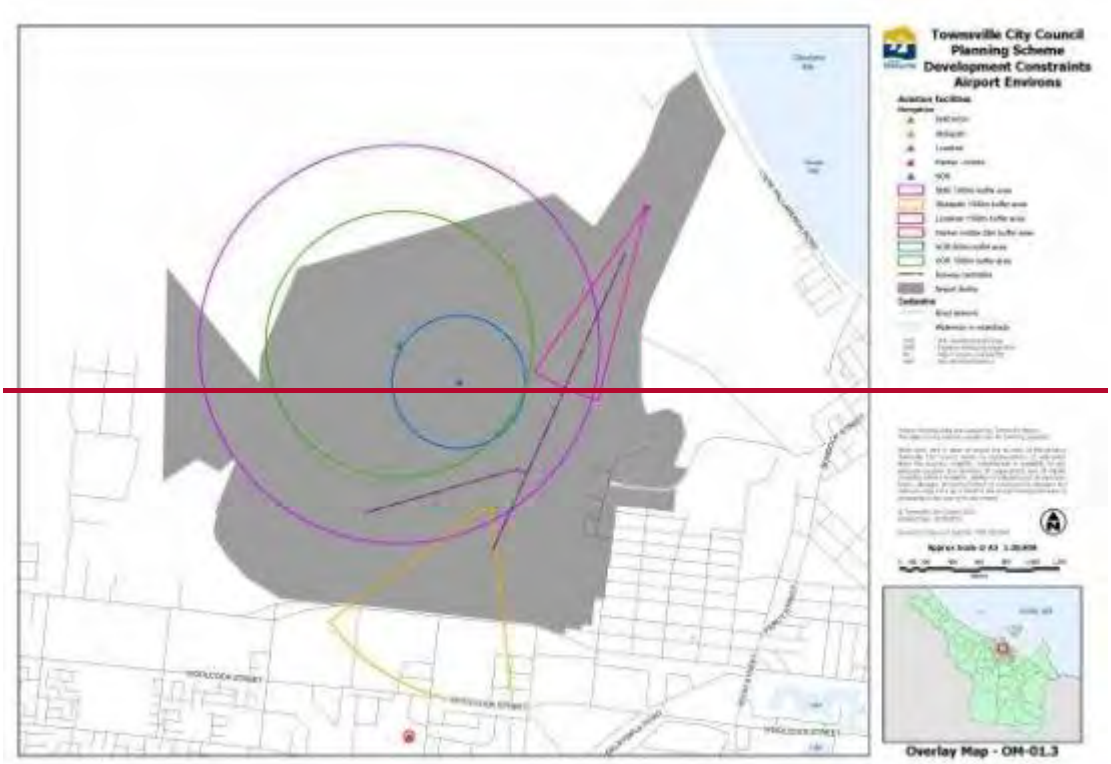


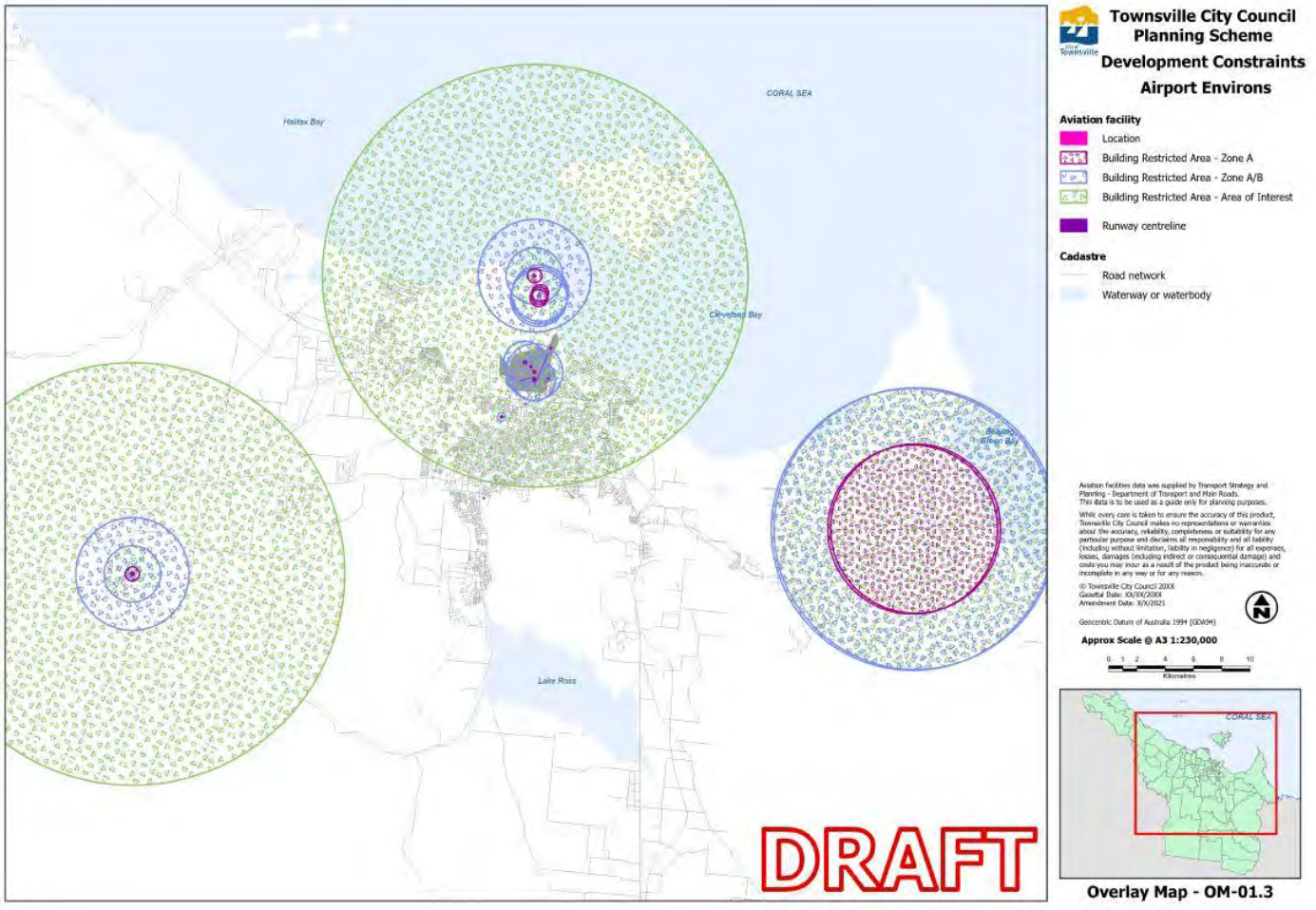


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints airport environs overlay map OM-01.2 (Wildlife hazard buffer zones and Public safety areas)

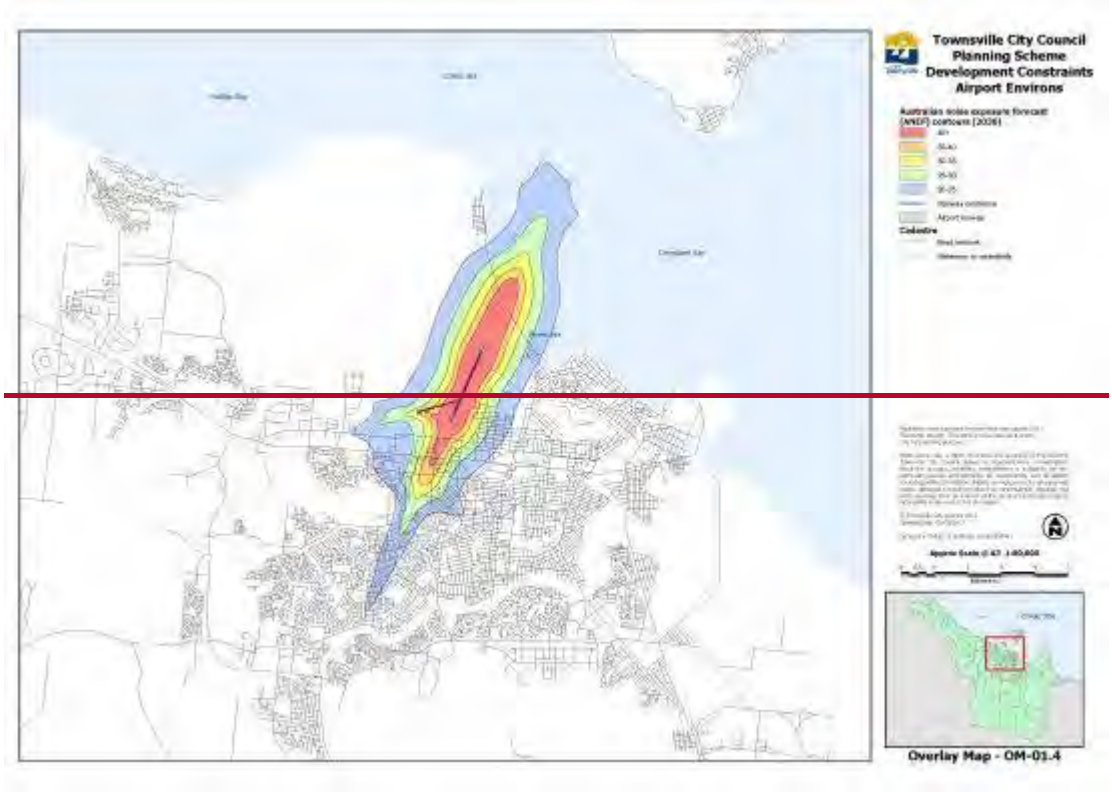


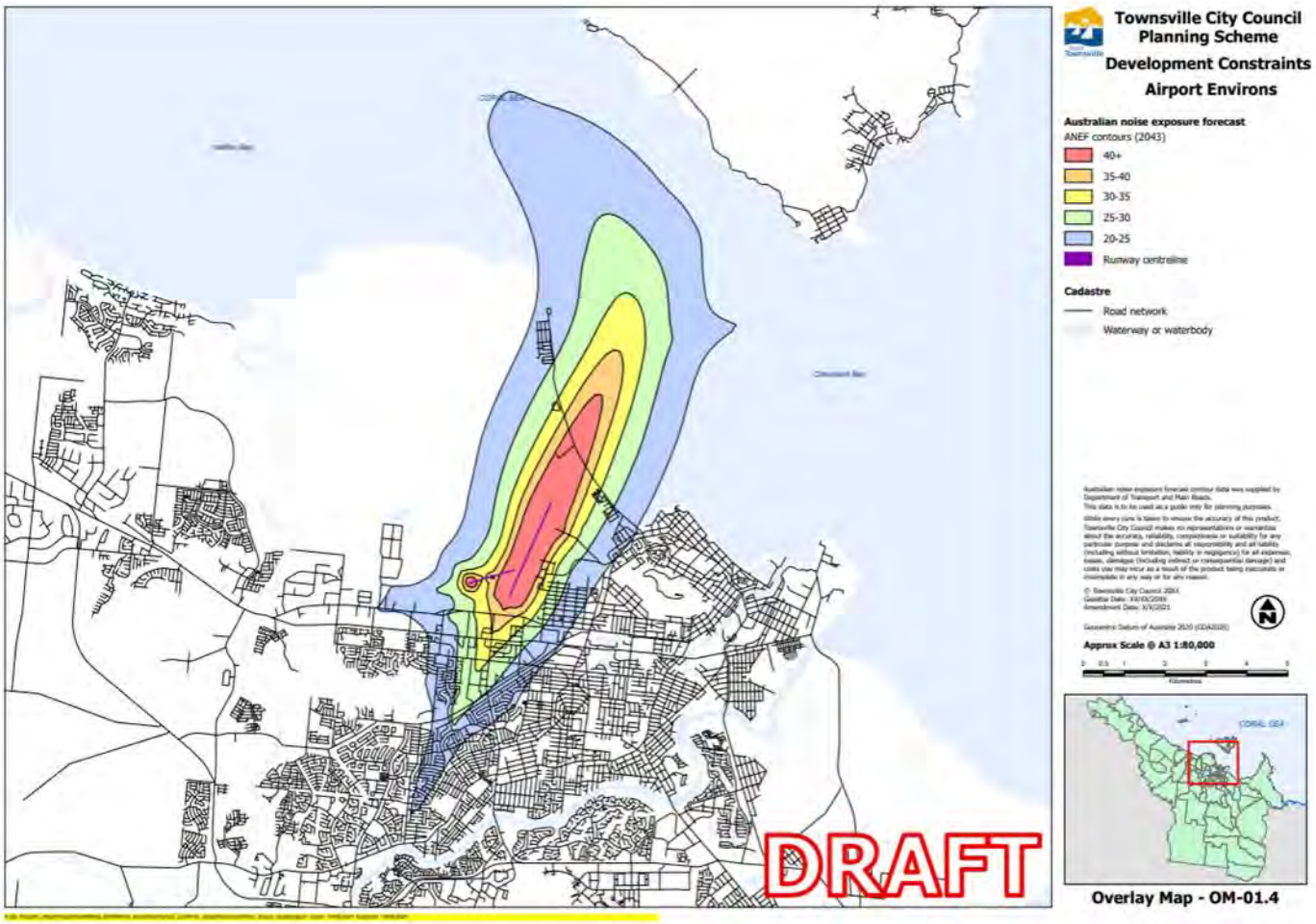


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints airport environs overlay map OM-01.3 (Aviation facilities)

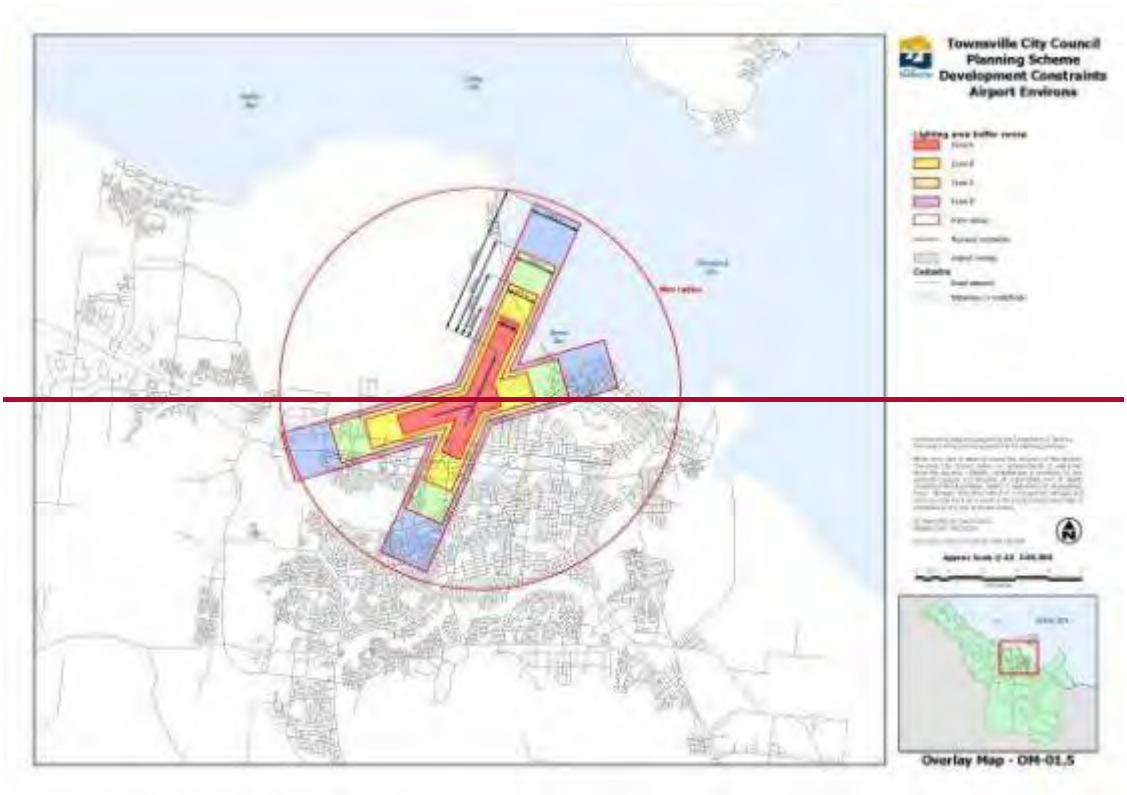


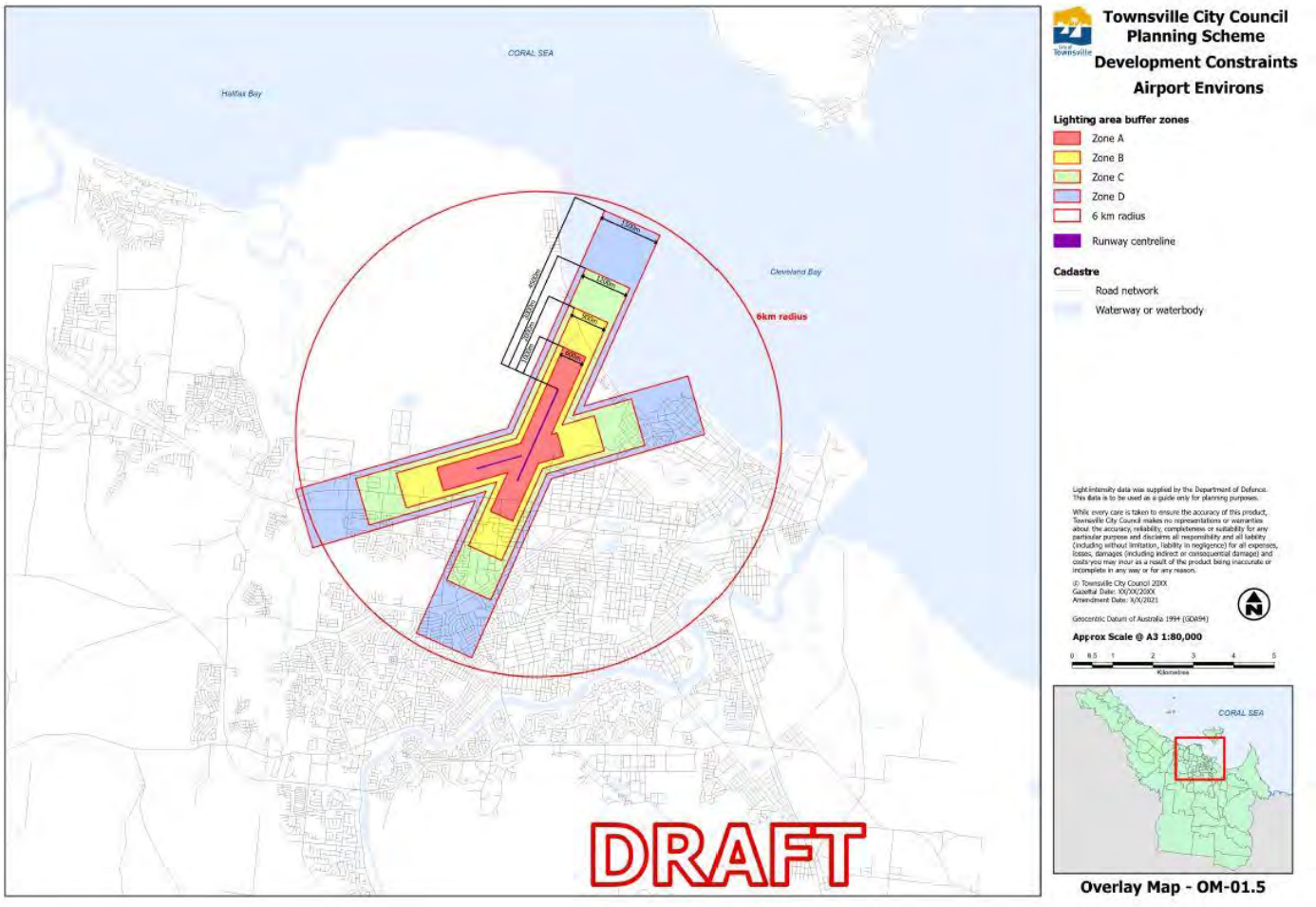


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints airport environs overlay map OM-01.4 (Australian noise exposure forecast (ANEF) contours (204~~33~~6))

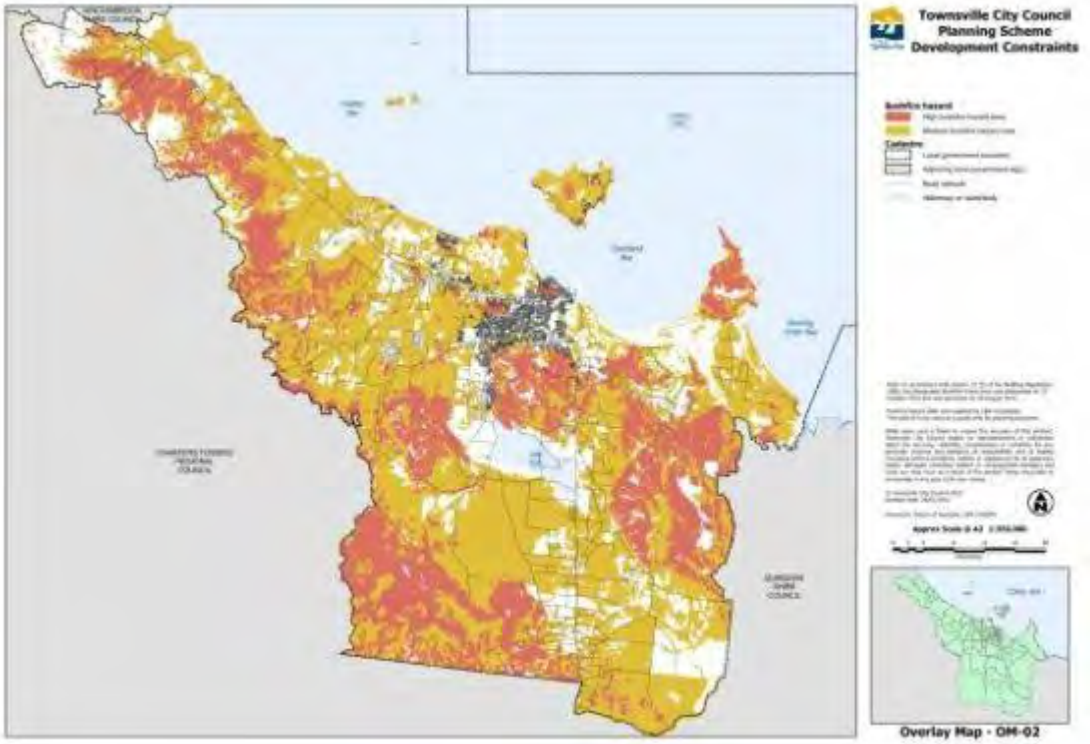


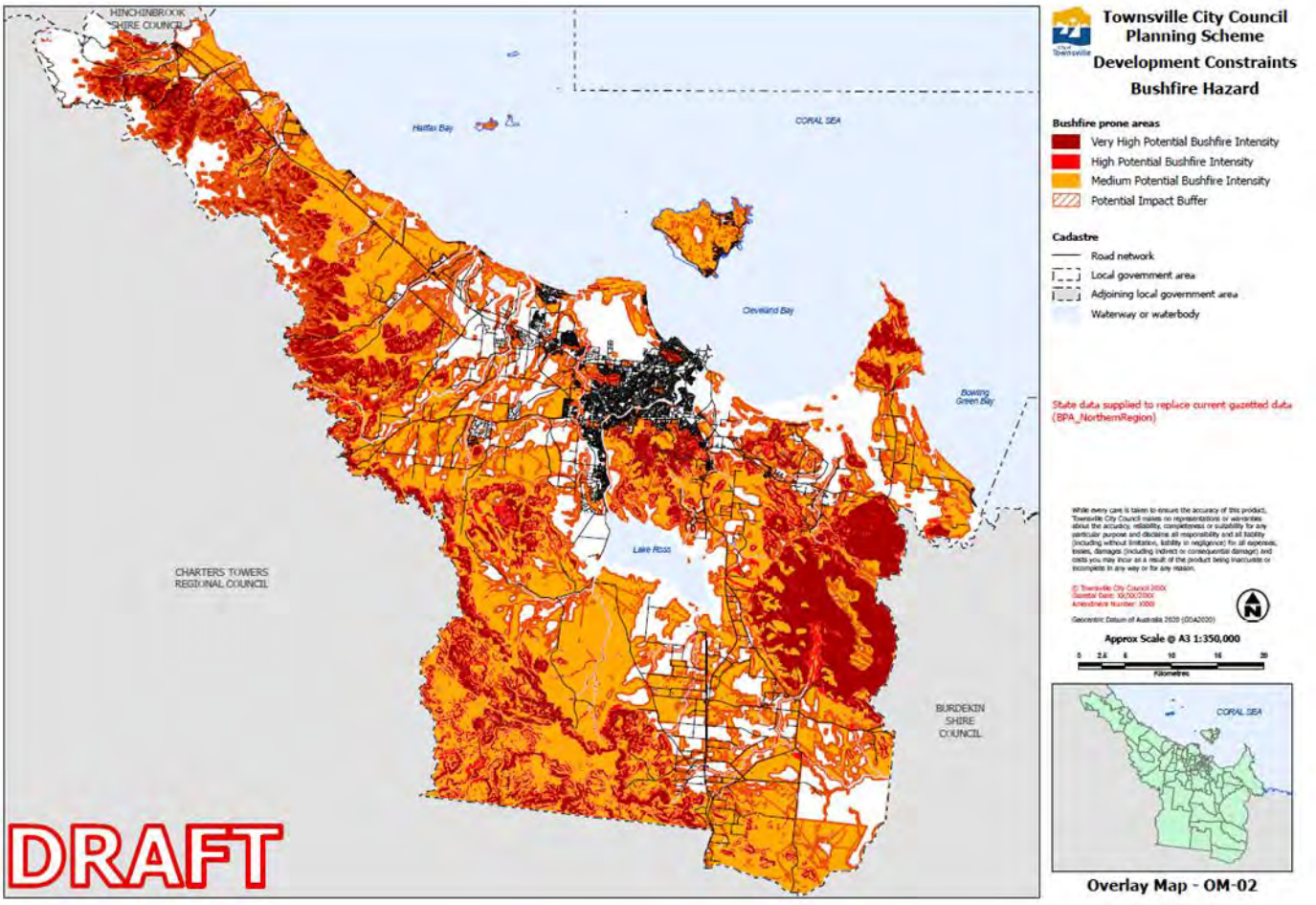


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints airport environs overlay map OM-01.5 (Lighting area buffer zones)

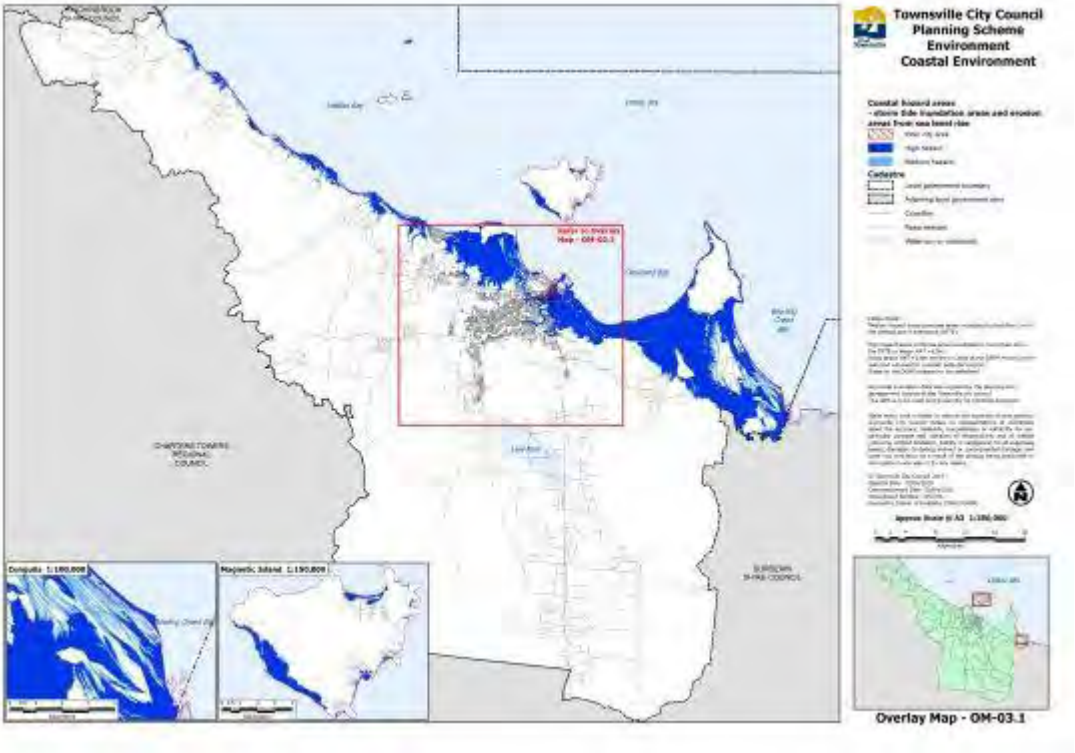




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

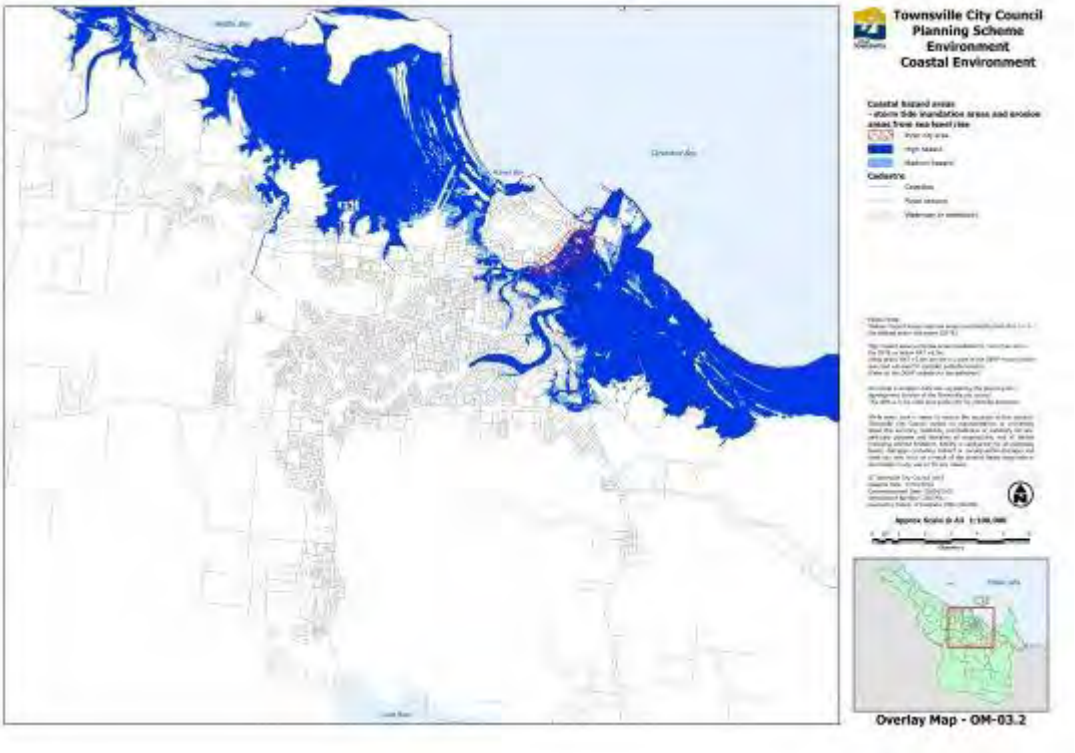
Development constraints overlay map OM-02 (Bushfire hazard)



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Coastal Environment overlay map OM-03.1 (Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise)



Click here to view PDF high resolution map.

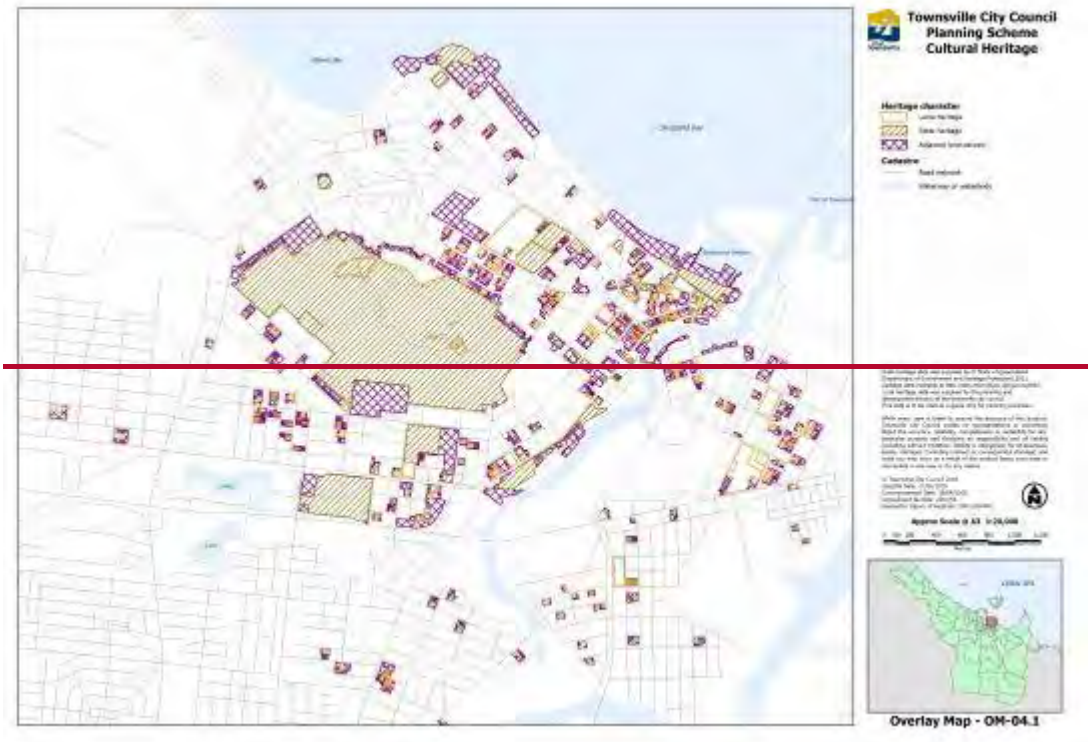
Click here to access Council's interactive mapping service for the Townsville City Plan.

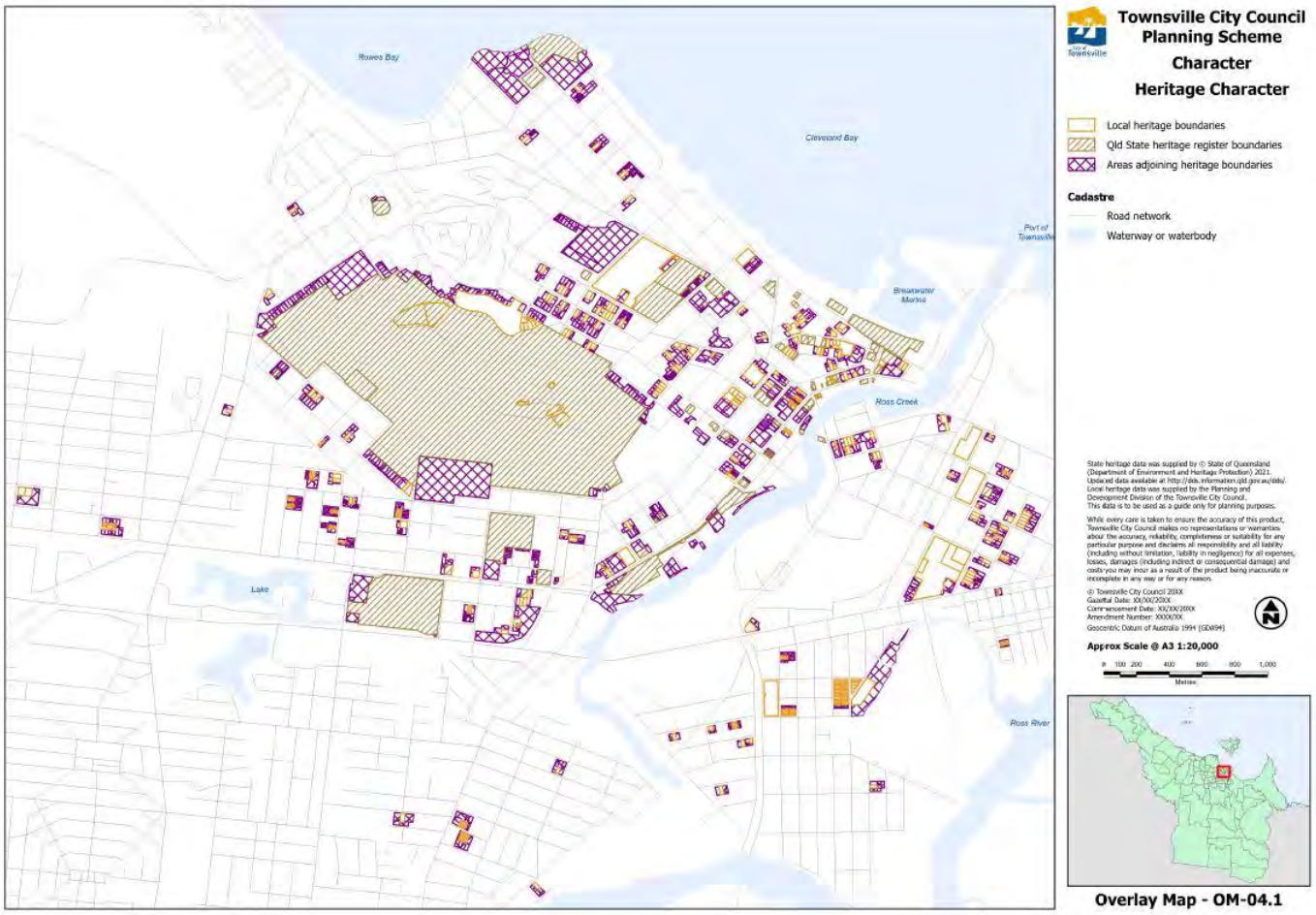
Coastal Environment overlay map OM-03.2 (Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise)

Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Coastal Environment overlay map OM-03.3 (Coastal hazard areas - erosion prone area)

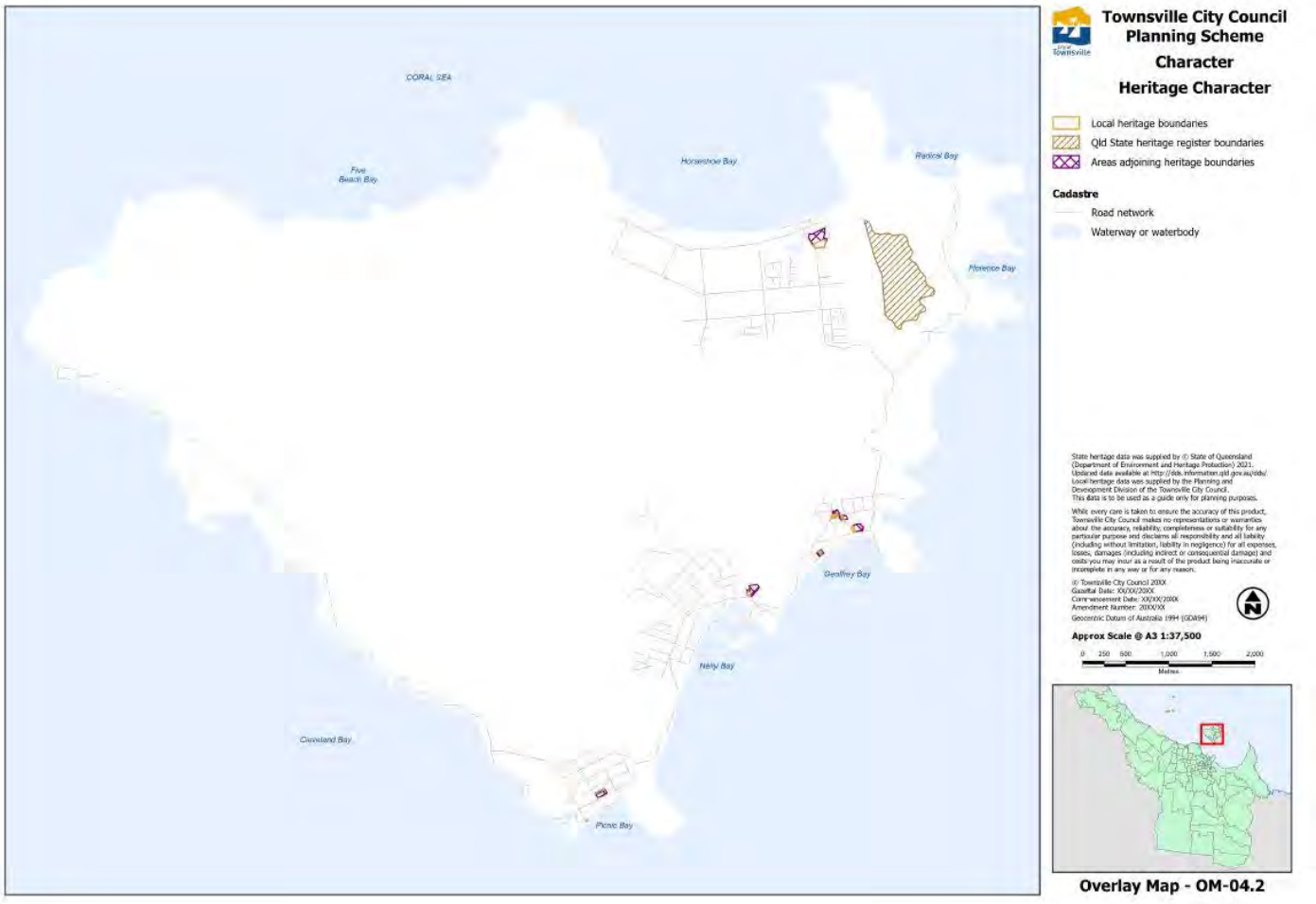




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

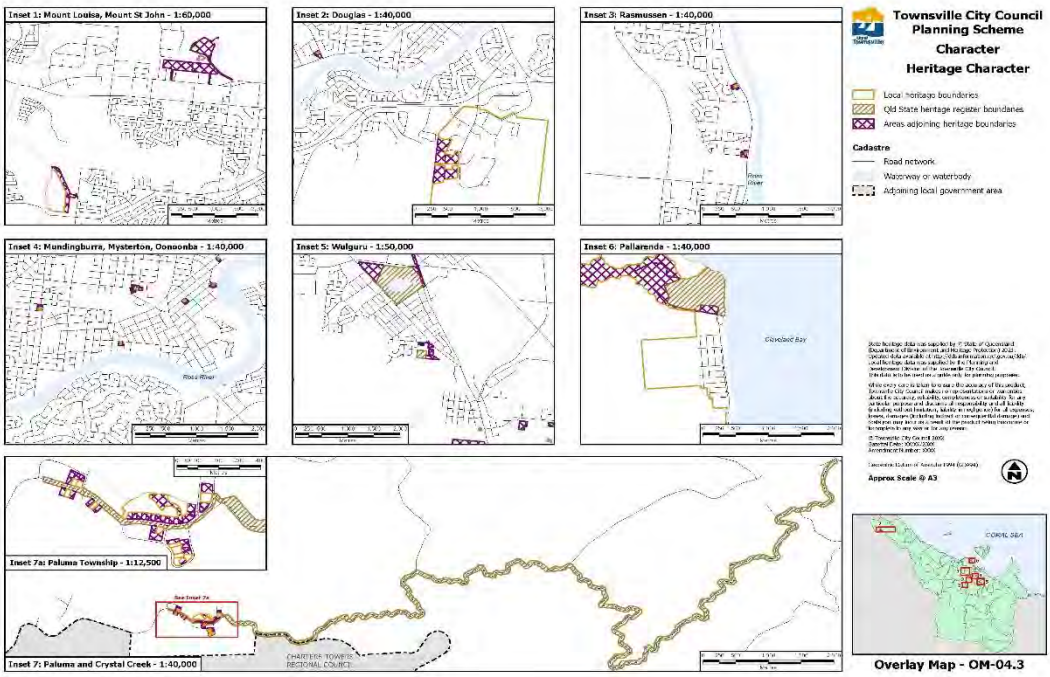
Cultural Heritage overlay map OM-04.1 (Heritage value)

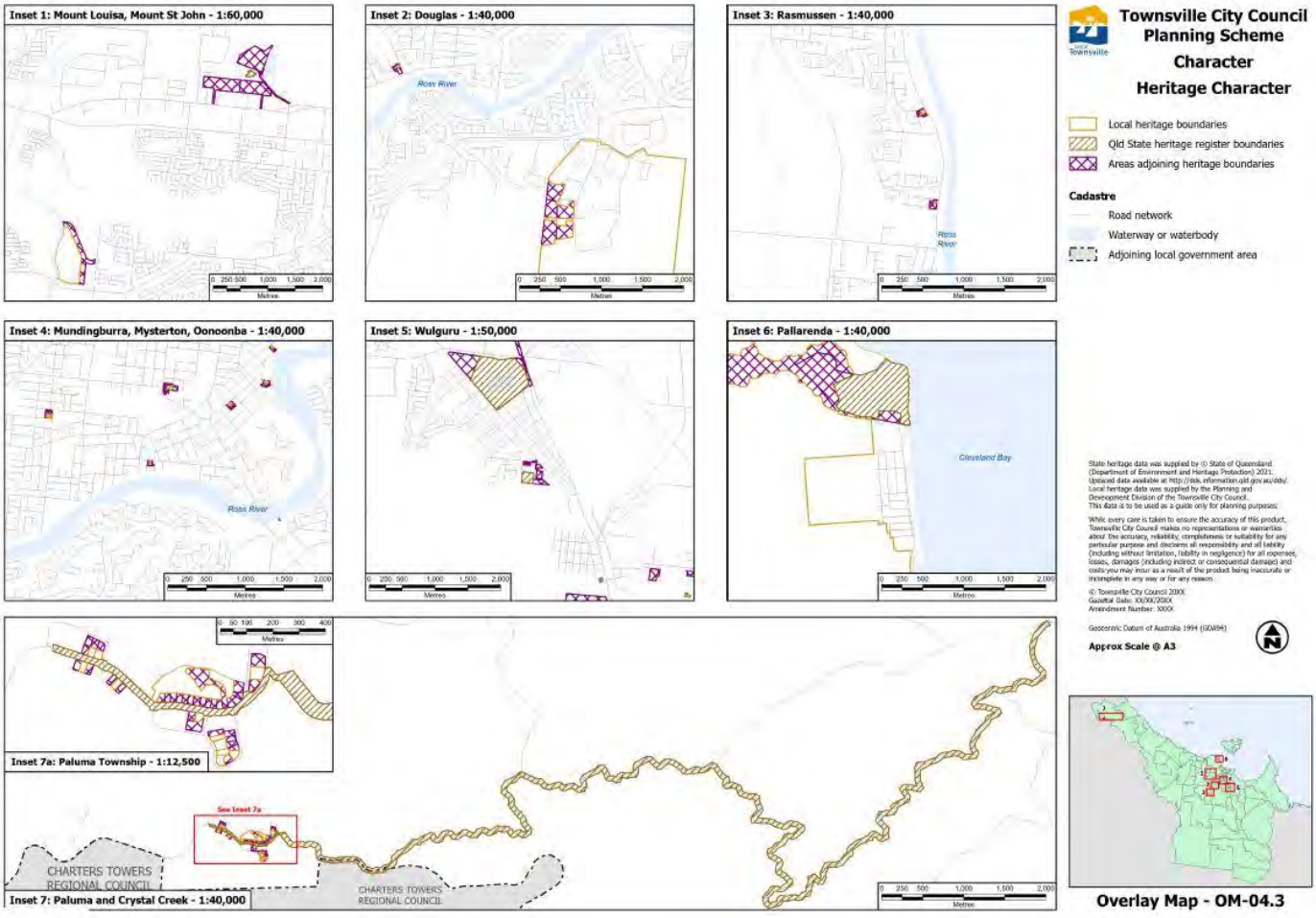


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Cultural Heritage overlay map OM-04.2 (Heritage value)

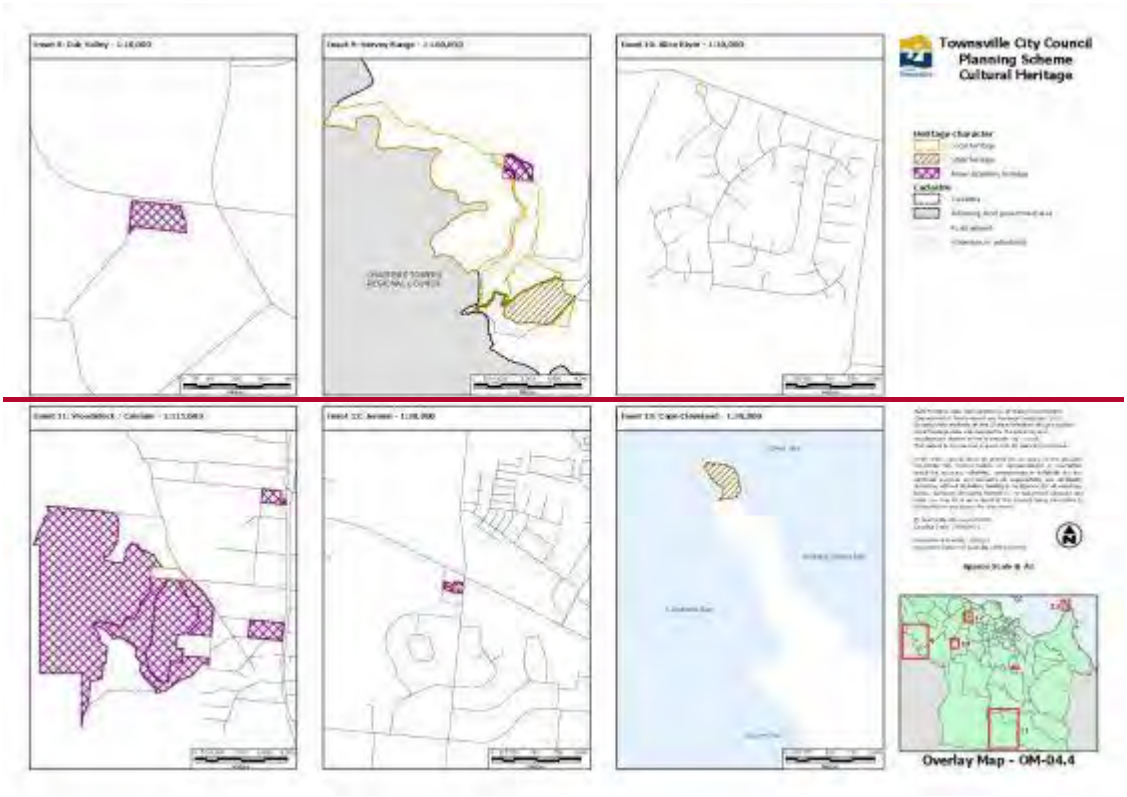


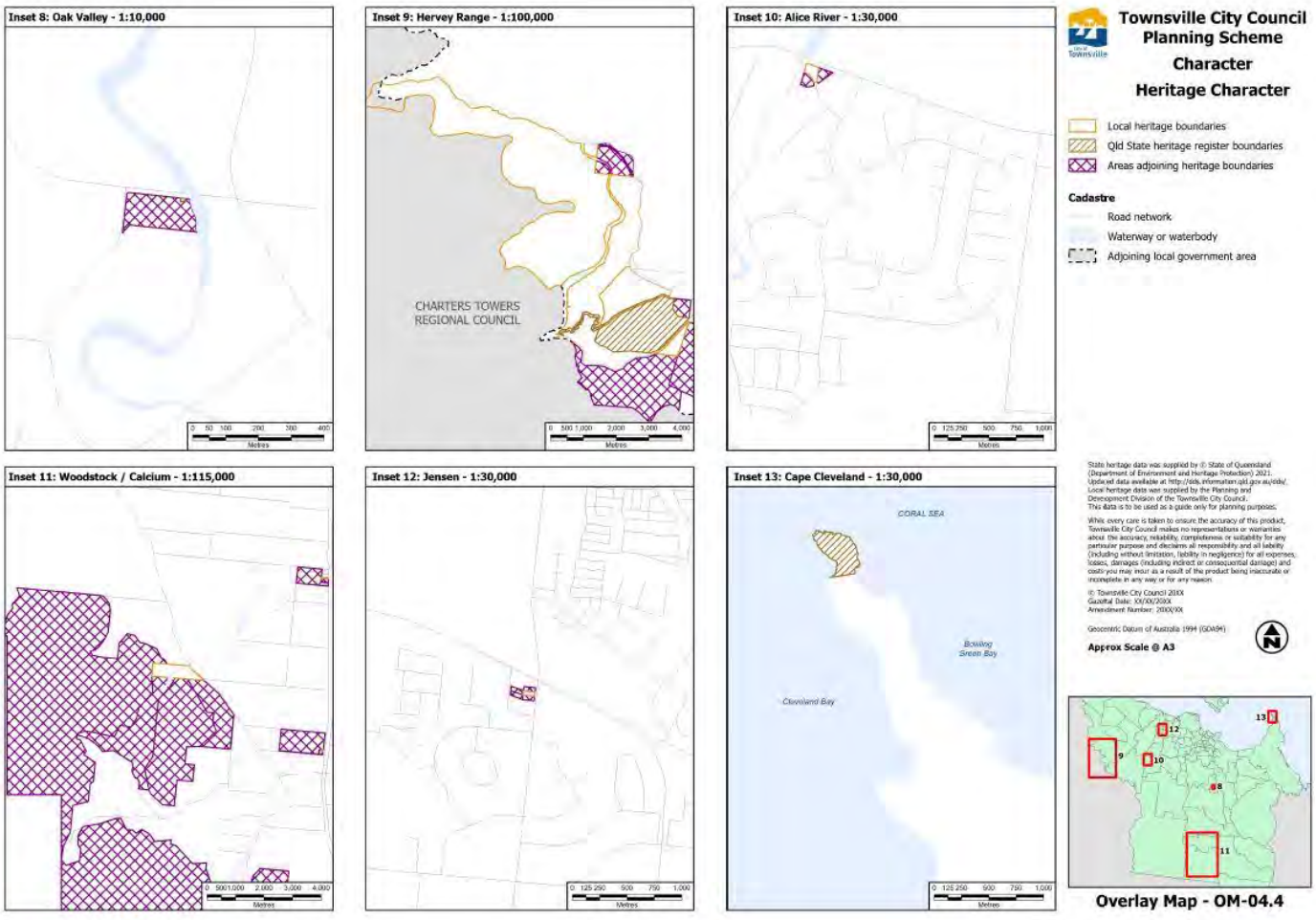


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Cultural Heritage overlay map OM-04.3 (Heritage value)

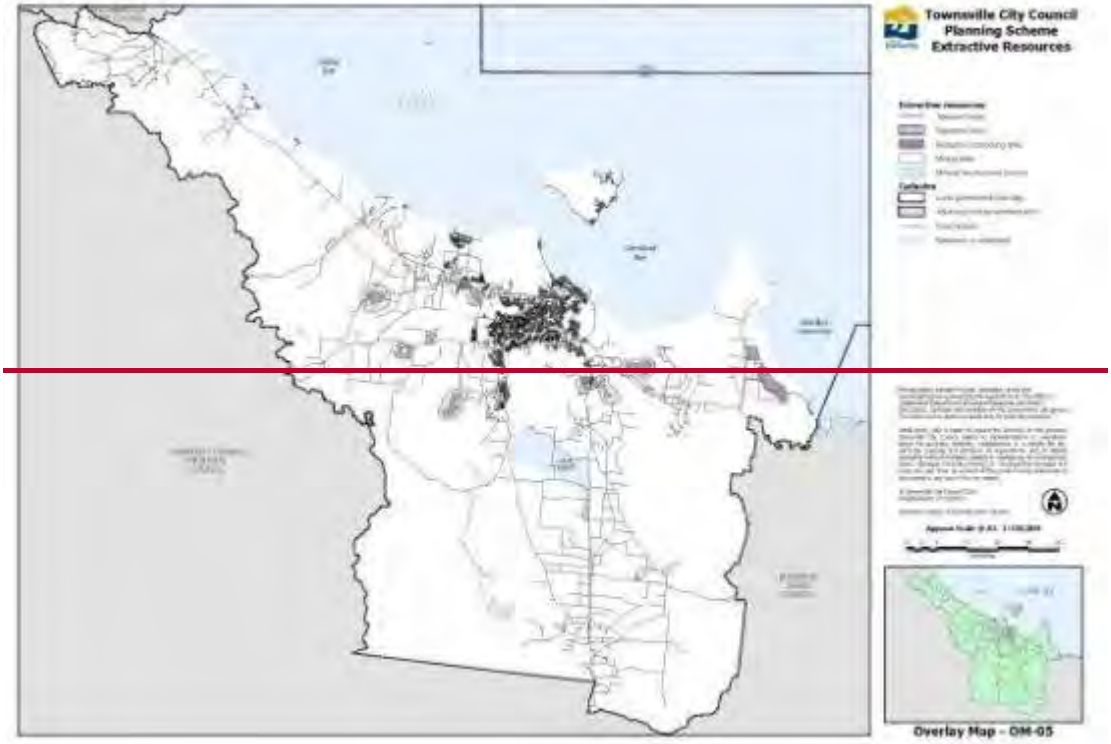


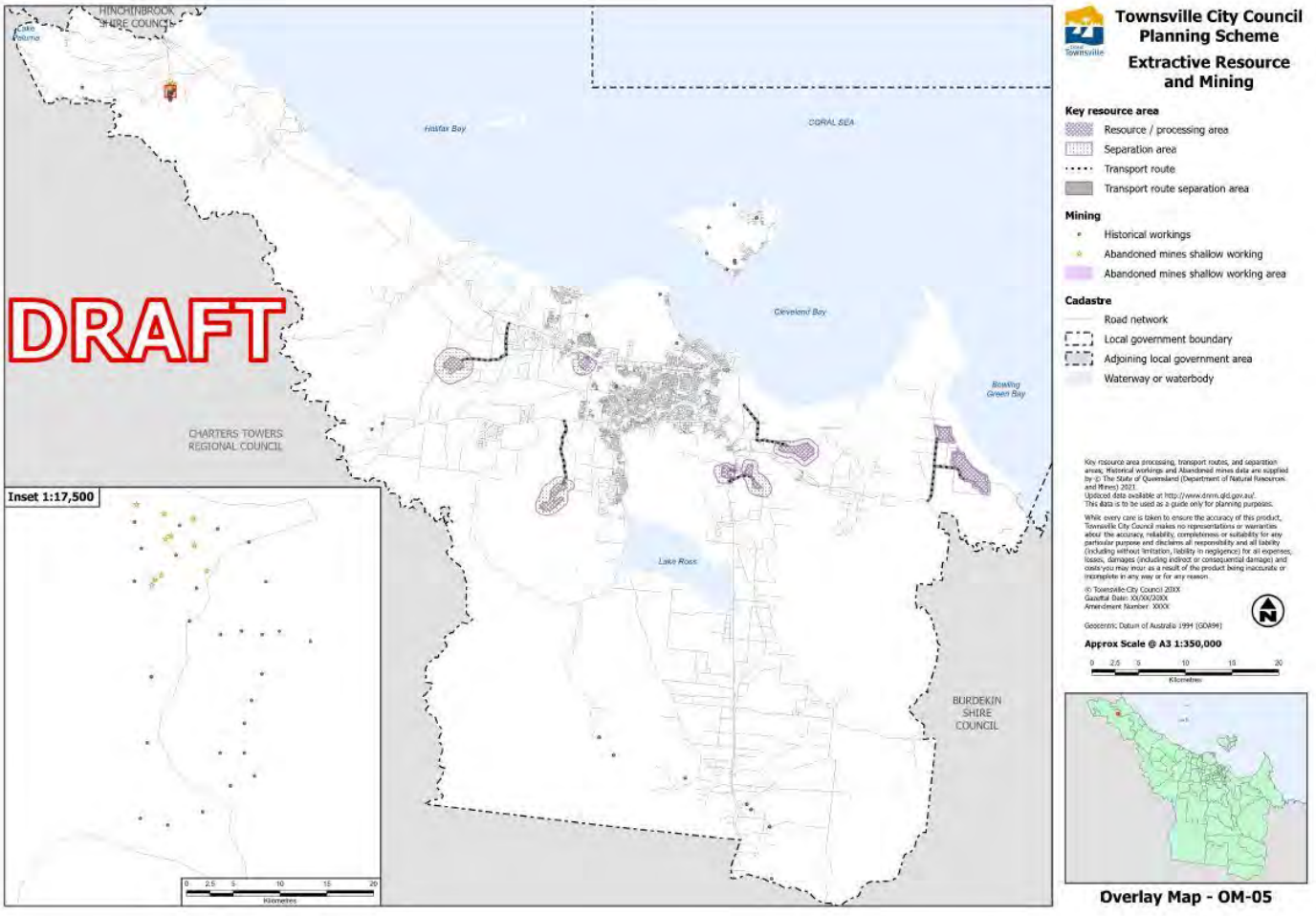


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Cultural Heritage overlay map OM-04.4 (Heritage value)

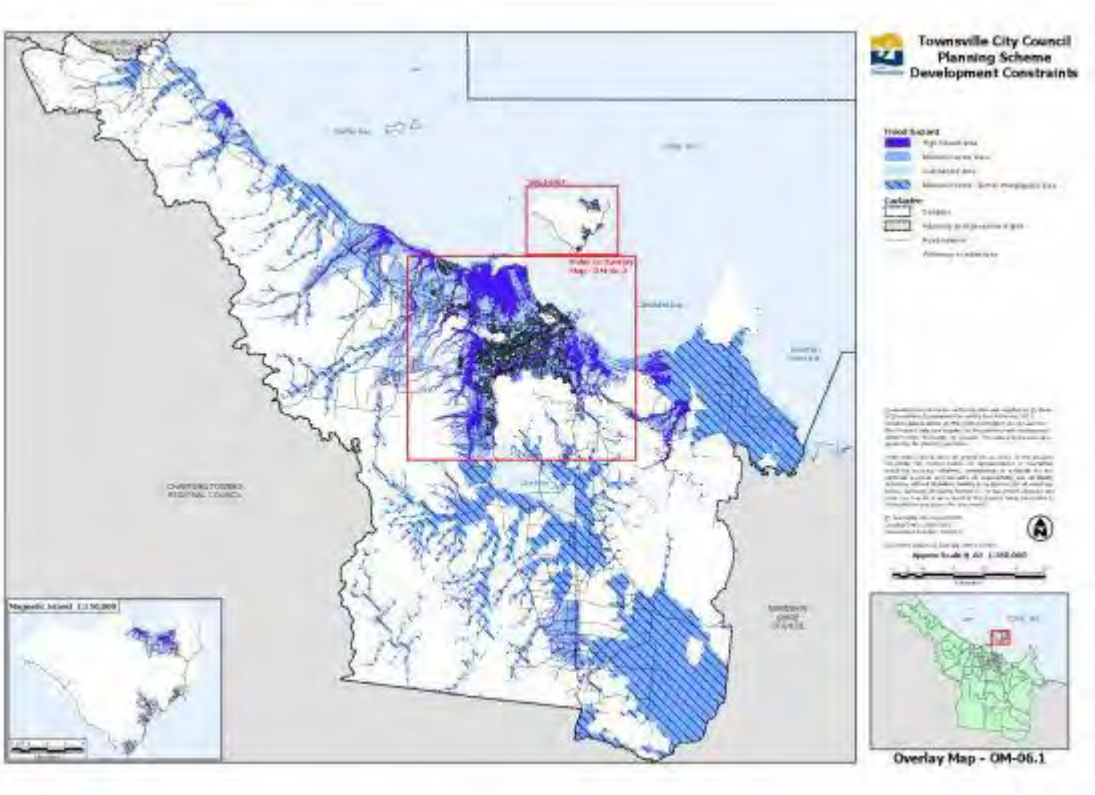




Click here to view PDF high resolution map.

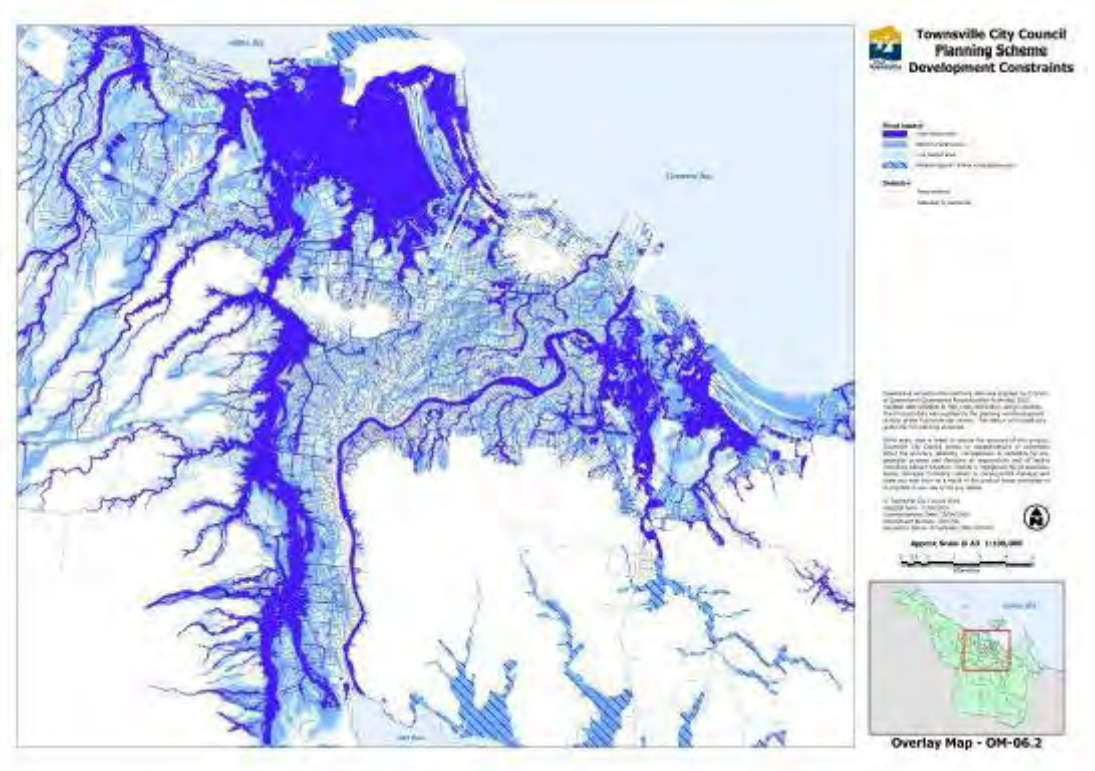
Click here to access Council's interactive mapping service for the Townsville City Plan.

Natural assets overlay map OM-05 (Extractive resources and mining)



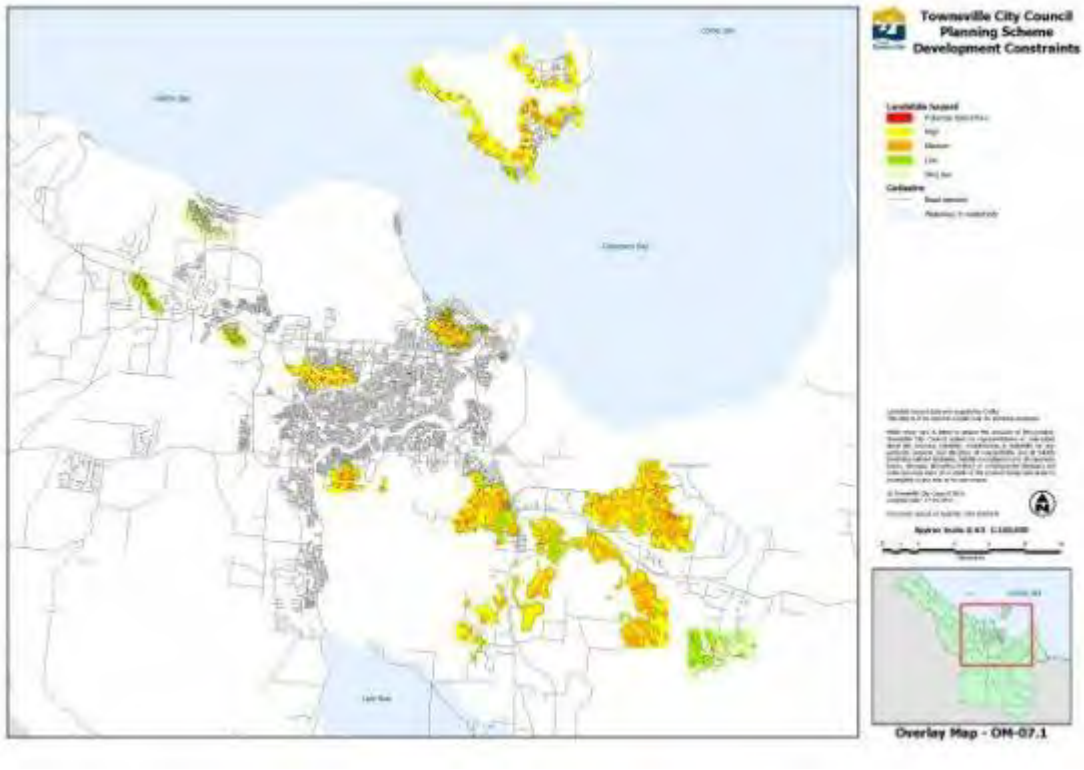
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.
Click here to access Council's Flood Mapping Service.

Development constraints overlay map OM-06.1 (Flood hazard)



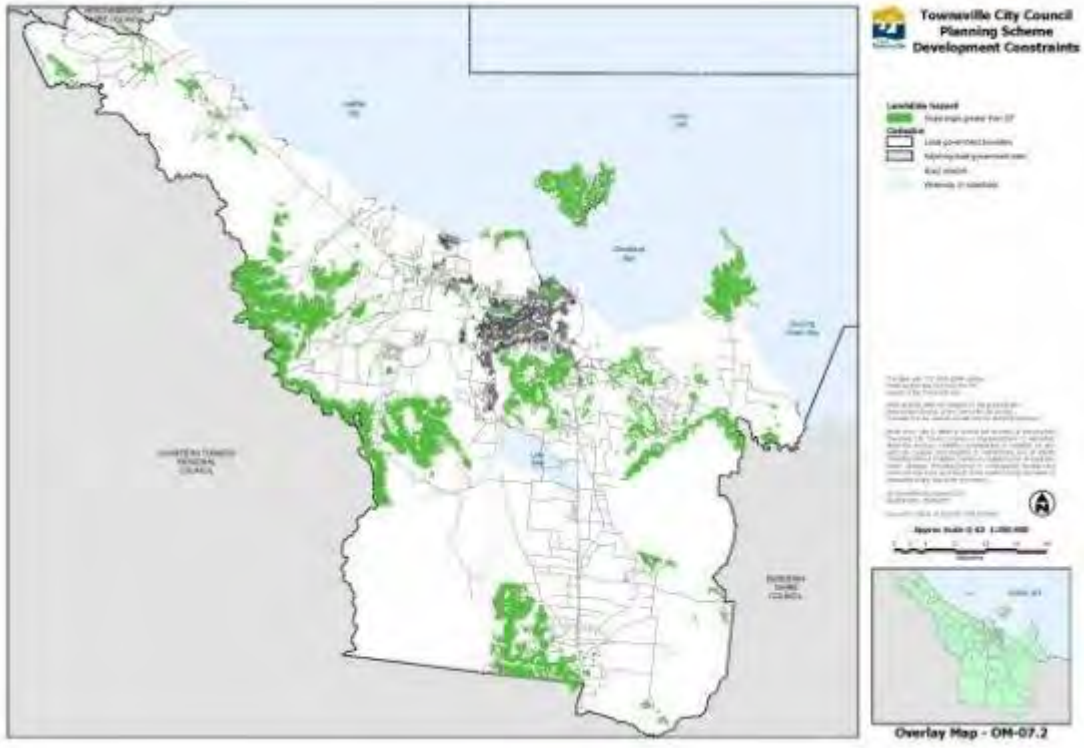
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.
Click here to access Council's Flood Mapping Service.

Development constraints overlay map OM-06.2 (Flood hazard)



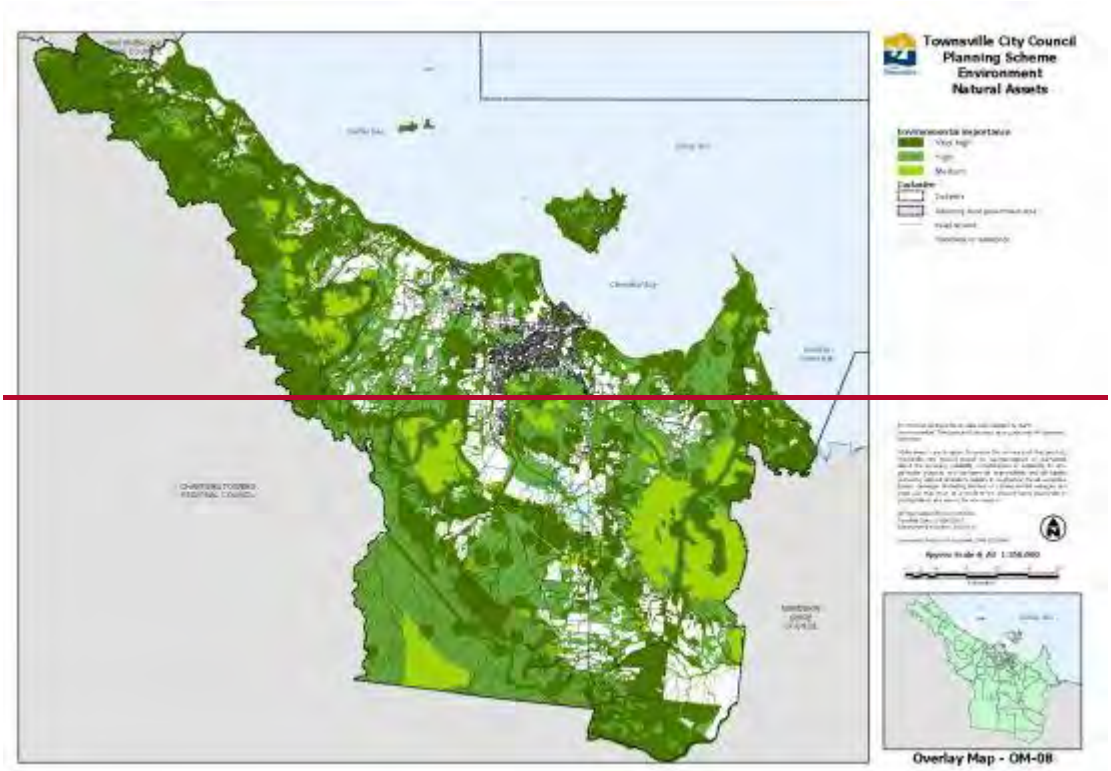
Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

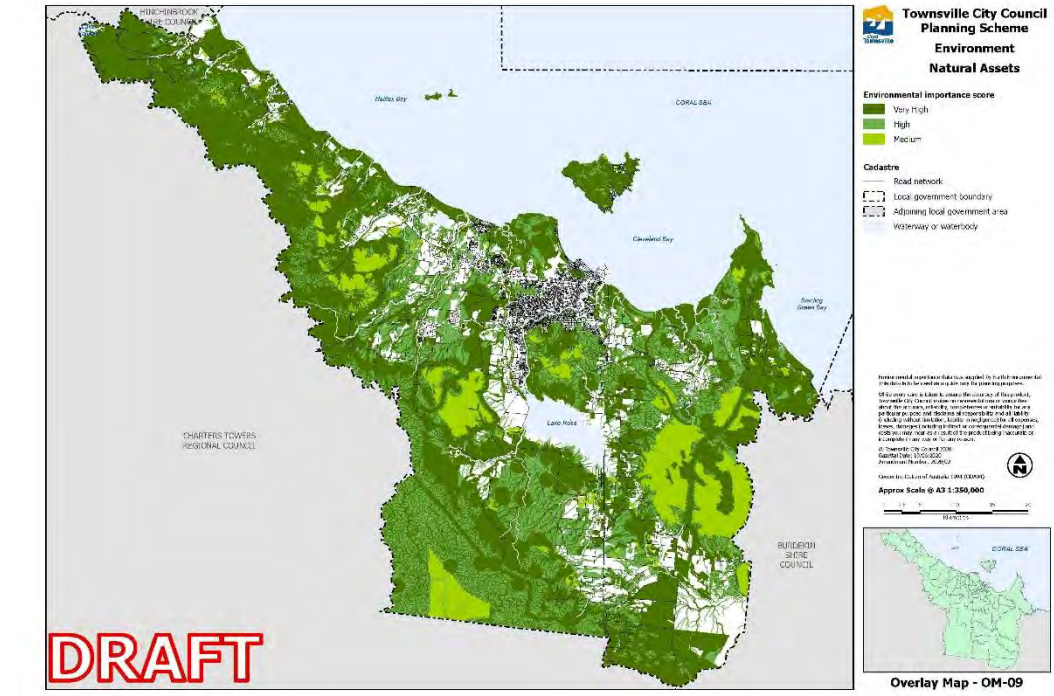
Development constraint overlay map OM-07.1 (Landslide hazard)



Click here to view PDF high resolution map.
Click here to access Council's interactive mapping service for the Townsville City Plan.

Development constraints overlay map OM-07.2 (Landslide hazard)

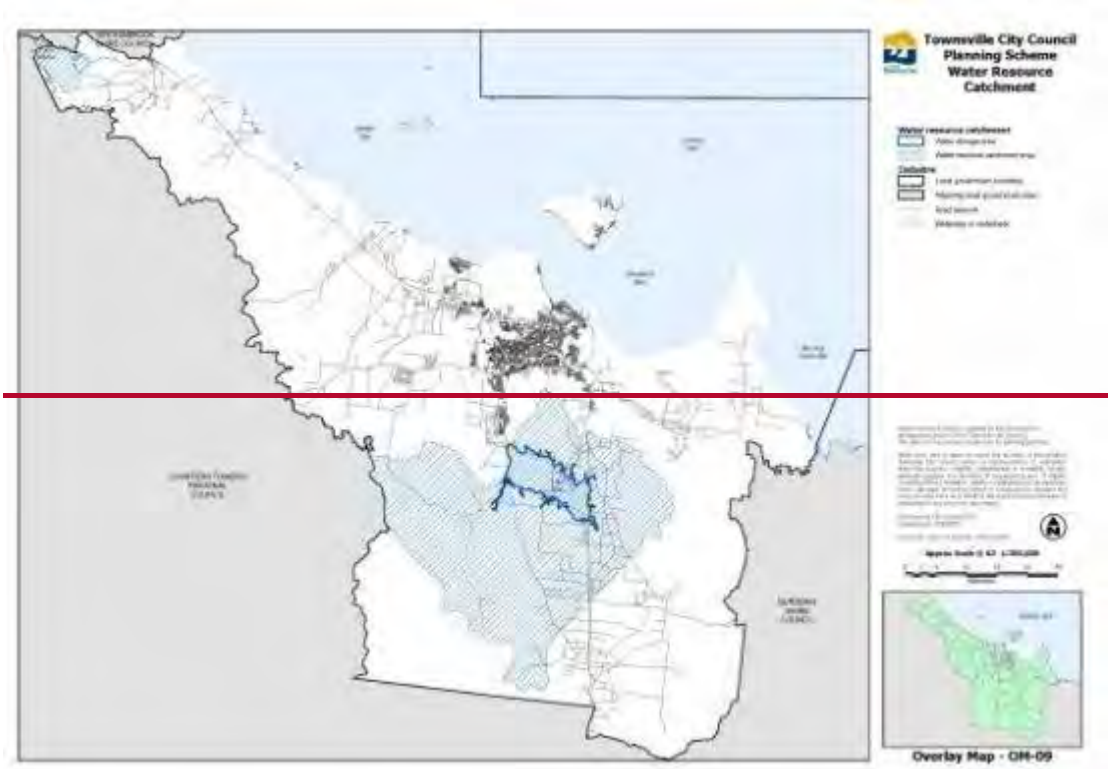


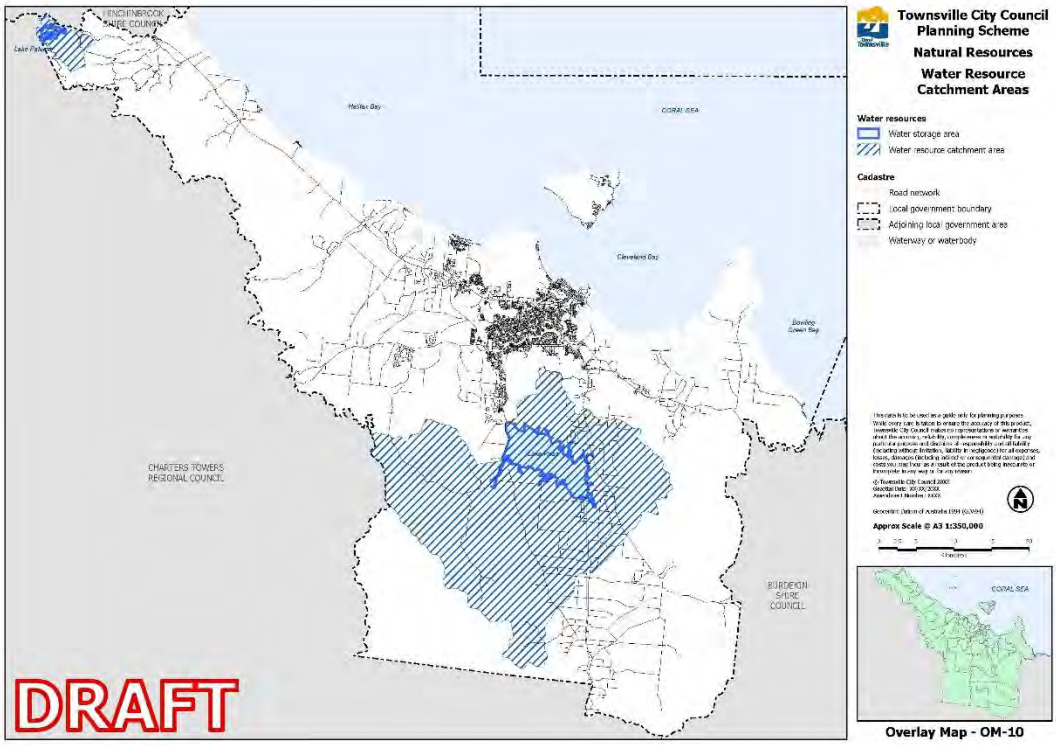


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Natural assets environmental importance Overlay Map OM-08

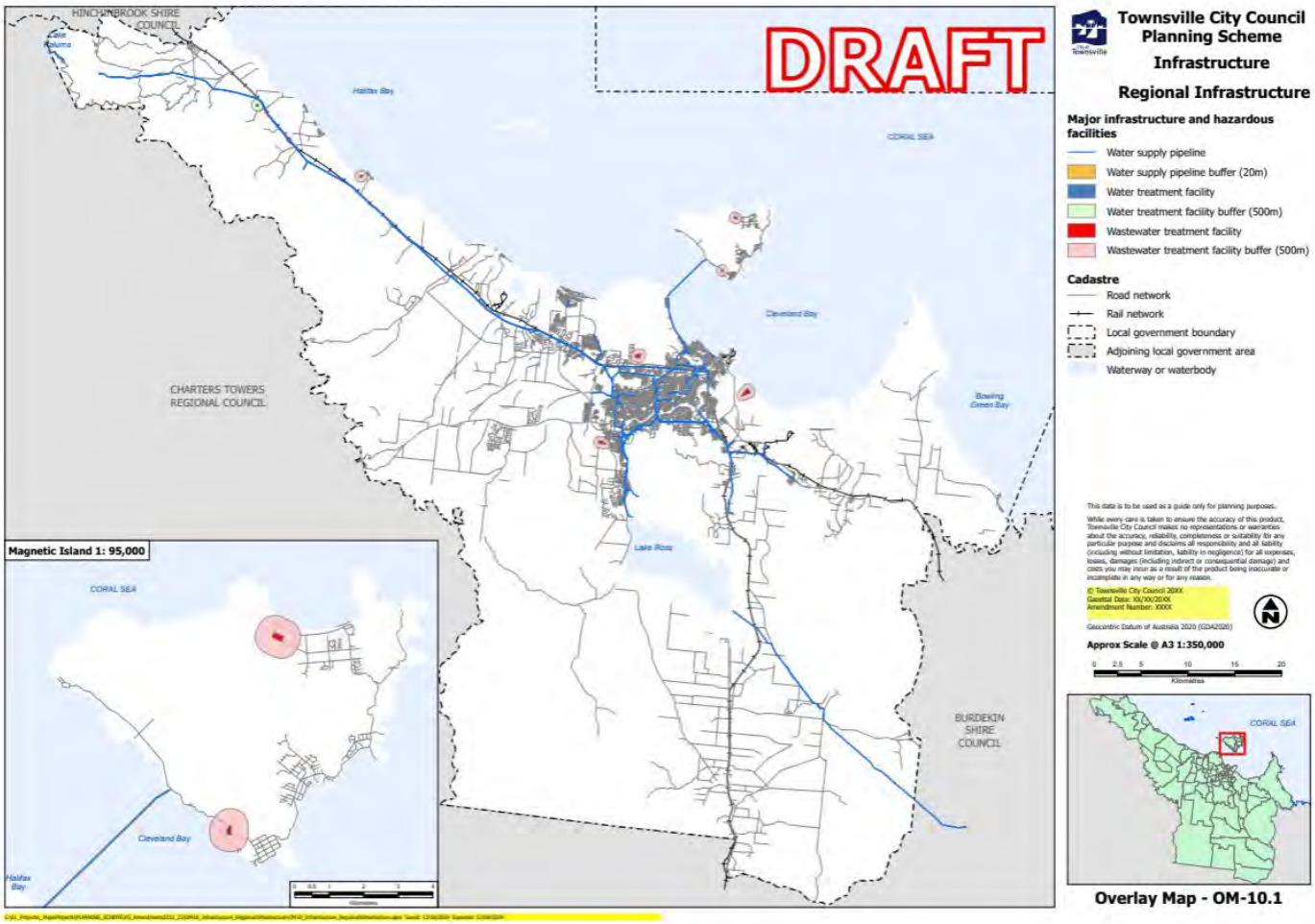




Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

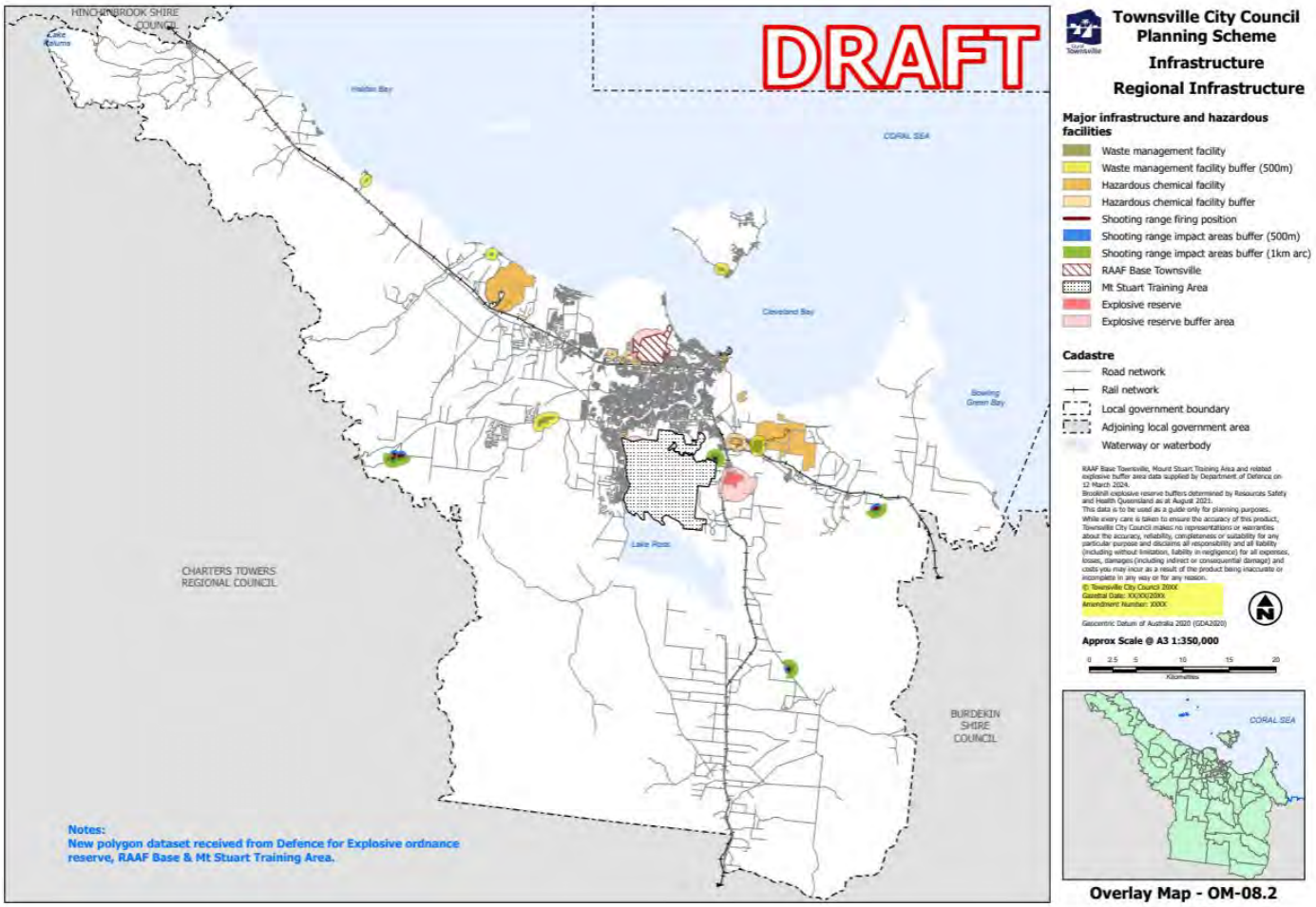
Natural resources overlay map OM-09 (Water resource catchments)



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

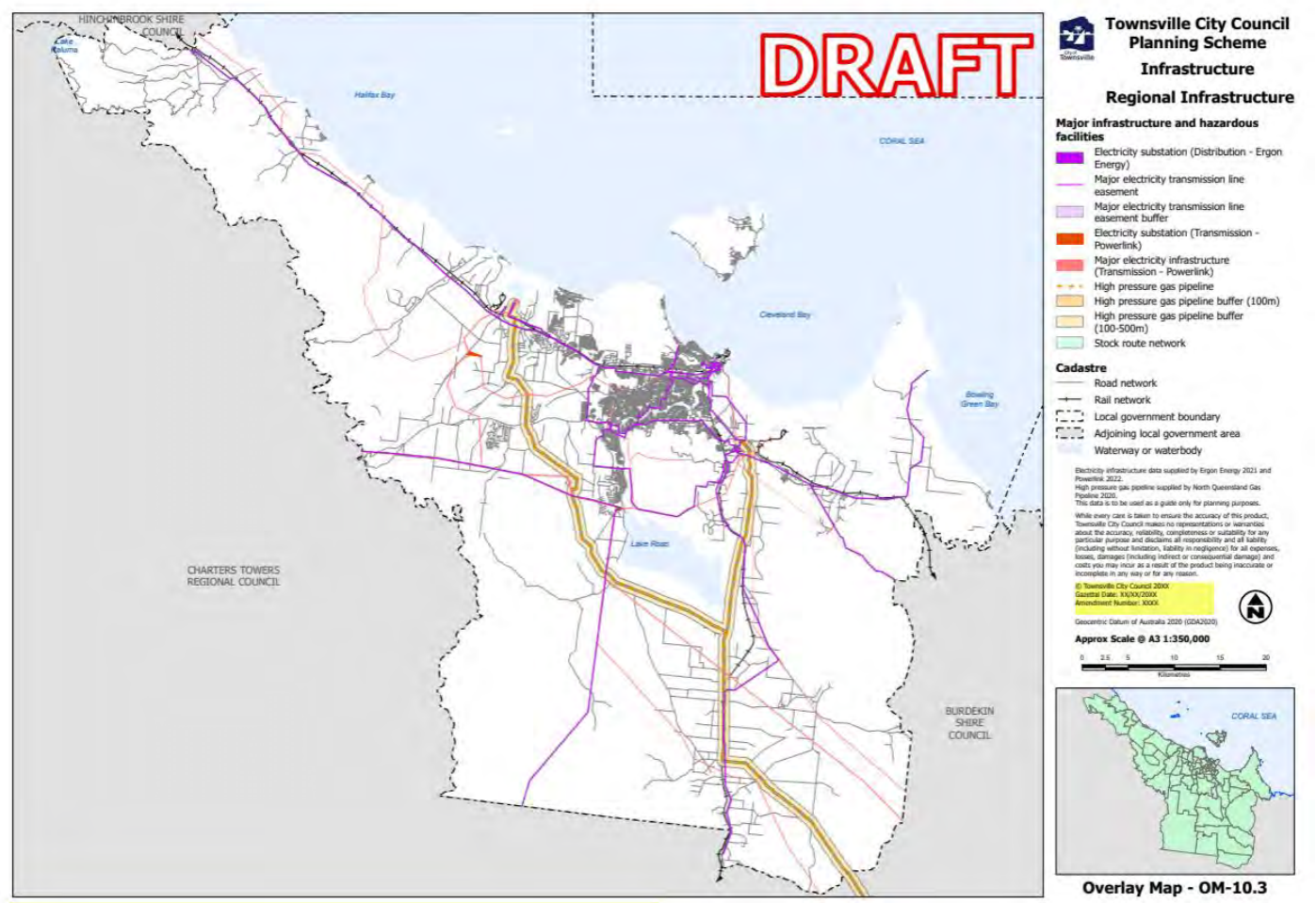
Regional infrastructure - Major Infrastructure and hazardous facilities Overlay Map OM-10.1



Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

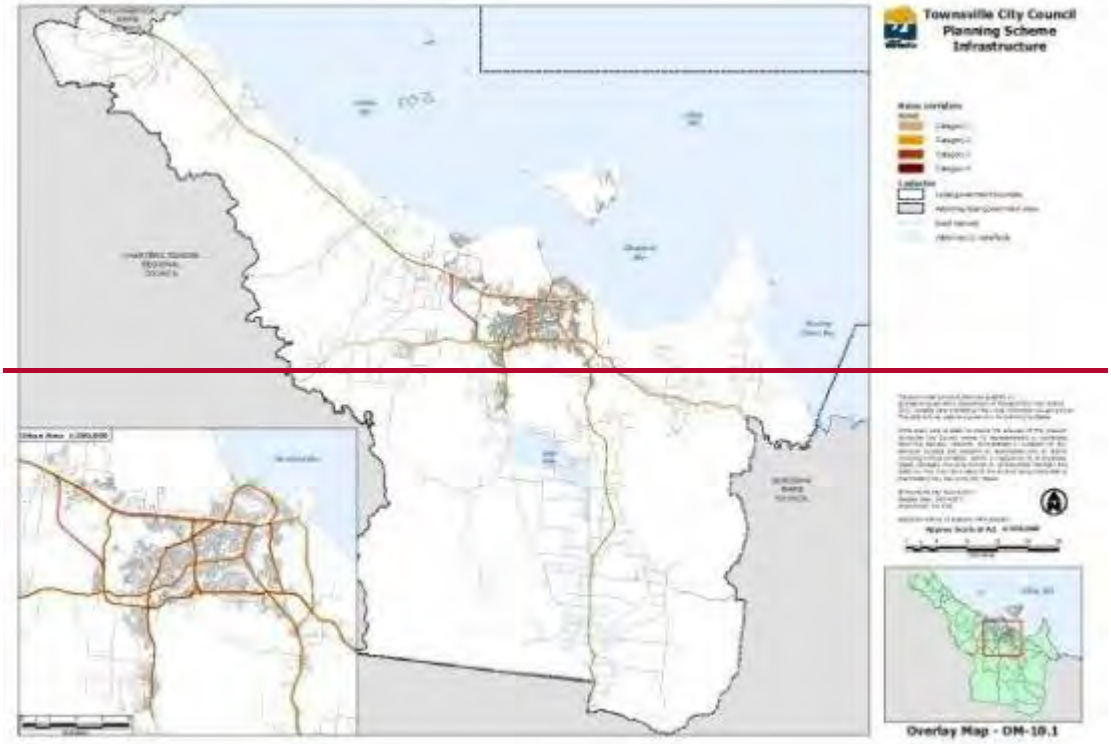
Regional infrastructure - Major Infrastructure and hazardous facilities Overlay Map OM-10.2

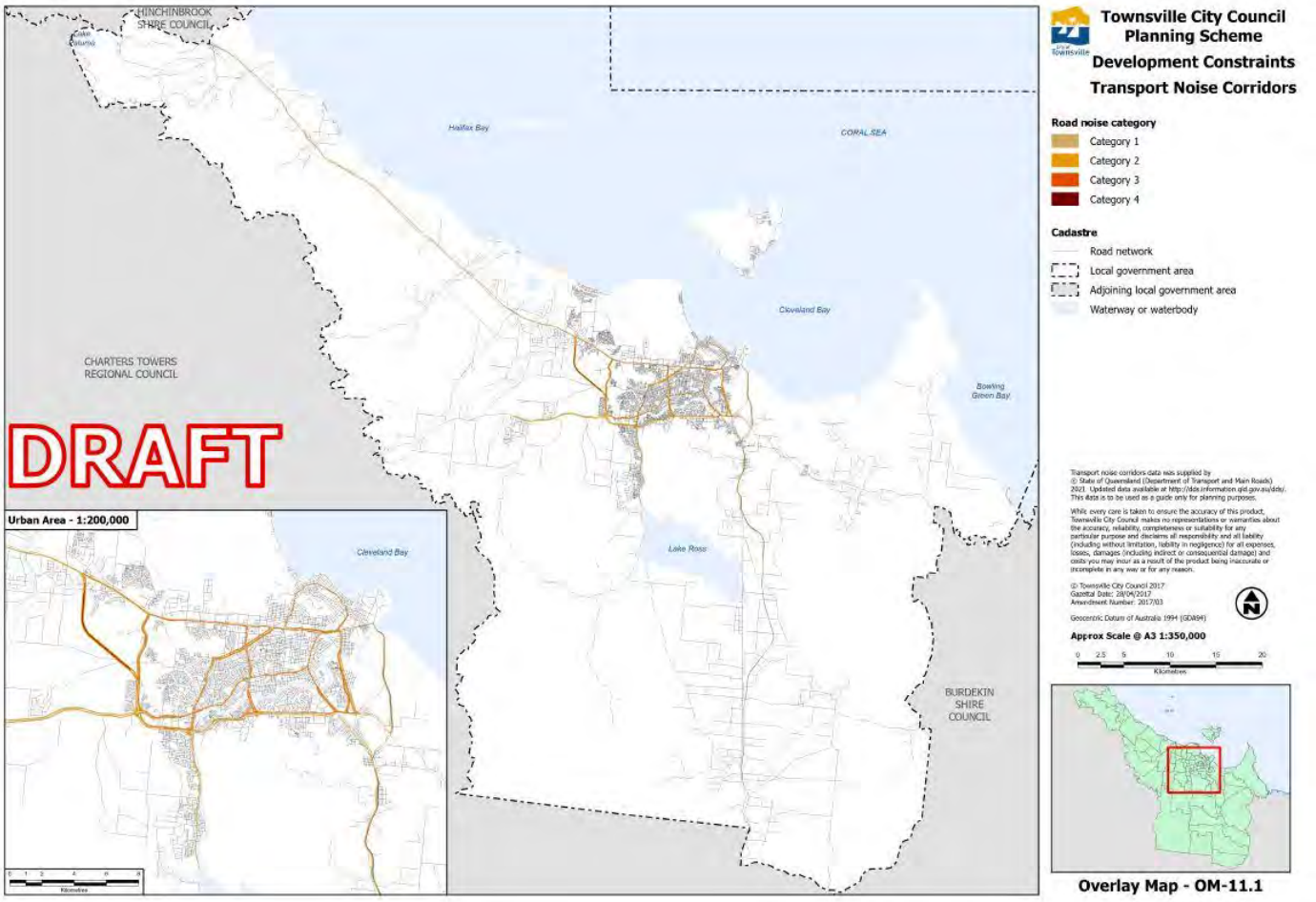


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Regional infrastructure - Major Infrastructure and hazardous facilities Overlay Map OM-10.3

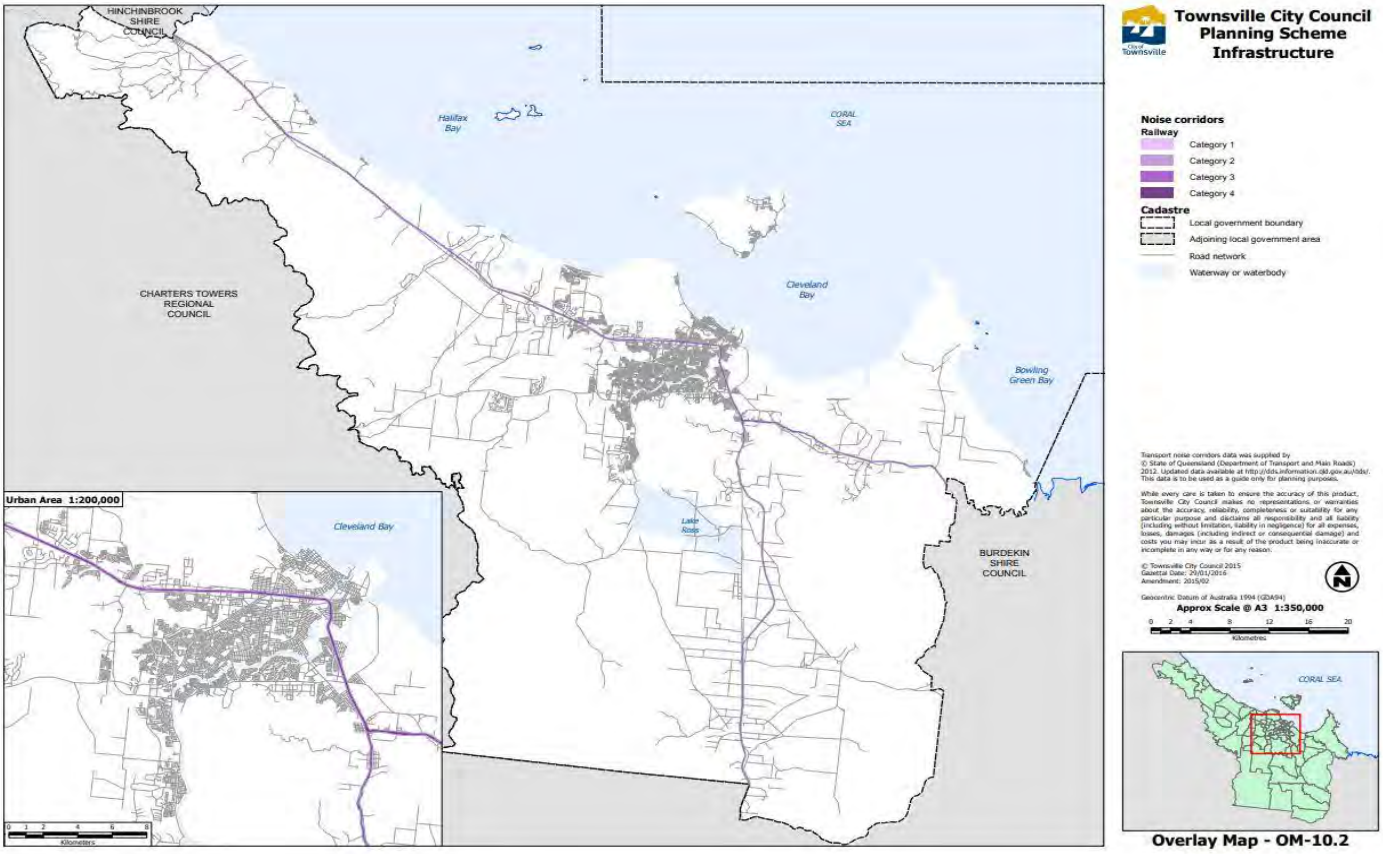


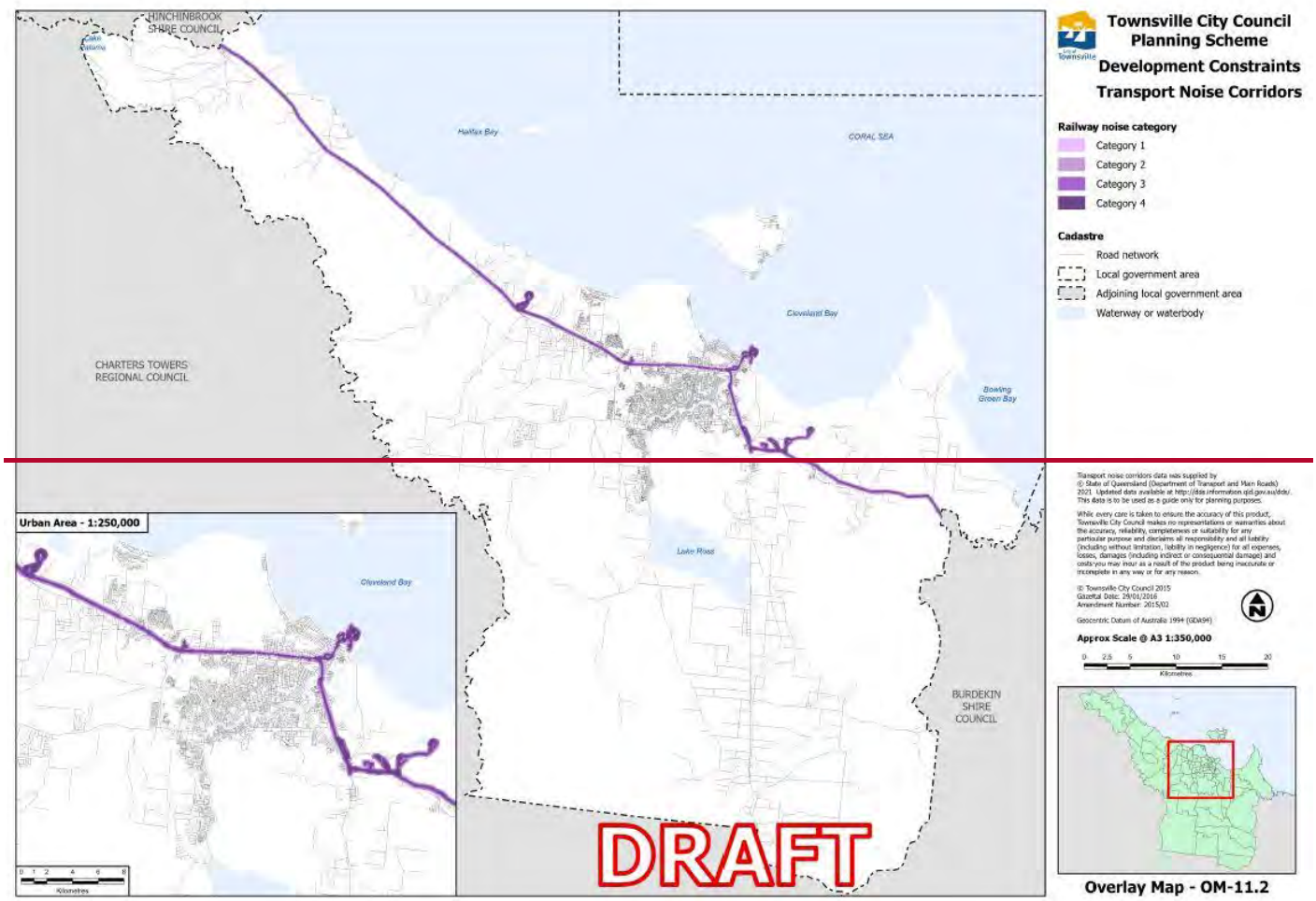


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

Infrastructure overlay map OM-11.1 (Noise corridors - Roads)


HINCHINBROOK SHIRE COUNCIL
Halifax Bay
CORAL SEA
CHARTERS TOWERS REGIONAL COUNCIL
Cleveland Bay
Bowling Green Bay
Lake Koko
BURDEKIN SHIRE COUNCIL
Urban Area 1:200,000
Cleveland Bay
Townsville City Council
Planning Scheme
Infrastructure
Noise corridors
Railway
Category 1
Category 2
Category 3
Category 4
Cadastre
Local government boundary
Adjoining local government area
Road network
Waterway or waterbody
Transport noise corridors data was supplied by
© State of Queensland (Department of Transport and Main Roads) 2012. Updated data available at http://dds.information.qld.gov.au/dds/.
This data is to be used as a guide only for planning purposes.
While every care is taken to ensure the accuracy of this product, Townsville City Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.
© Townsville City Council 2015
Gazettal Date: 29/01/2016
Amendment: 2015/02
Geocentric Datum of Australia 1994 (GDA94)
Approx Scale @ A3 1:350,000
Kilometres
CORAL SEA
Overlay Map - OM-10.2

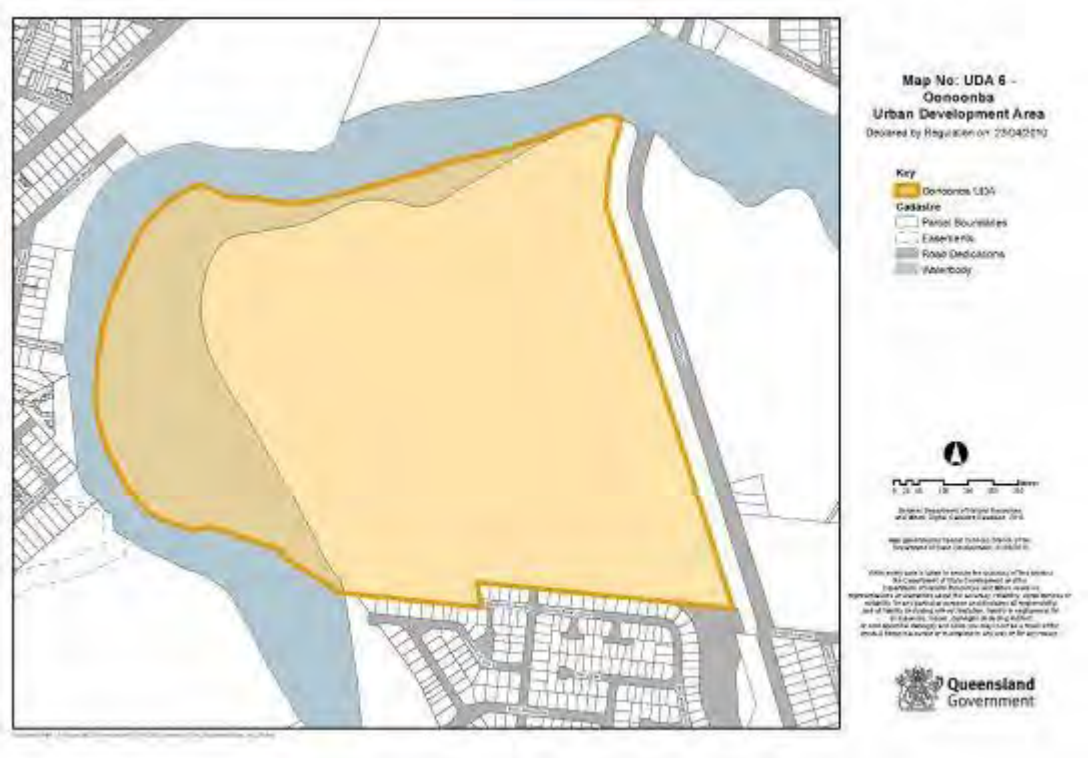


Click here to view PDF high resolution map.

Click here to access Council's interactive mapping service for the Townsville City Plan.

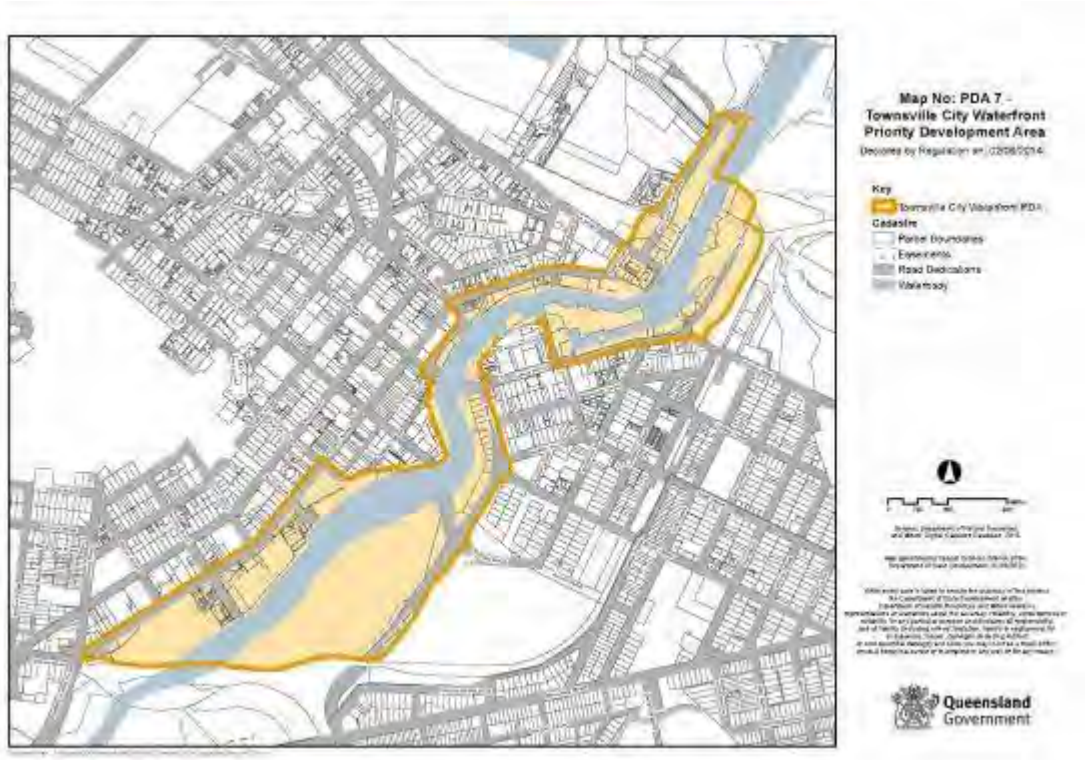
Infrastructure overlay map OM-11.2 (Noise corridors - Railway)

SC2.6 Other plans maps



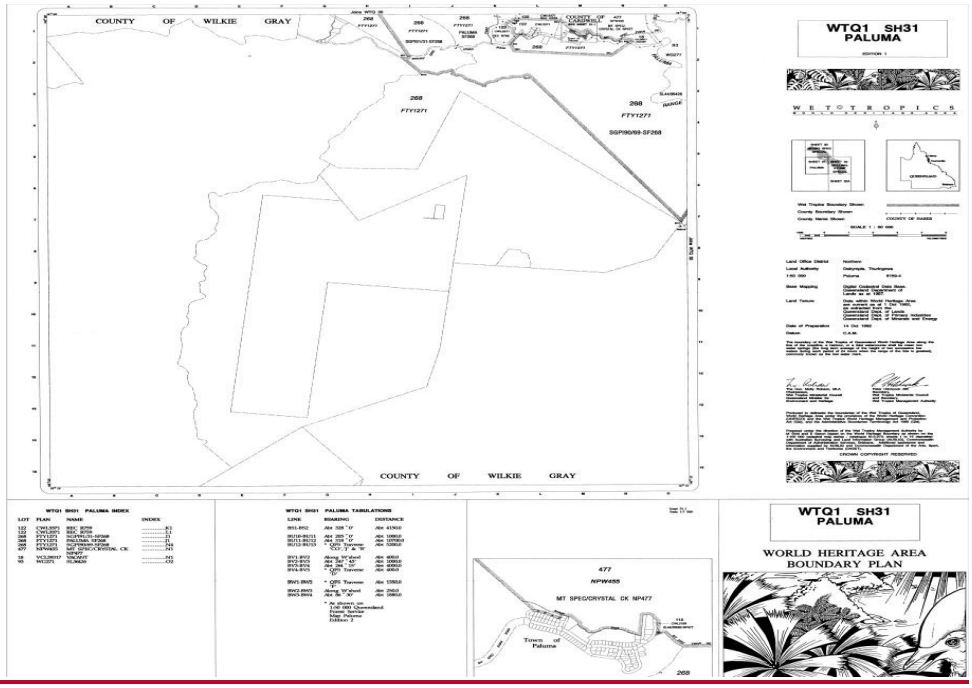
Click here to view PDF high resolution map.

Oonoonba Urban Development Area Development Scheme Map OPM-01 (Map 2 - Oonoonba Urban Development Area)

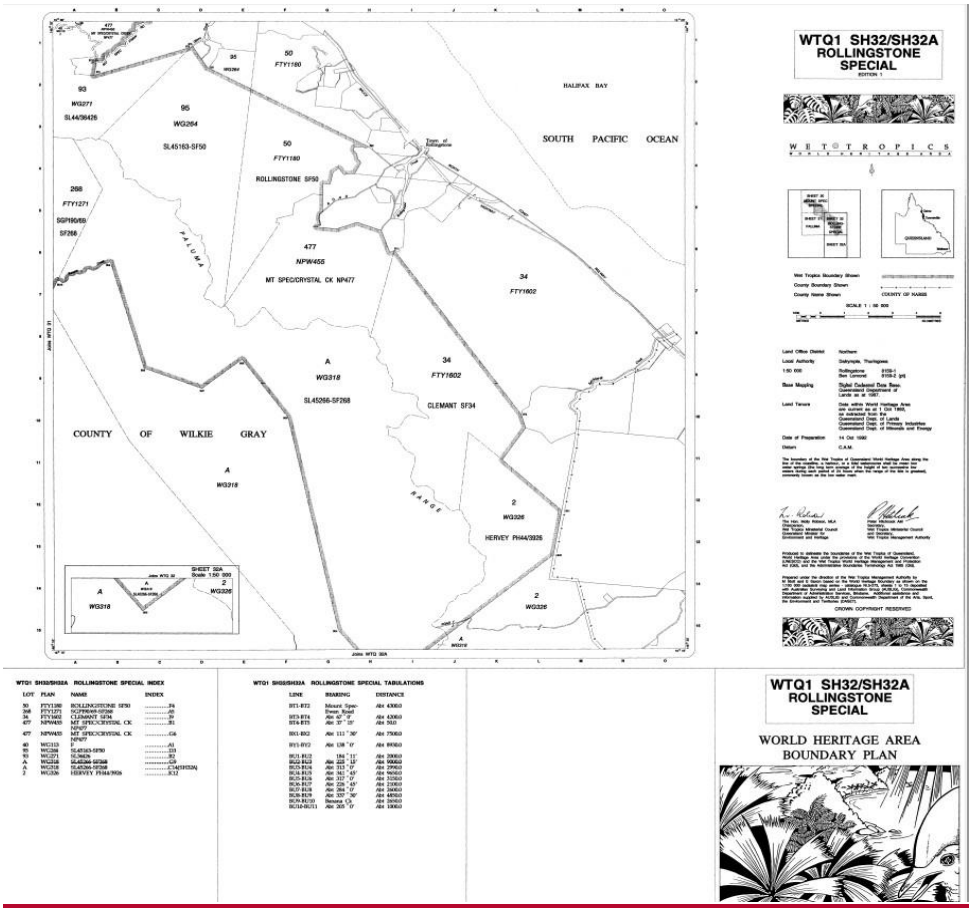


Click here to view PDF high resolution map

Townsville City Waterfront Priority Development Area OPM-02 (Map No. PDA 7 - Townsville City Waterfront Priority Development Area)



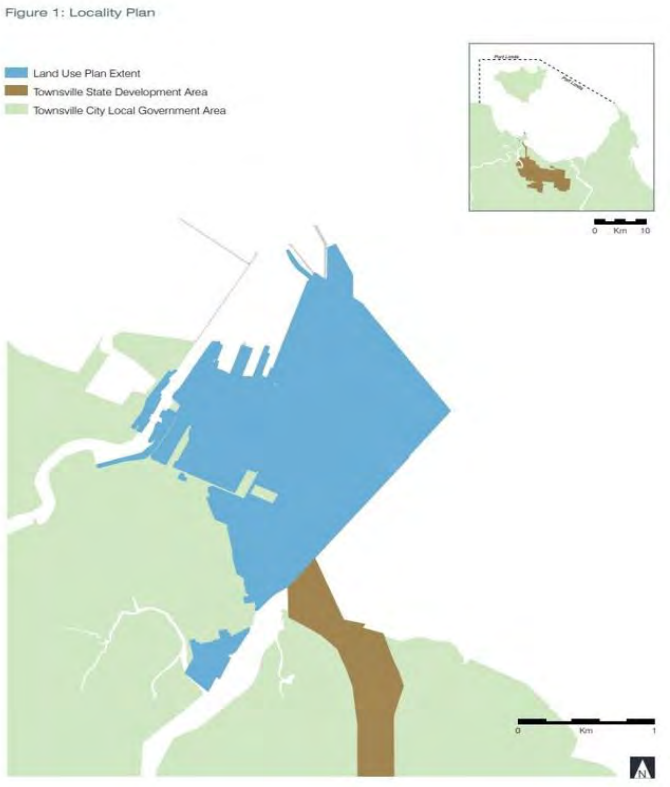
Wet Tropics Management Plan 1998 Boundary: WTQ1 SH31 Paluma World Heritage Area Boundary Plan



Wet Tropics Management Plan 1998 Boundary: WTQ1 SH32/SH32A Rollingstone Special World Heritage Area Boundary Plan

Figure 7.1 Townsville Airport Land Use Precincts

Townsville Airport Area OPM-06 (Figure 7.1 Townsville Land Use Precincts)



Port of Townsville Area OPM-05 (Figure 1 – Locality Plan)

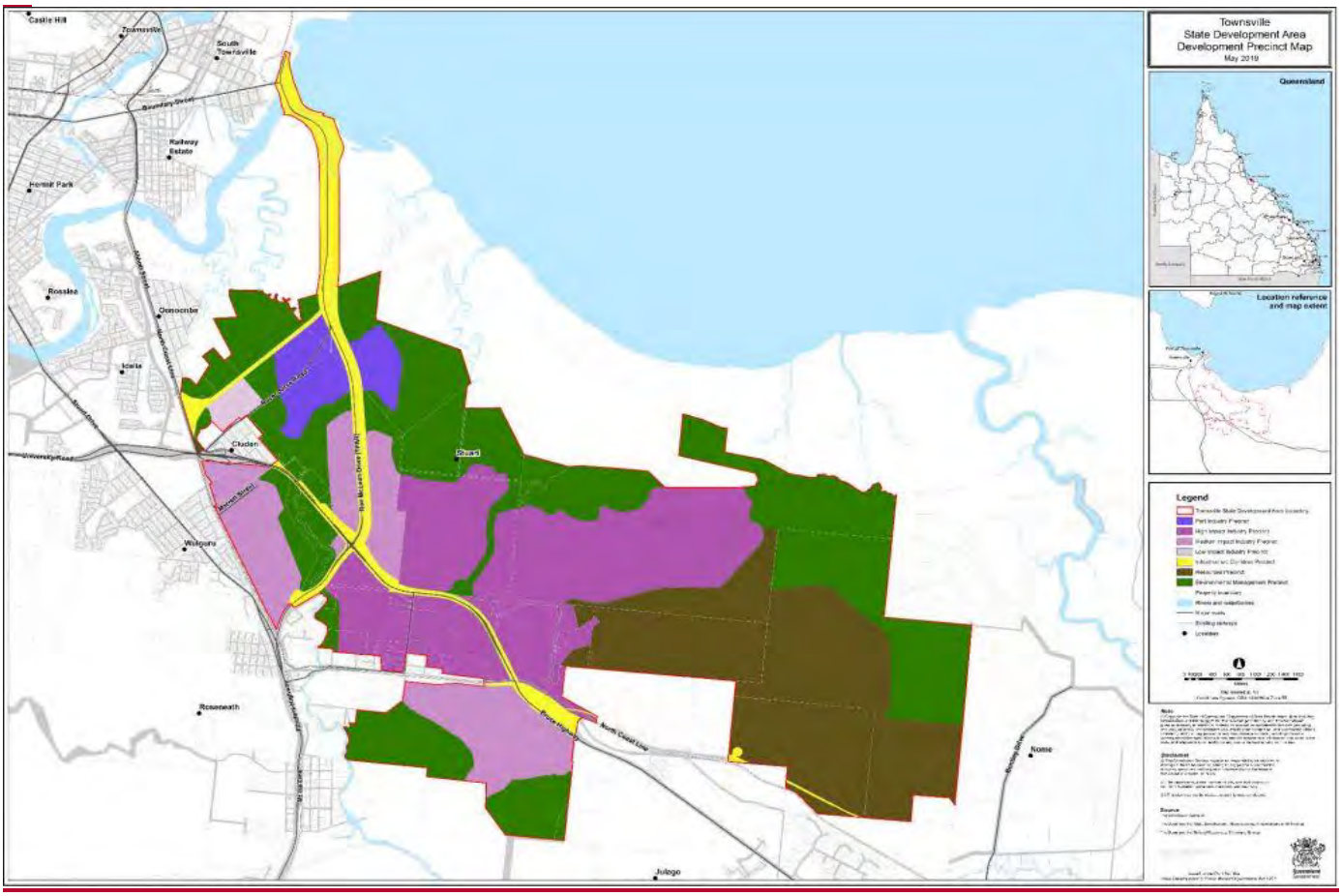


Figure 1 Boundary and development precincts of Townsville SDA

Townsville State Development Area OPM-06 (Figure 1 Boundary and development precincts of the Townsville State Development Area)

Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Planning assumption tables

Table SC3.1.1 - Existing and projected population

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected population					
Location	LRA		2011	2016	2021	2026	2031	FDS
City to Pallarenda	1	Single dwelling	9,790	9,709	9,926	10,015	10,164	15,094
City to Pallarenda	1	Multiple dwelling	9,122	9,722	10,044	11,026	12,188	21,451
City to Pallarenda	1	Other dwelling	416	435	445	481	517	572
City to Pallarenda	1	Total	19,329	19,865	20,415	21,522	22,869	37,117
South Townsville	2	Single dwelling	5,855	5,847	5,866	5,997	6,158	8,133
South Townsville	2	Multiple dwelling	2,963	3,932	4,062	4,148	4,251	6,948
South Townsville	2	Other dwelling	79	76	75	76	76	78
South Townsville	2	Total	8,897	9,855	10,003	10,221	10,485	15,159
Central Suburbs	3	Single dwelling	27,126	26,718	26,482	26,010	25,342	35,482
Central Suburbs	3	Multiple dwelling	7,452	7,477	7,411	7,279	7,092	18,732
Central Suburbs	3	Other dwelling	278	276	273	268	261	278
Central Suburbs	3	Total	34,856	34,471	34,166	33,557	32,696	54,492
Bohle Mt Louisa	4	Single dwelling	8,011	9,590	10,350	11,319	12,563	21,003
Bohle Mt Louisa	4	Multiple dwelling	125	275	297	387	525	2,352
Bohle Mt Louisa	4	Other dwelling	261	247	267	269	266	261
Bohle Mt Louisa	4	Total	8,397	10,112	10,914	11,975	13,354	23,616
Kirwan	5	Single dwelling	23,124	21,003	21,104	21,400	21,735	24,749
Kirwan	5	Multiple dwelling	1,461	1,376	1,383	1,402	1,424	6,496
Kirwan	5	Other dwelling	15	13	14	14	14	12
Kirwan	5	Total	24,600	22,393	22,500	22,815	23,173	31,257
Bohle Plains	6	Single dwelling	1,261	2,815	3,653	4,937	6,158	11,517
Bohle Plains	6	Multiple dwelling	17	82	131	222	318	1,767
Bohle Plains	6	Other dwelling	4	4	4	4	4	4
Bohle Plains	6	Total	1,281	2,901	3,788	5,163	6,480	13,288
Northern beaches	7	Single dwelling	10,508	15,986	19,274	25,870	33,630	53,196
Northern beaches	7	Multiple dwelling	272	582	730	1,231	1,959	8,864
Northern beaches	7	Other dwelling	71	64	72	71	70	71
Northern beaches	7	Total	10,851	16,631	20,075	27,173	35,658	62,131
North Rural	8	Single dwelling	-	-	-	-	-	-
North Rural	8	Multiple dwelling	-	-	-	-	-	-
North Rural	8	Other dwelling	-	-	-	-	-	-
North Rural	8	Total	-	-	-	-	-	-
South Rural	9	Single dwelling	-	-	-	-	-	-
South Rural	9	Multiple dwelling	-	-	-	-	-	-
South Rural	9	Other dwelling	-	-	-	-	-	-
South Rural	9	Total	-	-	-	-	-	-
Upper Ross	10	Single dwelling	17,668	17,255	18,048	19,125	20,975	28,532
Upper Ross	10	Multiple dwelling	778	933	976	1,095	1,752	12,482
Upper Ross	10	Other dwelling	158	144	151	158	157	160
Upper Ross	10	Total	18,604	18,332	19,174	20,378	22,884	41,174
Southern Suburbs	11	Single dwelling	25,305	23,100	23,721	24,808	26,447	35,700
Southern Suburbs	11	Multiple dwelling	2,270	2,569	2,639	2,759	2,942	4,656
Southern Suburbs	11	Other dwelling	402	746	767	802	855	3,273
Southern Suburbs	11	Total	27,978	26,416	27,126	28,369	30,243	43,629
Eastern Rural	12	Single dwelling	-	1,109	1,782	3,322	5,473	29,509
Eastern Rural	12	Multiple dwelling	1	105	243	581	960	1

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected population					
Location	LRA		2011	2016	2021	2026	2031	FDS
Eastern Rural	12	Other dwelling	41	40	46	43	43	41
Eastern Rural	12	Total	42	1,254	2,071	3,946	6,476	29,551
Magnetic Island	13	Single dwelling	1,609	3,319	3,479	3,617	3,739	5,332
Magnetic Island	13	Multiple dwelling	532	894	907	912	943	2,819
Magnetic Island	13	Other dwelling	40	40	40	39	41	40
Magnetic Island	13	Total	2,182	4,254	4,426	4,568	4,723	8,191
Inside priority infrastructure area (total)		Single dwelling	130,257	136,451	143,684	156,421	172,385	268,247
		Multiple dwelling	24,994	27,947	28,821	31,042	34,353	86,568
		Other dwelling	1,766	2,085	2,153	2,225	2,303	4,790
		Total	157,017	166,484	174,658	189,687	209,041	359,605
Outside priority infrastructure area (total)		Single dwelling	22,120	24,606	26,056	26,367	27,285	43,310
		Multiple dwelling	121	153	162	170	185	555
		Other dwelling	856	873	894	865	871	856
		Total	23,097	25,631	27,112	27,402	28,341	44,721
Townsville City Council Local Government Area		Single dwelling	152,377	161,057	169,740	182,788	199,670	311,557
		Multiple dwelling	25,115	28,100	28,982	31,212	34,538	87,123
		Other dwelling	2,622	2,958	3,048	3,090	3,174	5,646
		Total	180,114	192,115	201,770	217,089	237,382	404,326

Table SC3.1.2 - Existing and projected employment

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected employees					
Location	LRA		2011	2016	2021	2026	2031	FDS
City to Pallarenda	1	Retail	1,294	1,468	1,541	1,683	1,961	8,942
City to Pallarenda	1	Services	5,173	6,443	6,857	8,044	9,934	45,455
City to Pallarenda	1	Professional	7,908	8,634	9,093	10,082	11,657	40,854
City to Pallarenda	1	Industrial	2,562	2,440	2,530	2,578	2,632	3,049
City to Pallarenda	1	Other	354	362	376	396	432	1,485
City to Pallarenda	1	Total	17,292	19,348	20,398	22,783	26,617	99,785
South Townsville	2	Retail	802	827	862	944	1,089	5,366
South Townsville	2	Services	1,445	1,405	1,463	1,558	1,675	3,876
South Townsville	2	Professional	1,320	1,260	1,313	1,375	1,454	2,953
South Townsville	2	Industrial	1,863	1,915	2,006	2,154	2,281	3,320
South Townsville	2	Other	130	126	131	136	142	408
South Townsville	2	Total	5,559	5,534	5,776	6,166	6,641	15,923
Central Suburbs	3	Retail	3,632	3,710	3,858	4,016	4,292	7,569
Central Suburbs	3	Services	8,084	7,978	8,300	8,615	9,059	13,685
Central Suburbs	3	Professional	3,041	3,168	3,312	3,532	3,855	8,066
Central Suburbs	3	Industrial	2,172	2,102	2,184	2,246	2,318	2,737
Central Suburbs	3	Other	126	152	153	175	207	855
Central Suburbs	3	Total	17,055	17,111	17,808	18,585	19,730	32,912
Bohle Mt Louisa	4	Retail	3,819	3,684	3,821	3,904	4,039	12,982
Bohle Mt Louisa	4	Services	2,155	2,124	2,212	2,306	2,440	8,615
Bohle Mt Louisa	4	Professional	2,054	1,980	2,056	2,112	2,191	5,278
Bohle Mt Louisa	4	Industrial	7,489	7,819	8,222	8,985	10,017	40,971
Bohle Mt Louisa	4	Other	1,394	1,336	1,385	1,412	1,450	4,158
Bohle Mt Louisa	4	Total	16,911	16,943	17,695	18,719	20,138	72,004
Kirwan	5	Retail	1,587	1,672	1,741	1,832	1,983	3,638
Kirwan	5	Services	3,349	3,502	3,652	3,839	4,050	4,941
Kirwan	5	Professional	1,403	1,546	1,621	1,753	1,906	2,775
Kirwan	5	Industrial	652	614	636	644	650	654
Kirwan	5	Other	19	71	77	101	140	309

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected employees					
Location	LRA		2011	2016	2021	2026	2031	FDS
Kirwan	5	Total	7,010	7,405	7,728	8,168	8,729	12,317
Bohle Plains	6	Retail	26	27	29	31	34	2,312
Bohle Plains	6	Services	19	22	23	25	31	2,586
Bohle Plains	6	Professional	21	22	23	24	26	884
Bohle Plains	6	Industrial	90	116	125	155	197	10,833
Bohle Plains	6	Other	11	12	12	14	14	968
Bohle Plains	6	Total	168	198	211	249	302	17,583
Northern beaches	7	Retail	316	397	419	475	589	4,274
Northern beaches	7	Services	516	688	740	920	1,236	6,249
Northern beaches	7	Professional	200	256	274	331	420	2,000
Northern beaches	7	Industrial	363	461	495	603	742	2,323
Northern beaches	7	Other	11	32	34	49	78	1,068
Northern beaches	7	Total	1,405	1,835	1,962	2,377	3,066	15,914
North Rural	8	Retail	-	-	-	-	-	-
North Rural	8	Services	-	-	-	-	-	-
North Rural	8	Professional	-	-	-	-	-	-
North Rural	8	Industrial	-	-	-	-	-	-
North Rural	8	Other	-	-	-	-	-	-
North Rural	8	Total	-	-	-	-	-	-
South Rural	9	Retail	-	-	-	-	-	-
South Rural	9	Services	-	-	-	-	-	-
South Rural	9	Professional	-	-	-	-	-	-
South Rural	9	Industrial	-	-	-	-	-	-
South Rural	9	Other	-	-	-	-	-	-
South Rural	9	Total	-	-	-	-	-	-
Upper Ross	10	Retail	385	429	446	483	563	4,257
Upper Ross	10	Services	1,384	1,375	1,433	1,500	1,595	3,424
Upper Ross	10	Professional	374	399	419	458	522	2,251
Upper Ross	10	Industrial	507	478	495	499	504	520
Upper Ross	10	Other	32	41	42	51	62	426
Upper Ross	10	Total	2,683	2,722	2,835	2,991	3,247	10,878
Southern Suburbs	11	Retail	1,027	1,098	1,147	1,227	1,387	20,098
Southern Suburbs	11	Services	8,558	8,246	8,558	8,784	9,094	24,755
Southern Suburbs	11	Professional	4,883	4,696	4,876	5,004	5,179	14,620
Southern Suburbs	11	Industrial	2,761	2,975	3,140	3,507	4,009	25,873
Southern Suburbs	11	Other	126	161	167	193	244	6,828
Southern Suburbs	11	Total	17,356	17,176	17,889	18,715	19,914	92,174
Eastern Rural	12	Retail	7	7	11	66	271	1,959
Eastern Rural	12	Services	17	16	22	89	379	6,672
Eastern Rural	12	Professional	5	4	6	28	143	3,480
Eastern Rural	12	Industrial	38	36	38	42	160	116
Eastern Rural	12	Other	6	5	7	18	58	326
Eastern Rural	12	Total	74	69	83	244	1,011	12,553
Magnetic Island	13	Retail	126	119	123	125	126	805
Magnetic Island	13	Services	360	340	352	356	360	1,312
Magnetic Island	13	Professional	150	142	147	150	151	981
Magnetic Island	13	Industrial	155	146	151	153	156	307
Magnetic Island	13	Other	21	20	21	21	21	175
Magnetic Island	13	Total	813	767	794	804	814	3,580
		Retail	13,022	13,440	13,998	14,787	16,335	72,202

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected employees					
Location	LRA		2011	2016	2021	2026	2031	FDS
Inside priority infrastructure area (total)		Services	31,061	32,138	33,611	36,035	39,852	121,570
		Professional	21,359	22,108	23,141	24,848	27,504	84,142
		Industrial	18,652	19,103	20,022	21,565	23,666	90,703
		Other	2,230	2,319	2,406	2,565	2,850	17,006
		Total	86,325	89,107	93,178	99,801	110,208	385,623
Outside priority infrastructure area (total)		Retail	171	205	214	236	287	8,412
		Services	740	751	783	832	901	6,948
		Professional	583	586	611	645	696	4,253
		Industrial	1,800	2,049	2,169	2,496	2,920	7,882
		Other	438	440	456	479	513	4,917
		Total	3,732	4,030	4,234	4,689	5,317	32,412
Townsville City Council Local Government Area		Retail	13,193	13,644	14,213	15,023	16,623	80,614
		Services	31,801	32,889	34,395	36,867	40,754	128,518
		Professional	21,943	22,693	23,752	25,493	28,200	88,395
		Industrial	20,452	21,152	22,191	24,061	26,586	98,585
		Other	2,668	2,759	2,862	3,045	3,362	21,923
		Total	90,057	93,137	97,412	104,489	115,525	418,035

Table SC3.1.3 - Existing and projected residential dwellings

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected dwellings					
Location	LRA		2011	2016	2021	2026	2031	FDS
City to Pallarenda	1	Single dwelling	3,761	3,840	3,853	3,970	4,138	5,391
City to Pallarenda	1	Multiple dwelling	5,068	5,488	5,549	6,087	6,756	11,917
City to Pallarenda	1	Other dwelling	231	245	246	265	287	318
City to Pallarenda	1	Total	9,060	9,574	9,648	10,323	11,181	17,626
South Townsville	2	Single dwelling	2,187	2,345	2,377	2,419	2,507	2,905
South Townsville	2	Multiple dwelling	1,646	2,171	2,248	2,280	2,347	3,860
South Townsville	2	Other dwelling	44	42	42	42	42	43
South Townsville	2	Total	3,877	4,558	4,667	4,741	4,896	6,808
Central Suburbs	3	Single dwelling	10,179	10,273	10,273	10,273	10,273	12,672
Central Suburbs	3	Multiple dwelling	4,140	4,193	4,193	4,193	4,193	10,407
Central Suburbs	3	Other dwelling	155	155	155	155	155	154
Central Suburbs	3	Total	14,474	14,620	14,620	14,620	14,620	23,233
Bohle Mt Louisa	4	Single dwelling	2,776	3,603	3,603	3,952	4,487	7,501
Bohle Mt Louisa	4	Multiple dwelling	69	161	161	208	284	1,307
Bohle Mt Louisa	4	Other dwelling	145	145	145	145	144	145
Bohle Mt Louisa	4	Total	2,990	3,909	3,909	4,305	4,916	8,953
Kirwan	5	Single dwelling	8,149	8,286	8,286	8,286	8,286	8,839
Kirwan	5	Multiple dwelling	812	842	842	842	842	3,609
Kirwan	5	Other dwelling	8	8	8	8	8	7
Kirwan	5	Total	8,969	9,136	9,136	9,136	9,136	12,454
Bohle Plains	6	Single dwelling	390	959	1,305	1,748	2,210	4,113
Bohle Plains	6	Multiple dwelling	9	48	78	120	171	982
Bohle Plains	6	Other dwelling	2	2	2	2	2	2
Bohle Plains	6	Total	402	1,009	1,386	1,871	2,383	5,097
Northern beaches	7	Single dwelling	3,517	6,279	6,635	9,095	12,324	18,999
Northern beaches	7	Multiple dwelling	151	361	395	659	1,064	4,924
Northern beaches	7	Other dwelling	39	39	39	38	38	39
Northern beaches	7	Total	3,708	6,679	7,069	9,792	13,425	23,962
North Rural	8	Single dwelling	-	-	-	-	-	-
North Rural	8	Multiple dwelling	-	-	-	-	-	-

North Rural	8	Other dwelling	-	-	-	-	-	-
North Rural	8	Total	-	-	-	-	-	-
South Rural	9	Single dwelling	-	-	-	-	-	-
South Rural	9	Multiple dwelling	-	-	-	-	-	-
South Rural	9	Other dwelling	-	-	-	-	-	-
South Rural	9	Total	-	-	-	-	-	-
Upper Ross	10	Single dwelling	6,156	6,697	6,697	6,829	7,786	10,190
Upper Ross	10	Multiple dwelling	432	566	566	607	968	6,934
Upper Ross	10	Other dwelling	88	88	88	87	87	89
Upper Ross	10	Total	6,676	7,351	7,351	7,523	8,841	17,213
Southern Suburbs	11	Single dwelling	8,952	9,555	9,555	9,555	9,555	12,750
Southern Suburbs	11	Multiple dwelling	1,261	1,643	1,643	1,643	1,643	2,587
Southern Suburbs	11	Other dwelling	223	477	477	477	477	1,818
Southern Suburbs	11	Total	10,437	11,676	11,676	11,676	11,676	17,155
Eastern Rural	12	Single dwelling	-	443	673	1,189	1,986	10,539
Eastern Rural	12	Multiple dwelling	1	65	153	304	512	1
Eastern Rural	12	Other dwelling	23	23	23	23	23	23
Eastern Rural	12	Total	24	530	849	1,516	2,521	10,562
Magnetic Island	13	Single dwelling	660	1,362	1,438	1,519	1,519	1,904
Magnetic Island	13	Multiple dwelling	296	477	488	499	499	1,566
Magnetic Island	13	Other dwelling	22	21	21	21	21	22
Magnetic Island	13	Total	978	1,861	1,948	2,039	2,039	3,493
Inside priority infrastructure area (total)		Single dwelling	46,728	53,641	54,696	58,836	65,071	95,803
		Multiple dwelling	13,885	16,017	16,318	17,442	19,279	48,093
		Other dwelling	981	1,246	1,246	1,264	1,284	2,661
		Total	61,595	70,904	72,260	77,542	85,635	146,557
Outside priority infrastructure area (total)		Single dwelling	8,159	9,975	10,049	10,294	10,671	15,468
		Multiple dwelling	67	84	85	91	99	308
		Other dwelling	476	474	474	472	472	476
		Total	8,702	10,533	10,607	10,857	11,241	16,252
Townsville City Council Local Government Area		Single dwelling	54,888	63,616	64,745	69,130	75,742	111,270
		Multiple dwelling	13,953	16,101	16,403	17,533	19,378	48,402
		Other dwelling	1,457	1,720	1,719	1,736	1,756	3,137
		Total	70,297	81,437	82,867	88,399	96,876	162,809

Table SC3.1.4 - Existing and projected non-residential floorspace (m2 GFA)

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected non-residential floorspace					
Location	LRA		2011	2016	2021	2026	2031	FDS
City to Pallarenda	1	Retail	45,291	51,390	53,920	58,919	68,641	312,970
City to Pallarenda	1	Services	87,946	109,529	116,572	136,744	168,874	772,735
City to Pallarenda	1	Professional	142,353	155,416	163,681	181,473	209,824	735,372
City to Pallarenda	1	Industrial	230,542	219,600	227,711	232,030	236,910	274,410
City to Pallarenda	1	Other	7,086	7,244	7,527	7,924	8,649	29,700
City to Pallarenda	1	Total	513,218	543,179	569,410	617,090	692,897	2,125,187
South Townsville	2	Retail	28,069	28,941	30,183	33,048	38,123	187,810
South Townsville	2	Services	24,558	23,888	24,863	26,478	28,474	65,892
South Townsville	2	Professional	23,756	22,676	23,640	24,747	26,164	53,154
South Townsville	2	Industrial	167,627	172,390	180,568	193,847	205,296	298,800
South Townsville	2	Other	2,595	2,530	2,628	2,712	2,836	8,160
South Townsville	2	Total	246,604	250,424	261,882	280,832	300,893	613,816
Central Suburbs	3	Retail	127,134	129,866	135,039	140,557	150,219	264,915
Central Suburbs	3	Services	137,430	135,628	141,094	146,463	153,999	232,645
Central Suburbs	3	Professional	54,735	57,022	59,622	63,576	69,382	145,188
Central Suburbs	3	Industrial	195,463	189,200	196,565	202,183	208,587	246,330
Central Suburbs	3	Other	2,516	3,048	3,066	3,493	4,143	17,100

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected non-residential floorspace					
Location	LRA		2011	2016	2021	2026	2031	FDS
Central Suburbs	3	Total	517,278	514,764	535,387	556,272	586,330	906,178
Bohle Mt Louisa	4	Retail	133,654	128,941	133,722	136,651	141,375	454,370
Bohle Mt Louisa	4	Services	36,641	36,105	37,600	39,197	41,488	146,455
Bohle Mt Louisa	4	Professional	36,968	35,638	37,010	38,018	39,437	95,004
Bohle Mt Louisa	4	Industrial	674,032	703,680	739,951	808,626	901,573	3,687,390
Bohle Mt Louisa	4	Other	27,882	26,722	27,692	28,244	29,001	83,160
Bohle Mt Louisa	4	Total	909,176	931,086	975,975	1,050,735	1,152,874	4,466,379
Kirwan	5	Retail	55,544	58,517	60,947	64,123	69,411	127,330
Kirwan	5	Services	56,932	59,527	62,087	65,255	68,845	83,997
Kirwan	5	Professional	25,259	27,829	29,183	31,546	34,315	49,950
Kirwan	5	Industrial	58,706	55,277	57,249	57,952	58,466	58,860
Kirwan	5	Other	375	1,419	1,540	2,018	2,800	6,180
Kirwan	5	Total	196,816	202,568	211,007	220,893	233,837	326,317
Bohle Plains	6	Retail	918	959	1,005	1,082	1,188	80,920
Bohle Plains	6	Services	328	368	386	431	519	43,962
Bohle Plains	6	Professional	382	388	405	432	476	15,912
Bohle Plains	6	Industrial	8,085	10,425	11,257	13,947	17,690	974,970
Bohle Plains	6	Other	225	231	245	276	290	19,360
Bohle Plains	6	Total	9,938	12,370	13,299	16,168	20,163	1,135,124
Northern beaches	7	Retail	11,072	13,899	14,652	16,630	20,612	149,590
Northern beaches	7	Services	8,766	11,694	12,575	15,640	21,014	106,233
Northern beaches	7	Professional	3,593	4,615	4,939	5,955	7,564	36,000
Northern beaches	7	Industrial	32,667	41,518	44,576	54,229	66,811	209,070
Northern beaches	7	Other	210	637	685	974	1,565	21,360
Northern beaches	7	Total	56,309	72,364	77,426	93,428	117,566	522,253
North Rural	8	Retail	-	-	-	-	-	-
North Rural	8	Services	-	-	-	-	-	-
North Rural	8	Professional	-	-	-	-	-	-
North Rural	8	Industrial	-	-	-	-	-	-
North Rural	8	Other	-	-	-	-	-	-
North Rural	8	Total	-	-	-	-	-	-
South Rural	9	Retail	-	-	-	-	-	-
South Rural	9	Services	-	-	-	-	-	-
South Rural	9	Professional	-	-	-	-	-	-
South Rural	9	Industrial	-	-	-	-	-	-
South Rural	9	Other	-	-	-	-	-	-
South Rural	9	Total	-	-	-	-	-	-
Upper Ross	10	Retail	13,484	15,016	15,622	16,906	19,720	148,995
Upper Ross	10	Services	23,535	23,373	24,359	25,500	27,113	58,208
Upper Ross	10	Professional	6,735	7,181	7,540	8,244	9,400	40,518
Upper Ross	10	Industrial	45,638	43,015	44,515	44,926	45,370	46,800
Upper Ross	10	Other	637	819	849	1,017	1,248	8,520
Upper Ross	10	Total	90,029	89,403	92,885	96,593	102,851	303,041
Southern Suburbs	11	Retail	35,937	38,440	40,154	42,935	48,534	703,430
Southern Suburbs	11	Services	145,493	140,181	145,493	149,330	154,605	420,835
Southern Suburbs	11	Professional	87,899	84,537	87,763	90,068	93,228	263,160
Southern Suburbs	11	Industrial	248,526	267,733	282,614	315,624	360,848	2,328,570
Southern Suburbs	11	Other	2,521	3,216	3,340	3,868	4,888	136,560
Southern Suburbs	11	Total	520,377	534,108	559,364	601,824	662,104	3,852,555
Eastern Rural	12	Retail	262	247	368	2,316	9,496	68,565
Eastern Rural	12	Services	296	278	381	1,512	6,435	113,424
Eastern Rural	12	Professional	84	79	111	508	2,568	62,640

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected non-residential floorspace					
Location	LRA		2011	2016	2021	2026	2031	FDS
Eastern Rural	12	Industrial	3,462	3,259	3,383	3,778	14,420	10,440
Eastern Rural	12	Other	115	109	132	369	1,160	6,520
Eastern Rural	12	Total	4,218	3,972	4,375	8,484	34,079	261,589
Magnetic Island	13	Retail	4,419	4,172	4,321	4,376	4,415	28,175
Magnetic Island	13	Services	6,119	5,774	5,978	6,046	6,123	22,304
Magnetic Island	13	Professional	2,705	2,557	2,651	2,694	2,718	17,658
Magnetic Island	13	Industrial	13,939	13,139	13,600	13,752	13,999	27,630
Magnetic Island	13	Other	428	405	412	414	417	3,500
Magnetic Island	13	Total	27,610	26,047	26,962	27,282	27,672	99,267
Inside priority infrastructure area (total)		Retail	455,785	470,388	489,933	517,543	571,734	2,527,070
		Services	528,042	546,346	571,389	612,596	677,489	2,066,690
		Professional	384,470	397,937	416,546	447,261	495,074	1,514,556
		Industrial	1,678,685	1,719,236	1,801,990	1,940,893	2,129,970	8,163,270
		Other	44,592	46,379	48,115	51,308	56,997	340,120
		Total	3,091,573	3,180,286	3,327,973	3,569,602	3,931,264	14,611,706
Outside priority infrastructure area (total)		Retail	5,978	7,168	7,505	8,277	10,054	294,420
		Services	12,573	12,760	13,319	14,142	15,323	118,116
		Professional	10,502	10,543	10,992	11,606	12,532	76,554
		Industrial	162,005	184,408	195,220	224,627	262,798	709,380
		Other	8,766	8,804	9,127	9,589	10,250	98,340
		Total	199,824	223,682	236,162	268,242	310,957	1,296,810
Townsville City Council Local Government Area		Retail	461,763	477,555	497,438	525,820	581,788	2,821,490
		Services	540,616	559,105	584,707	626,738	692,812	2,184,806
		Professional	394,972	408,480	427,538	458,868	507,606	1,591,110
		Industrial	1,840,690	1,903,644	1,997,210	2,165,521	2,392,768	8,872,650
		Other	53,358	55,183	57,242	60,897	67,247	438,460
		Total	3,291,397	3,403,968	3,564,135	3,837,844	4,242,222	15,908,516

Table SC3.1.5 - Existing and projected education enrolments

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected enrolments					
Location	LRA		2011	2016	2021	2026	2031	FDS
City to Pallarenda	1	Pre & primary	1407	1329	1333	1338	1351	1533
City to Pallarenda	1	Secondary	1365	1305	1367	1386	1466	1571
City to Pallarenda	1	Tertiary	0	0	0	0	0	0
City to Pallarenda	1	Total	2772	2634	2700	2724	2816	3104
South Townsville	2	Pre & primary	272	243	232	235	241	278
South Townsville	2	Secondary	675	790	786	811	835	980
South Townsville	2	Tertiary	0	0	0	0	0	0
South Townsville	2	Total	947	1033	1018	1047	1076	1258
Central Suburbs	3	Pre & primary	6057	5467	5438	5528	5858	6987
Central Suburbs	3	Secondary	4347	4285	4405	4476	4638	5012
Central Suburbs	3	Tertiary	1340	1418	1488	1604	1746	1855
Central Suburbs	3	Total	11744	11170	11330	11607	12242	13854
Bohle Mt Louisa	4	Pre & primary	563	509	815	1114	1218	1470
Bohle Mt Louisa	4	Secondary	279	301	324	332	364	600
Bohle Mt Louisa	4	Tertiary	420	444	466	503	547	582
Bohle Mt Louisa	4	Total	1262	1254	1606	1948	2129	2652
Kirwan	5	Pre & primary	2713	2393	2386	2458	2561	3015
Kirwan	5	Secondary	3144	2864	2837	2902	2962	3044
Kirwan	5	Tertiary	0	0	0	0	0	0
Kirwan	5	Total	5857	5258	5223	5360	5523	6059

Column 1		Column 2	Column 3					
Projection area		LGIP development type	Existing and projected enrolments					
Location	LRA		2011	2016	2021	2026	2031	FDS
Bohle Plains	6	Pre & primary	0	1083	1138	1231	1336	1550
Bohle Plains	6	Secondary	0	0	0	0	0	0
Bohle Plains	6	Tertiary	0	0	0	0	0	0
Bohle Plains	6	Total	0	1083	1138	1231	1336	1550
Northern beaches	7	Pre & primary	889	1387	1574	1820	1841	2127
Northern beaches	7	Secondary	495	821	901	1022	1146	1667
Northern beaches	7	Tertiary	0	0	0	0	0	0
Northern beaches	7	Total	1384	2208	2475	2843	2987	3793
North Rural	8	Pre & primary	0	0	0	0	0	0
North Rural	8	Secondary	0	0	0	0	0	0
North Rural	8	Tertiary	0	0	0	0	0	0
North Rural	8	Total	0	0	0	0	0	0
South Rural	9	Pre & primary	0	0	0	0	0	0
South Rural	9	Secondary	0	0	0	0	0	0
South Rural	9	Tertiary	0	0	0	0	0	0
South Rural	9	Total	0	0	0	0	0	0
Upper Ross	10	Pre & primary	2309	2075	2103	2189	2249	2693
Upper Ross	10	Secondary	739	769	792	845	882	1076
Upper Ross	10	Tertiary	0	0	0	0	0	0
Upper Ross	10	Total	3048	2844	2895	3034	3132	3769
Southern Suburbs	11	Pre & primary	3340	2963	3013	3165	3328	3823
Southern Suburbs	11	Secondary	1154	1099	1107	1163	1290	1931
Southern Suburbs	11	Tertiary	12015	12712	13338	14378	15657	16832
Southern Suburbs	11	Total	16509	16774	17458	18706	20274	22585
Eastern Rural	12	Pre & primary	0	0	290	402	572	650
Eastern Rural	12	Secondary	0	0	294	688	863	1267
Eastern Rural	12	Tertiary	0	0	0	0	0	0
Eastern Rural	12	Total	0	0	583	1090	1435	1917
Magnetic Island	13	Pre & primary	164	283	283	283	283	283
Magnetic Island	13	Secondary	0	0	0	0	0	0
Magnetic Island	13	Tertiary	0	0	0	0	0	0
Magnetic Island	13	Total	164	283	283	283	283	283
Inside priority infrastructure area (total)		Pre & primary	17714	17731	18605	19764	20837	24408
		Secondary	12198	12235	12813	13625	14447	17148
		Tertiary	13775	14574	15292	16484	17950	19269
		Total	43687	44540	46710	49873	53234	60824
Outside priority infrastructure area (total)		Pre & primary	998	998	1011	1044	1088	1254
		Secondary	694	669	701	710	753	800
		Tertiary	0	0	0	0	0	0
		Total	1692	1667	1711	1754	1842	2054
Townsville City Council Local Government Area		Pre & primary	18712	18730	19615	20807	21926	25662
		Secondary	12892	12904	13514	14335	15200	17948
		Tertiary	13775	14574	15292	16484	17950	19269
		Total	45379	46208	48421	51627	55076	62879

Table SC3.1.6a - Planned demand generation rate for a trunk infrastructure network
(Lots less than threshold)

Column 1 – Area			Column 2 (n/a)	Column 3 – Planned density			Column 4 - Demand generation rate for a trunk infrastructure network (per net developable Ha)				
Zone	Zone	Precinct		Plot ratio (Non-residential)	Plot ratio (Residential)	Dwelling density (no./Ha)	Water (EP)	Sewerage (EP)	Roads (trip ends/day)	Pathways (trip ends/day)	Parks (ERP)
CF	Community Facilities	All		-	-	-	-	-	-	-	-
CR	Character Residential	All		-	-	16.7	46.7	46.7	121.2	7.2	47.8
DC	District Centre	All		0.45	-	-	81.6	103.5	1,128.5	13.2	-
EC	Emerging Communities	MCF2		0.35	-	-	63.5	80.5	877.7	10.2	-
EC	Emerging Communities	MCNS		0.80	-	-	145.1	184.0	2,006.1	23.4	-
EC	Emerging Communities	Other		0.50	0.50	21.5	56.8	57.3	181.0	9.7	56.4
HDR	High Density Residential	PS		6.90	6.90	590.6	1,273.2	1,335.7	4,694.2	265.8	1,063.2
HDR	High Density Residential	Other		1.08	1.08	80.0	164.1	168.2	694.3	36.5	144.0
HII	High Impact Industry	All		0.65	-	-	9.5	9.7	687.0	7.0	-
LC	Local Centre	All		0.45	-	-	81.6	103.5	1,128.5	13.2	-
LDR	Low Density Residential	MCF1		0.35	-	-	63.5	80.5	877.7	10.2	-
LDR	Low Density Residential	MHF1		0.53	-	-	66.6	81.1	2,026.9	24.4	-
LDR	Low Density Residential	RRRC		0.50	0.50	20.9	57.1	57.4	165.1	9.3	57.7
LDR	Low Density Residential	ST		-	-	10.0	28.0	28.0	72.7	4.3	28.7
LDR	Low Density Residential	Other		0.50	0.50	21.0	57.0	57.2	156.6	9.2	58.0
LII	Low Impact Industry	All		0.56	-	-	35.6	44.0	871.5	9.5	-
MC	Major Centre	ACC		0.80	1.80	36.0	180.9	212.0	1,777.7	33.6	64.8
MC	Major Centre	ACF		0.50	-	-	90.7	115.0	1,253.8	14.6	-
MC	Major Centre	HPMC(MCC)		0.80	-	-	145.1	184.0	2,006.1	23.4	-
MC	Major Centre	HPMC(Other)		0.80	-	-	145.1	184.0	2,006.1	23.4	-
MC	Major Centre	MCF3		0.35	-	-	63.5	80.5	877.7	10.2	-
MC	Major Centre	TCMC(TD)		0.73	0.73	21.9	132.1	157.0	1,386.5	24.0	39.4
MC	Major Centre	TCMC(TCS)		0.73	0.73	21.9	132.1	157.0	1,386.5	24.0	39.4
MC	Major Centre	Other		0.80	1.80	18.0	163.0	198.0	1,891.9	28.5	32.4
MDR	Medium Density Residential	AV		1.97	1.97	137.9	355.4	384.2	2,144.0	74.3	248.2
MDR	Medium Density Residential	AMD		0.35	2.24	221.3	398.9	399.0	1,072.3	91.7	398.5
MDR	Medium Density Residential	HPMD		0.35	2.24	222.3	400.7	400.8	1,073.7	92.0	400.2
MDR	Medium Density Residential	PB		0.50	0.50	21.0	57.0	57.2	156.6	9.2	58.0
MDR	Medium Density Residential	NBT		0.84	0.84	42.0	145.9	163.5	1,380.6	31.2	75.6
MDR	Medium Density Residential	NWV		0.35	1.30	75.4	147.2	147.3	401.8	31.6	147.4
MDR	Medium Density Residential	S		0.35	1.30	72.3	143.3	144.3	437.8	31.0	141.4
MDR	Medium Density Residential	Other		0.35	1.97	108.8	207.2	207.4	559.1	45.4	207.6

Column 1 – Area			Column 2 (n/a)	Column 3 – Planned density			Column 4 - Demand generation rate for a trunk infrastructure network (per net developable Ha)				
Zone	Zone	Precinct		Plot ratio (Non-residential)	Plot ratio (Residential)	Dwelling density (no./Ha)	Water (EP)	Sewerage (EP)	Roads (trip ends/day)	Pathways (trip ends/day)	Parks (ERP)
MII	Medium Impact Industry	All		0.62	-	-	23.4	28.2	798.6	8.5	-
MU	Mixed Use	AC		0.84	0.84	42.0	145.9	163.5	1,380.6	31.2	75.6
MU	Mixed Use	BRM		0.53	-	-	66.6	81.1	2,026.9	24.4	-
MU	Mixed Use	CTR		0.73	0.73	24.3	128.2	156.4	1,582.1	28.6	43.8
MU	Mixed Use	KT		0.65	-	-	77.9	94.2	1,833.4	21.3	-
MU	Mixed Use	KR		0.35	1.97	108.8	207.2	207.4	559.1	45.4	207.6
MU	Mixed Use	NBG		0.84	0.84	42.0	145.9	163.5	1,380.6	31.2	75.6
MU	Mixed Use	CBDG		0.73	0.73	21.9	118.2	136.3	1,683.1	27.5	39.4
MU	Mixed Use	STRD		4.40	4.40	341.0	823.1	885.3	3,489.2	162.4	613.8
MU	Mixed Use	WS		0.35	1.30	75.5	147.4	147.5	399.5	31.6	147.8
MU	Mixed Use	Other		0.73	0.73	21.9	118.2	136.3	1,683.1	27.5	39.4
NC	Neighbourhood Centre	All		0.35	-	-	63.5	80.5	877.7	10.2	-
OS	Open Space	R		0.65	-	-	77.1	93.5	1,833.4	21.3	-
OS	Open Space	Other		-	-	-	-	-	-	-	-
PC	Principal Centre	CA		6.50	-	-	835.2	987.5	23,601.5	277.5	-
PC	Principal Centre	FSR		9.70	9.70	357.0	1,483.3	1,652.1	22,848.1	395.9	642.5
PC	Principal Centre	Other		9.50	9.50	399.0	1,431.1	1,562.5	21,818.8	399.0	718.2
RR	Rural Residential	RRRD		-	-	0.0	0.1	0.1	0.2	0.0	0.1
RR	Rural Residential	Other		-	-	1.6	4.6	4.6	12.0	0.7	4.7
RUR	Rural	H		-	-	0.0	0.1	0.1	0.2	0.0	0.1
RUR	Rural	C		-	-	0.0	0.0	0.0	0.0	0.0	0.0
RUR	Rural	J		-	-	0.1	0.3	0.3	0.7	0.0	0.3
RUR	Rural	RRRD		-	-	0.0	0.0	0.0	0.0	0.0	0.0
RUR	Rural	Other		-	-	0.0	0.0	0.0	0.0	0.0	0.0
SC	Specialised Centre	Other		-	-	-	-	-	-	-	-
SC	Specialised Centre	BRM		0.53	-	-	66.6	81.1	2,026.9	24.4	-
SC	Specialised Centre	D		0.35	-	-	74.0	96.0	654.9	7.6	-
SC	Specialised Centre	FRM		0.67	0.67	33.5	110.7	129.1	1,397.8	29.9	60.3
SC	Specialised Centre	MH		1.20	-	-	150.7	183.5	4,589.1	55.3	-
SC	Specialised Centre	MHF2		0.53	-	-	66.6	81.1	2,026.9	24.4	-
SP	Special Purpose	TSDA (B, EC, ECO)		-	-	-	-	-	-	-	-
SP	Special Purpose	TSDA (HIIP)		0.35	-	-	15.1	17.8	454.1	4.8	-
SP	Special Purpose	TSDA (LMI)		0.56	-	-	31.2	39.6	506.3	5.8	-
SP	Special Purpose	TSDA (Other)		0.62	-	-	17.1	21.9	285.6	3.3	-
SR	Sport and Recreation	BBGC		0.50	0.50	7.7	21.9	22.1	61.5	3.4	22.0
SR	Sport and Recreation	Other		-	-	-	-	-	-	-	-

Table SC3.1.6b - Planned demand generation rate for a trunk infrastructure network
(Lots greater than threshold)

Column 1 – Area			Column 2 (n/a)	Column 3 – Planned density			Column 4 - Demand generation rate for a trunk infrastructure network (per net developable Ha)				
Zone	Zone	Precinct		Plot ratio (Non-residential)	Plot ratio (Residential)	Dwelling density (no./Ha)	Water (EP)	Sewerage (EP)	Roads (trip ends/day)	Pathways (trip ends/day)	Parks (ERP)
CF	Community Facilities	All		-	-	-	-	-	-	-	-
CR	Character Residential	All		-	-	11.3	31.7	31.7	82.4	4.9	32.5
DC	District Centre	All		0.45	-	-	81.6	103.5	1,128.5	13.2	-
EC	Emerging Communities	MCF2		0.23	-	-	40.8	51.8	564.2	6.6	-
EC	Emerging Communities	MCNS		0.52	-	-	94.3	119.6	1,304.0	15.2	-
EC	Emerging Communities	Other		0.33	0.33	14.0	36.9	37.3	117.7	6.3	36.7
HDR	High Density Residential	PS		6.90	6.90	590.6	1,273.2	1,335.7	4,694.2	265.8	1,063.2
HDR	High Density Residential	Other		0.70	0.70	51.9	106.4	109.0	450.0	23.7	93.3
HII	High Impact Industry	All		0.16	-	-	2.4	2.4	171.7	1.8	-
LC	Local Centre	All		0.45	-	-	81.6	103.5	1,128.5	13.2	-
LDR	Low Density Residential	MCF1		0.23	-	-	40.8	51.8	564.2	6.6	-
LDR	Low Density Residential	MHF1		0.53	-	-	66.6	81.1	2,026.9	24.4	-
LDR	Low Density Residential	RRRC		0.33	0.33	13.6	37.1	37.3	107.3	6	37.5
LDR	Low Density Residential	ST		-	-	6.5	18.2	18.2	47.3	2.8	18.7
LDR	Low Density Residential	Other		0.33	0.33	13.6	37.1	37.2	101.8	6.0	37.7
LII	Low Impact Industry	All		0.36	-	-	22.9	28.3	560.2	6.1	-
MC	Major Centre	ACC		0.52	1.17	23.4	117.6	137.8	1,155.5	21.8	42.1
MC	Major Centre	ACF		0.33	-	-	59.0	74.8	815.0	9.5	-
MC	Major Centre	HPMC(MCC)		0.65	-	-	117.9	149.5	1,630.0	19.0	-
MC	Major Centre	HPMC(Other*)		0.52	-	-	94.3	119.6	1,304.0	15.2	-
MC	Major Centre	MCF3		0.23	-	-	40.8	51.8	564.2	6.6	-
MC	Major Centre	TCMC(TD)		0.47	0.47	14.2	85.9	102.0	901.2	15.6	25.6
MC	Major Centre	TCMC(TCS)		0.47	0.47	14.2	85.9	102.0	901.2	15.6	25.6
MC	Major Centre	Other		0.52	1.17	11.7	106.0	128.7	1,229.7	18.5	21.1
MDR	Medium Density Residential	AV		1.28	1.28	89.6	231.0	249.7	1,393.6	48.3	161.3
MDR	Medium Density Residential	AMD		0.23	1.46	144.3	260.0	260.1	698.9	59.7	259.7
MDR	Medium Density Residential	HPMD		0.23	1.46	144.9	261.1	261.2	699.9	60.0	260.8
MDR	Medium Density Residential	PB		0.33	0.33	13.6	37.1	37.2	101.8	6.0	37.7
MDR	Medium Density Residential	NBT		0.55	0.55	27.3	94.8	106.3	897.4	20.3	49.1
MDR	Medium Density Residential	NWV		0.23	0.85	49.0	95.7	95.8	261.2	20.5	95.8
MDR	Medium Density Residential	S		0.23	0.85	47.0	93.2	93.8	284.5	20.1	91.9
MDR	Medium Density Residential	Other		0.23	1.28	70.7	134.7	134.8	363.4	29.5	134.9

Column 1 – Area			Column 2 (n/a)	Column 3 – Planned density			Column 4 - Demand generation rate for a trunk infrastructure network (per net developable Ha)				
Zone	Zone	Precinct		Plot ratio (Non-residential)	Plot ratio (Residential)	Dwelling density (no./Ha)	Water (EP)	Sewerage (EP)	Roads (trip ends/day)	Pathways (trip ends/day)	Parks (ERP)
MII	Medium Impact Industry	All		0.40	-	-	15.1	20.2	515.2	5.5	-
MU	Mixed Use	AC		0.55	0.55	27.5	95.5	107.0	904.0	20.4	49.5
MU	Mixed Use	BRM		0.53	-	-	66.6	81.1	2,026.9	24.4	-
MU	Mixed Use	CTR		0.48	0.48	15.8	83.4	101.7	1,029.4	18.6	28.5
MU	Mixed Use	KT		0.42	-	-	50.2	61.3	1,193.1	13.9	-
MU	Mixed Use	KR		0.23	1.28	70.7	134.7	134.8	363.4	29.5	134.9
MU	Mixed Use	NBG		0.55	0.55	27.3	94.8	106.3	897.4	20.3	49.1
MU	Mixed Use	CBDG		0.48	0.48	14.3	76.9	88.7	1,095.2	17.9	25.7
MU	Mixed Use	STRD		4.40	4.40	341.0	823.1	885.3	3,489.2	162.4	613.8
MU	Mixed Use	WS		0.23	0.85	49.1	95.8	95.9	259.7	20.5	96.1
MU	Mixed Use	Other		0.48	0.48	14.3	76.9	88.7	1,095.2	17.9	25.7
NC	Neighbourhood Centre	All		0.35	-	-	63.5	80.5	877.7	10.2	-
OS	Open Space	R		0.42	-	-	50.1	60.7	1,191.7	13.8	-
OS	Open Space	Other		-	-	-	-	-	-	-	-
PC	Principal Centre	CA		6.50	-	-	835.2	987.5	23,601.5	277.5	-
PC	Principal Centre	FSR		9.70	9.70	357.0	1,483.3	1,652.1	22,848.1	395.9	642.5
PC	Principal Centre	Other		9.50	9.50	399.0	1,431.1	1,562.5	21,818.8	399.0	718.2
RR	Rural Residential	RRRD		-	-	0.0	0.1	0.1	0.1	0.0	0.1
RR	Rural Residential	Other		-	-	1.3	3.6	3.6	9.5	0.6	3.7
RUR	Rural	H		-	-	0.0	0.1	0.1	0.2	0.0	0.1
RUR	Rural	C		-	-	0.0	0.0	0.0	0.0	0.0	0.0
RUR	Rural	J		-	-	0.1	0.2	0.2	0.6	0.0	0.2
RUR	Rural	RRRD		-	-	0.0	0.0	0.0	0.0	0.0	0.0
RUR	Rural	Other		-	-	0.0	0.0	0.0	0.0	0.0	0.0
SC	Specialised Centre	Other		-	-	-	-	-	-	-	-
SC	Specialised Centre	BRM		0.53	-	-	66.6	81.1	2,026.9	24.4	-
SC	Specialised Centre	D		0.35	-	-	74.0	96.0	654.9	7.6	-
SC	Specialised Centre	FRM		0.44	0.44	21.8	71.9	83.9	907.7	19.4	39.2
SC	Specialised Centre	MH		1.20	-	-	150.7	183.5	4,589.1	55.3	-
SC	Specialised Centre	MHF2		0.53	-	-	66.6	81.1	2,026.9	24.4	-
SP	Special Purpose	TSDA (B, EC, ECO)		-	-	-	-	-	-	-	-
SP	Special Purpose	TSDA (HIIP)		0.19	-	-	7.3	8.8	249.1	2.6	-
SP	Special Purpose	TSDA (LMI)		0.36	-	-	20.0	25.4	325.5	3.7	-
SP	Special Purpose	TSDA (Other)		0.40	-	-	11.0	14.2	184.3	2.1	-
SR	Sport and Recreation	BBGC		0.33	0.33	5.0	14.2	14.3	40.0	2.2	14.3
SR	Sport and Recreation	Other		-	-	-	-	-	-	-	-

SC3.2 Schedule of works

Editor's note - the schedules of future works are located immediately after the plans for trunk infrastructure for which they are cross referenced. These schedules, and those identifying the existing works, are also located in the extrinsic material.

These schedules only provide one map reference for any given infrastructure element. In some cases, the infrastructure element may span multiple maps, and care should be taken when cross-referencing the map and schedule in this manner. The maps are also loaded in a GIS environment, whereupon the information in the schedules are able to be interrogated directly from the infrastructure element, regardless of mapping references. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.

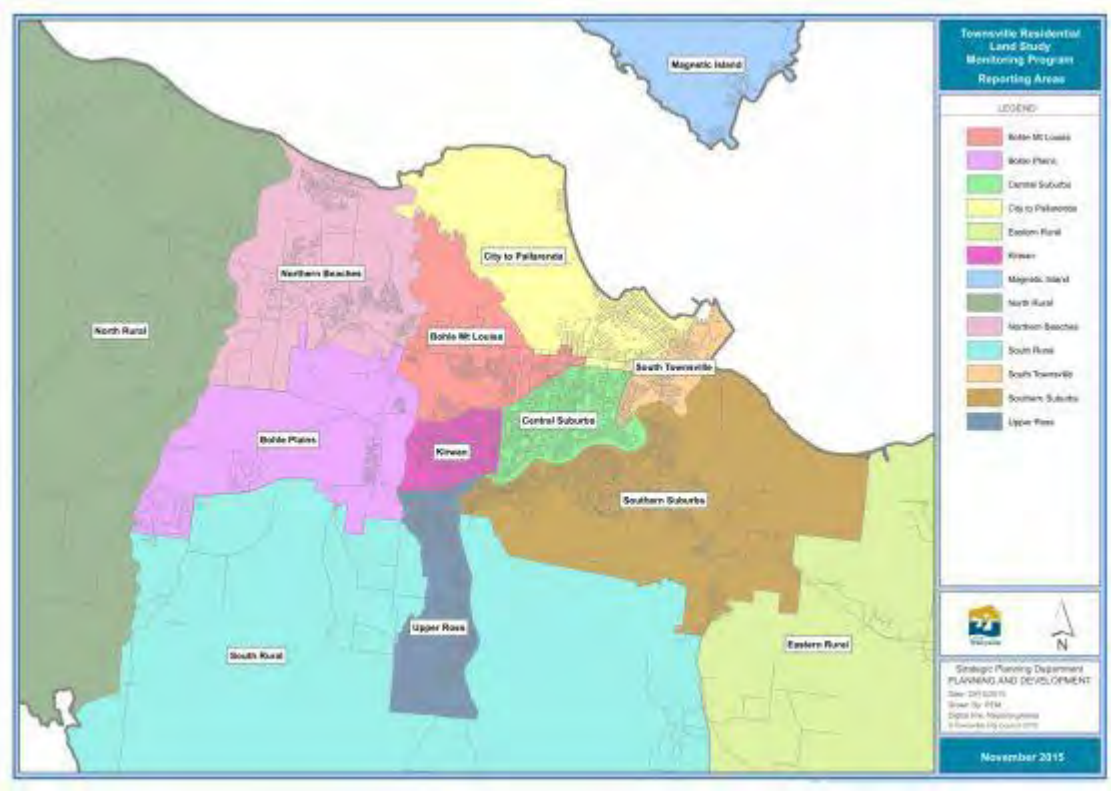
Where a discrepancy exists between the schedules of works and the plans for trunk infrastructure, the schedule of works shall take precedence.

The costs represented in these schedules are 'establishment cost', used for network valuation purposes, and do not necessarily represent the costs involved in the capital works program for acquiring land or embellishment. This information can be found in the Schedule of Works model. Where a negative value is evident, it represents a credit value of works that are being upgraded, and are to be deducted from the value of the upgraded profile associated with the new item (having the same LGIP ID and year of provision).

SC3.3 Local government infrastructure plan maps

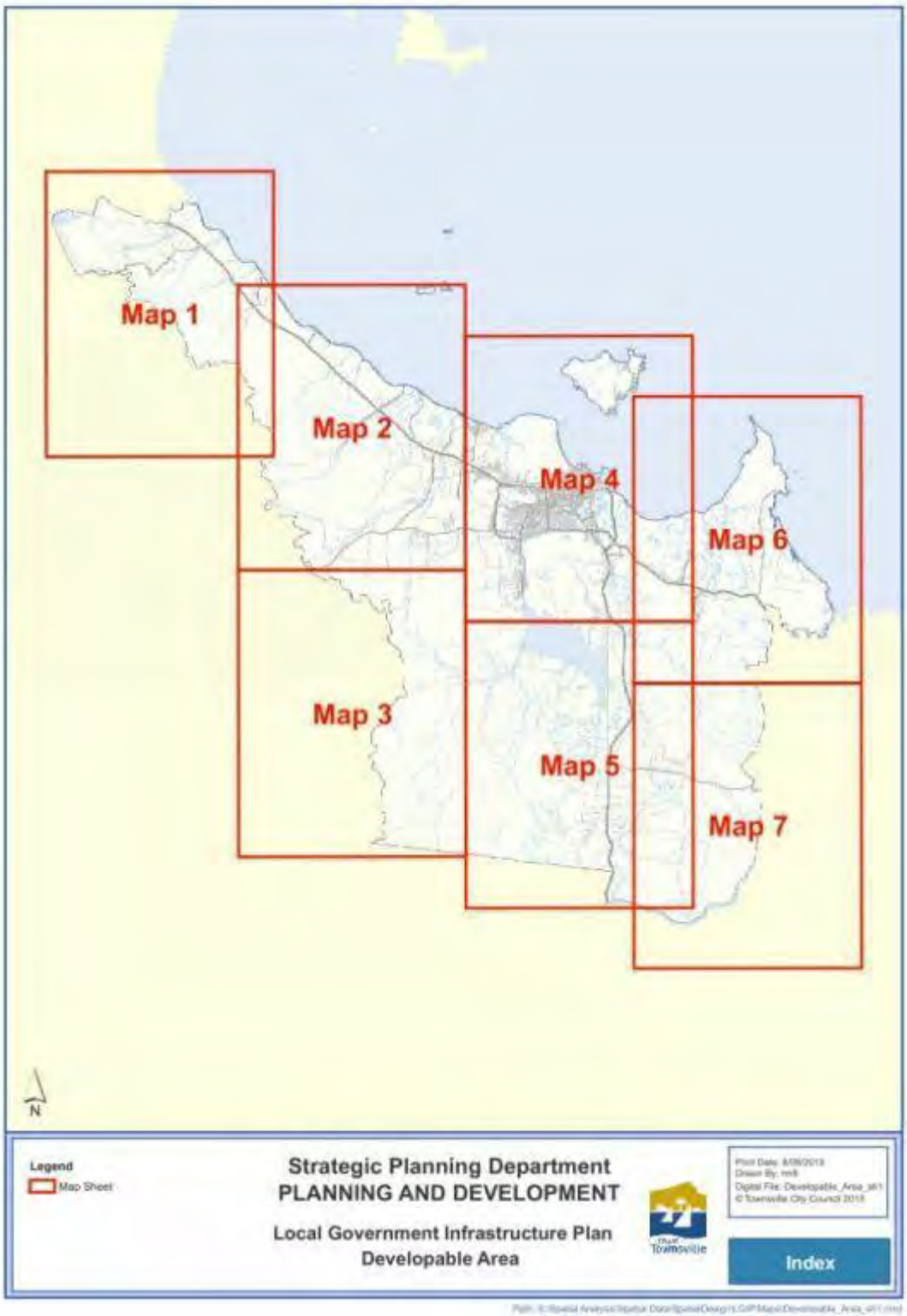
SC3.3.1 - Reporting area map
SC3.3.2 - Developable area maps
SC3.3.3 - Service catchment maps
SC3.3.4 - Priority infrastructure area maps
SC3.3.5 - Plan for trunk water supply infrastructure
SC3.3.6 - Plan for trunk sewerage infrastructure
SC3.3.7 - Plan for trunk roads infrastructure
SC3.3.8 - Plan for trunk footpaths and cycleways infrastructure
SC3.3.9 - Plan for trunk parks and land for community facilities infrastructure

SC3.3.1 - Reporting area map

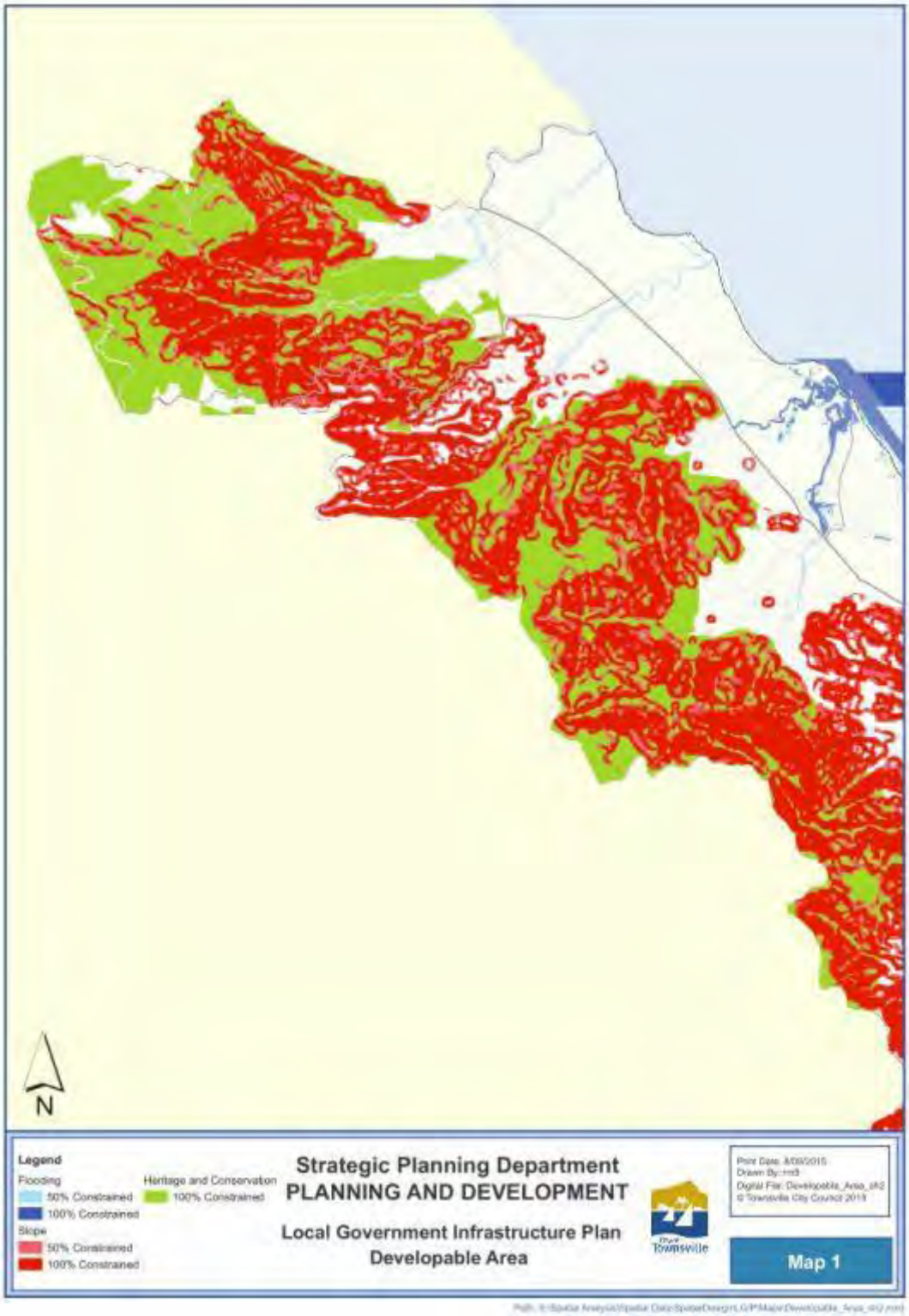


Click here to view PDF high resolution map.

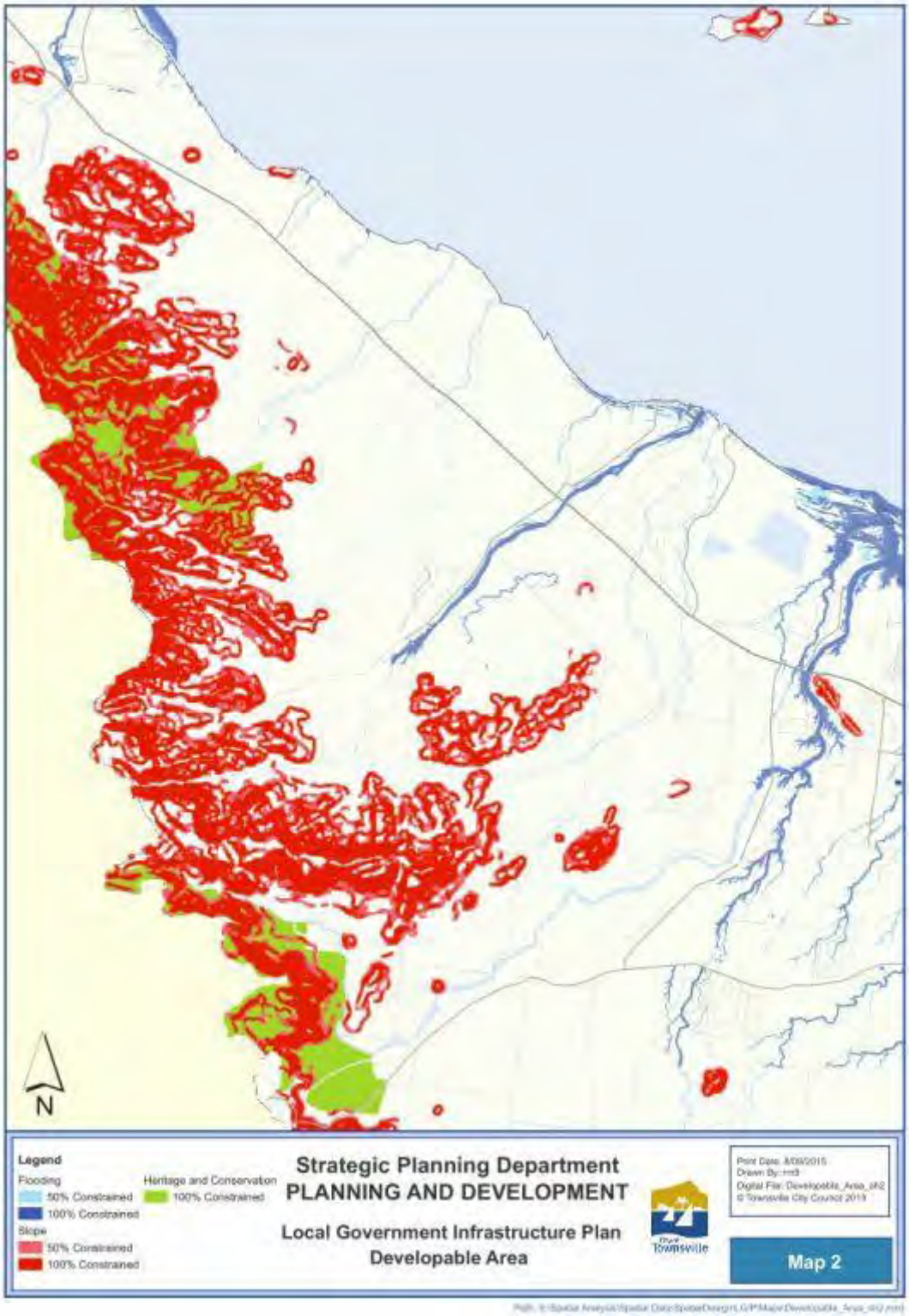
SC3.3.2 - Developable area maps



Click here to view PDF high resolution map.

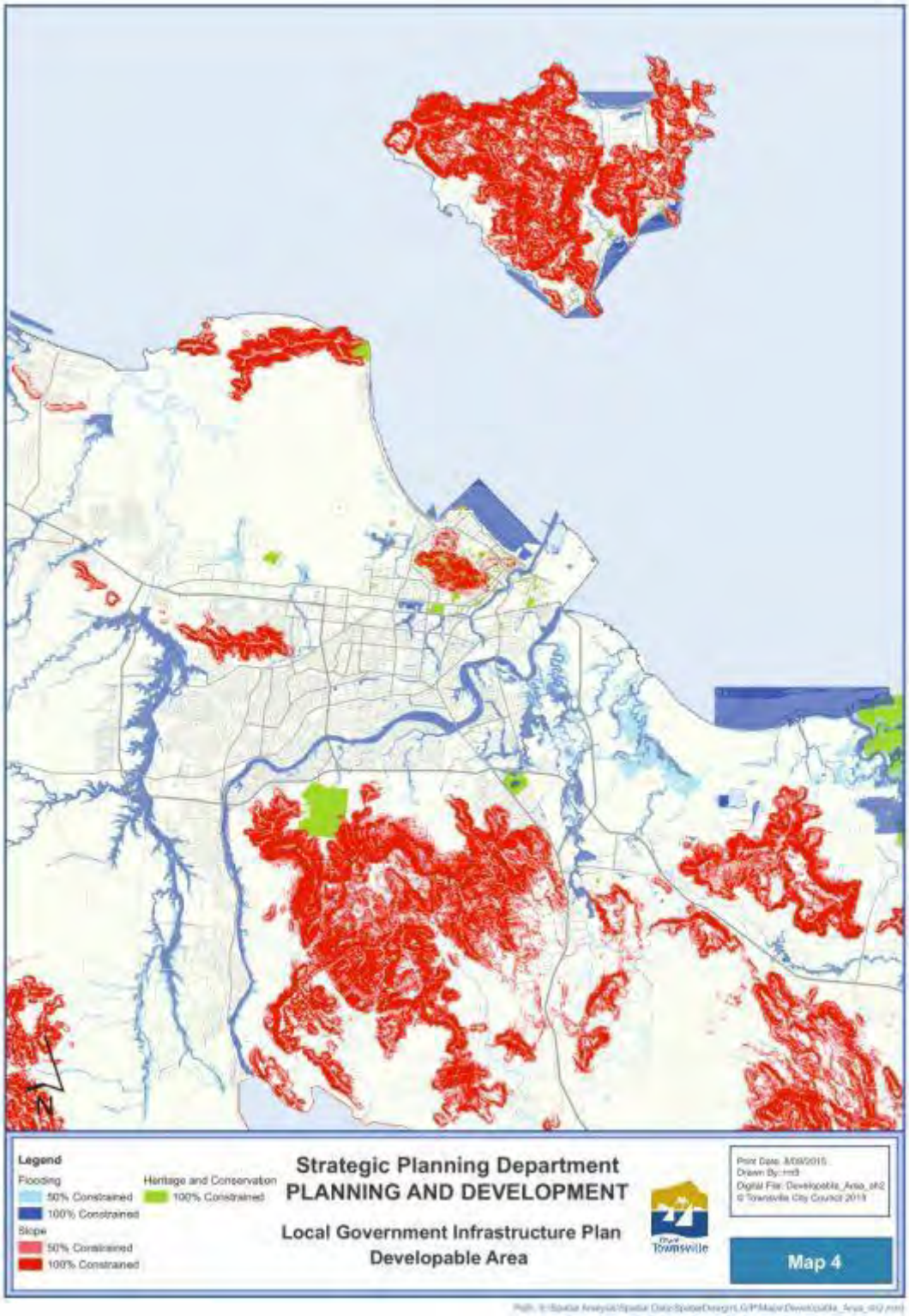


Click here to view PDF high resolution map

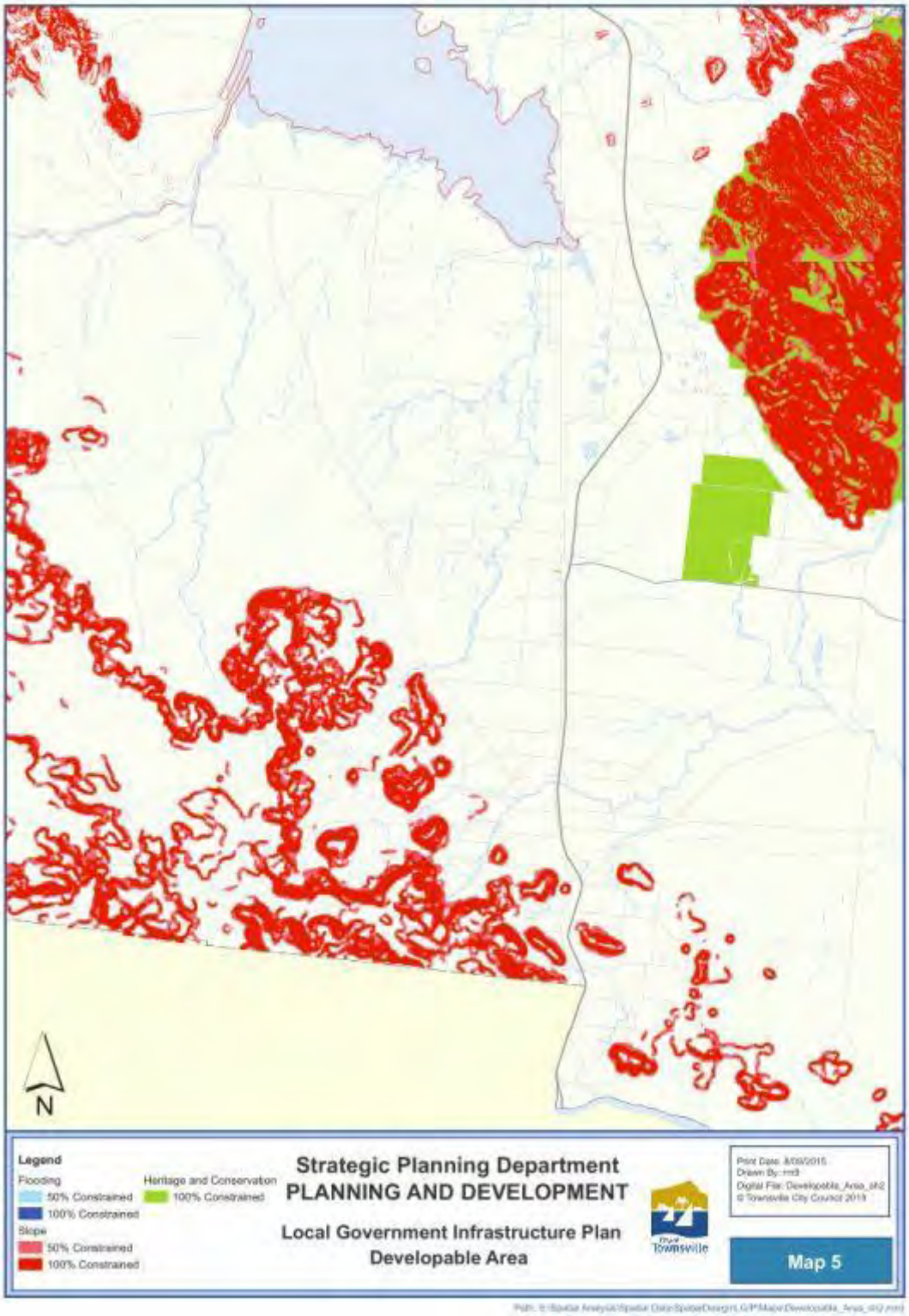


Click here to view PDF high resolution map

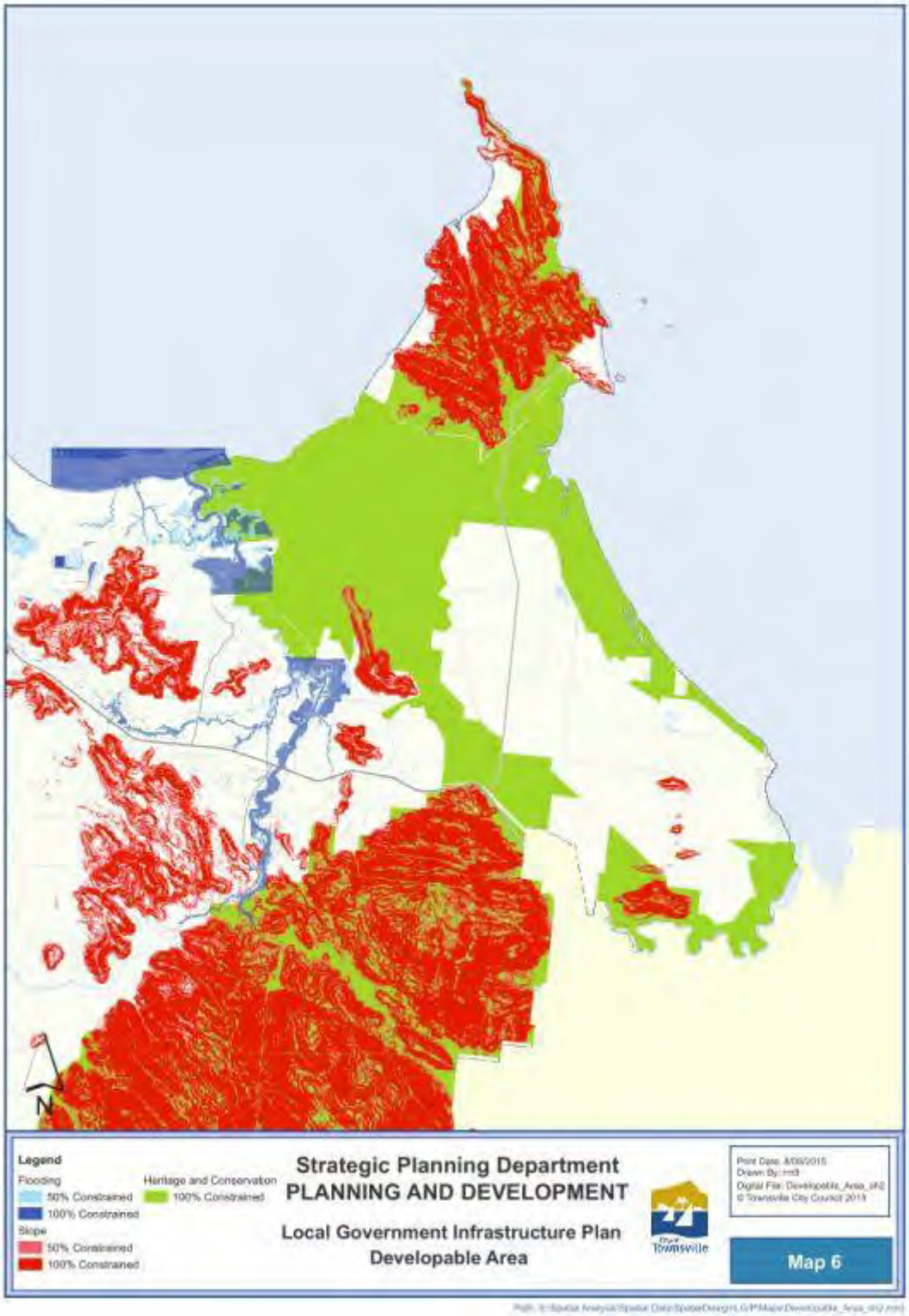
Click here to view PDF high resolution map



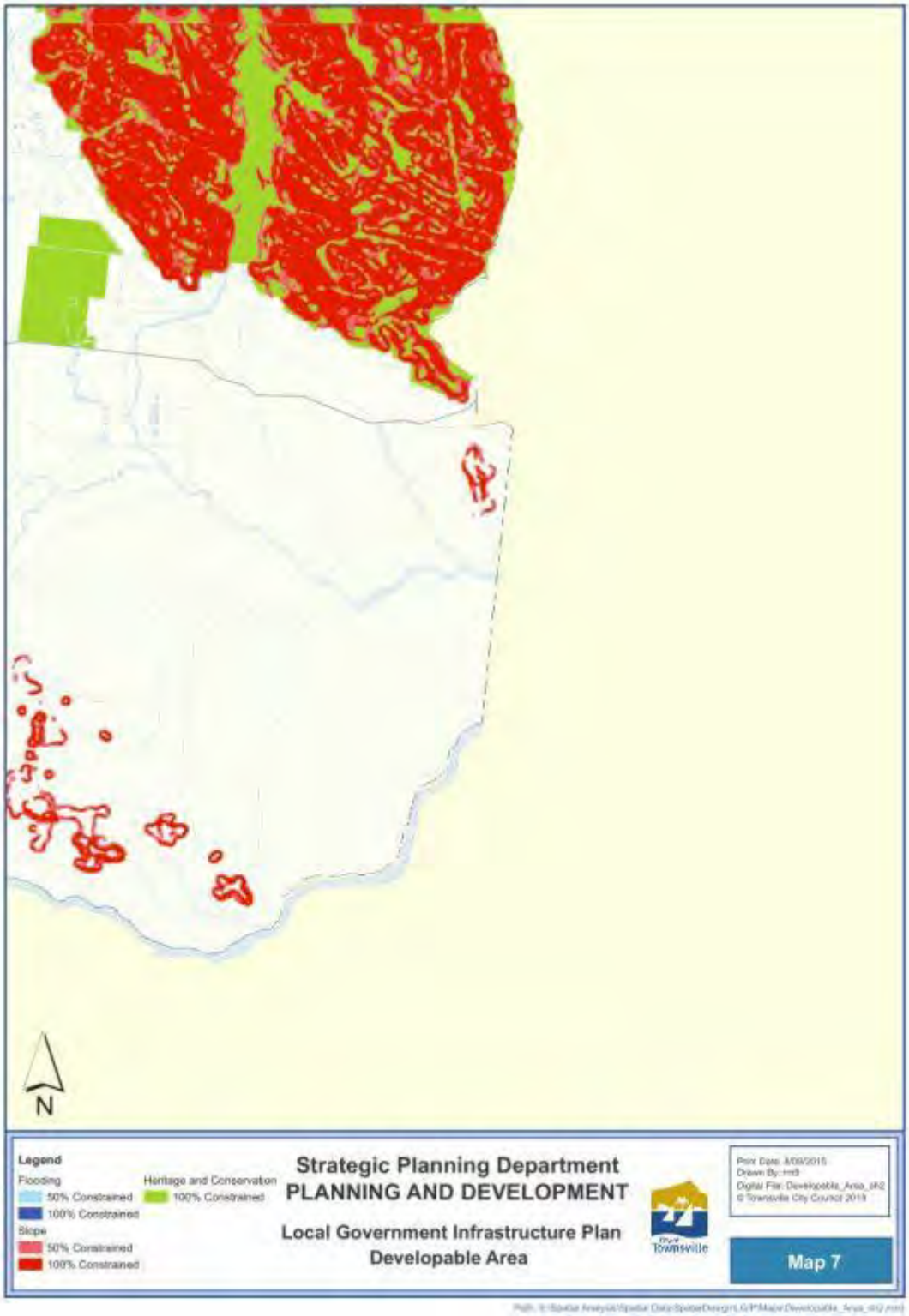
Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map

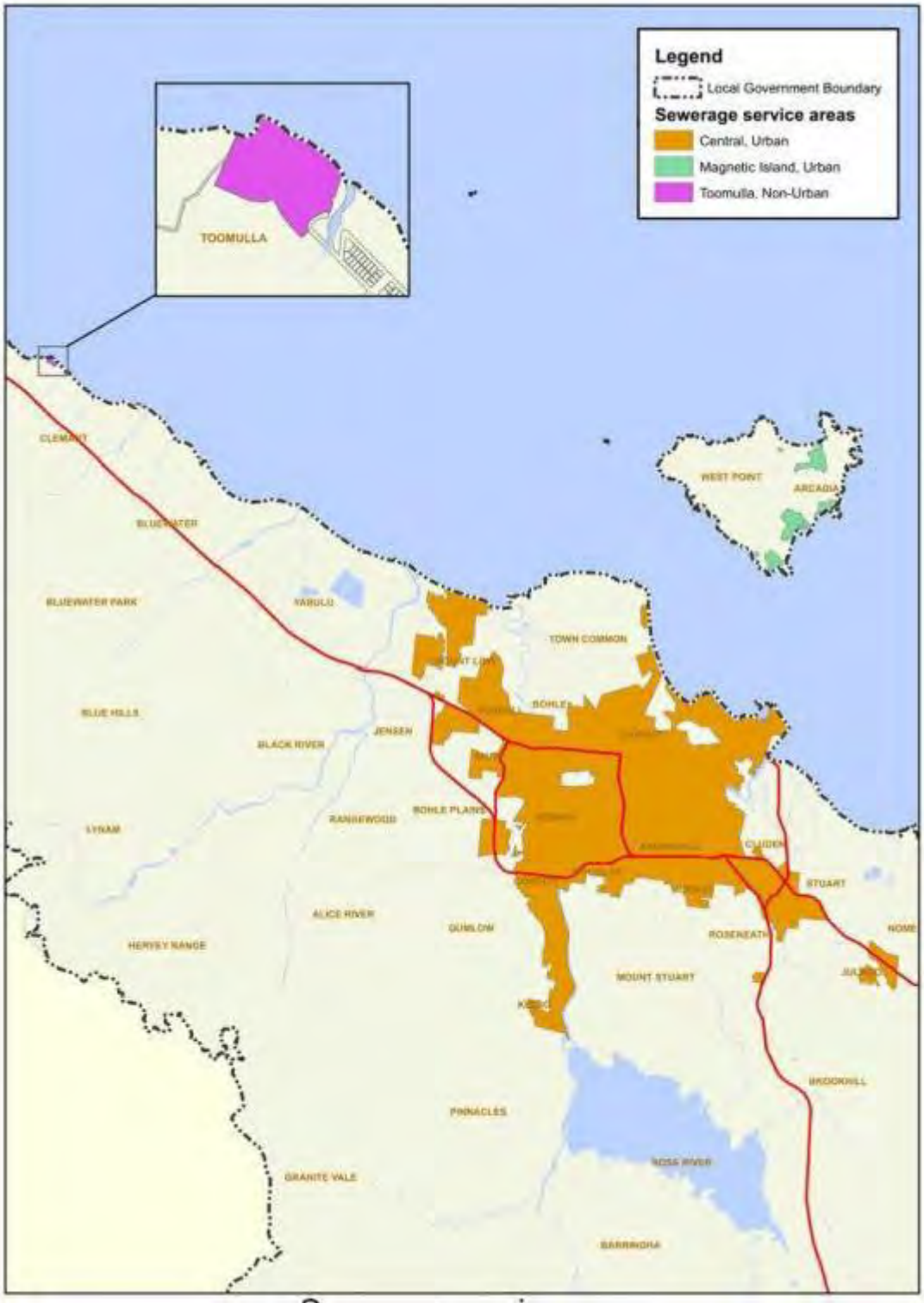


Click here to view PDF high resolution map

SC3.3.3 – Service catchment maps

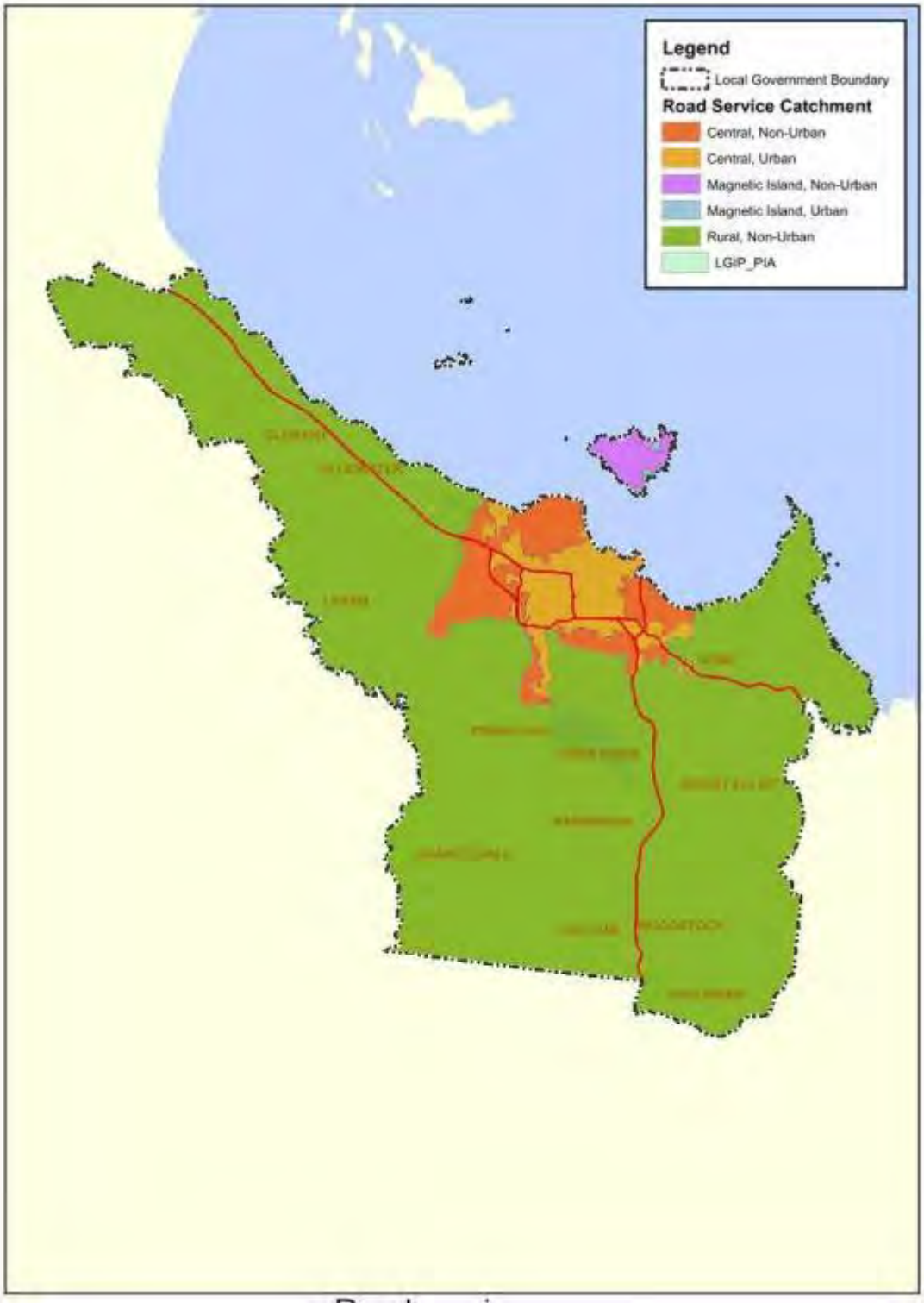
Water service areas

Click here to view PDF high resolution map.



Sewerage service areas

Click here to view PDF high resolution map



Road service areas

Click here to view PDF high resolution map.

Footpaths and cycleways service areas

Click here to view PDF high resolution map

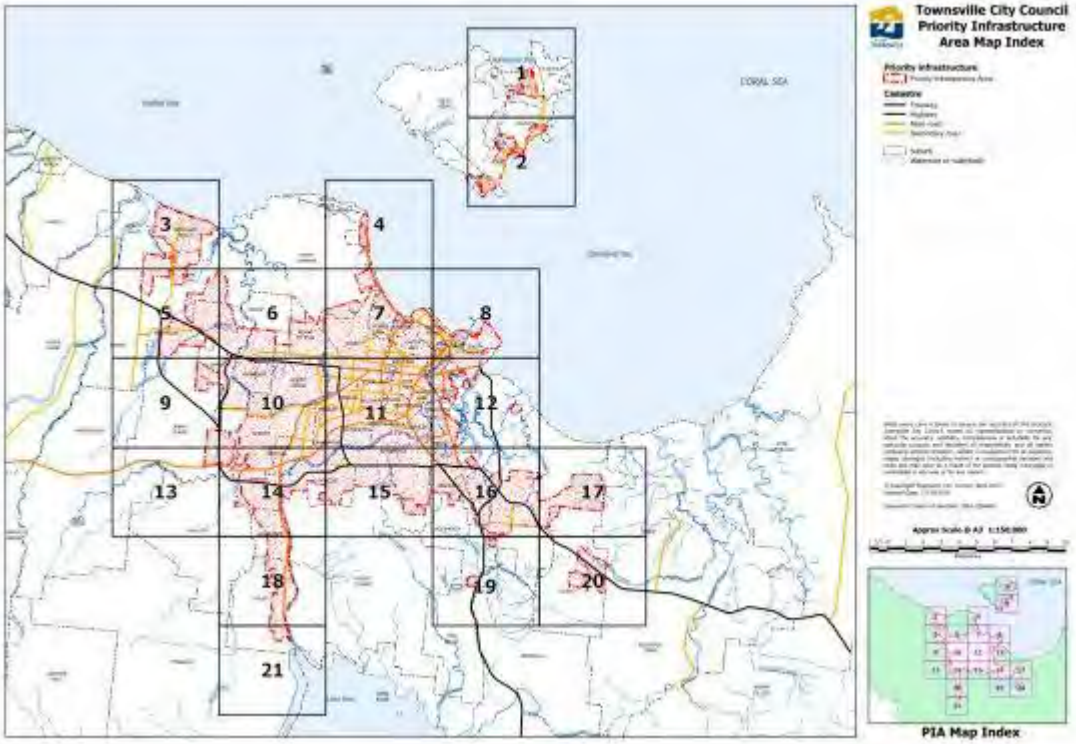
Parks and land for community facilities service areas

Click here to view PDF high resolution map

SC3.3.4 - Priority infrastructure area maps

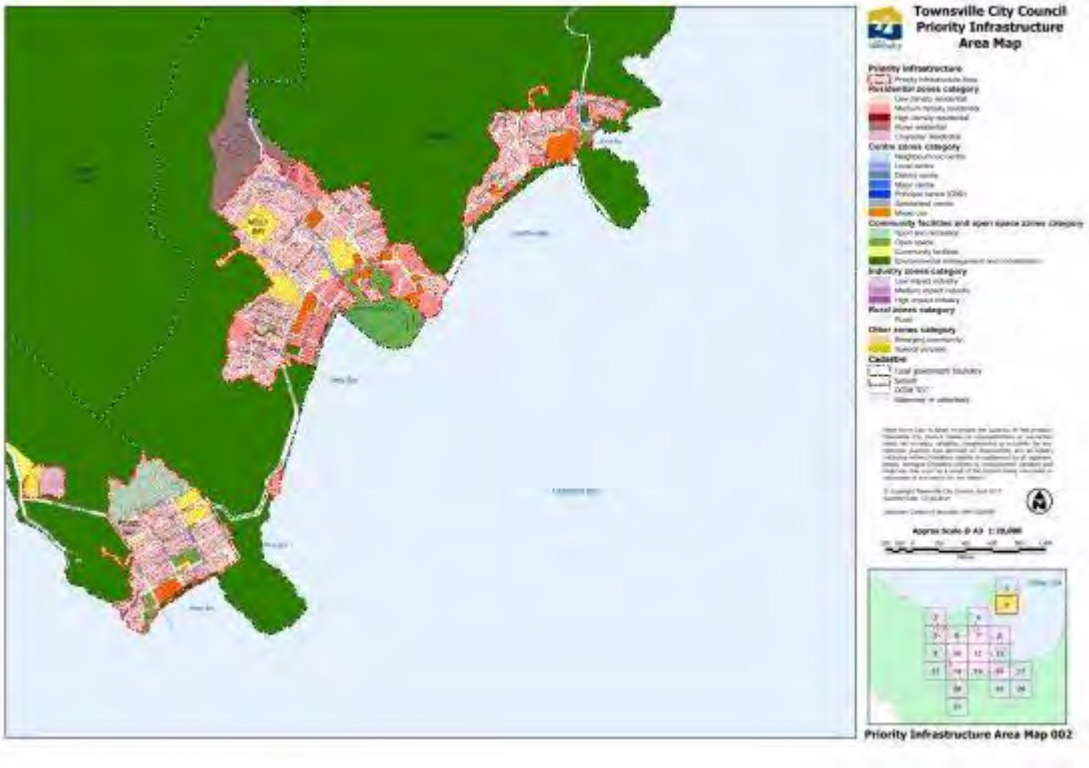
Editor's note—This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale. Notwithstanding this, the priority infrastructure area is also shown in finer detail on the plans for trunk infrastructure.

The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.



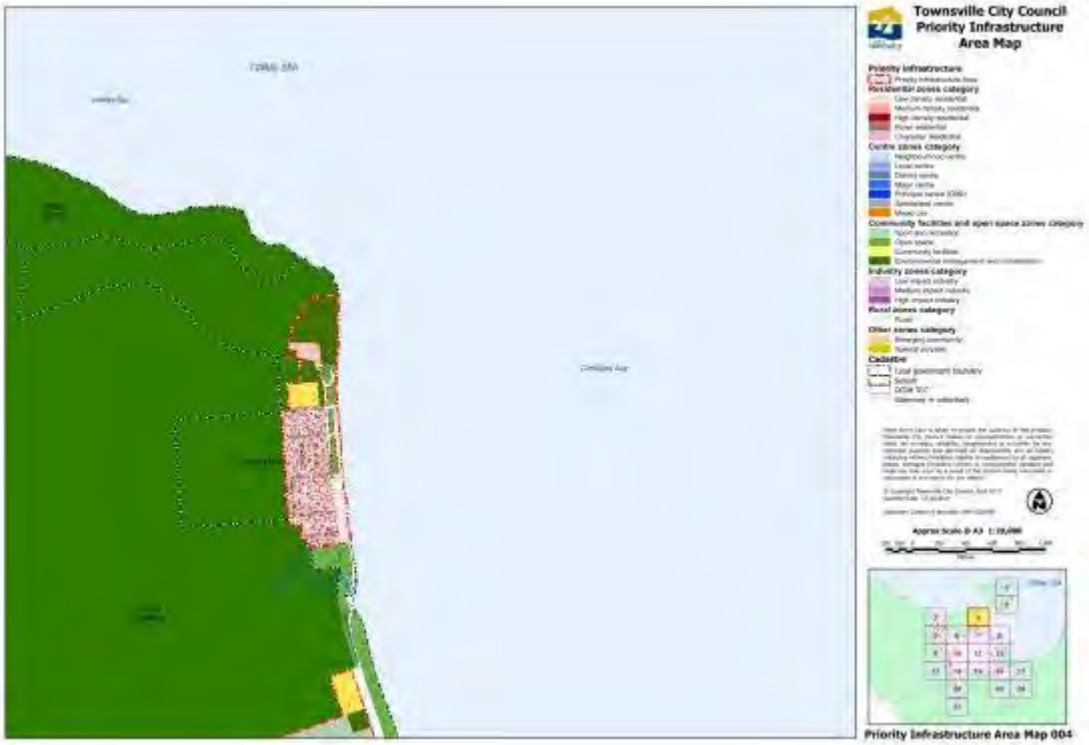
Click here to view PDF high resolution map.

Click here to view PDF high resolution map – PIA Map 001

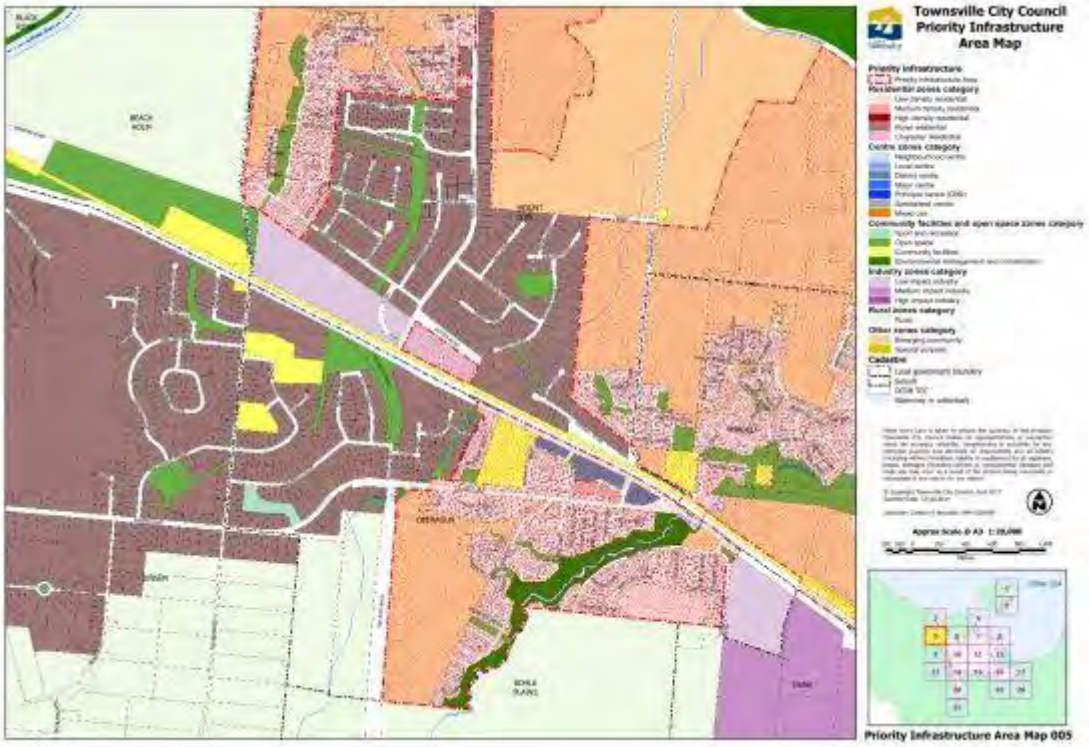


Click here to view PDF high resolution map – PIA Map 002

Click here to view PDF high resolution map – PIA Map 003



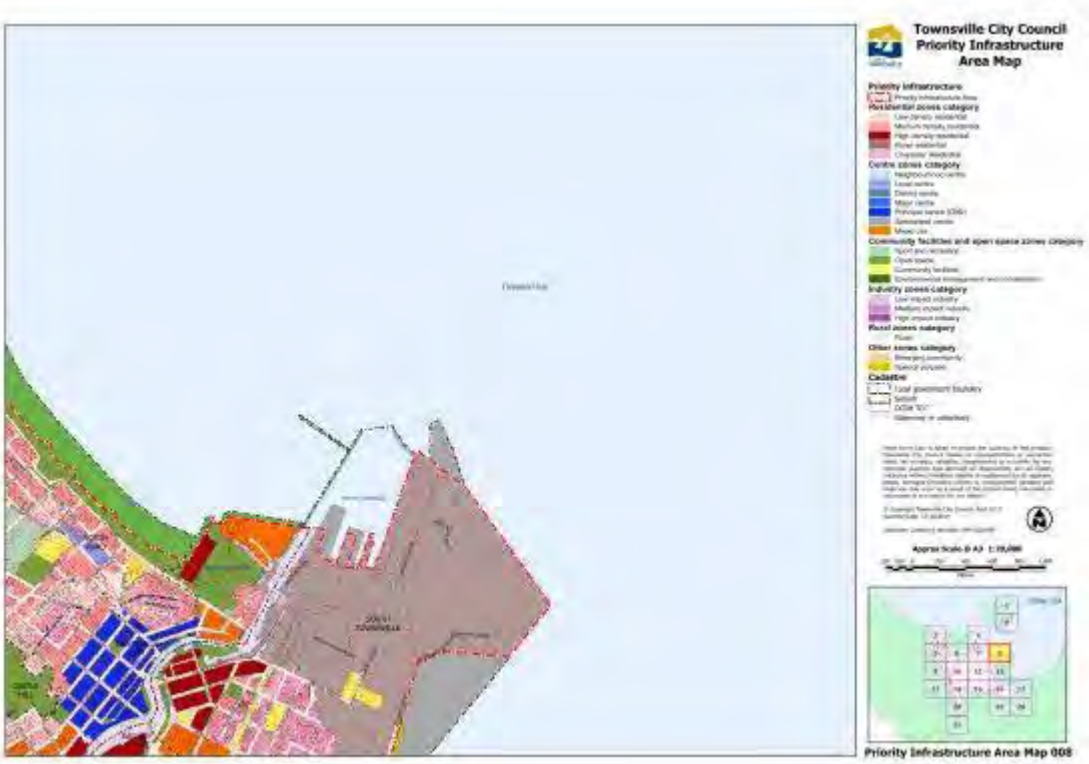
Click here to view PDF high resolution map – PIA Map 004



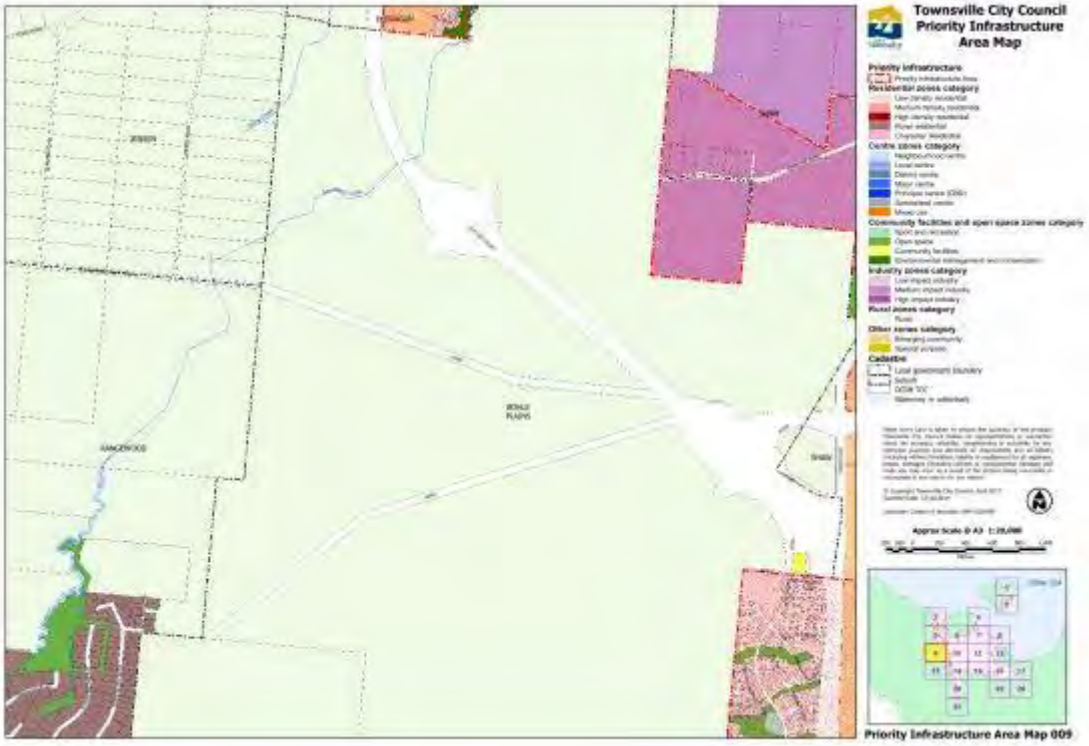
Click here to view PDF high resolution map – PIA Map 005

Click here to view PDF high resolution map – PIA Map 006

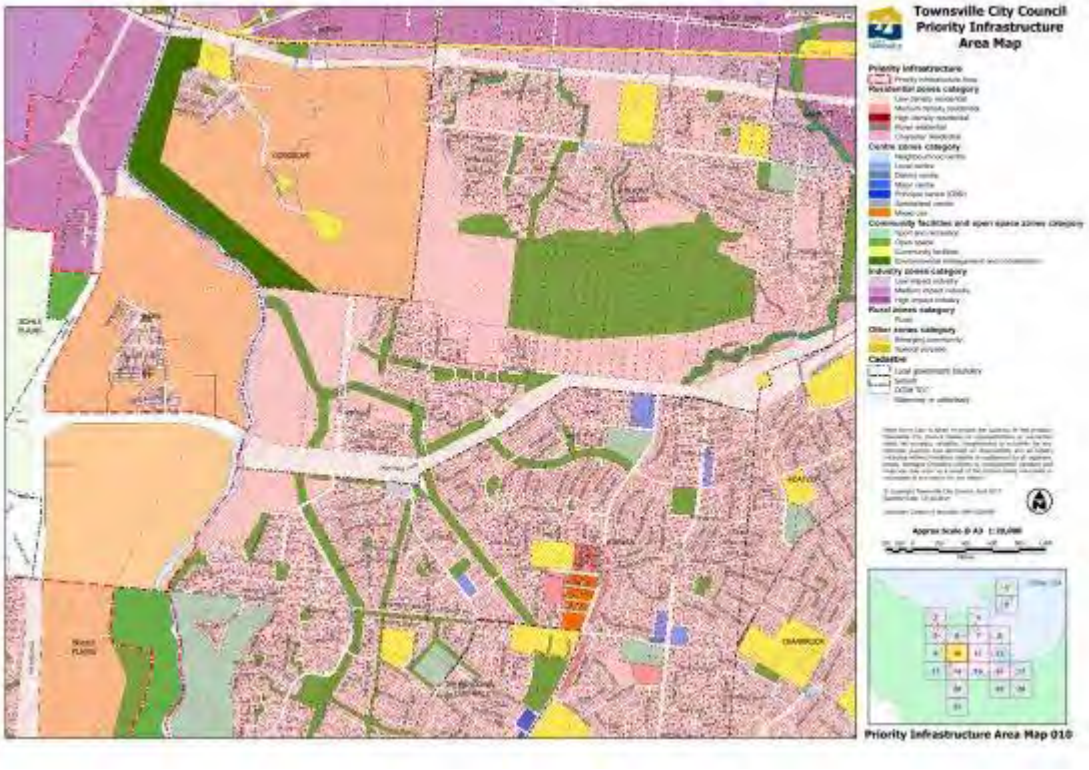
Click here to view PDF high resolution map – PIA Map 007



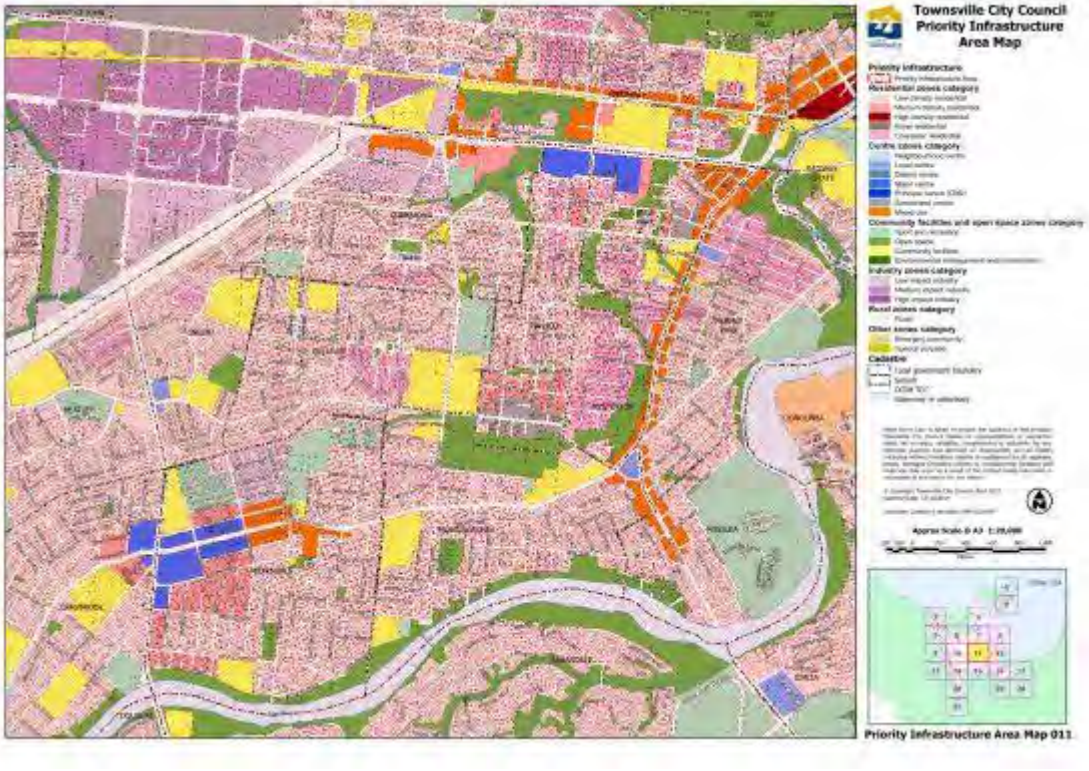
Click here to view PDF high resolution map – PIA Map 008



Click here to view PDF high resolution map – PIA Map 009



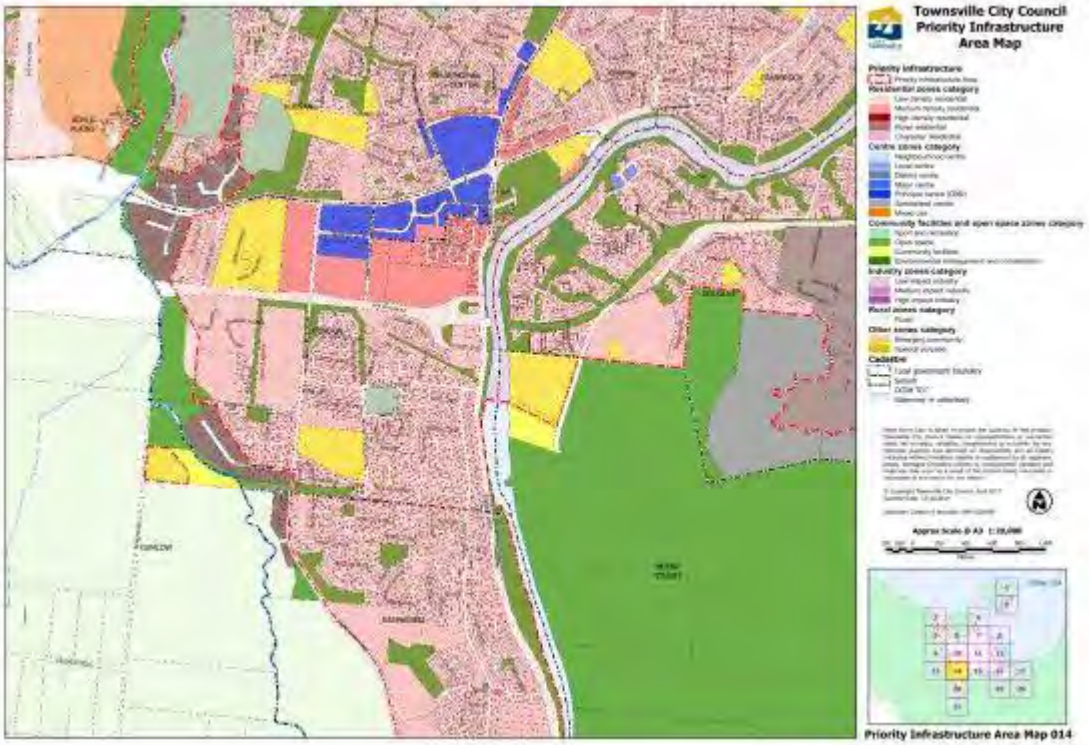
Click here to view PDF high resolution map – PIA Map 010



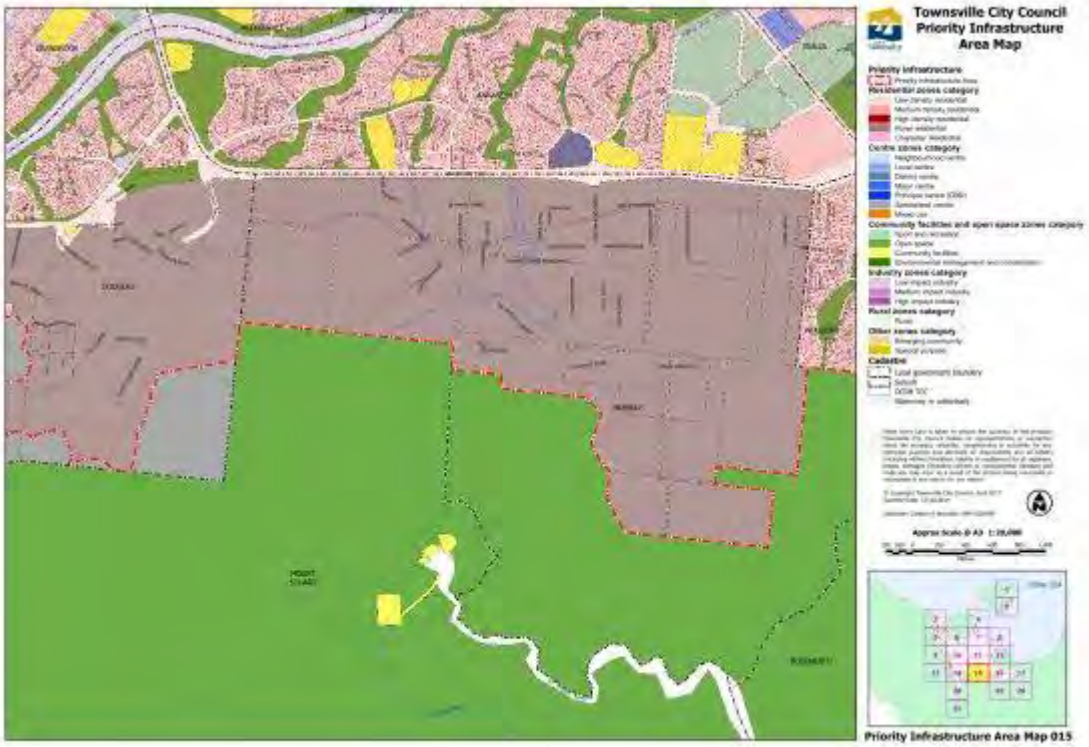
Click here to view PDF high resolution map – PIA Map 011

Click here to view PDF high resolution map - PIA Map 012

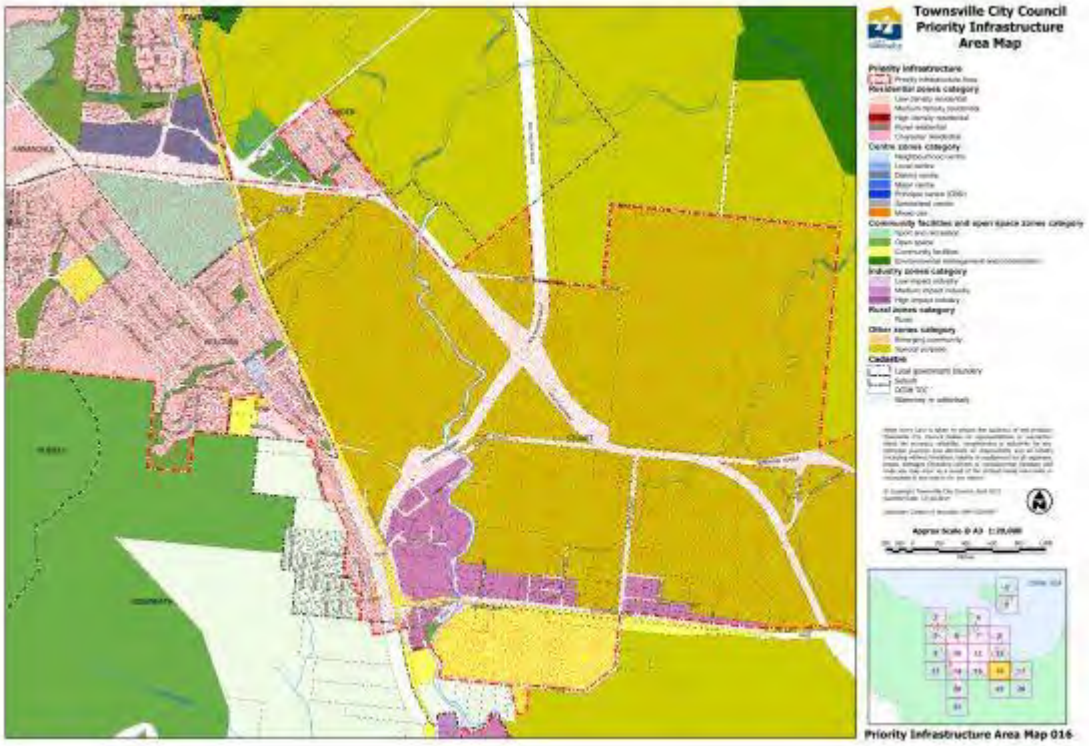
Click here to view PDF high resolution map - PIA Map 013



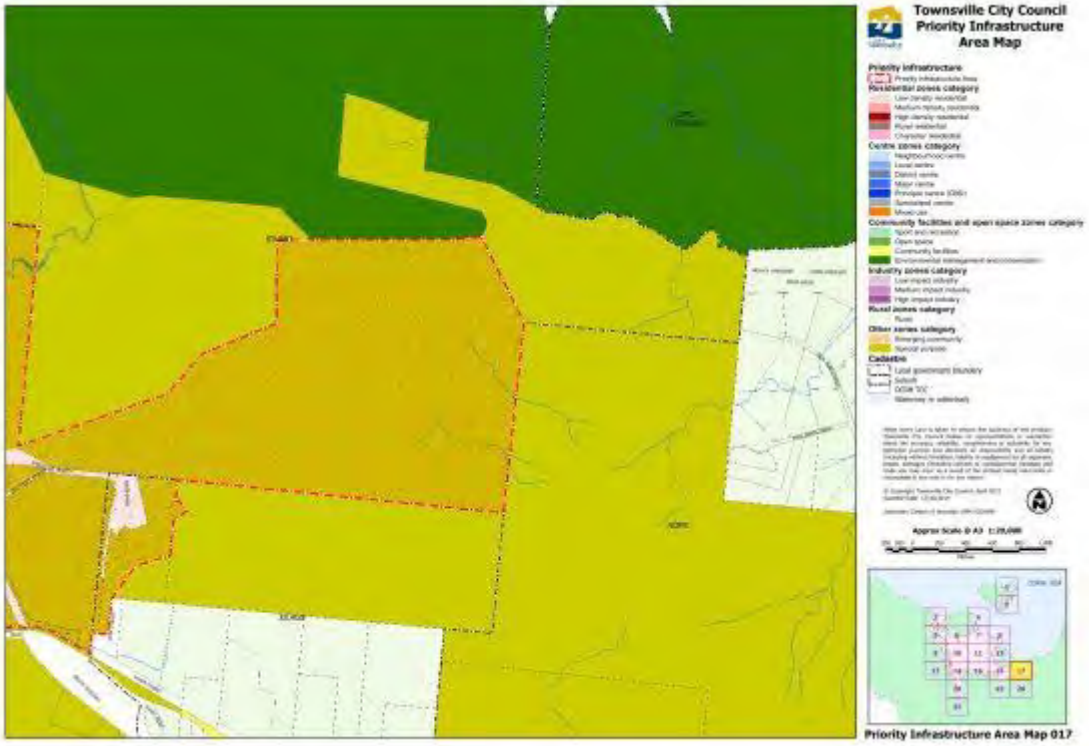
Click here to view PDF high resolution map - PIA Map 014



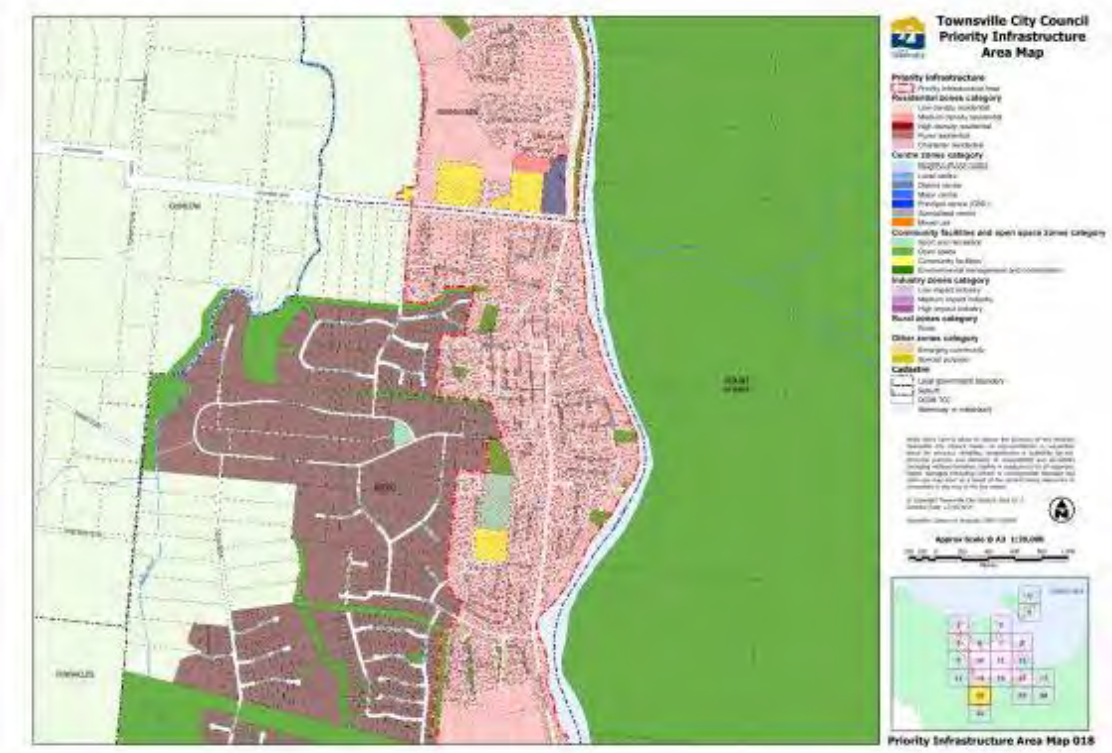
Click here to view PDF high resolution map - PIA Map 015



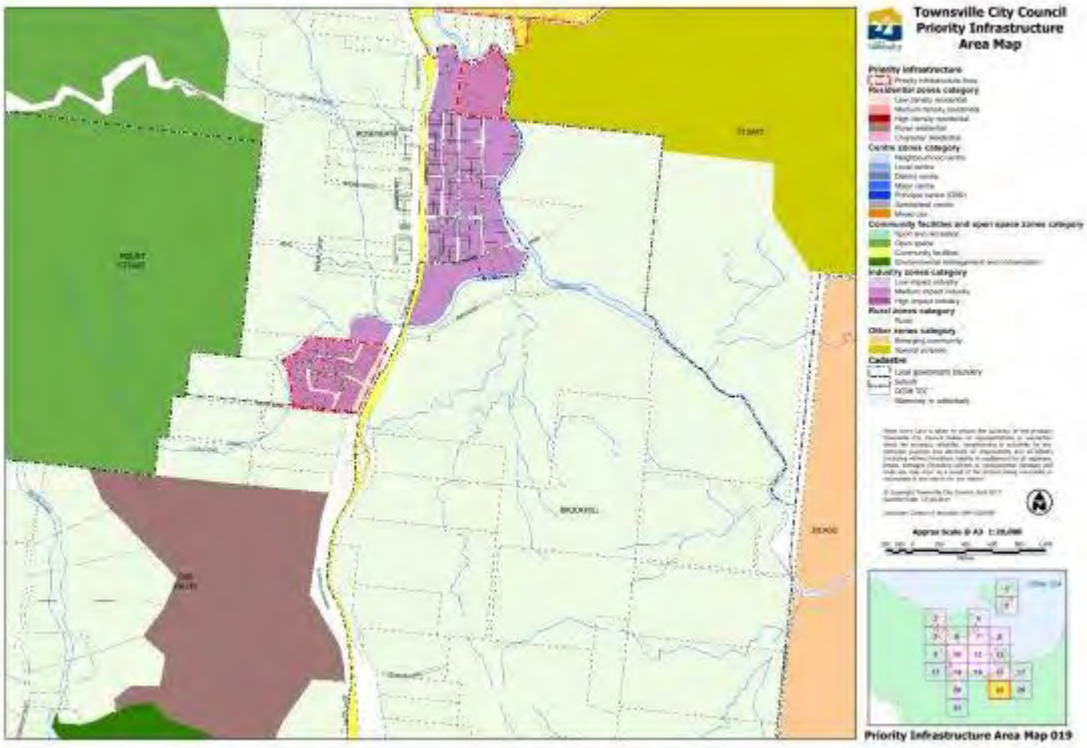
Click here to view PDF high resolution map - PIA Map 016



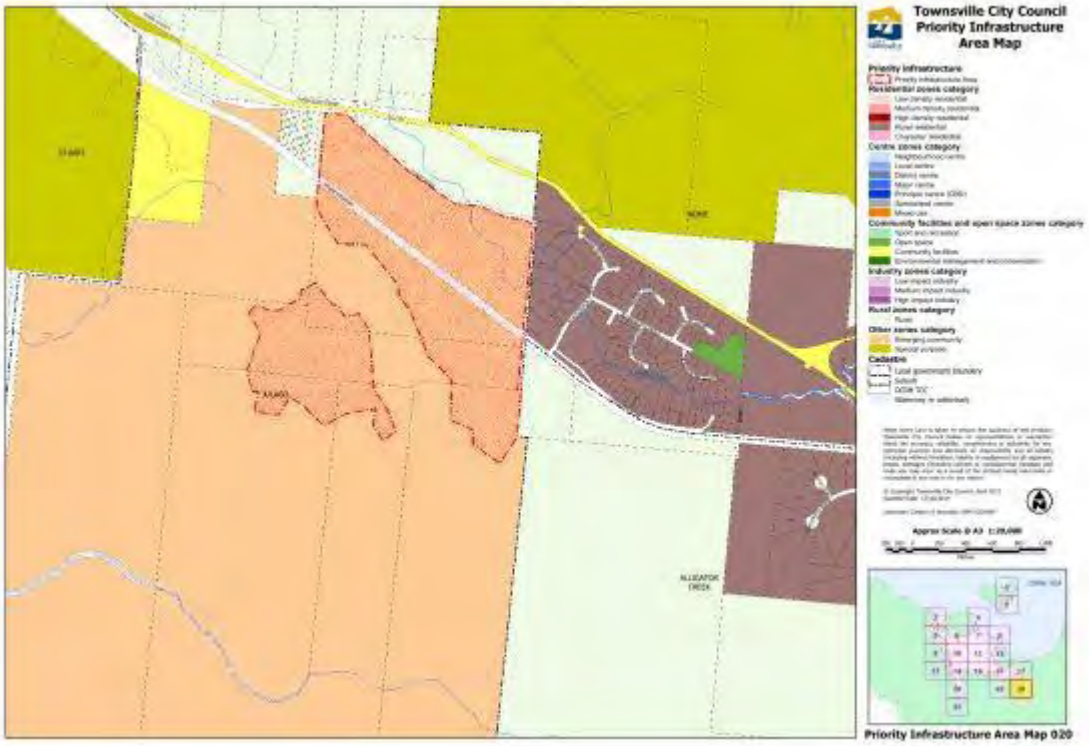
Click here to view PDF high resolution map - PIA Map 017



Click here to view PDF high resolution map - PIA Map 018



Click here to view PDF high resolution map - PIA Map 019



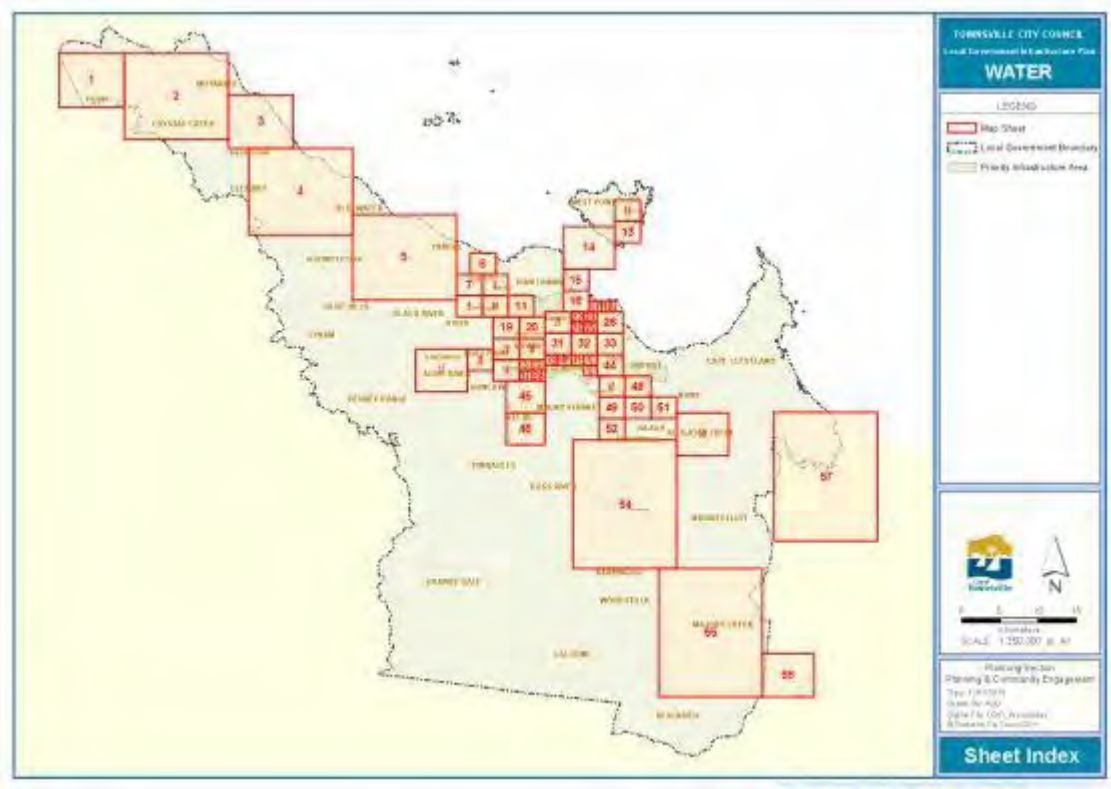
Click here to view PDF high resolution map - PIA Map 020

Click here to view PDF high resolution map - PIA Map 021

SC3.3.5 - Plans for trunk water supply infrastructure

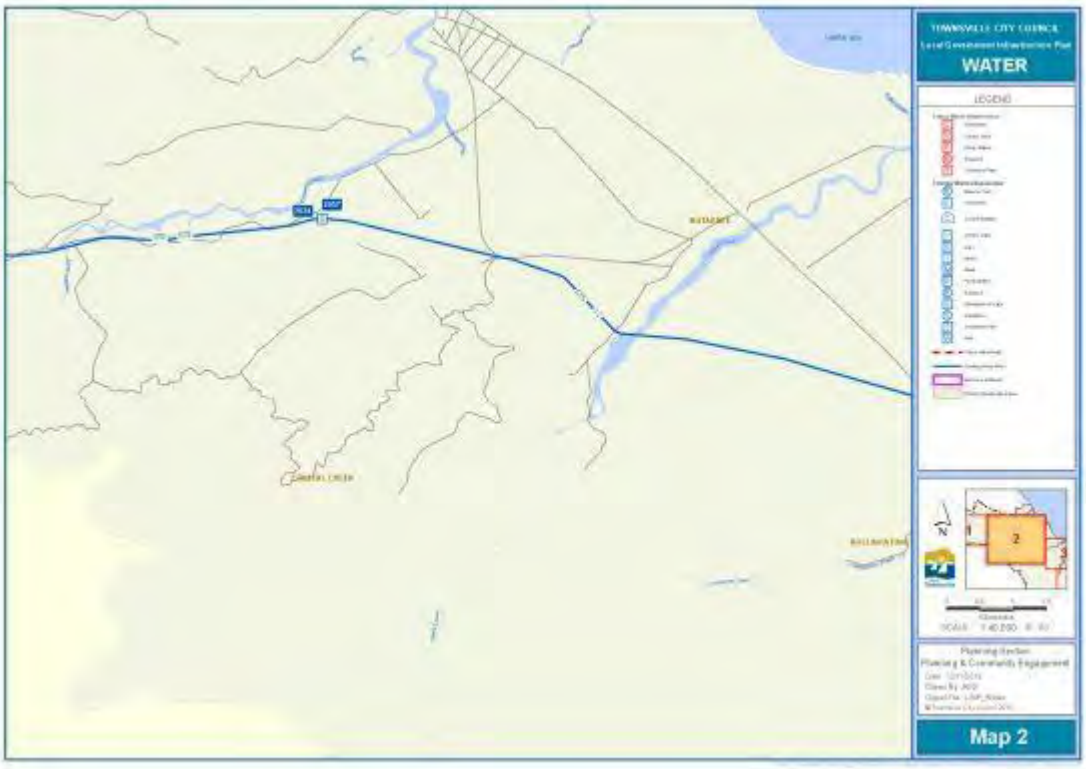
Editor's note—This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale.

The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.



Click here to view PDF high resolution map.

Click here to view PDF high resolution map

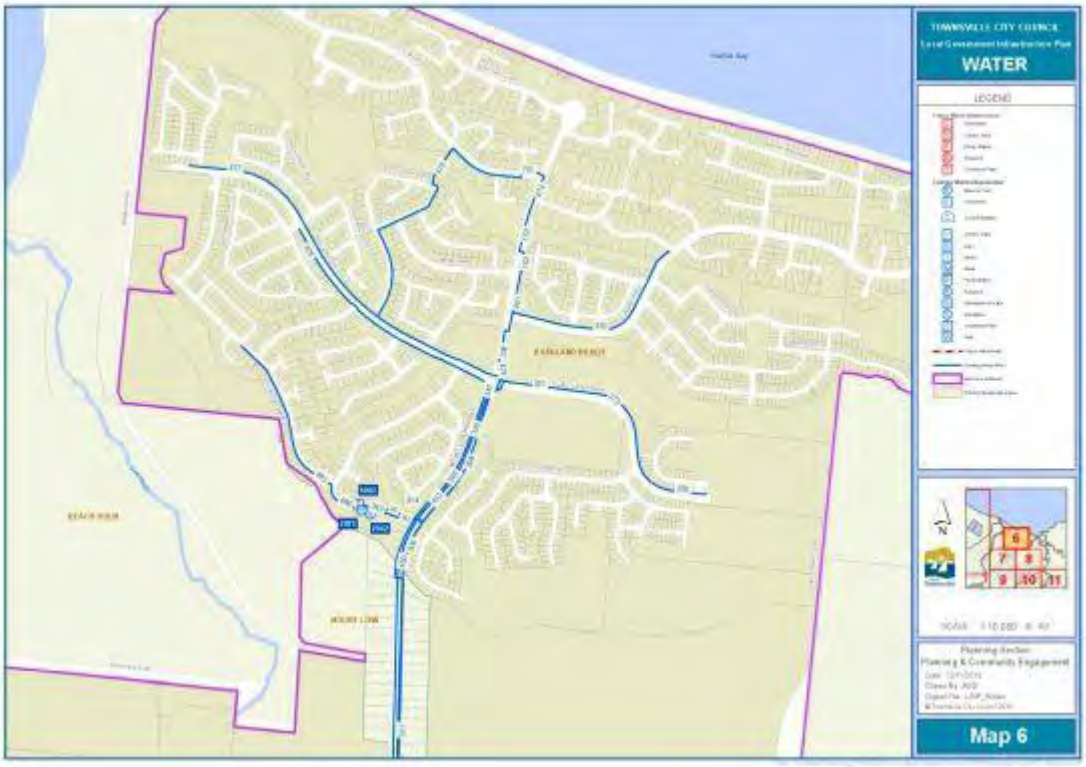


Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

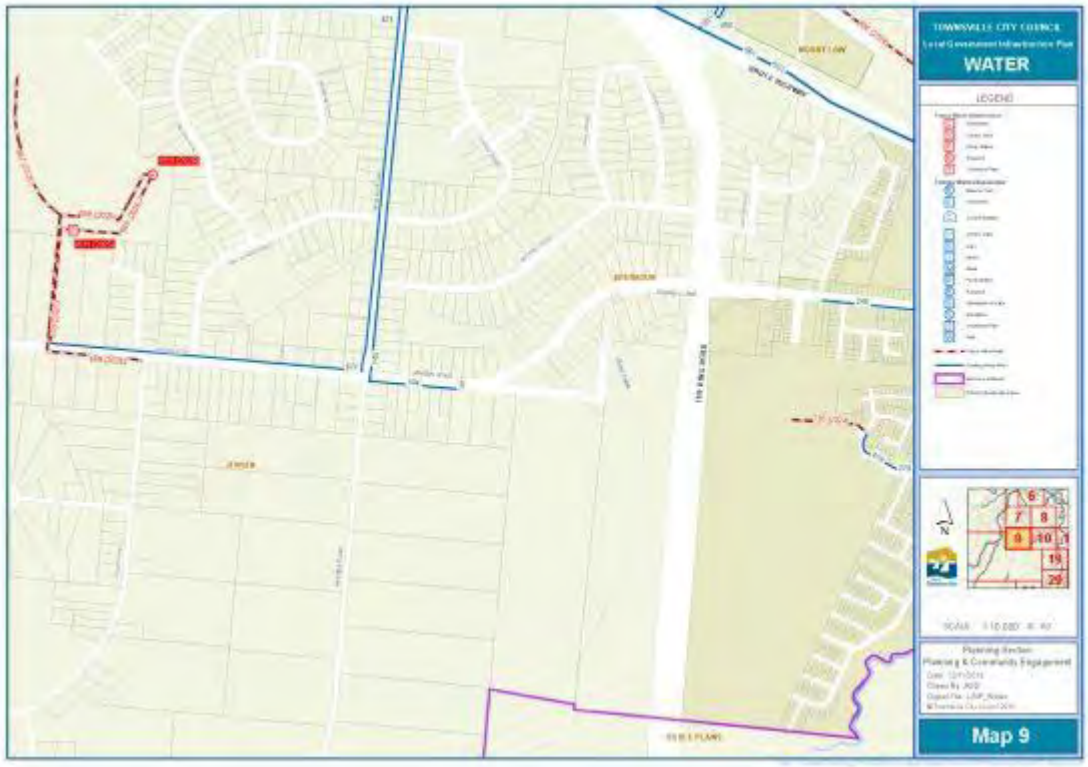
Click here to view PDF high resolution map.



Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.



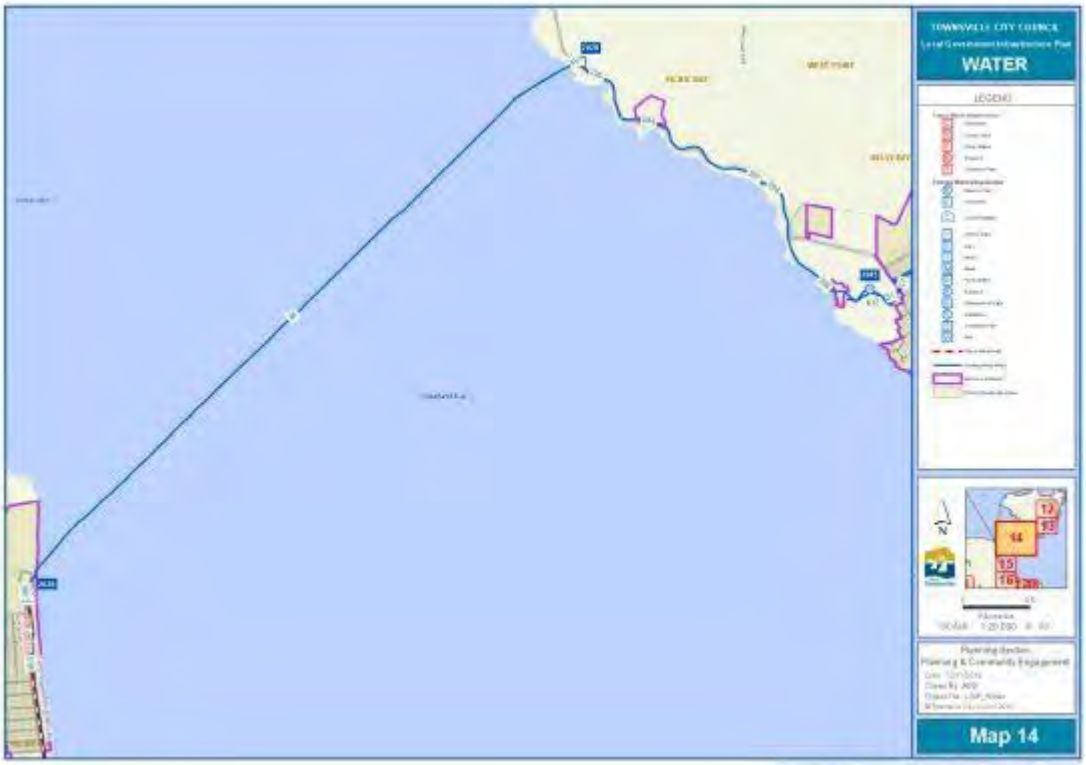
Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.



Click here to view PDF high resolution map.

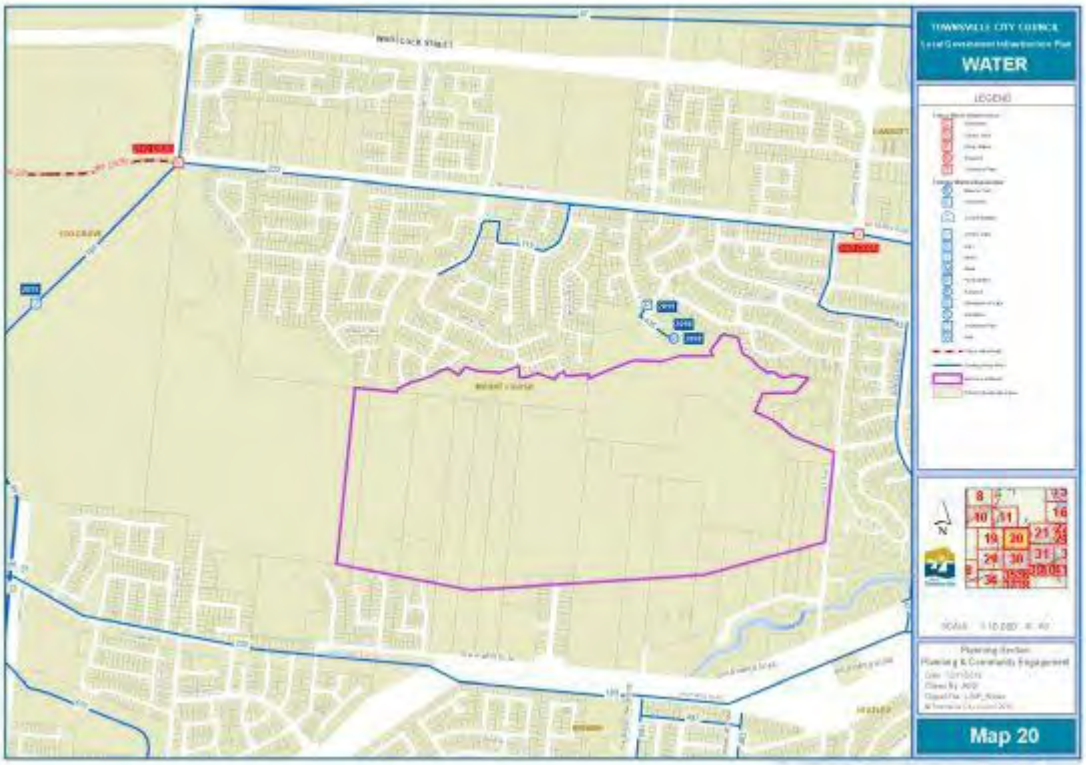
Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

Click here to view PDF high resolution map.

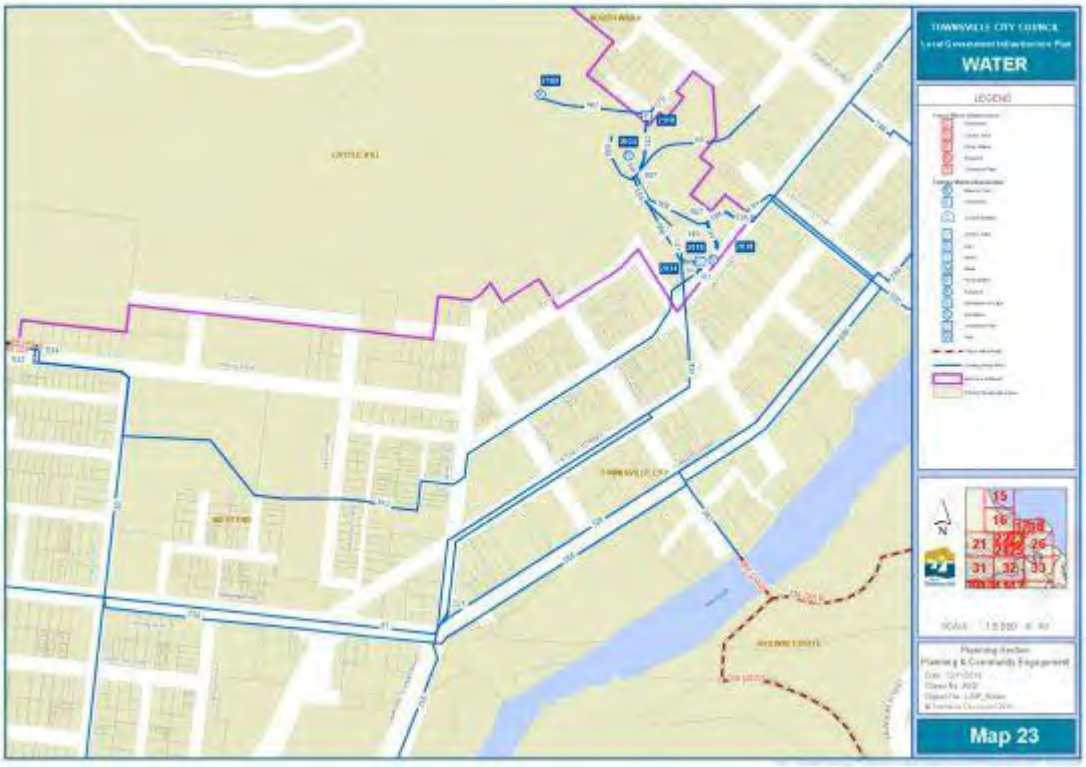
Click here to view PDF high resolution map.



Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

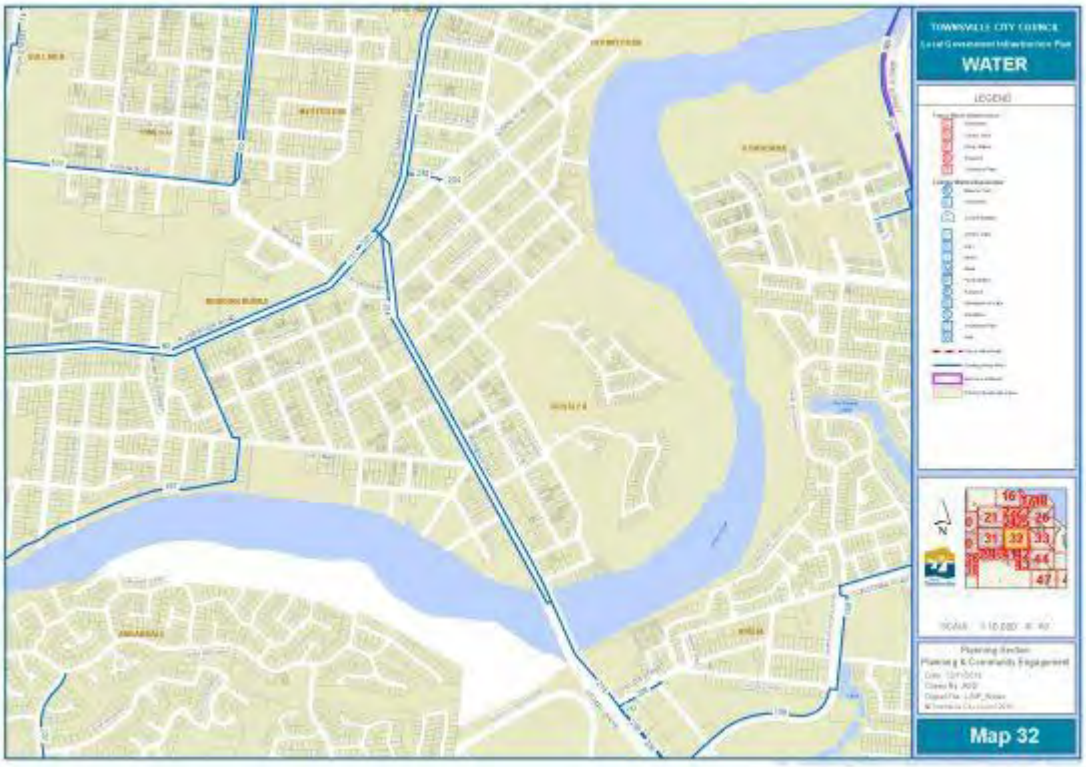
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

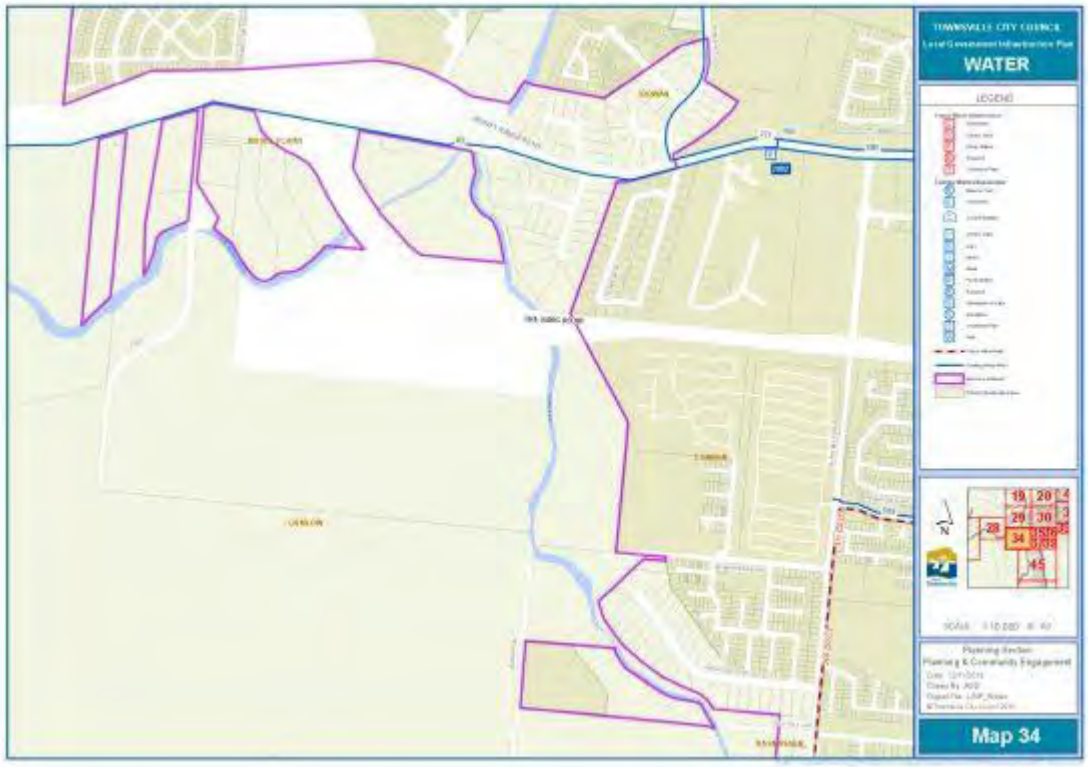
Click here to view PDF high resolution map

Click here to view PDF high resolution map



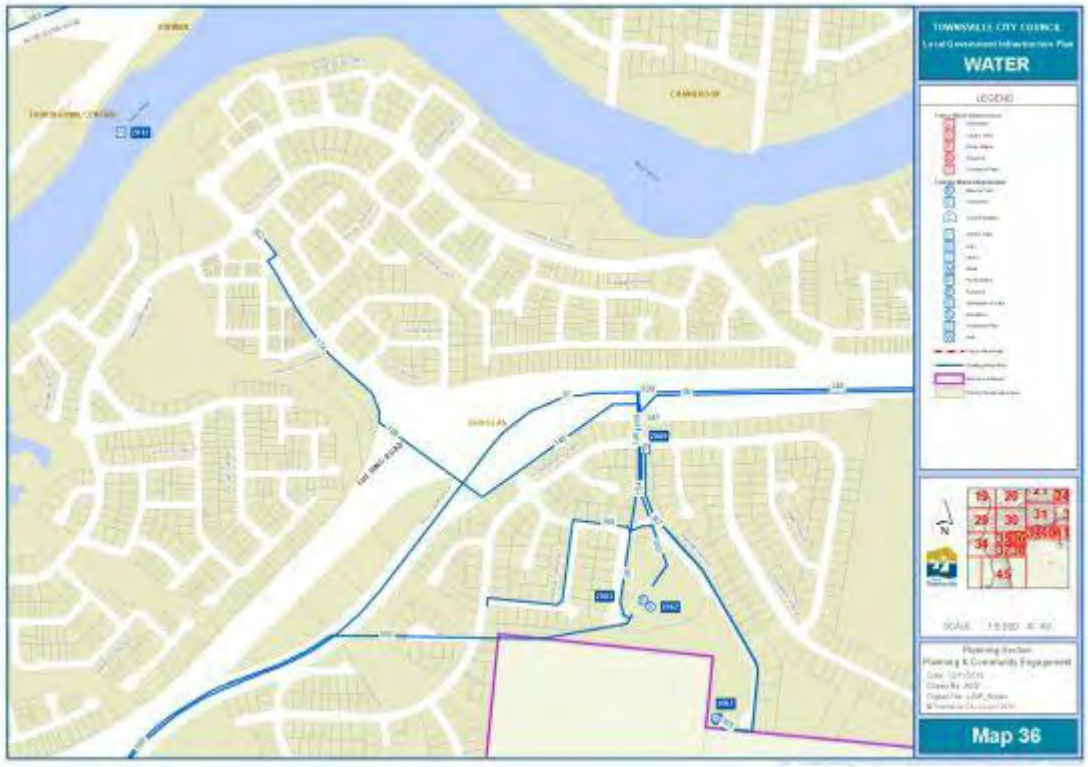
Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

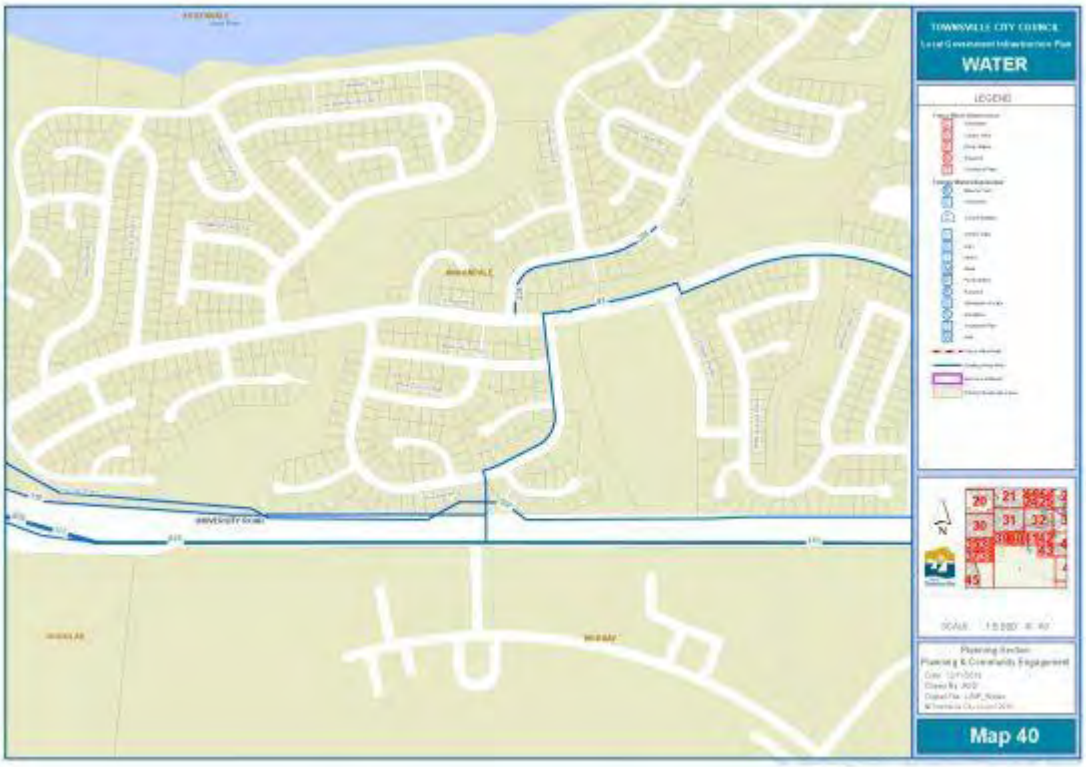


Click here to view PDF high resolution map

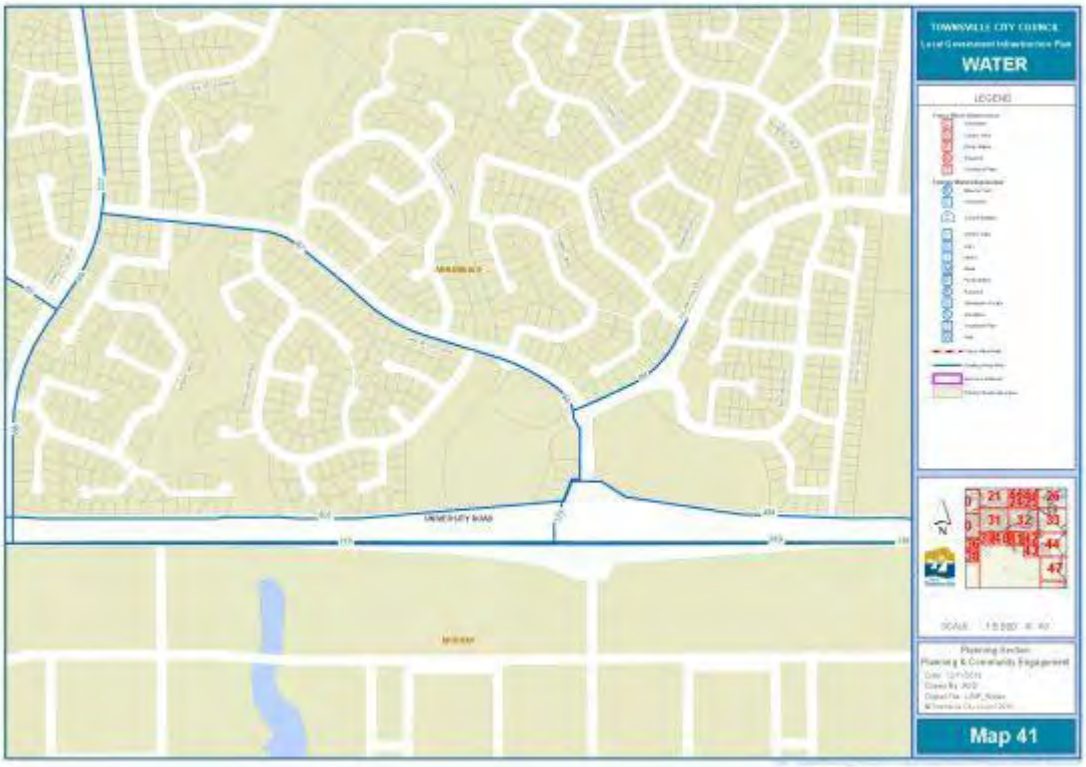
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

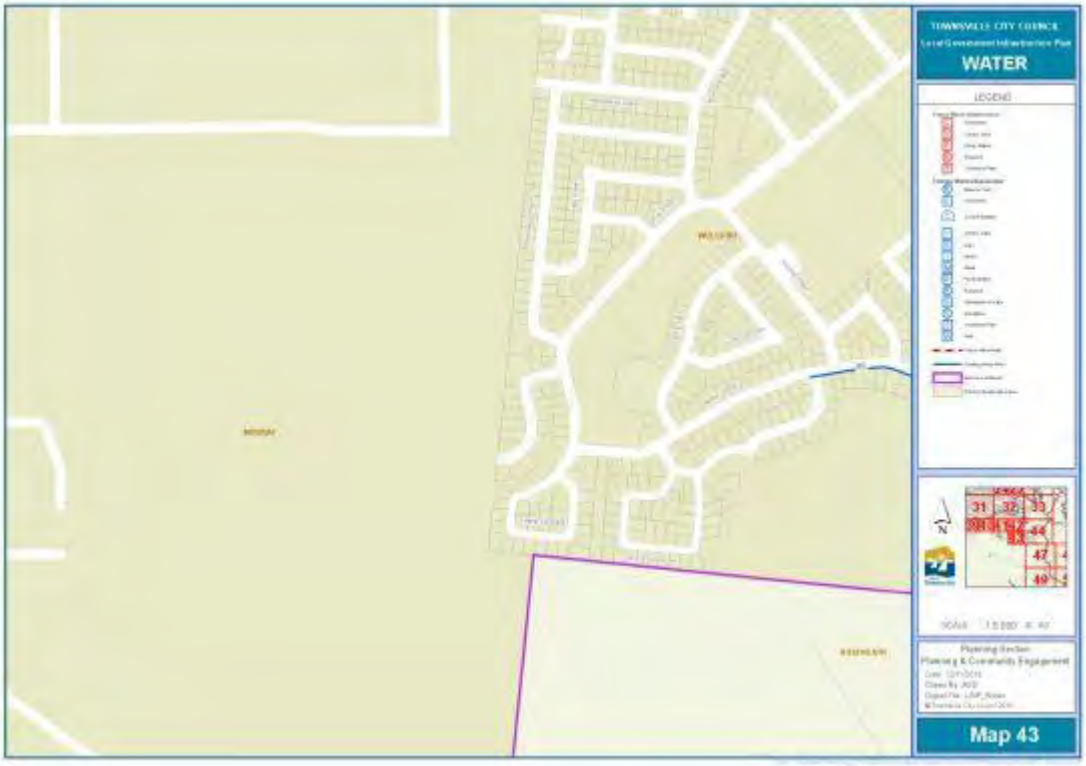


Click here to view PDF high resolution map



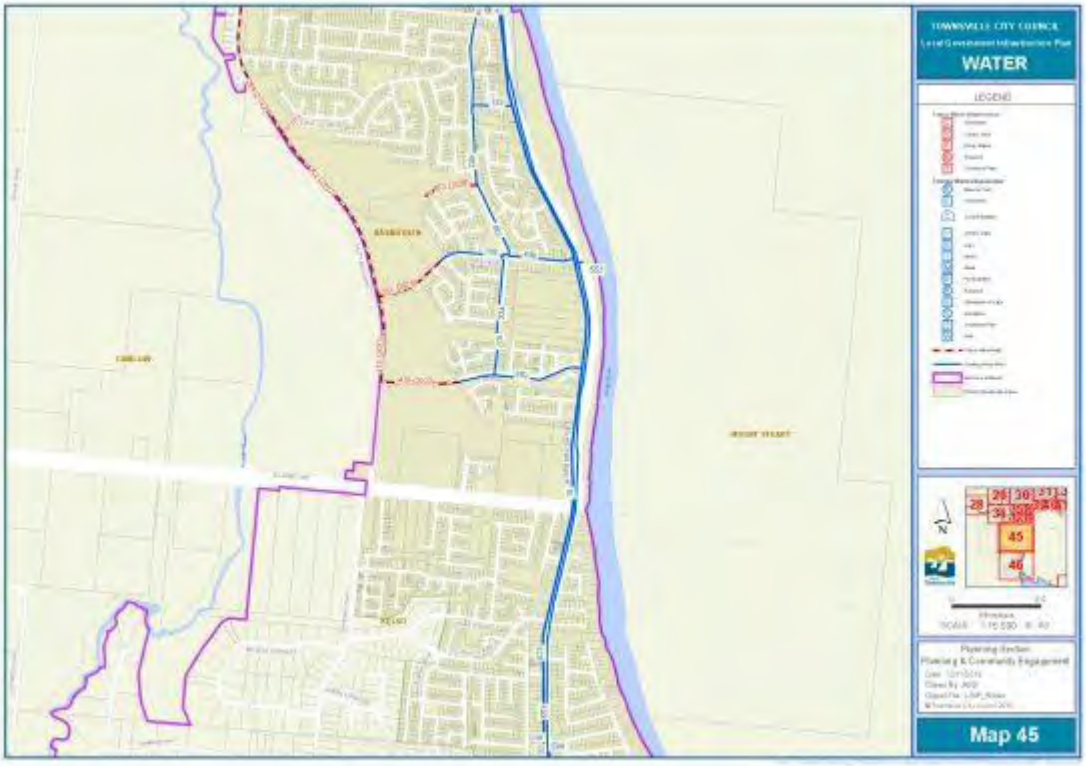
Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map



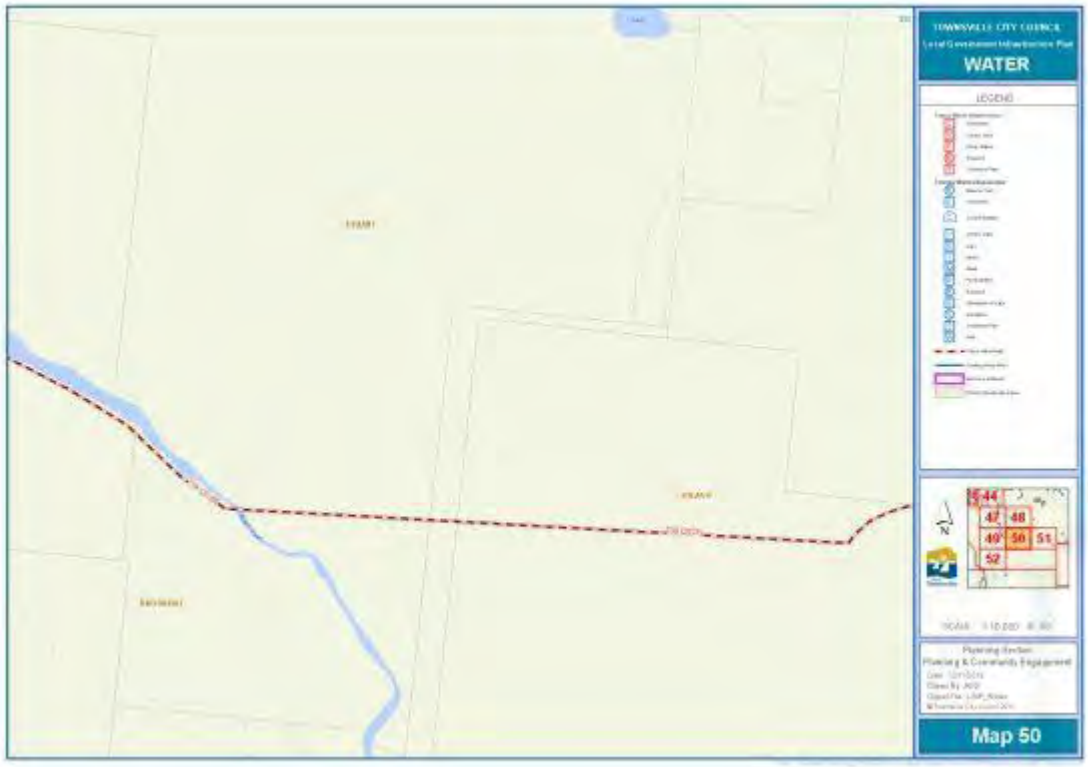
Click here to view PDF high resolution map

Click here to view PDF high resolution map

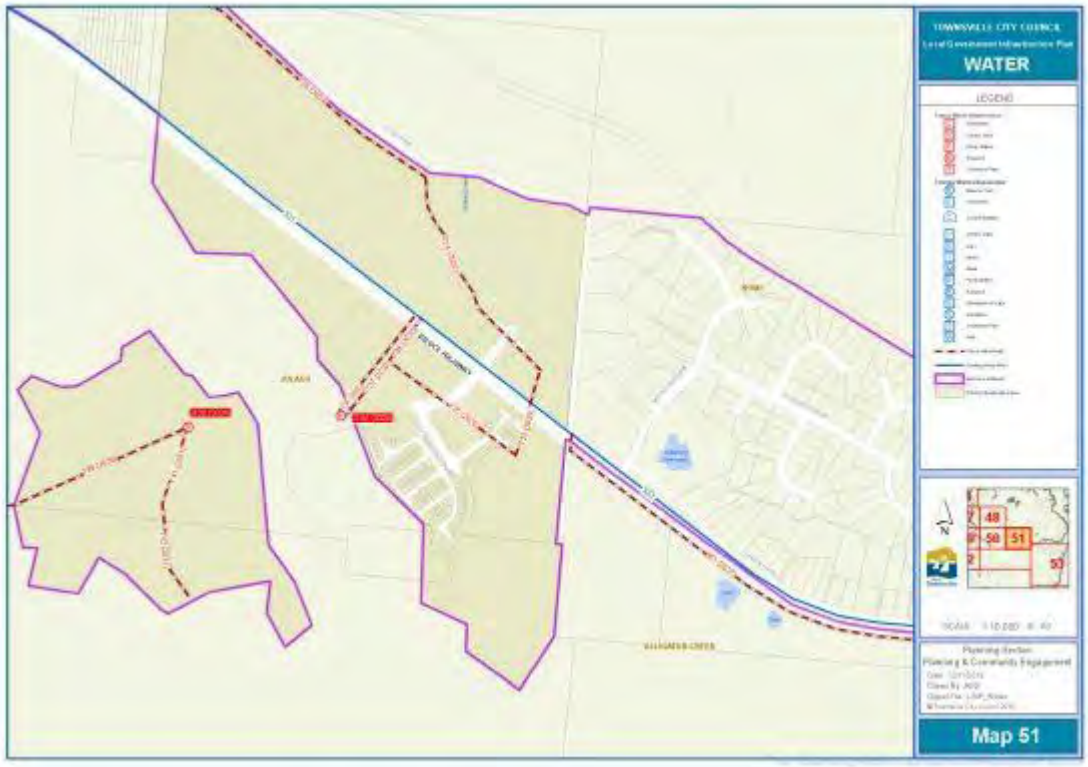
Click here to view PDF high resolution map

Click here to view PDF high resolution map

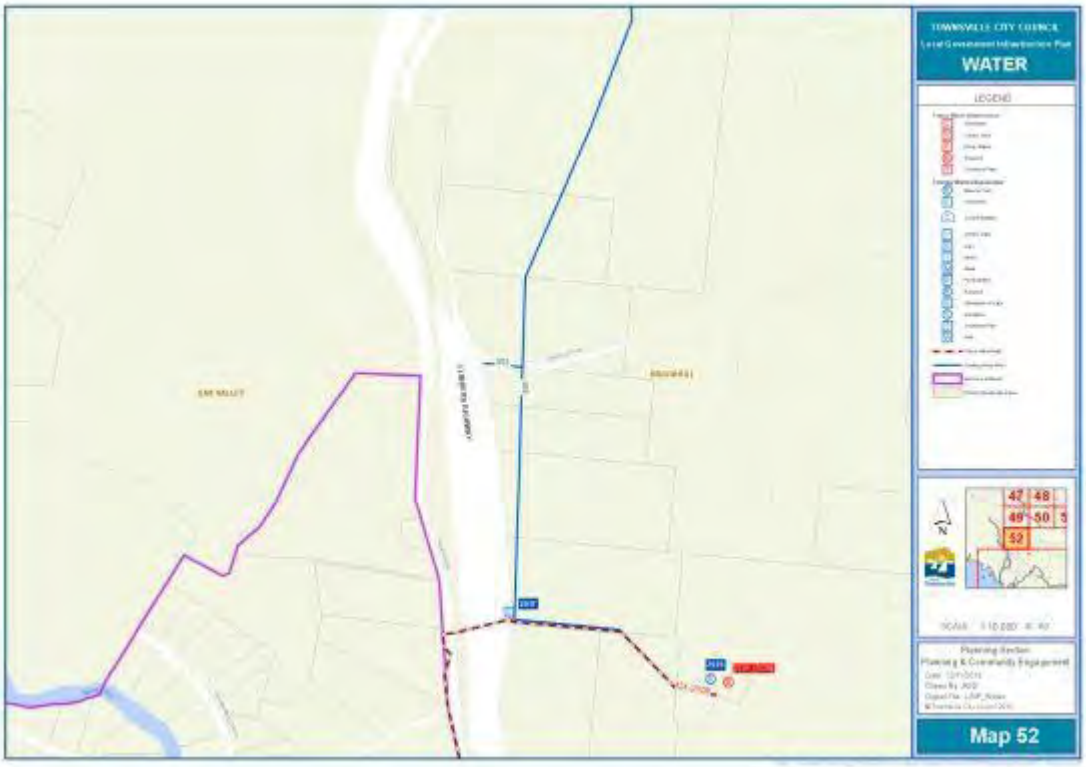
Click here to view PDF high resolution map



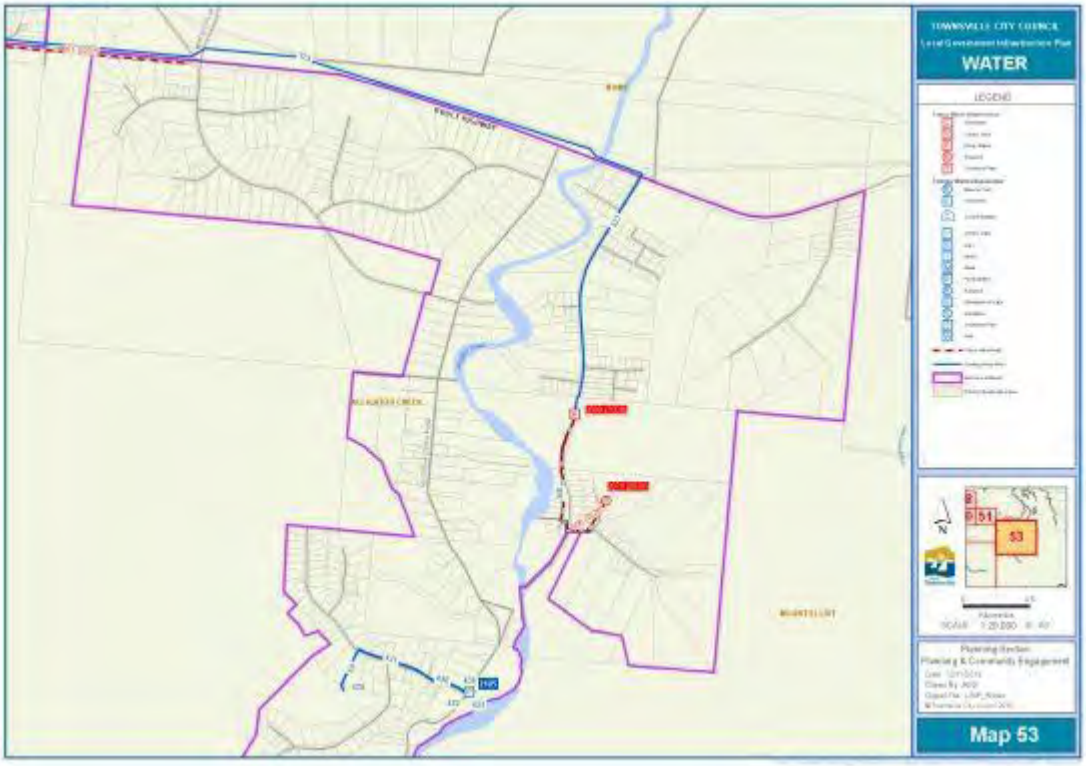
Click here to view PDF high resolution map



Click here to view PDF high resolution map



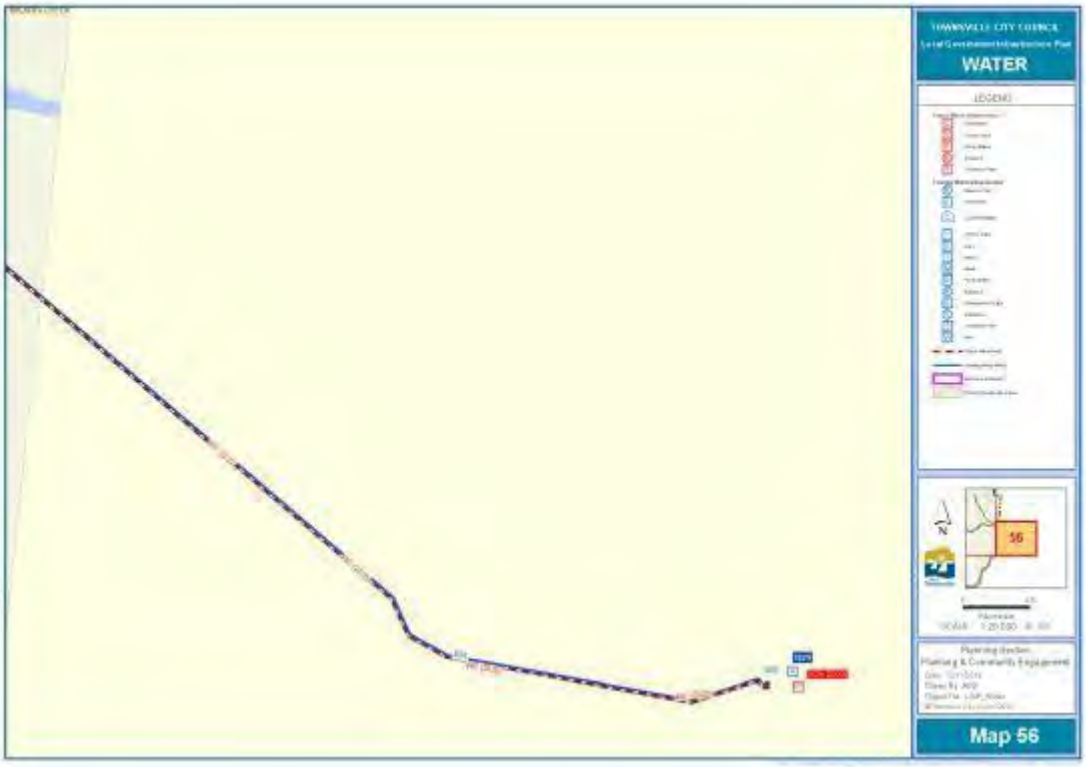
Click here to view PDF high resolution map



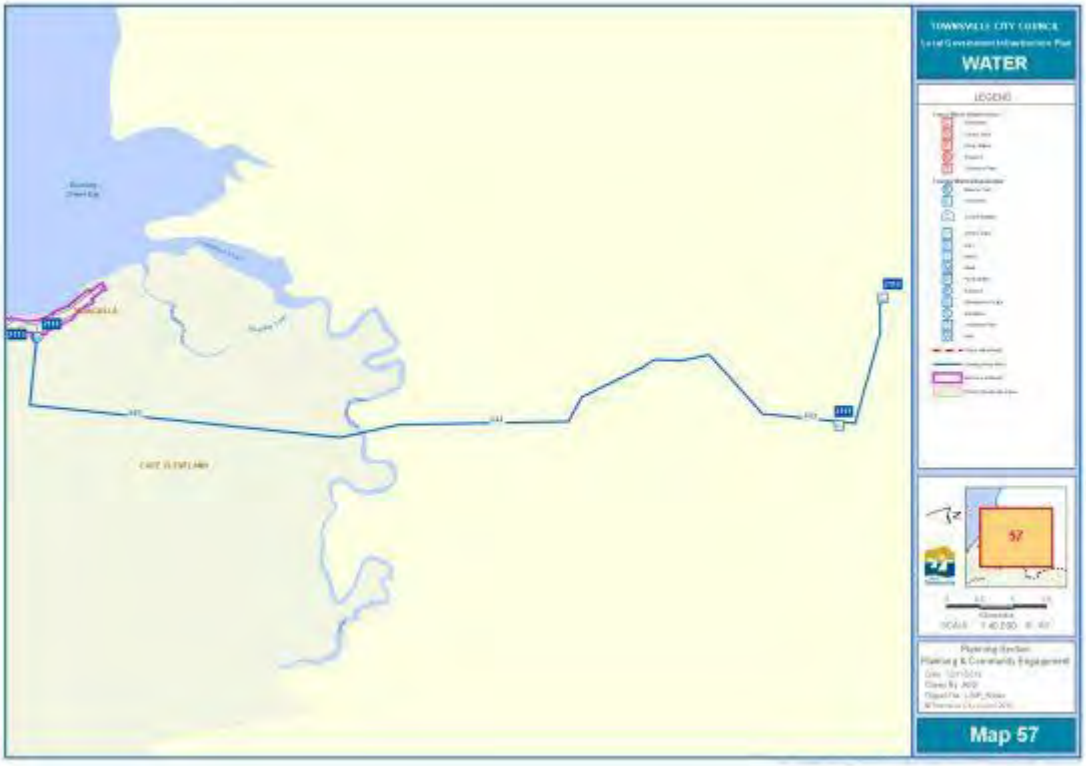
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map

Table SC3.3.5.1 - Water supply network schedule of future works

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
3	Reservoir	1012	Reservoir - Rollingstone No. 2 - upgrade	-	-	2030	4,298,190
3	Water Main	268		200	1,962	2031	829,528
3	Water Main	268		200	453	2031	136,805
3	Water Main	276		300	1,249	2030	624,752
3	Water Main	276		300	209	2030	104,542
3	Water Main	276		300	181	2030	107,601
3	Water Main	276		300	197	2030	117,112
3	Water Main	276		300	41	2030	20,508
3	Water Main	276		300	204	2030	127,551
3	Water Main	276		300	73	2030	51,834
5	Water Main	282		200	267	2031	80,633
5	Water Main	282		200	2,802	2031	1,184,677
5	Water Main	283		375	110	2031	110,671
5	Water Main	283		375	80	2031	80,488
5	Water Main	283		375	4,142	2031	3,545,106
5	Water Main	283		375	90	2031	77,030
5	Water Main	283		375	10	2031	11,375
5	Water Main	283		375	86	2031	89,064
5	Water Main	283		375	8	2031	6,847
7	Water Main	414		300	162	2028	94,685
7	Water Main	417		600	133	2028	218,755
7	Water Main	417		600	1,401	2028	2,626,936
8	Water Main	255		500	366	2030	587,954
8	Water Main	255		500	83	2030	114,943
8	Water Main	256		250	912	2030	469,600
8	Water Main	257		375	992	2030	849,045
8	Water Main	292		300	53	2029	26,511
8	Water Main	292		300	361	2029	225,716
8	Water Main	293		300	875	2026	511,415
8	Water Main	299		300	95	2026	55,525
8	Water Main	303		600	1,122	2023	1,716,686
8	Water Main	362		450	69	2027	73,084
8	Water Main	362		450	601	2027	636,576
8	Water Main	362		450	755	2027	799,692
8	Water Main	362		450	181	2027	222,388
8	Water Main	363		375	952	2019	857,321
8	Water Main	402		300	192	2030	120,048
8	Water Main	403		500	516	2030	828,919
8	Water Main	407		500	1,158	2030	1,603,663
8	Water Main	409		375	331	2026	264,824
8	Water Main	410		375	480	2026	384,035
8	Water Main	414		300	739	2028	345,541
9	Pump Station	1011	Pump Station	-	-	2025	74,373
9	Reservoir	1010	Reservoir	-	-	2025	1,011,278
9	Water Main	667		300	174	2025	117,033
9	Water Main	667		300	293	2025	197,073
9	Water Main	667		300	10	2025	7,779
9	Water Main	667		300	42	2025	28,249
9	Water Main	667		300	51	2025	29,808

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
9	Water Main	667		300	13	2025	8,744
9	Water Main	668		300	21	2025	16,335
9	Water Main	668		300	18	2025	14,001
9	Water Main	668		300	23	2025	17,891
9	Water Main	668		300	4	2025	3,111
9	Water Main	668		300	28	2025	18,833
9	Water Main	668		300	3	2025	2,018
9	Water Main	668		300	96	2025	74,674
9	Water Main	668		300	26	2025	17,488
9	Water Main	668		300	-	2025	-
9	Water Main	668		300	20	2025	13,452
9	Water Main	668		300	971	2025	567,525
9	Water Main	668		300	20	2025	11,689
9	Water Main	668		300	90	2025	60,534
9	Water Main	669		250	11	2025	6,172
9	Water Main	669		250	69	2025	45,646
9	Water Main	669		250	22	2025	14,554
9	Water Main	669		250	9	2025	5,954
9	Water Main	669		250	53	2025	35,062
9	Water Main	669		250	11	2025	6,172
9	Water Main	669		250	15	2025	8,416
9	Water Main	669		250	2	2025	1,122
9	Water Main	669		250	74	2025	41,521
9	Water Main	669		250	10	2025	5,611
9	Water Main	669		250	138	2025	66,424
9	Water Main	669		250	7	2025	3,369
9	Water Main	669		250	5	2025	2,805
9	Water Main	670		250	478	2025	230,076
9	Water Main	730		300	292	2031	182,574
10	Control Valve	1725	Control Valve	-	-	2023	276,610
10	Control Valve	1726	Control Valve	-	-	2023	276,610
10	Reservoir	2093	Reservoir	-	-	2024	10,824,024
10	Water Main	259		250	346	2028	166,541
10	Water Main	272		250	53	2028	25,511
10	Water Main	272		250	488	2028	234,890
10	Water Main	272		250	16	2028	7,701
10	Water Main	392		600	20	2023	39,121
10	Water Main	392		600	44	2023	94,017
10	Water Main	392		600	30	2023	53,549
10	Water Main	392		600	570	2023	994,209
10	Water Main	392		600	12	2023	26,043
10	Water Main	392		600	36	2023	78,128
10	Water Main	392		600	20	2023	30,600
10	Water Main	392		600	80	2023	156,482
10	Water Main	392		600	131	2023	233,830
10	Water Main	392		600	7	2023	12,495
10	Water Main	392		600	30	2023	53,549
10	Water Main	392		600	13	2023	25,428
10	Water Main	392		600	40	2023	78,241
10	Water Main	392		600	36	2023	55,081
10	Water Main	392		600	70	2023	136,922
10	Water Main	393		900	11	2023	40,195

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
10	Water Main	393		900	10	2023	33,577
10	Water Main	393		900	30	2023	100,732
10	Water Main	393		900	30	2023	100,732
10	Water Main	393		900	101	2023	356,092
10	Water Main	393		900	4	2023	11,962
10	Water Main	393		900	5	2023	14,952
10	Water Main	393		900	689	2023	2,060,378
10	Water Main	393		900	7	2023	23,926
10	Water Main	393		900	22	2023	75,197
10	Water Main	393		900	8	2023	29,233
10	Water Main	393		900	45	2023	164,433
10	Water Main	393		900	50	2023	156,085
10	Water Main	393		900	10	2023	31,217
10	Water Main	393		900	34	2023	106,138
10	Water Main	393		900	24	2023	80,585
10	Water Main	393		900	101	2023	315,292
10	Water Main	393		900	17	2023	53,069
10	Water Main	393		900	66	2023	177,807
10	Water Main	393		900	11	2023	37,599
10	Water Main	393		900	80	2023	268,618
10	Water Main	394		300	110	2023	59,807
10	Water Main	395		250	654	2028	314,791
10	Water Main	396		750	834	2023	2,043,259
10	Water Main	398		200	364	2028	143,861
10	Water Main	404		500	459	2026	689,264
10	Water Main	405		825	1,087	2024	3,148,669
10	Water Main	406		600	2,032	2028	3,810,088
10	Water Main	639		300	315	2028	184,110
10	Water Main	640		600	670	2023	1,168,632
12	Water Main	378		200	77	2031	46,144
12	Water Main	378		200	119	2031	83,524
12	Water Main	378		200	10	2031	5,993
12	Water Main	378		200	40	2031	23,971
12	Water Main	378		200	50	2031	29,964
12	Water Main	378		200	2	2031	1,045
12	Water Main	378		200	1,180	2031	616,498
12	Water Main	378		200	10	2031	5,993
12	Water Main	378		200	20	2031	14,038
13	Water Main	377		200	824	2031	430,504
18	Water Main	316		450	350	2019	235,965
18	Water Main	316		450	13	2019	19,854
18	Water Main	745		450	842	2019	681,196
19	Water Main	281		250	256	2029	146,981
19	Water Main	281		250	110	2029	79,065
19	Water Main	387		300	332	2021	499,752
19	Water Main	387		300	85	2021	53,183
19	Water Main	388		300	604	2026	328,393
20	Control Valve	2142	0	-	-	2025	123
20	Control Valve	2143	0	-	-	2025	123
20	Water Main	389		375	274	2026	144,206
20	Water Main	389		375	20	2026	15,423
20	Water Main	389		375	17	2026	18,845

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
20	Water Main	389		375	50	2026	55,425
20	Water Main	389		375	210	2026	232,786
21	Control Valve	2144	0	-	-	2025	123
22	Reservoir	2076	Reservoir - West End (duplicate)	-	-	2020	6,229,261
22	Water Main	663		500	82	2020	110,902
22	Water Main	663		500	38	2020	65,621
22	Water Main	663		500	52	2020	97,546
22	Water Main	664		750	7	2020	13,859
22	Water Main	664		750	7	2020	5,537
22	Water Main	664		750	9	2020	18,728
22	Water Main	664		750	11	2020	27,612
22	Water Main	664		750	14	2020	35,142
22	Water Main	664		750	21	2020	57,837
22	Water Main	664		750	25	2020	68,854
22	Water Main	664		750	28	2020	70,284
22	Water Main	664		750	43	2020	118,429
22	Water Main	664		750	57	2020	118,611
22	Water Main	664		750	98	2020	245,994
23	Water Main	318		500	536	2020	1,262,942
23	Water Main	383		600	65	2020	32,230
23	Water Main	383		600	176	2020	114,063
23	Water Main	383		600	32	2020	55,815
23	Water Main	735		300	1,170	2019	895,665
26	Water Main	641		300	543	2029	817,366
26	Water Main	641		300	22	2029	18,372
26	Water Main	642		300	694	2029	1,765,062
27	Pump Station	2163	0	-	-	2024	1,346,483
27	Water Main	643	Mt Margaret system transfer main	300	2,782	2024	2,070,515
27	Water Main	644	Mt Margaret system transfer main	450	2,214	2024	1,200,857
27	Water Main	645	Mt Margaret system transfer main	375	1,194	2024	888,640
29	Water Main	241		300	970	2020	318,411
29	Water Main	418	Shaw Rd distribution main	375	1,499	2020	1,199,310
29	Water Main	733		200	573	2020	267,923
29	Water Main	749		300	487	2028	453,065
29	Water Main	750		375	1,618	2028	851,552
31	Control Valve	2145	0	-	-	2025	123
37	Pump Station	2146	0	-	-	2021	114
37	Treatment Plant	2147	Douglas Water Treatment Plant (upgrade)	-	-	2021	13,830,508
37	Water Main	311		500	1,426	2022	5,191,409
37	Water Main	751		600	138	2022	31,377
37	Water Main	758		750	100	2021	503,220
38	Pump Station	2148	0	-	-	2030	265,085

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
38	Reservoir	2149	0	-	-	2030	1,325,424
38	Water Main	752		300	79	2030	196,965
39	Pump Station	2129	Booster Pump	-	-	2026	2,973,559
44	Pump Station	2127	Pump Station	-	-	2029	260,626
44	Reservoir	2126	Reservoir	-	-	2029	445,342
44	Water Main	649		300	61	2023	92,605
44	Water Main	649		300	948	2023	1,167,577
44	Water Main	753		375	766	2030	1,132,682
44	Water Main	762		375	910	2029	2,451,581
45	Water Main	251		300	406	2024	652,479
45	Water Main	252		450	1,090	2022	549,961
45	Water Main	269		500	1,483	2022	748,249
45	Water Main	270		375	446	2022	401,644
45	Water Main	426		300	475	2022	763,368
45	Water Main	653		300	304	2028	165,284
46	Water Main	304		300	275	2022	441,950
47	Reservoir	2121	Reservoir	-	-	2024	5,947,119
47	Water Main	647		450	15	2024	35,123
47	Water Main	647		450	5	2024	11,708
47	Water Main	647		450	8	2024	27,520
47	Water Main	647		450	50	2024	164,966
47	Water Main	647		450	16	2024	45,892
47	Water Main	647		450	39	2024	149,549
47	Water Main	647		450	9	2024	31,898
47	Water Main	647		450	28	2024	87,503
47	Water Main	648		450	16	2024	54,457
47	Water Main	648		450	3	2024	3,739
47	Water Main	648		450	31	2024	38,641
47	Water Main	648		450	604	2024	639,753
47	Water Main	648		450	28	2024	29,657
47	Water Main	648	Bal. of WM along Flinders Hwy	450	1,524	2024	1,614,212
47	Water Main	648		450	29	2024	39,648
47	Water Main	648		450	8	2024	9,972
47	Water Main	648		450	78	2024	97,225
47	Water Main	648		450	26	2024	40,416
47	Water Main	649		300	446	2023	472,401
47	Water Main	649		300	57	2023	98,045
47	Water Main	649		300	29	2023	38,396
47	Water Main	649		300	42	2023	59,309
47	Water Main	649		300	440	2023	601,554
47	Water Main	649	Bal. of WM along Flinders Hwy	300	471	2023	786,354
47	Water Main	759		375	709	2024	750,969
47	Water Main	760		375	1,689	2025	2,584,209
47	Water Main	761		300	284	2025	1,429,144
48	Pump Station	2162	New Julago pump station	-	-	2020	1,252,542
49	Pump Station	2137	Booster Pump Station	-	-	2029	131
50	Water Main	739	Rocky Springs	375	5,840	2029	21,715,896
51	Reservoir	2134	Rocky Springs	-	-	2020	3,398,011

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
51	Reservoir	2139	Rocky Springs	-	-	2031	5,275,979
51	Water Main	661		300	2,962	2027	972,302
51	Water Main	723	Rocky Springs	375	316	2020	501,722
51	Water Main	724	Rocky Springs	200	592	2022	1,037,606
51	Water Main	725	Rocky Springs	375	197	2020	312,782
51	Water Main	726	Rocky Springs	150	1,148	2024	2,156,880
51	Water Main	736	Rocky Springs	450	479	2020	660,273
51	Water Main	737	Rocky Springs	500	277	2020	444,978
51	Water Main	738	Rocky Springs	450	201	2020	315,794
51	Water Main	741	Rocky Springs	500	950	2031	1,526,098
51	Water Main	742	Rocky Springs	500	469	2031	334,900
52	Reservoir	2136	Reservoir	-	-	2028	123
53	Pump Station	2080	Ailligator Creek Pump Station	-	-	2025	182,722
53	Reservoir	2079	Alligator Creek Reservoir	-	-	2025	3,440,345
53	Water Main	356		150	1	2025	325
53	Water Main	356		150	213	2025	37,955
53	Water Main	356		150	49	2025	15,902
53	Water Main	356		150	44	2025	14,279
53	Water Main	356		150	132	2025	31,500
53	Water Main	356		150	26	2025	6,204
53	Water Main	356		150	10	2025	1,782
53	Water Main	356		150	22	2025	5,250
53	Water Main	356		150	66	2025	15,750
53	Water Main	356		150	21	2025	5,011
53	Water Main	356		150	30	2025	7,159
53	Water Main	356		150	23	2025	39,411
53	Water Main	356		150	10	2025	4,570
53	Water Main	356		150	727	2025	218,947
54	Treatment Plant	2151	Southern Water Treatment Plant	-	-	2028	1,238,983
54	Water Main	487	Haughton - RRD pipeline	1,800	64	2020	26,877
54	Water Main	754	SWTP to RRD intake	900	3,000	2028	15,096,588
55	Water Main	487	Haughton - RRD pipeline	1,800	32	2020	148,910
55	Water Main	487	Haughton - RRD pipeline	1,800	2,661	2020	7,168,853
55	Water Main	487	Haughton - RRD pipeline	1,800	1,385	2020	4,949,462
55	Water Main	487	Haughton - RRD pipeline	1,800	5,691	2020	17,860,611
55	Water Main	487	Haughton - RRD pipeline	1,800	142	2020	714,572
55	Water Main	487	Haughton - RRD pipeline	1,800	4,709	2020	15,223,508
55	Water Main	487	Haughton - RRD pipeline	1,800	36	2020	104,260
55	Water Main	487	Haughton - RRD pipeline	1,800	423	2020	1,511,641

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
55	Water Main	487	Haughton - RRD pipeline	1,800	13,945	2020	37,568,454
56	Pump Station	2128	Pump Station	-	-	2020	5,421,559
56	Water Main	487	Haughton - RRD pipeline	1,800	6,575	2020	17,713,344

SC3.3.6 - Plans for trunk sewerage infrastructure

Editor's note— This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale.

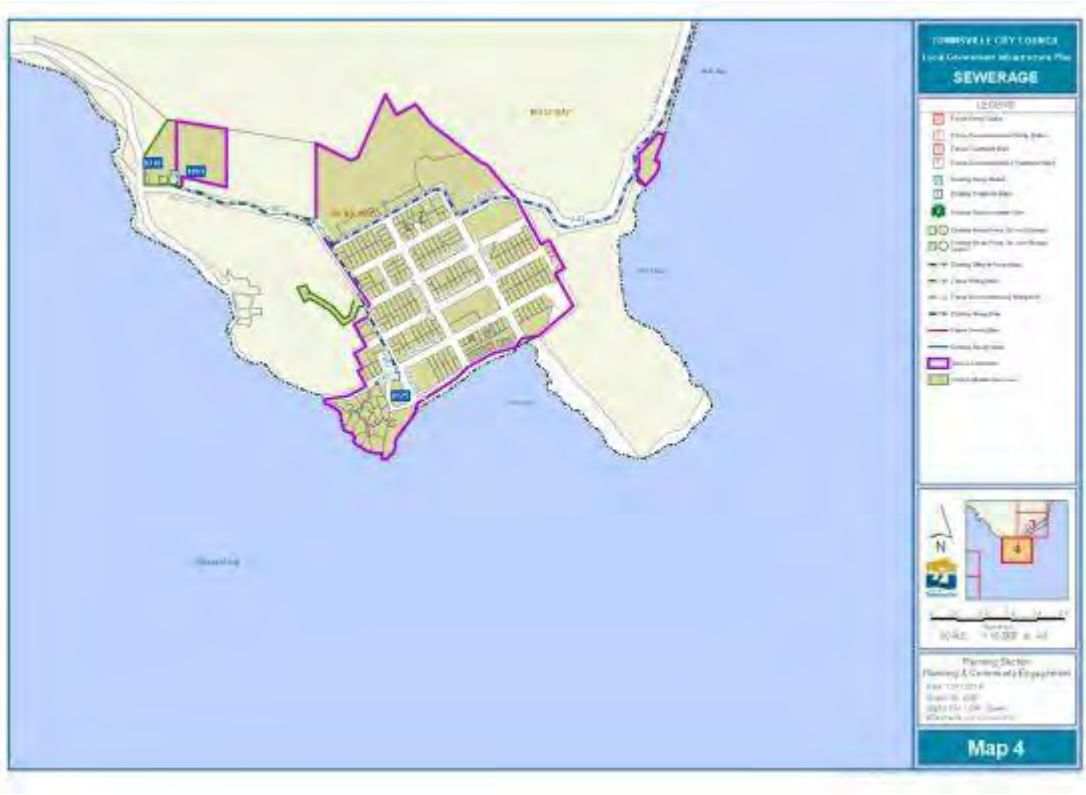
The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.

Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

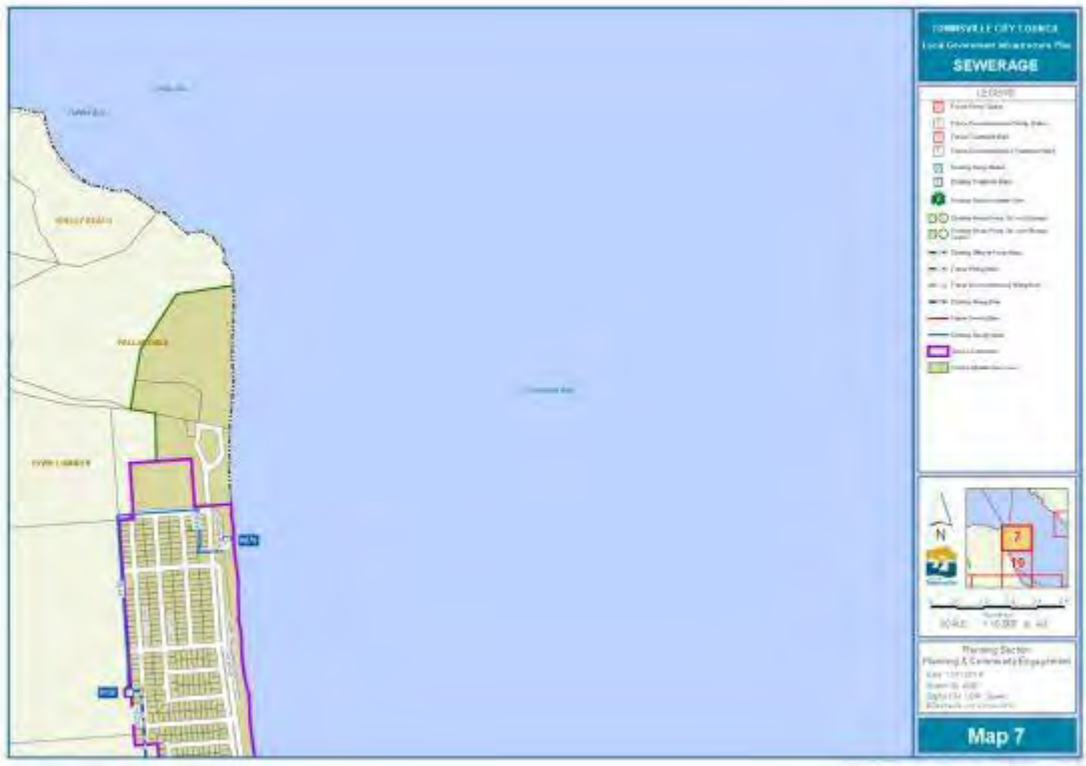
Click here to view PDF high resolution map



Click here to view PDF high resolution map

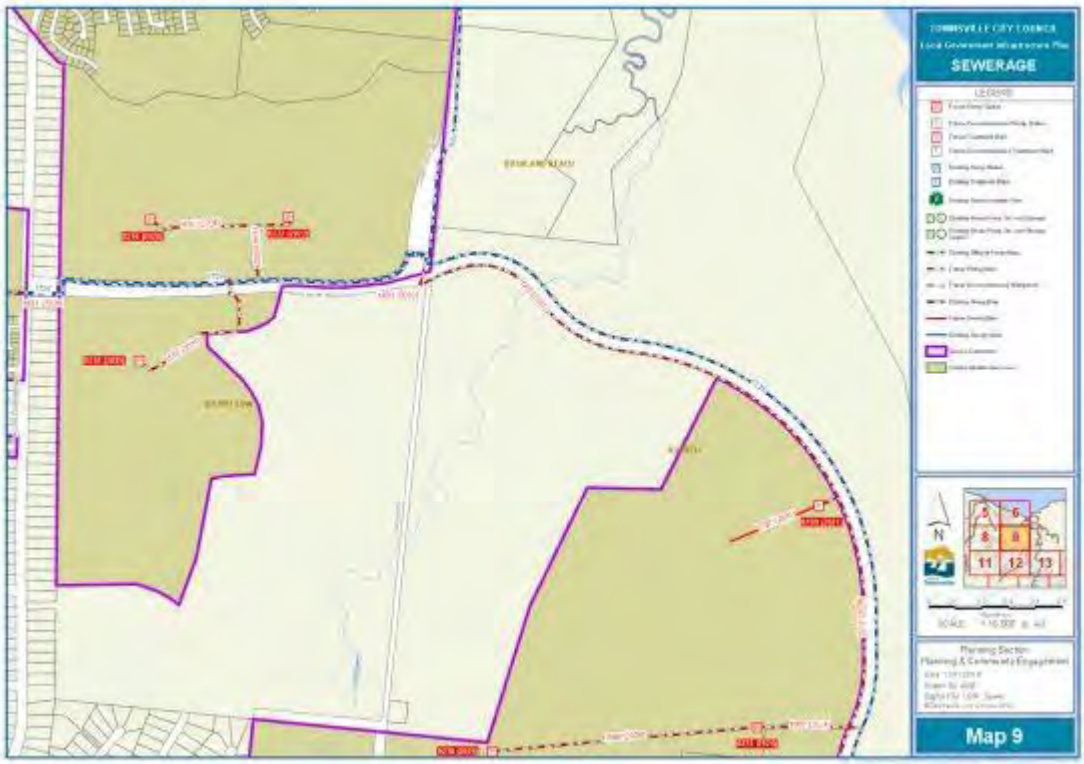
Click here to view PDF high resolution map

Click here to view PDF high resolution map



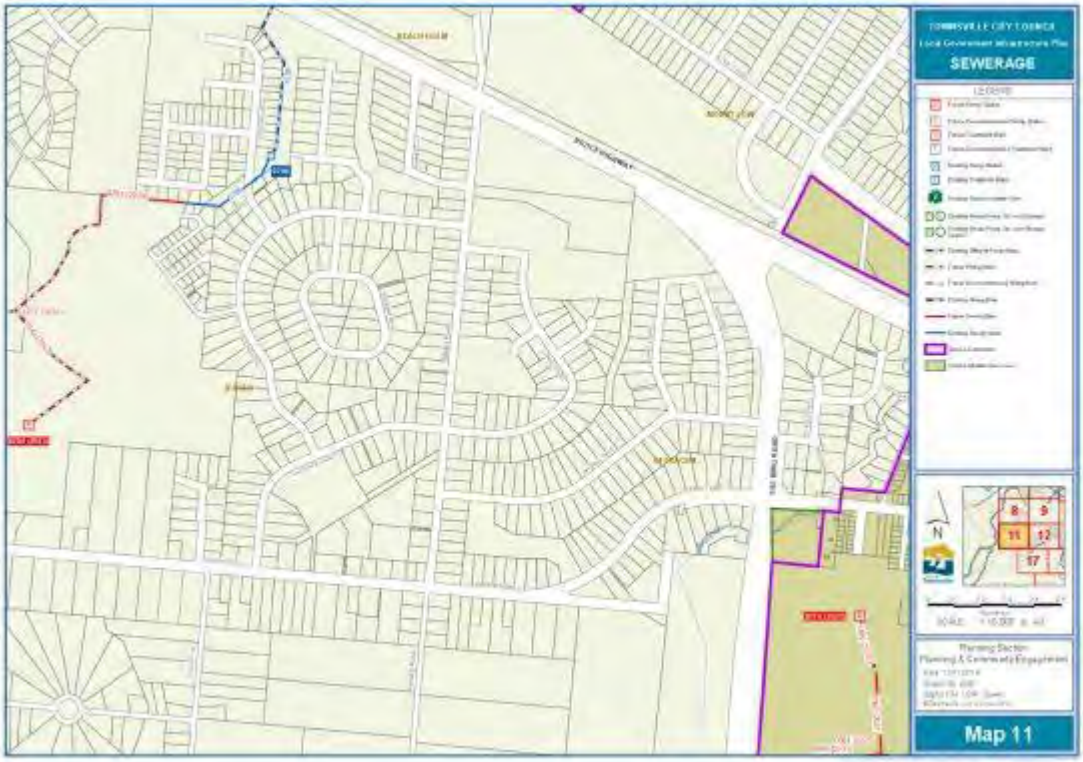
Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

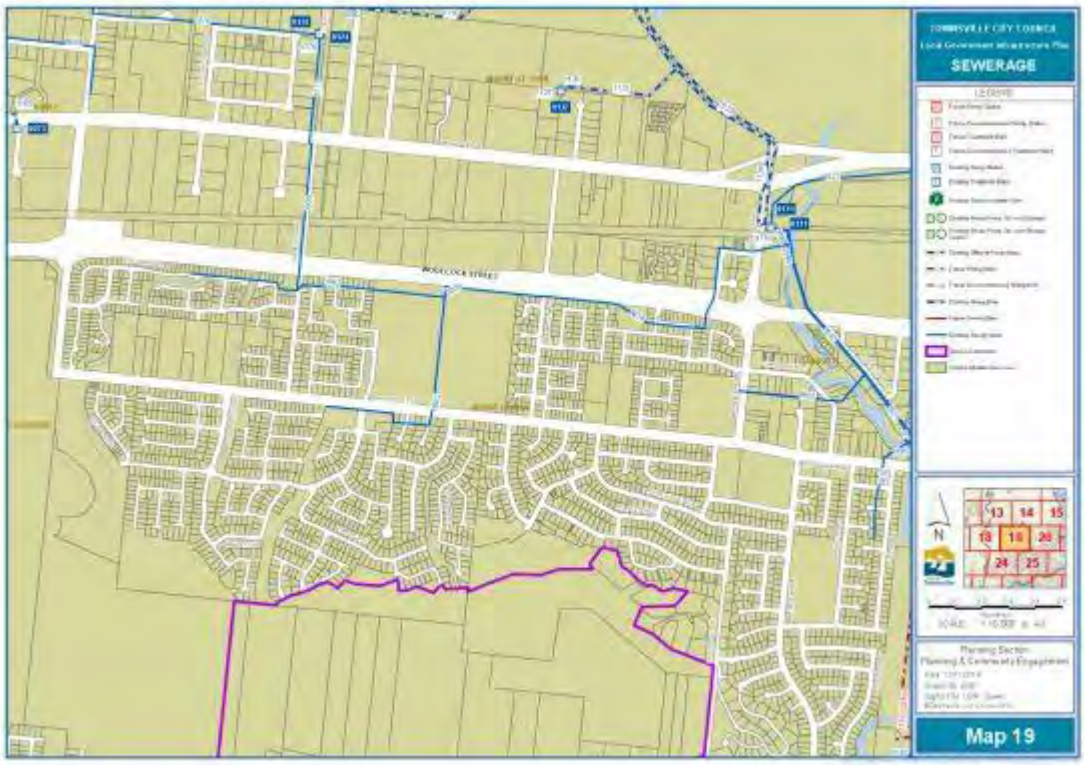
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

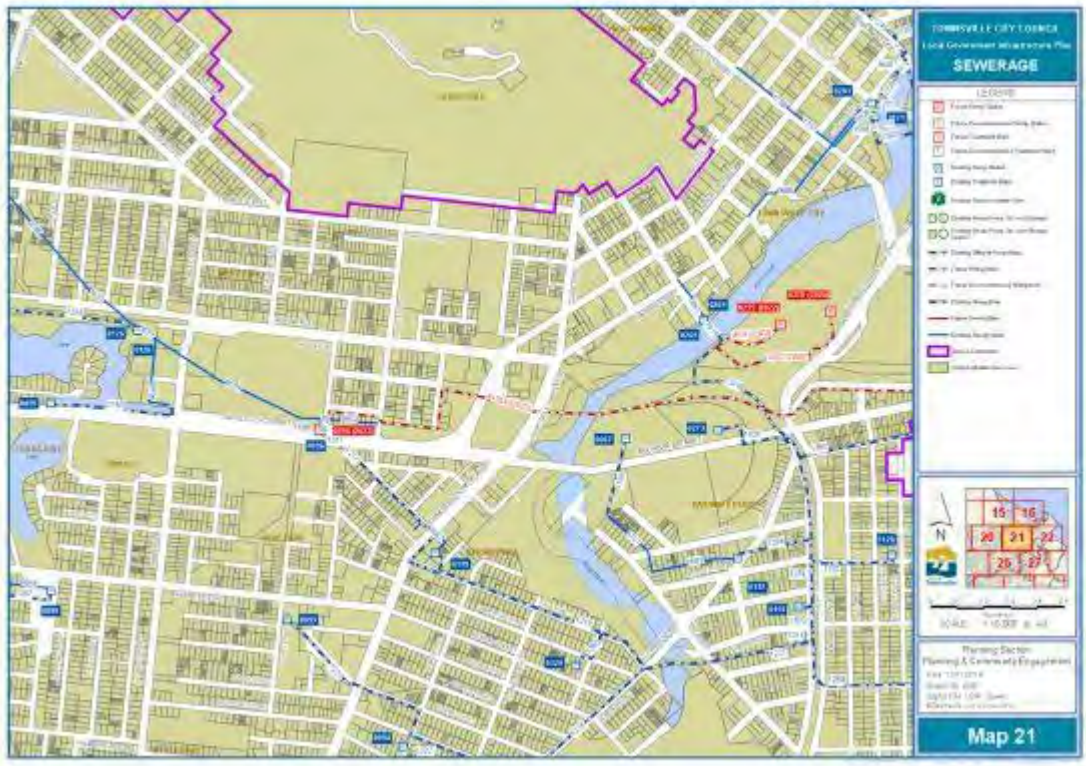
Click here to view PDF high resolution map

Click here to view PDF high resolution map

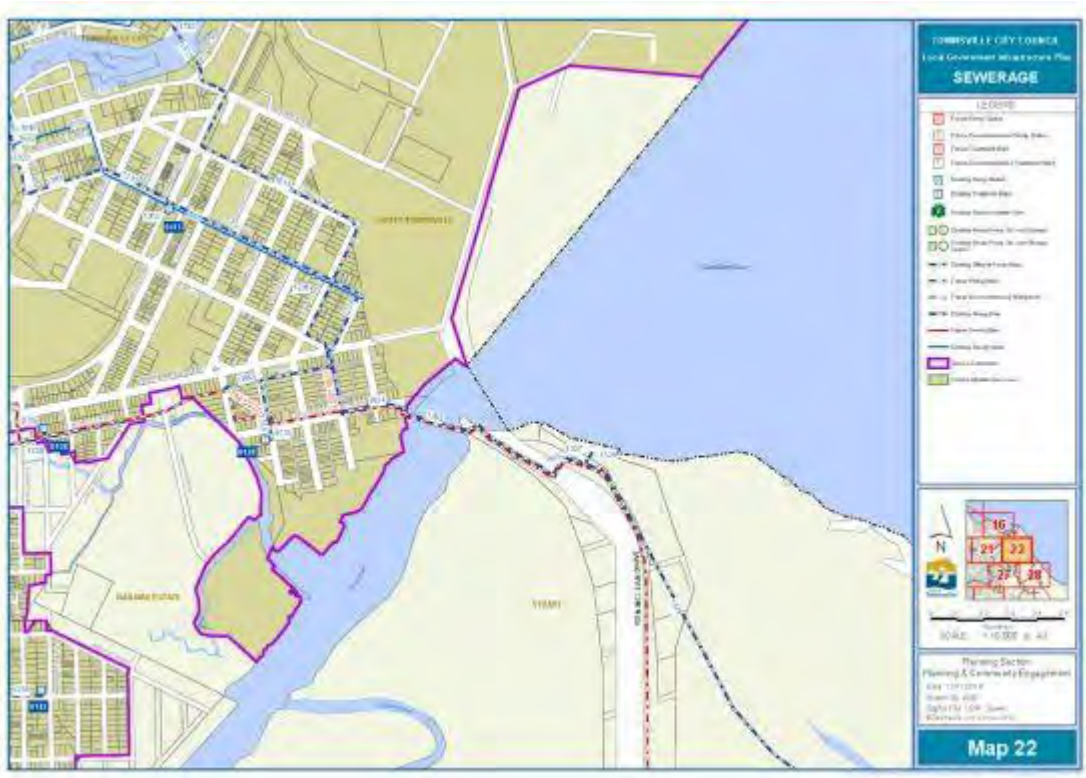


Click here to view PDF high resolution map

Click here to view PDF high resolution map



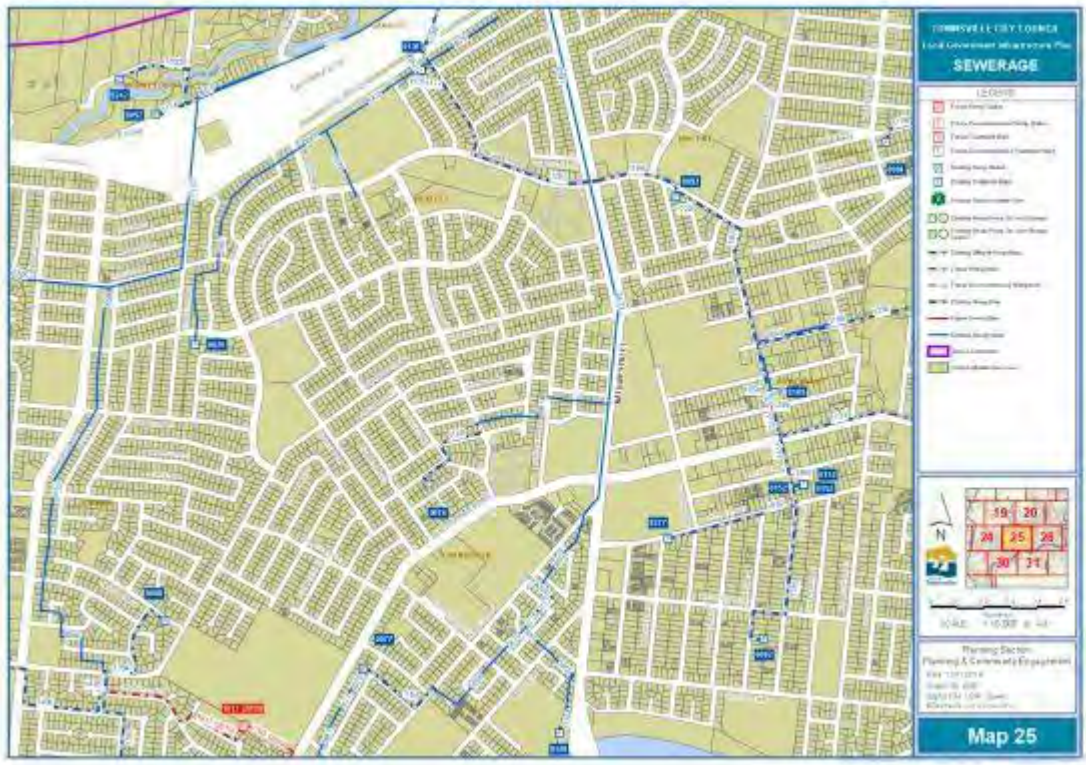
Click here to view PDF high resolution map



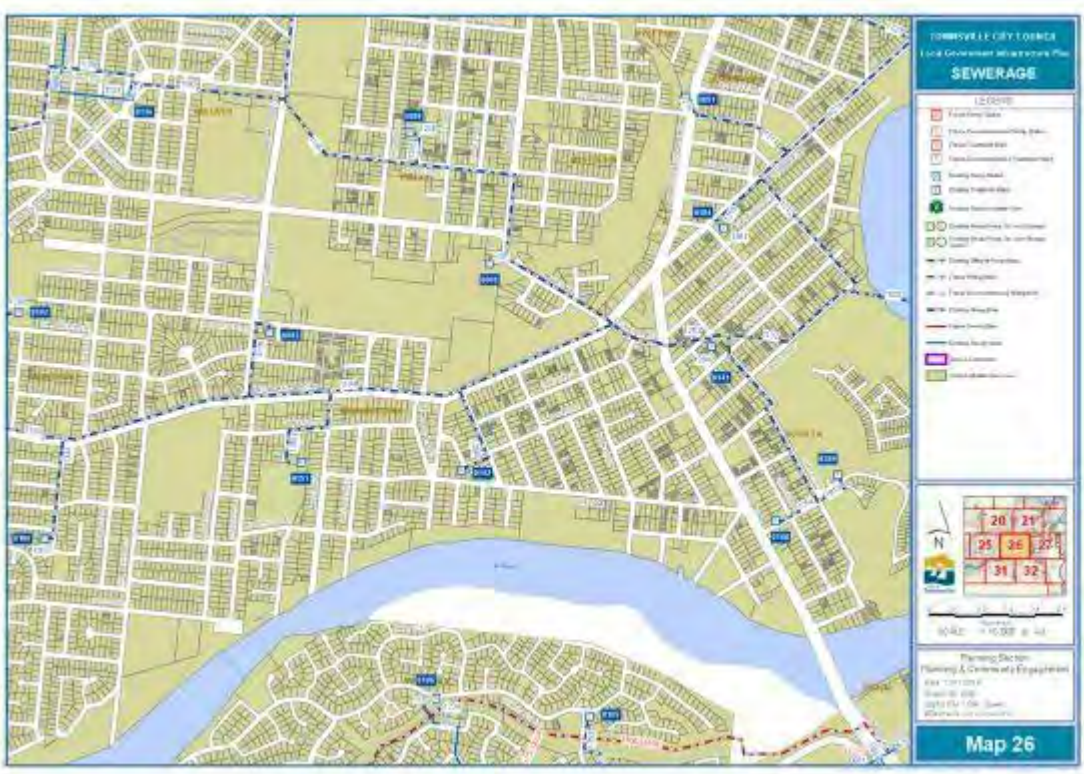
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



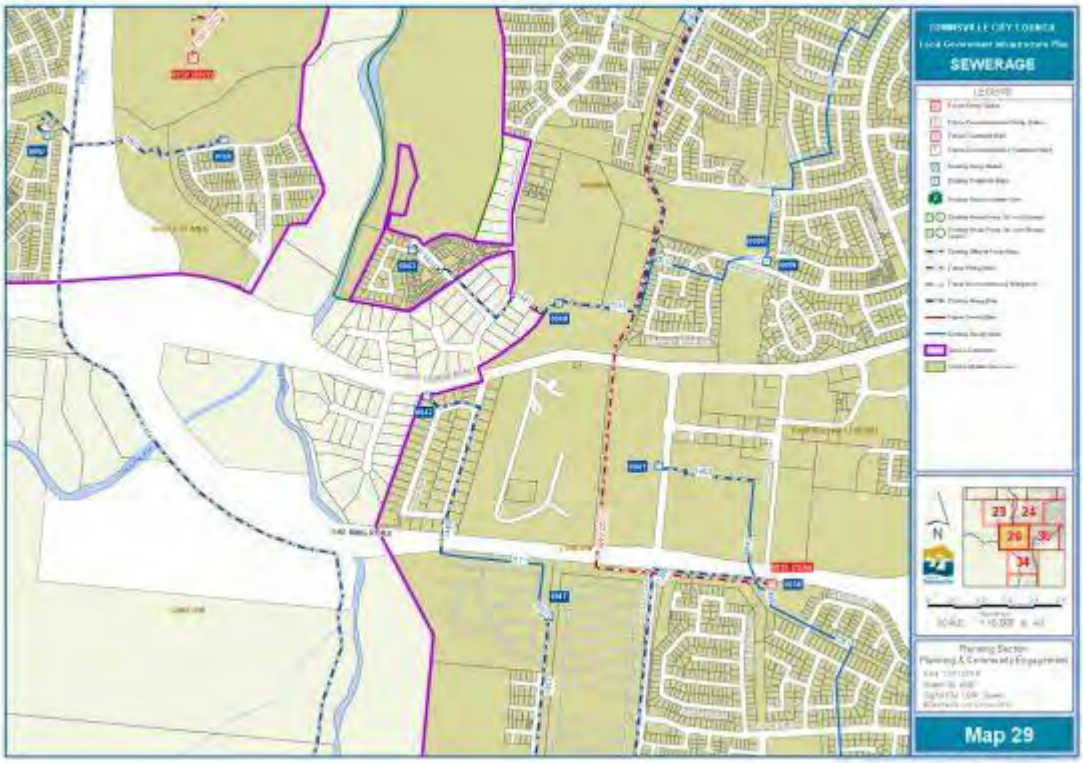
Click here to view PDF high resolution map



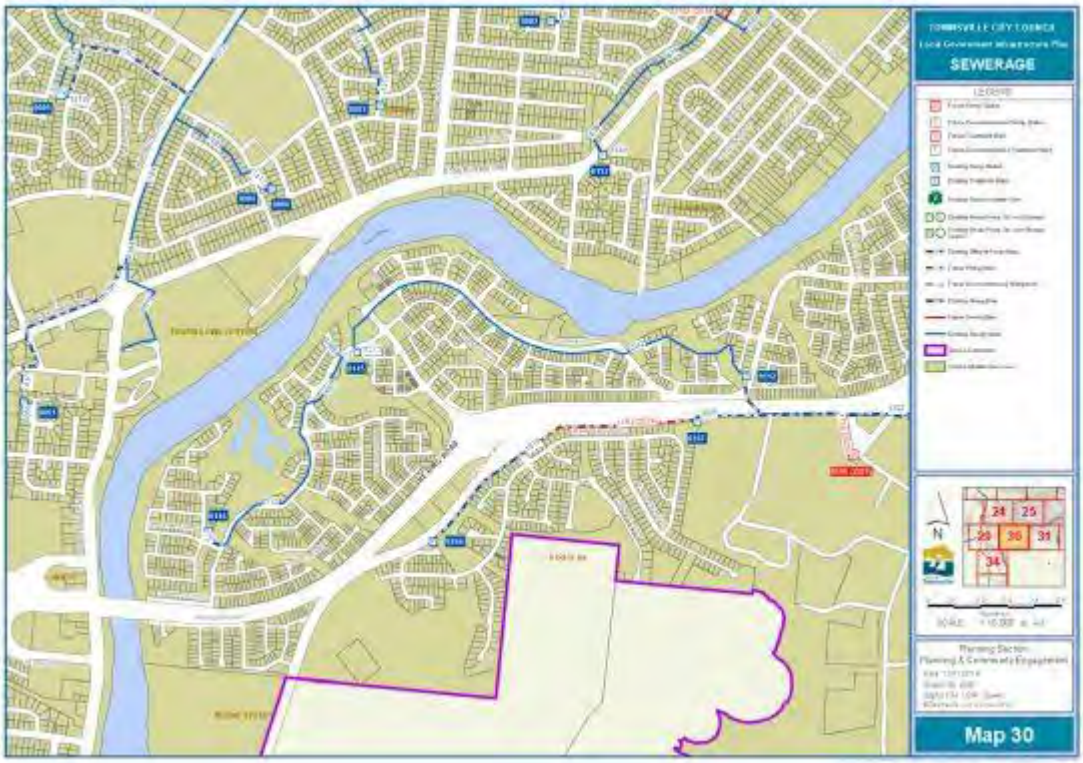
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

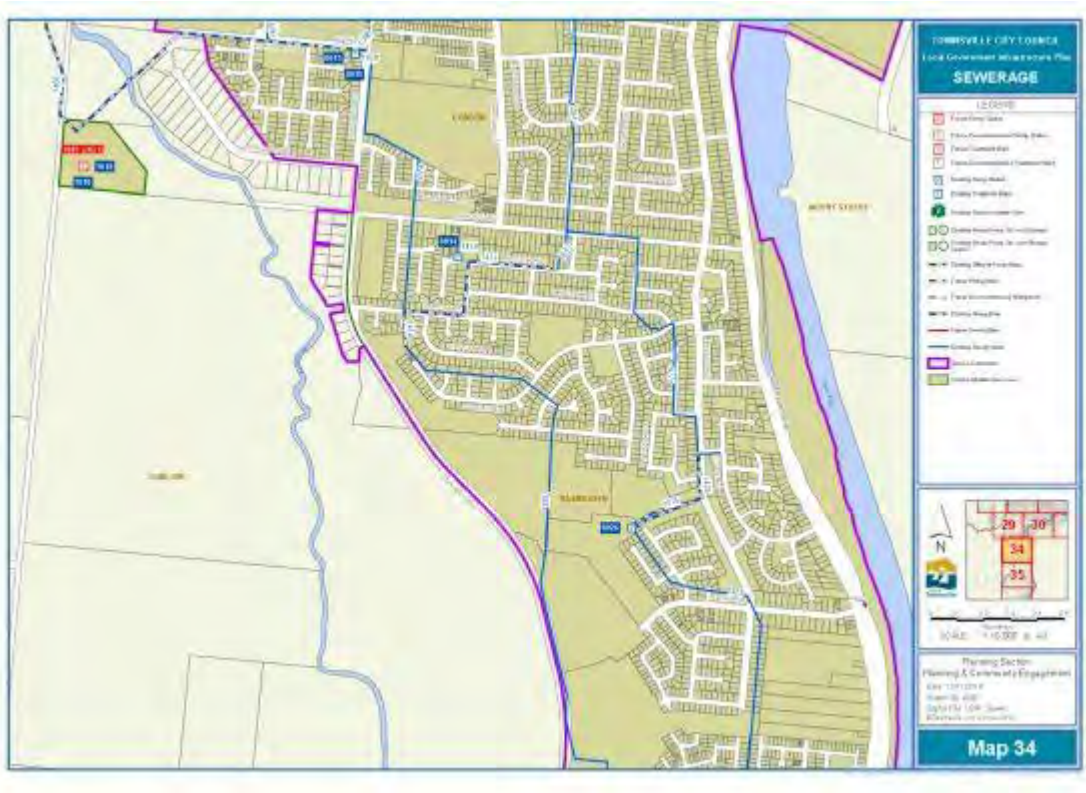


Click here to view PDF high resolution map

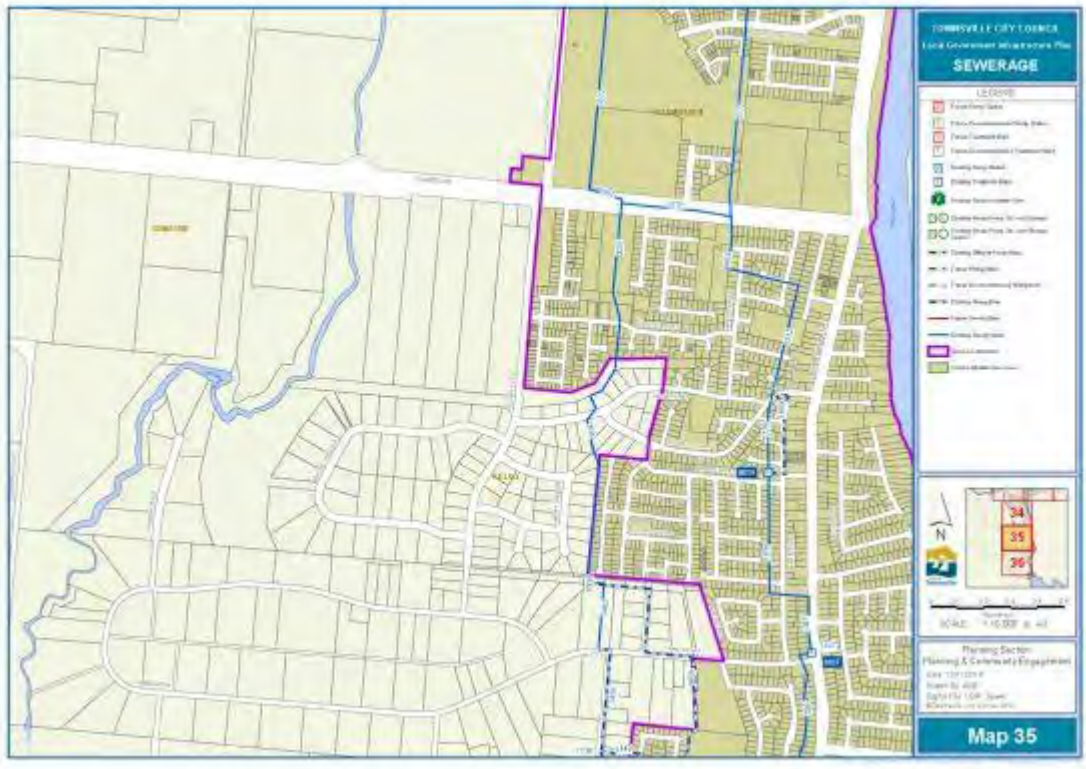
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map



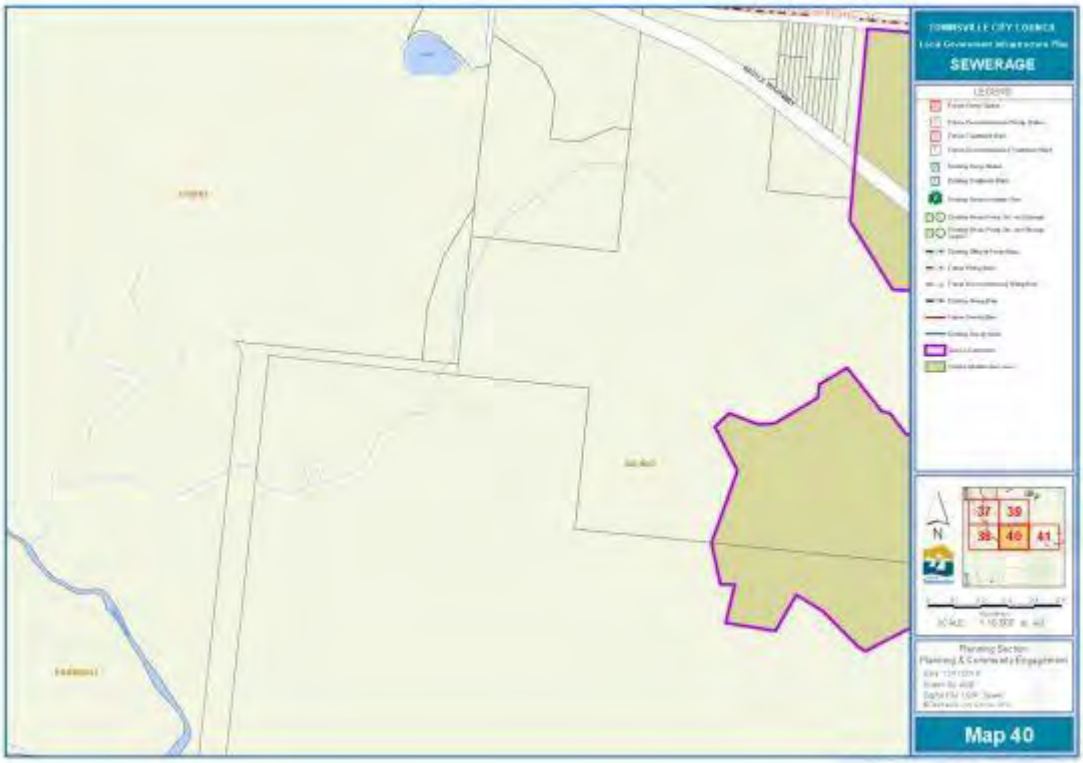
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

Table SC3.3.6.1 - Sewerage network schedule of future works

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
2	Treatment Plant	1002	Horseshoe Bay - STP upgrade	0	1	2023	3,210,682
6	Pump Station	44	P/S WB7	Type 3	1	2029	812,485
6	Pump Station	165	P/S WB10	Type 2	1	2024	595,549
6	Rising Main	1481		100	425	2024	71,353
8	Pump Station	198	P/S ML21	Type 4	1	2020	994,669
8	Pump Station	202	P/S ML15	Type 1	1	2026	595,549
8	Rising Main	1687		150	578	2026	174,904
9	Gravity Main	797		300	353	2031	280,411
9	Pump Station	199	P/S ML8	Type 4	1	2031	1,143,870
9	Pump Station	210	P/S ML5	Type 2	1	2028	595,549
9	Pump Station	211	P/S ML6	Type 2	1	2024	595,549
9	Pump Station	216	P/S ML16	Type 2	1	2026	595,549
9	Pump Station	218	P/S ML12	Type 2	1	2031	637,099
9	Pump Station	222	P/S ML13	Type 4	1	2022	994,669
9	Rising Main	1545		150	620	2031	128,655
9	Rising Main	1578		450	1,911	2031	2,073,307
9	Rising Main	1688	PS ML5 to PS ML6	150	997	2028	193,393
9	Rising Main	1689		200	393	2024	101,557
9	Rising Main	1691		100	386	2026	39,039
9	Rising Main	1821		375	85	2022	58,560
9	Rising Main	1831		375	1,220	2020	1,025,424
9	Rising Main	1544a		150	171	2022	30,856
9	Rising Main	1544b		250	202	2022	63,356
11	Gravity Main	765		225	298	2031	189,807
11	Pump Station	174	P/S WD8	Type 2	1	2031	637,099
11	Pump Station	204	P/S J3	Type 2	1	2023	917,424
11	Pump Station	205	P/S J2	Type 2	1	2029	1,055,037
11	Rising Main	1490		150	225	2031	72,734
11	Rising Main	1540	From P/S J3	100	721	2023	112,635
11	Rising Main	1707	From P/S J2	100	562	2029	101,013
12	Pump Station	183	P/S BU09	Type 2	1	2025	595,549
12	Pump Station	187	P/S S1P3A	Type 2	1	2029	637,099
12	Pump Station	193	P/S BU07	Type 3	1	2030	-
12	Pump Station	201	P/S BU08	Type 2	1	2028	595,549
12	Rising Main	1509		100	1,845	2025	309,756
12	Rising Main	1530		100	301	2029	54,075
12	Rising Main	1531		375	561	2022	471,522
12	Rising Main	1532		100	265	2028	44,491
12	Rising Main	1579		600	2,665	2028	4,187,866
12	Rising Main	1504a		300	105	2022	73,655
12	Rising Main	1504b		300	722	2022	375,531
13	Pump Station	291	P/S LH21A	Type 2	1	2028	721,644
13	Rising Main	1777		100	360	2028	60,440
13	Rising Main	1826	New SRM from P/S BU3 to NSB crossing	600	560	2028	1,003,286
14	Pump Station	264	P/S LB21A	Type 2	1	2025	80,710
14	Rising Main	1526	New DN750 from Everett St to MSJ WWTP	750	2,402	2026	6,148,017
14	Rising Main	1778		300	996	2025	556,989
14	Treatment Plant	1004	Mt. St. John - STP upgrade	0	1	2029	82,176,271
16	Gravity Main	593	Rose Street	225	501	2019	277,482

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
16	Gravity Main	594	Landsborough Street	150	97	2019	28,976
16	Gravity Main	1820		450	140	2019	185,749
16	Pump Station	85	P/S 7A	Type 3	1	2019	4,033,898
16	Pump Station	117	P/S A1A - Upgrade	Type 2	1	2026	140,731
16	Rising Main	1611		200	568	2026	209,834
17	Gravity Main	768		375	337	2031	342,799
17	Gravity Main	881		450	161	2025	229,518
18	Gravity Main	942		225	474	2031	301,908
18	Pump Station	74	P/S LE18A - environmental overflow	Type 2	1	2025	85,457
18	Pump Station	195	P/S BP08	Type 2	1	2022	553,999
18	Pump Station	244	P/S LR3	Type 2	1	2028	595,549
18	Pump Station	248	P/S LB17	Type 2	1	2031	1,560,489
18	Pump Station	278	P/S LA17	Type 2	1	2025	1,506,187
18	Rising Main	1519		150	636	2022	179,027
18	Rising Main	1711		150	153	2025	46,164
18	Rising Main	1712		100	48	2031	8,610
18	Rising Main	1721a		125	278	2031	116,010
18	Rising Main	1721b		125	419	2031	96,676
18	Rising Main	1771a		600	6,859	2024	12,288,933
18	Rising Main	1771b		600	81	2024	178,788
19	Rising Main	1187		300	1,306	2030	780,907
20	Pump Station	58	P/S A11C - future decommission	Type 2	1	2022	3,879
20	Pump Station	371	P/S A11C	Type 2	1	2022	757,220
20	Rising Main	1632	P/S A11C	100	148	2022	23,114
20	Rising Main	1155b		100	68	2022	10,696
21	Pump Station	96	P/S 6 - upgrade	Type 3	1	2022	2,074,576
21	Pump Station	255	P/S 24	Type 3	1	2022	994,669
21	Pump Station	270	P/S A24	Type 2	1	2020	553,999
21	Rising Main	1619		200	289	2022	99,237
21	Rising Main	1784		375	4,032	2022	4,482,186
21	Rising Main	1832	Alignment changed	150	613	2020	172,553
22	Rising Main	1783a		600	3,714	2023	5,429,568
22	Rising Main	1783b		600	540	2023	1,000,209
22	Rising Main	1783c		600	250	2023	741,924
22	Rising Main	1783d		600	436	2023	726,632
23	Gravity Main	1728		300	508	2021	357,313
23	Gravity Main	780b		225	115	2024	68,471
23	Pump Station	194	P/S BP07	Type 2	1	2026	595,549
23	Pump Station	294	P/S BP21	Type 2	1	2024	595,549
23	Rising Main	1518		150	341	2026	103,187
23	Rising Main	1737		150	367	2024	110,924
24	Gravity Main	847	Liberty Rise	300	70	2024	52,929
24	Gravity Main	848	Liberty Rise	225	674	2028	401,297
24	Pump Station	245	P/S LR2	Type 2	1	2024	595,549
24	Rising Main	1602		150	224	2024	67,784
24	Rising Main	1785a		300	385	2030	230,269
24	Rising Main	1785b		300	39	2030	23,051
24	Rising Main	1785c		300	105	2030	63,055
24	Rising Main	1787a		200	56	2020	29,114
24	Rising Main	1787b		200	1,830	2020	628,934
25	Gravity Main	1763		300	296	2019	208,220

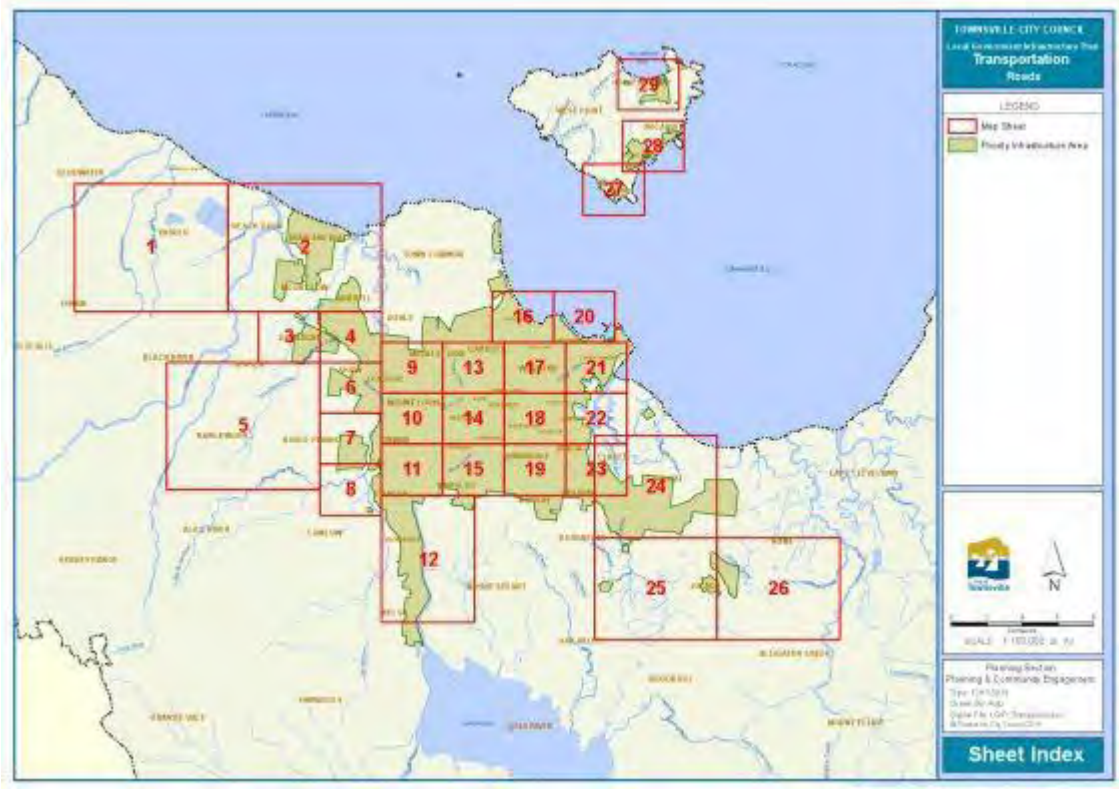
Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
25	Pump Station	1017	P/S L1C	Type 2	1	2019	2,268,928
25	Rising Main	1817		200	638	2019	219,209
26	Rising Main	1606a		600	7,142	2020	11,903,185
26	Rising Main	1606b		600	881	2020	1,811,533
27	Gravity Main	1835	ULDA The Village	300	9	2019	6,330
27	Gravity Main	1836	ULDA The Village	375	11	2019	9,730
27	Pump Station	296	P/S SA15	Type 2	1	2019	553,999
27	Rising Main	1833		100	64	2019	9,995
27	Rising Main	1788a		750	255	2020	541,740
27	Rising Main	1788b		750	3,746	2020	7,962,488
27	Rising Main	1788c		750	122	2020	316,868
28	Rising Main	1794d	Rocky Springs connection	375	121	2019	169,383
28	Rising Main	1794e	Rocky Springs connection	375	892	2019	614,235
28	Treatment Plant	1005	Cleveland Bay	0	1	2019	27,661,017
28	Treatment Plant	1005	Cleveland Bay - 50k EP up. at 2031, $59.972M (1/6/16 CAPEX)	0	1	2031	79,488,312
29	Pump Station	38	P/S C6B - upgrade	Type 3	1	2026	3,493,932
29	Pump Station	159	P/S BP12	Type 2	1	2021	553,999
29	Rising Main	1501		100	412	2021	64,394
29	Rising Main	1699a		450	4,566	2021	5,038,861
29	Rising Main	1699b		450	83	2021	114,879
30	Pump Station	400	PS SA14A REPLACEMENT PUMP STATION	Type 2	1	2029	1,009,700
30	Rising Main	1753		200	584	2024	215,745
30	Rising Main	1779		150	159	2020	44,757
31	Rising Main	1609	Decommission when RM1751 connects	225	(139)	2020	-
31	Rising Main	1751		300	1,179	2020	612,985
31	Rising Main	1752		250	769	2024	347,257
31	Rising Main	1322c	Decommission when RM1751 connects	250	(125)	2020	-
32	Gravity Main	1007		225	269	2022	148,988
32	Pump Station	372	P/S SC7	Type 2	1	2022	3,204,068
32	Rising Main	1265	DN100 srm - future decommission	100	(308)	2022	-
32	Rising Main	1837	DN250 PE srm extension from PS SA7 & PS SB7 (Wulguru)	200	1,460	2022	501,733
32	Rising Main	1839	DN100 diversion of PS SA7 with ID1694 & ID1837.	100	35	2022	5,466
32	Rising Main	1694a		150	649	2022	182,687
32	Rising Main	1694b		150	164	2022	73,596
33	Pump Station	1012	P/S 15A	Type 2	1	2023	553,999
33	Rising Main	1794a	Rocky Springs connection	375	807	2019	555,756
33	Rising Main	1794b	Rocky Springs connection	375	46	2019	64,402
33	Rising Main	1794c	Rocky Springs connection	375	976	2019	672,377
33	Rising Main	1794z	Rocky Springs connection	375	1,313	2019	904,342
33	Rising Main	1814a		150	74	2023	33,308
33	Rising Main	1814b		150	1,085	2023	305,298
34	Treatment Plant	1010	Condon	0	1	2021	17,288,136
34	Treatment Plant	1010	Condon - Biosolids upgrade	0	1	2021	599,322
37	Pump Station	290	P/S SA18B	Type 2	1	2029	637,099
37	Rising Main	1755		200	1,411	2029	557,592

Map	Type	ID	Description	Diameter (mm)	Length (m)	Year	Cost ($'19)
39	Gravity Main	1841	Rocky Springs	375	1,453	2019	1,546,230
39	Gravity Main	1842	Rocky Springs	450	1,036	2019	1,374,295
39	Pump Station	1013	Rocky Springs (P/S RS1 aka P3 on TPAR)	Type 3	9	2019	553,999
39	Rising Main	1818a		375	1,694	2019	1,424,124
39	Rising Main	1818b		375	50	2019	70,292
39	Rising Main	1818c		375	623	2019	523,592
39	Rising Main	1818d		375	59	2019	81,916
39	Rising Main	1818e		375	168	2019	140,843
41	Rising Main	1818h		300	2,714	2019	1,411,214

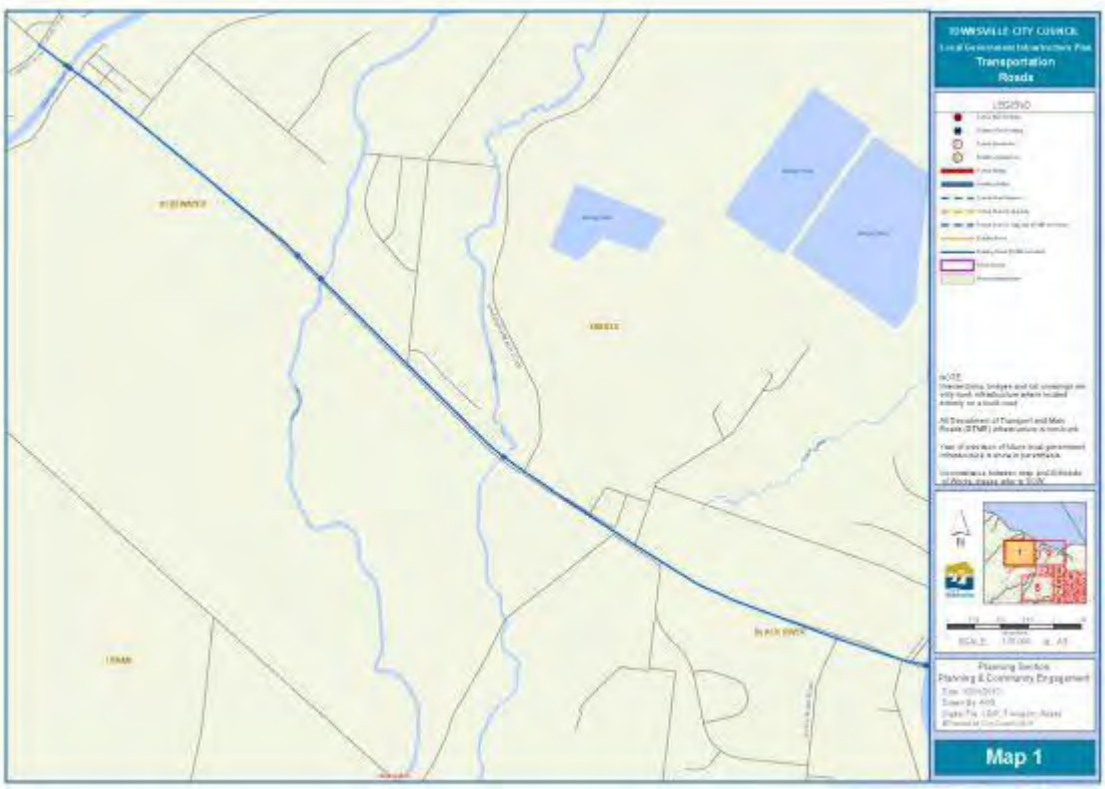
SC3.3.7 - Plans for trunk roads infrastructure

Editor's note—This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale.

The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.

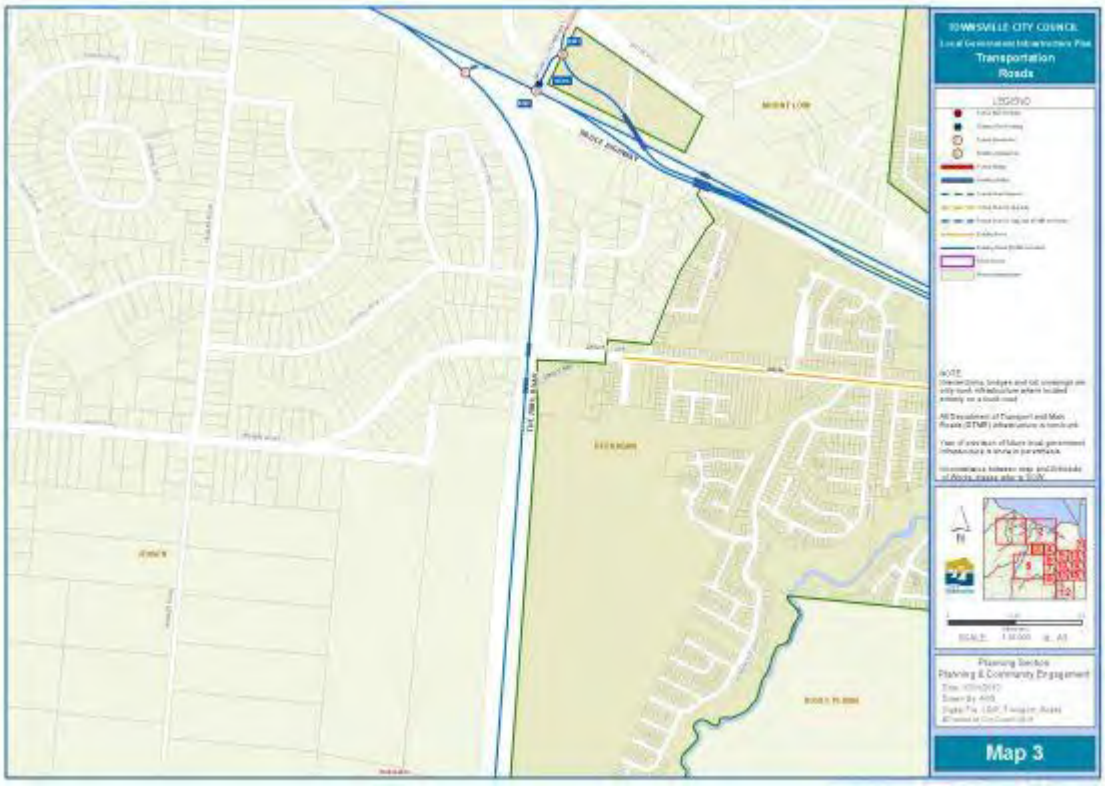


Click here to view PDF high resolution map



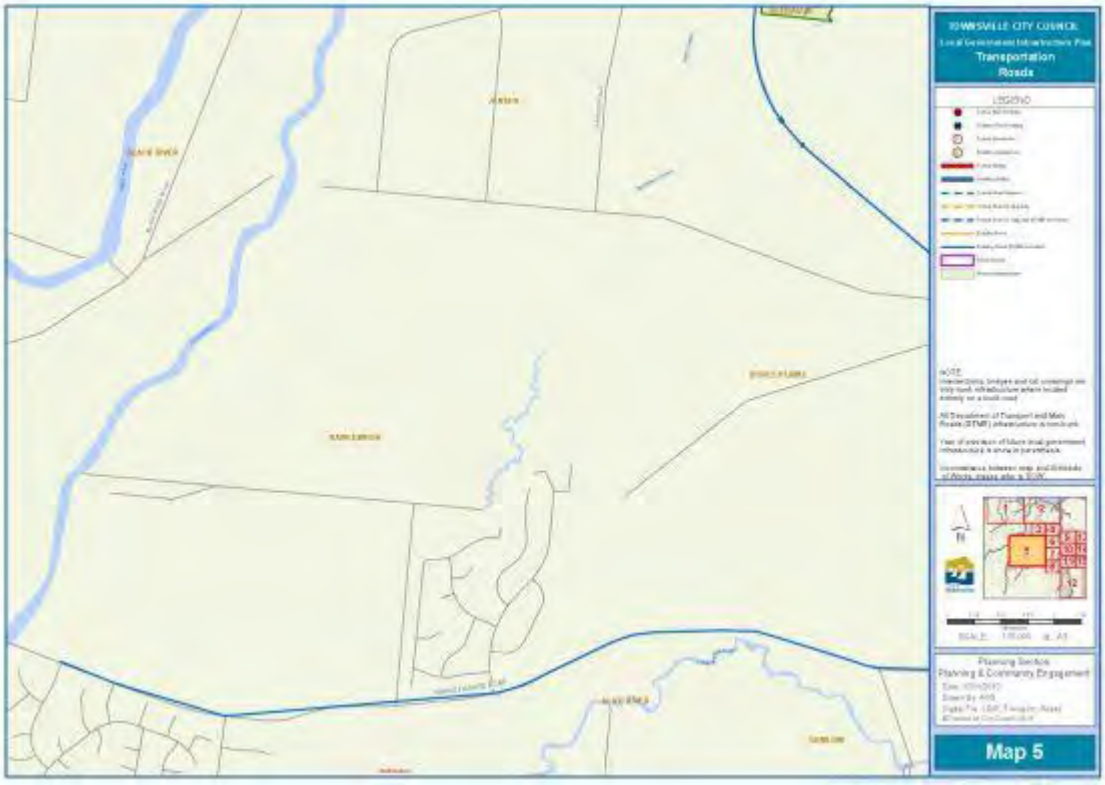
Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

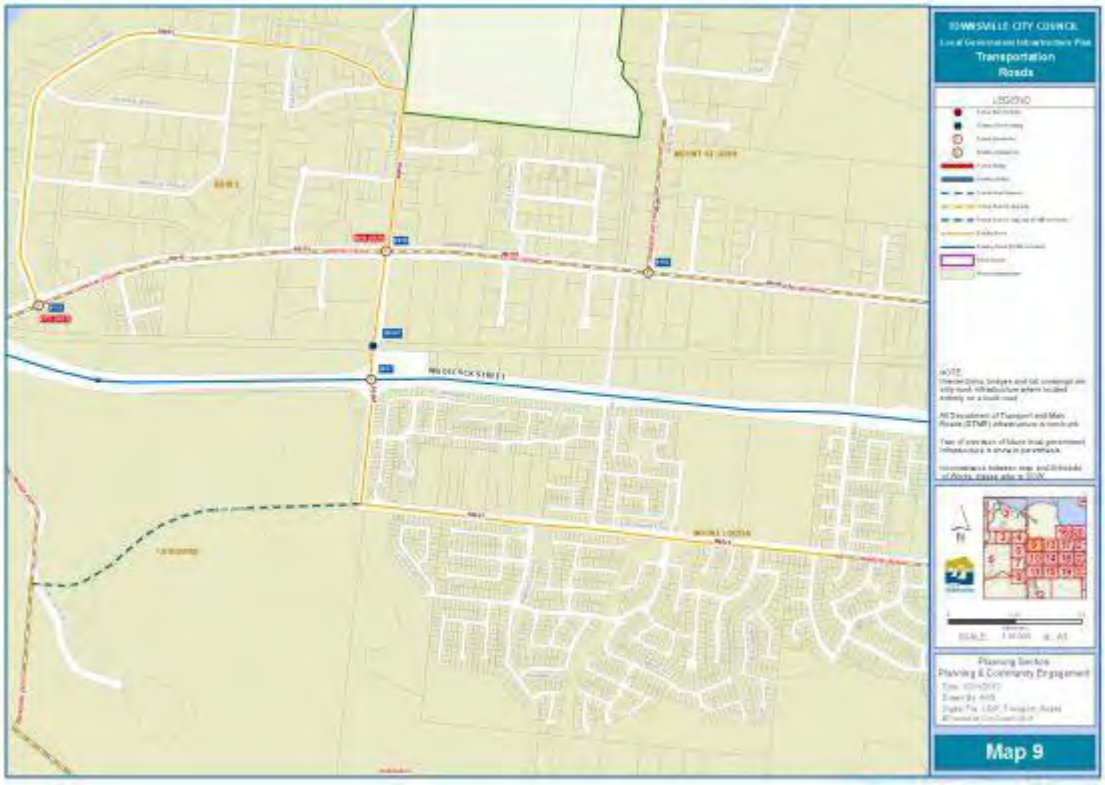


Click here to view PDF high resolution map

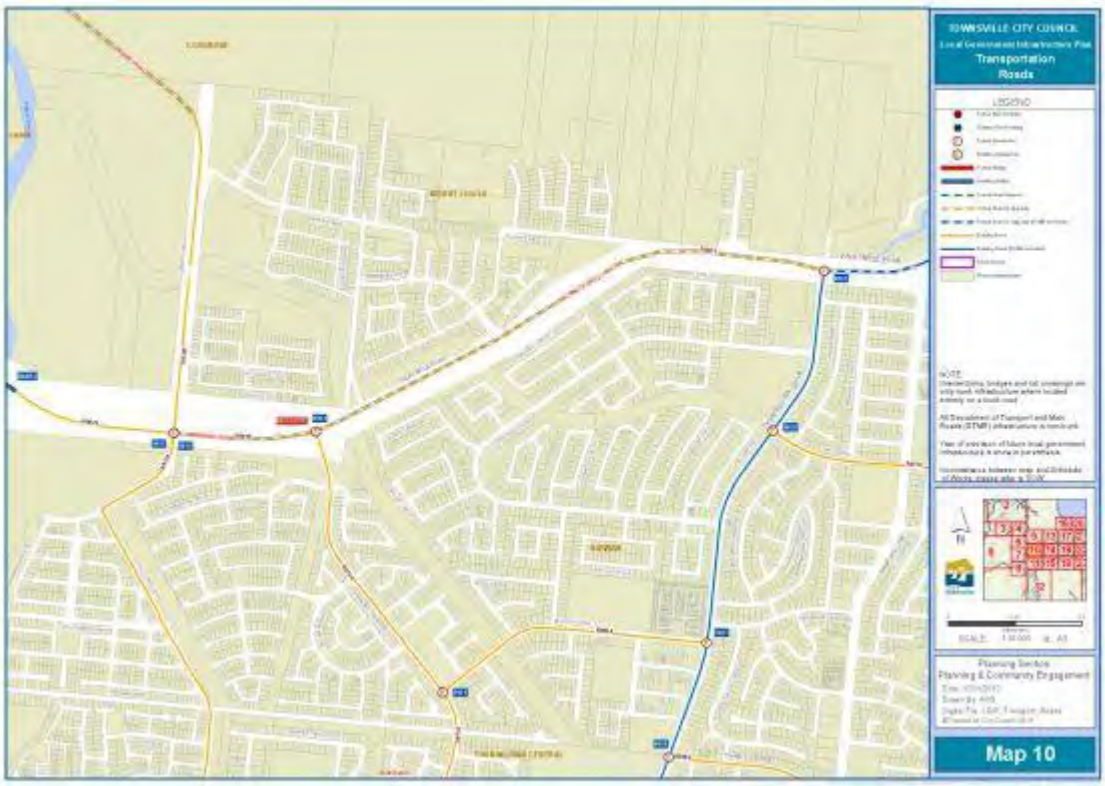
Click here to view PDF high resolution map

Click here to view PDF high resolution map

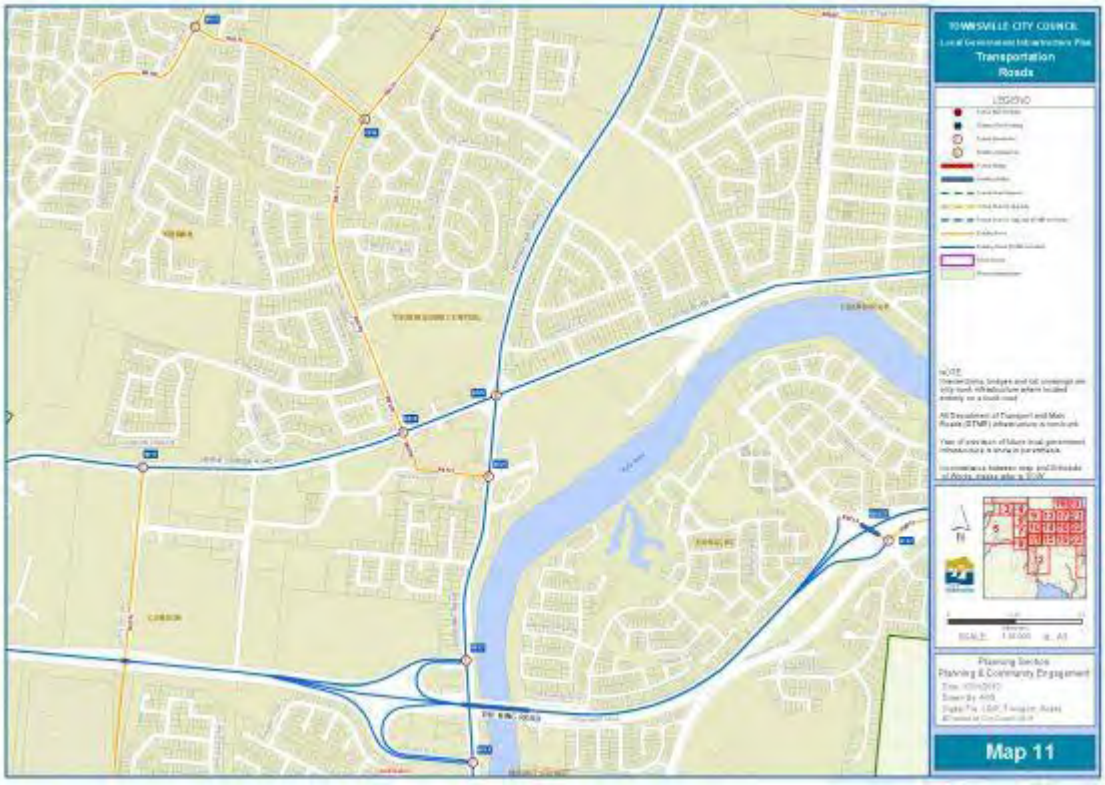
Click here to view PDF high resolution map



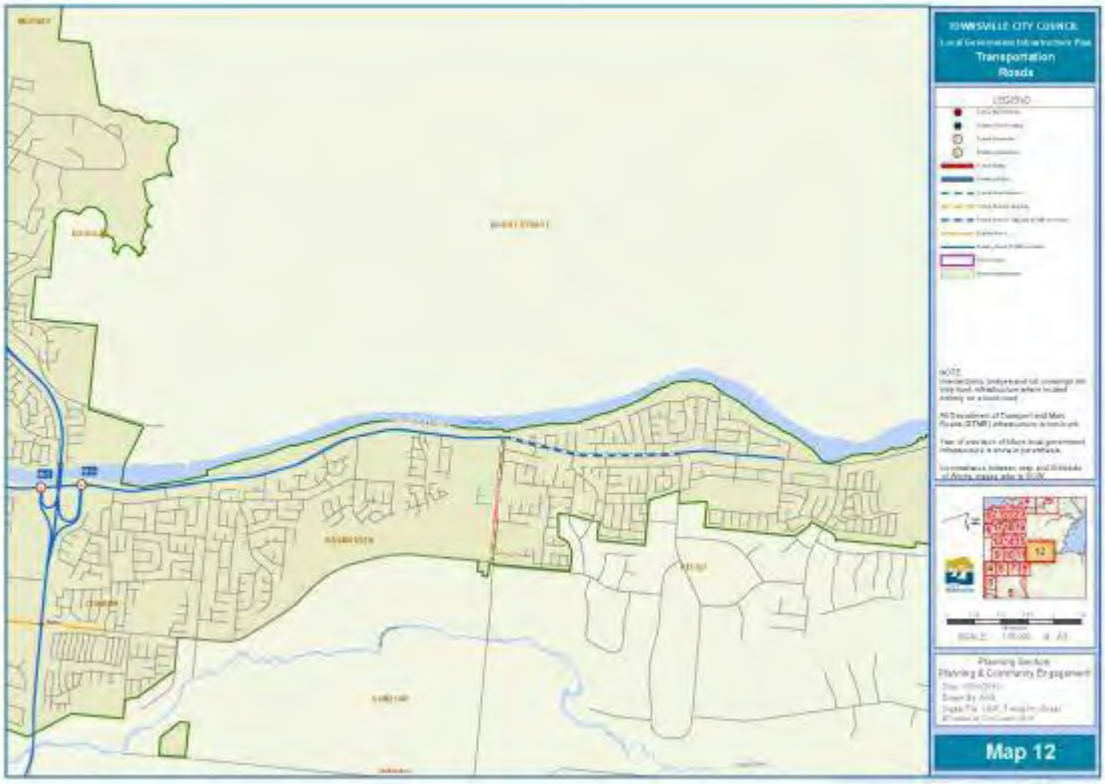
Click here to view PDF high resolution map



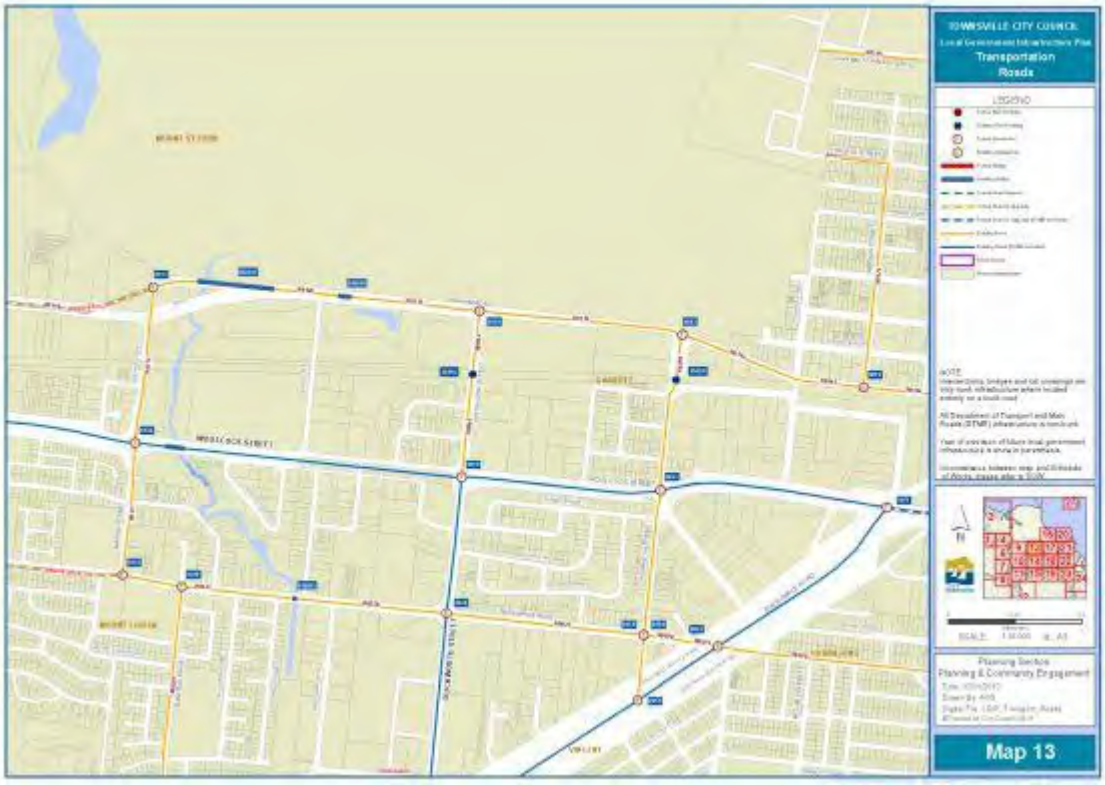
Click here to view PDF high resolution map



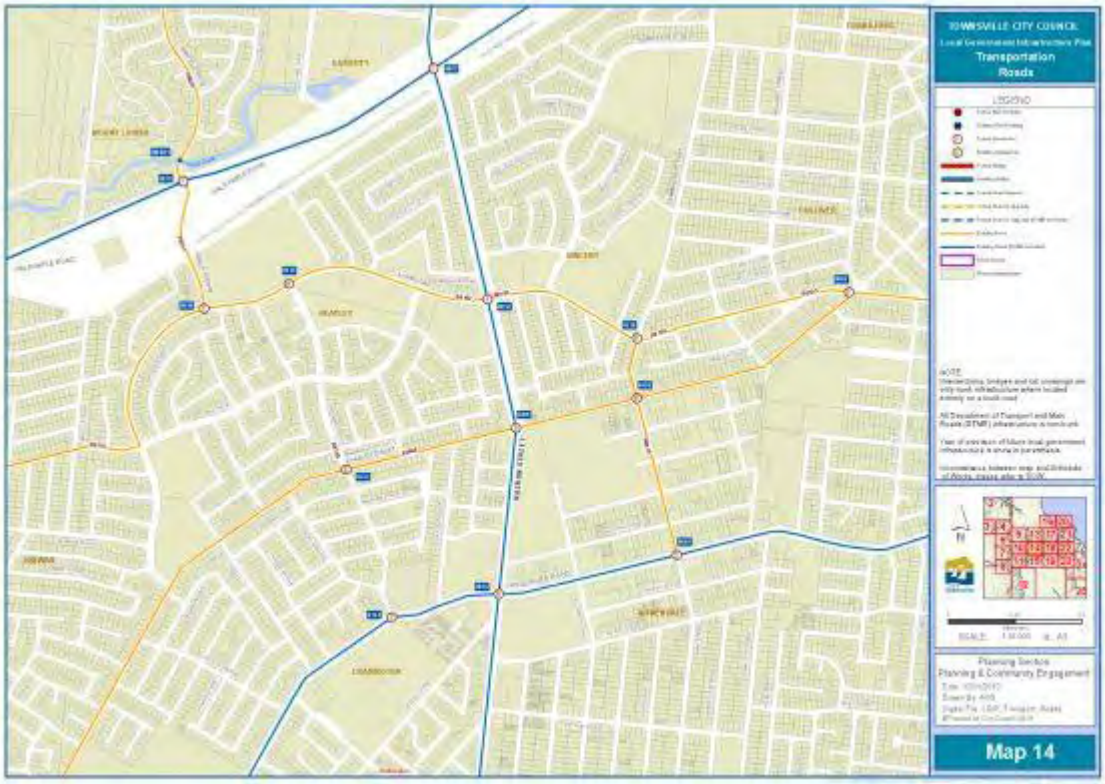
Click here to view PDF high resolution map



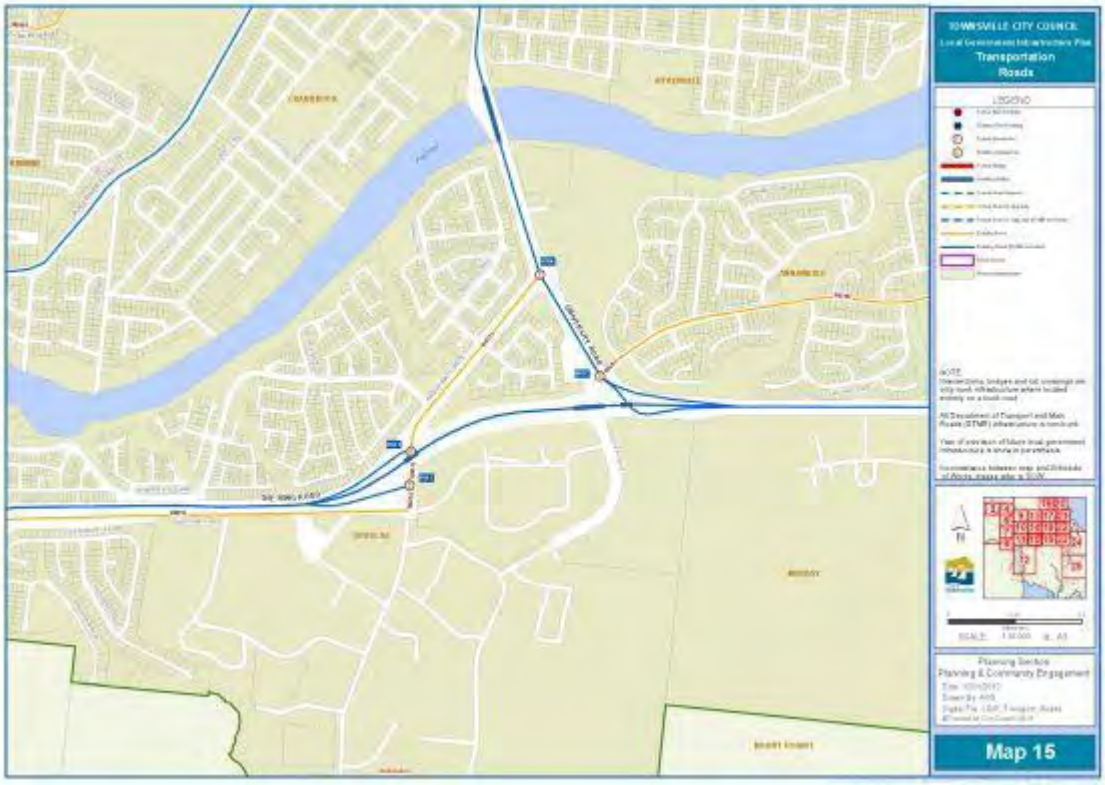
Click here to view PDF high resolution map



Click here to view PDF high resolution map

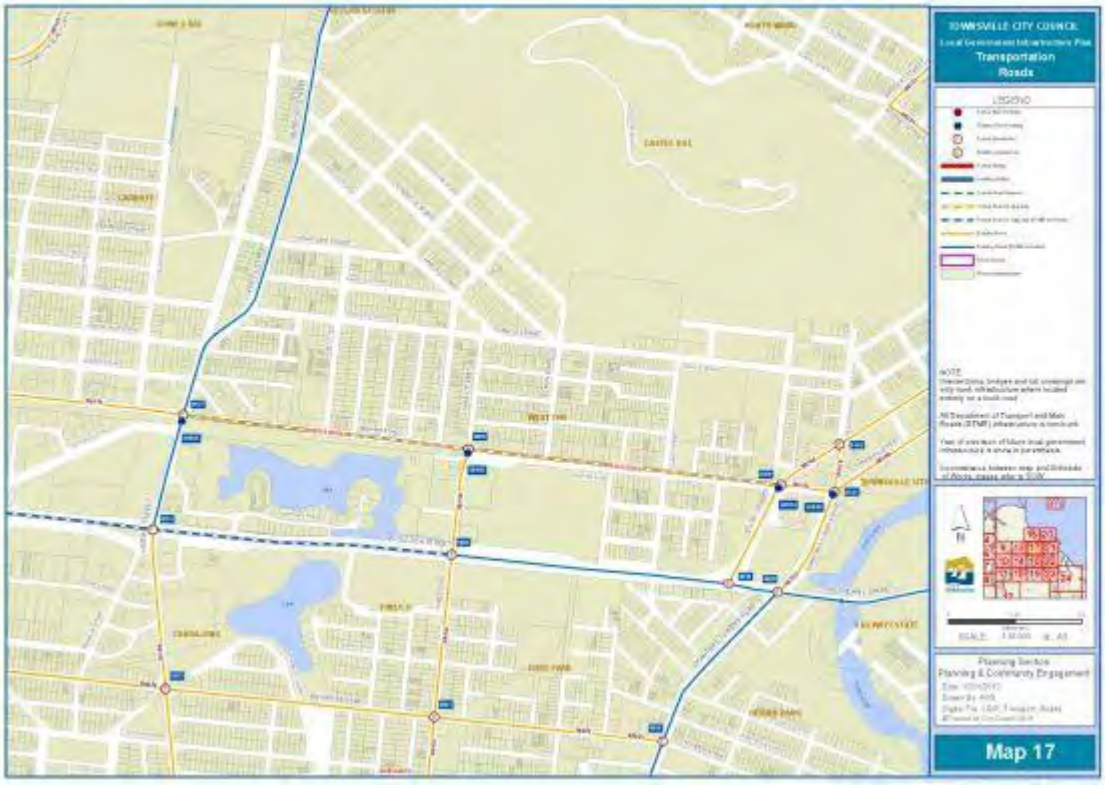


Click here to view PDF high resolution map

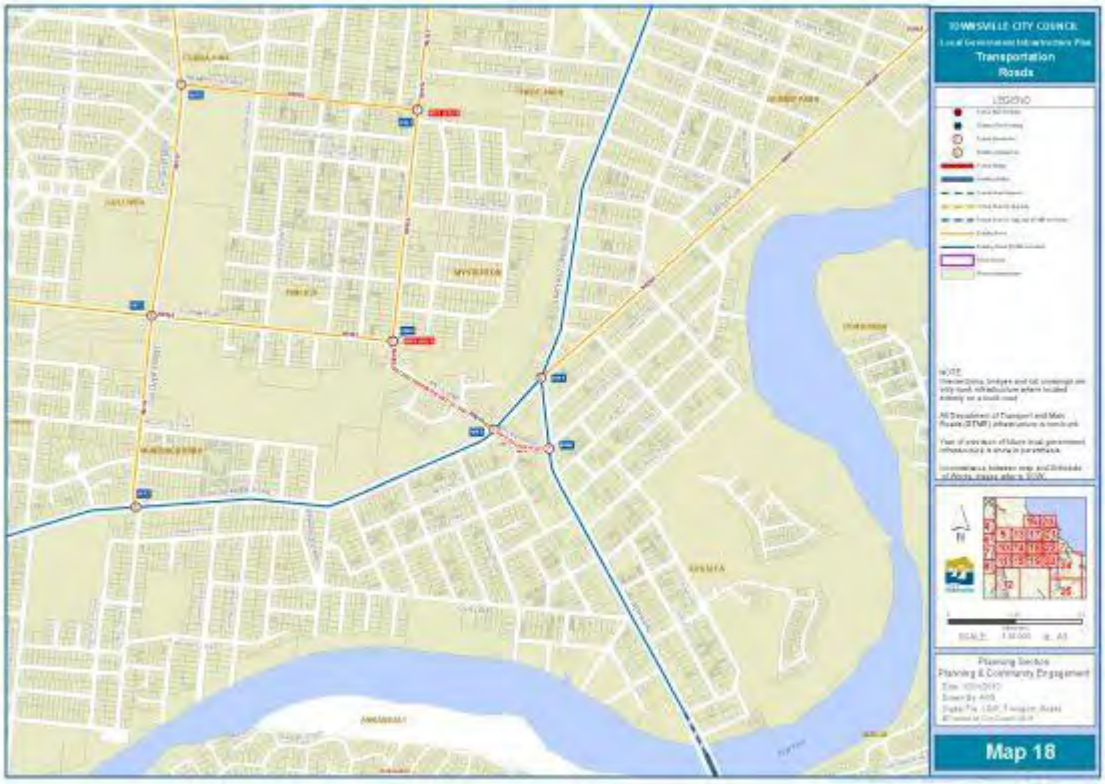


Click here to view PDF high resolution map

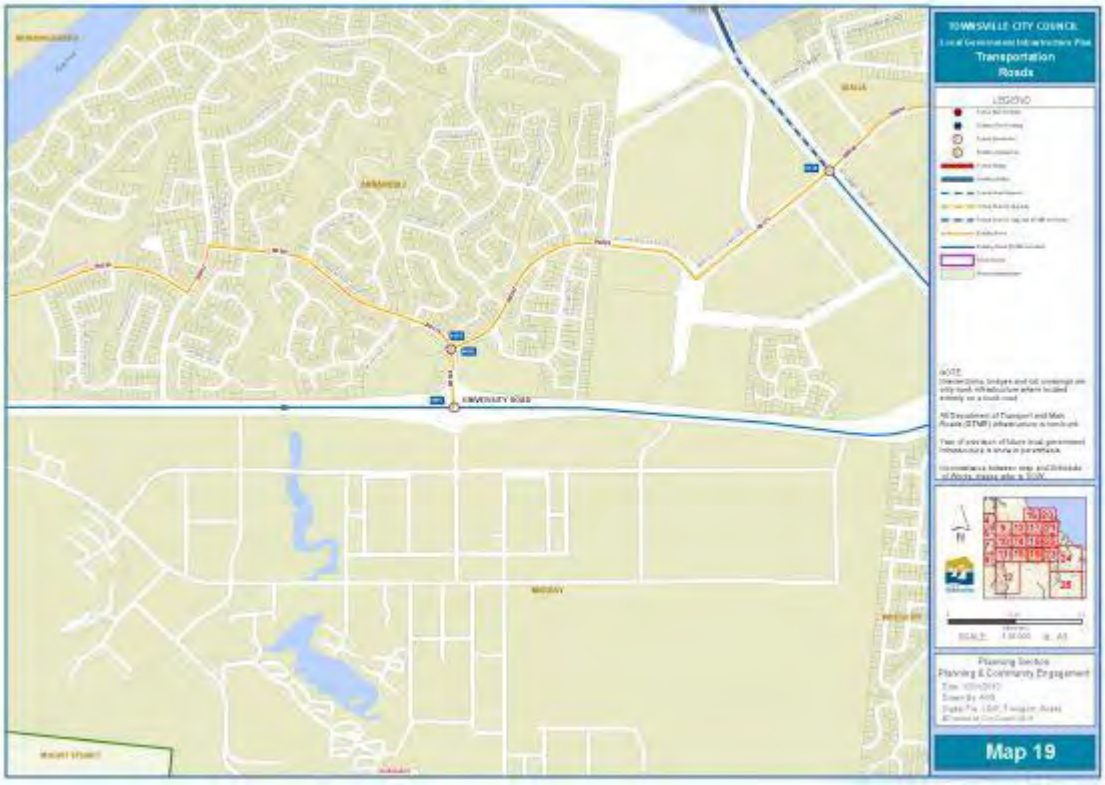
Click here to view PDF high resolution map



Click here to view PDF high resolution map

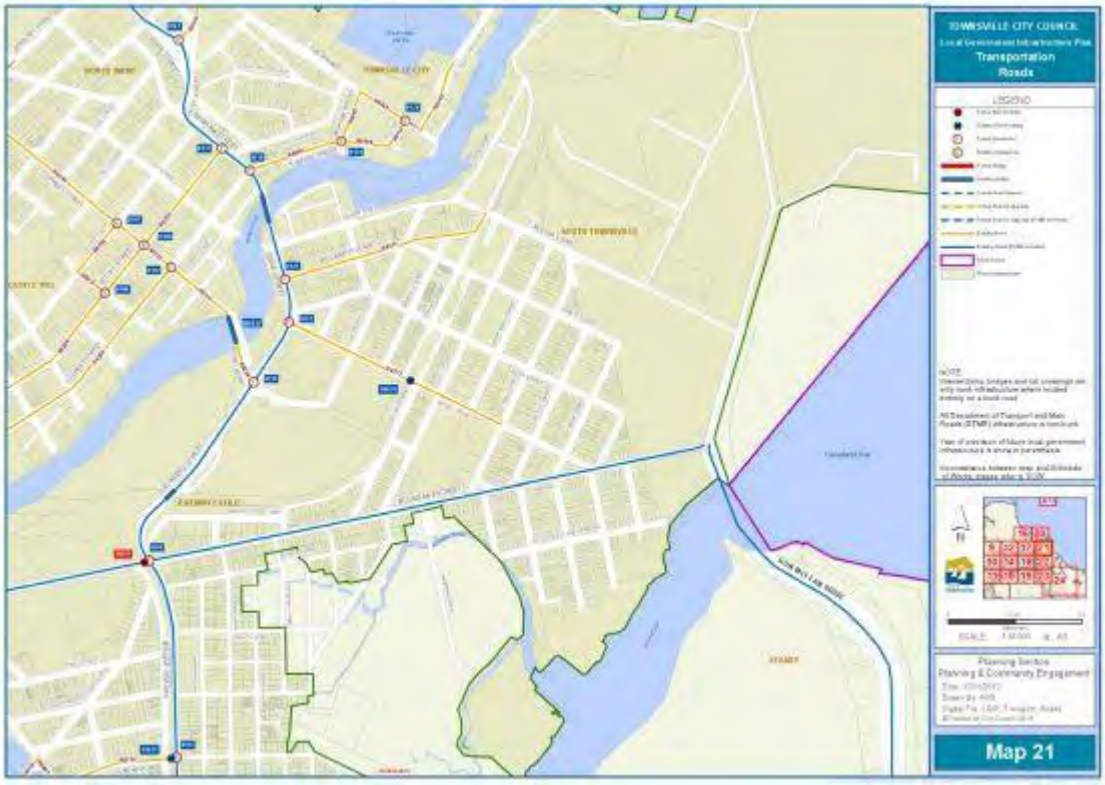


Click here to view PDF high resolution map

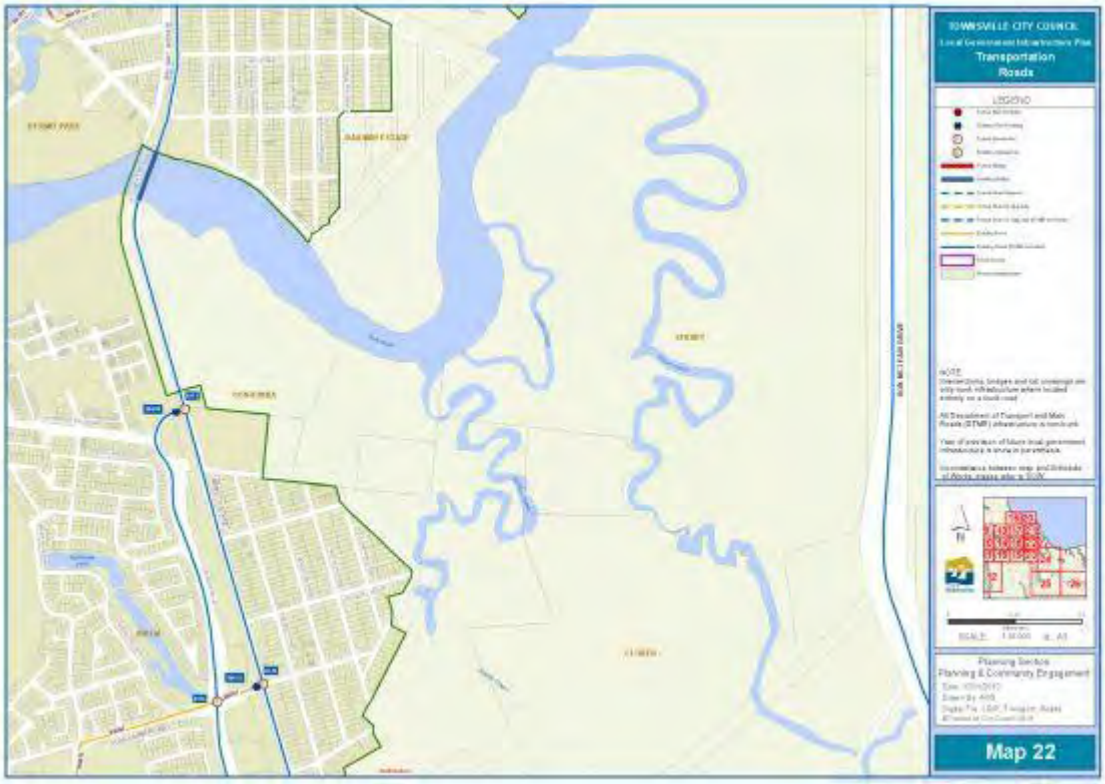


Click here to view PDF high resolution map

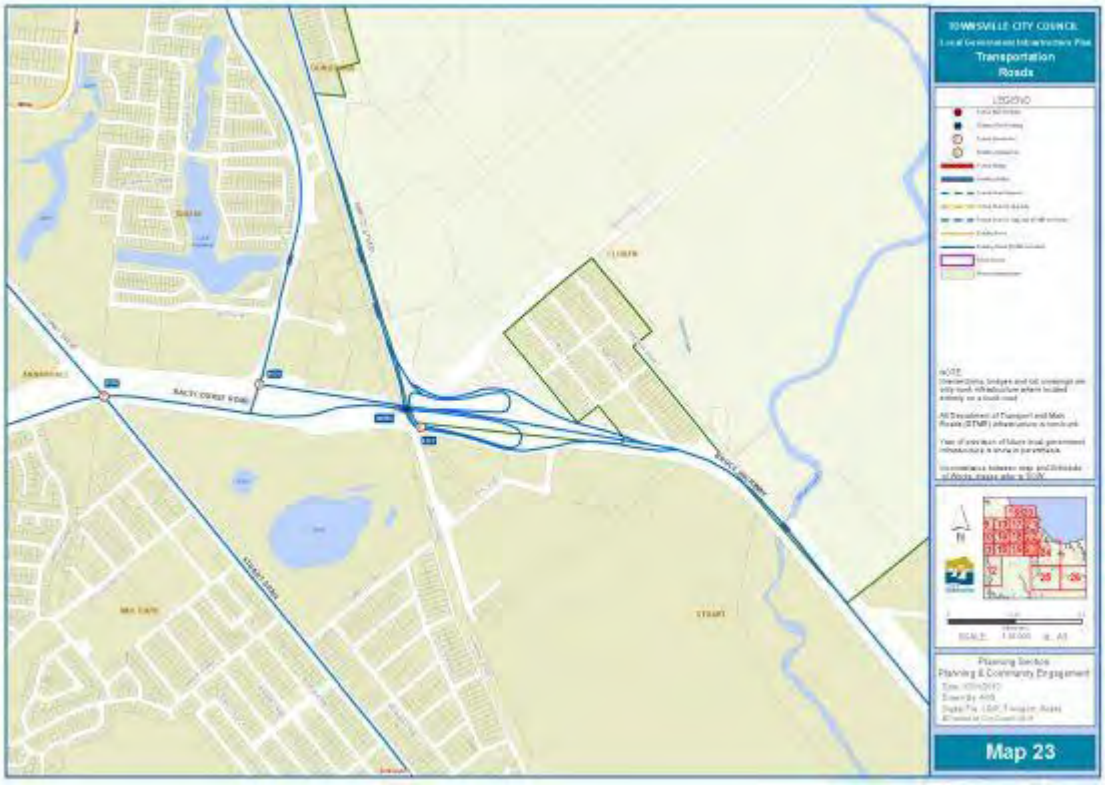
Click here to view PDF high resolution map



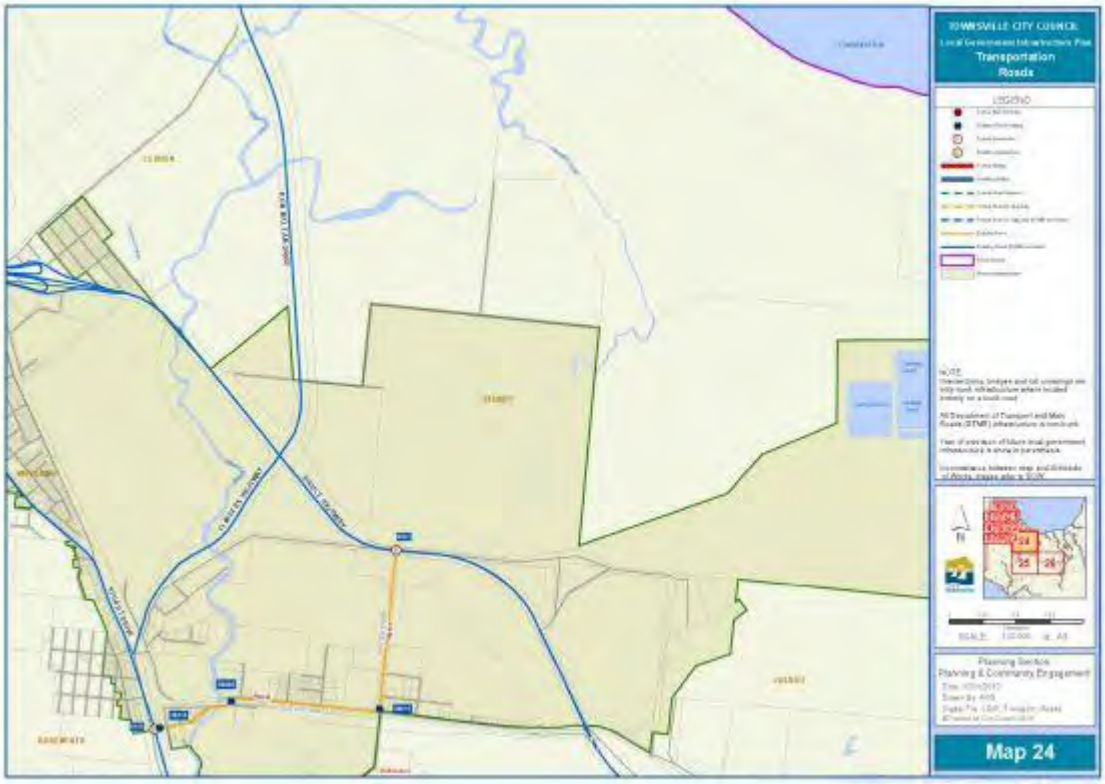
Click here to view PDF high resolution map



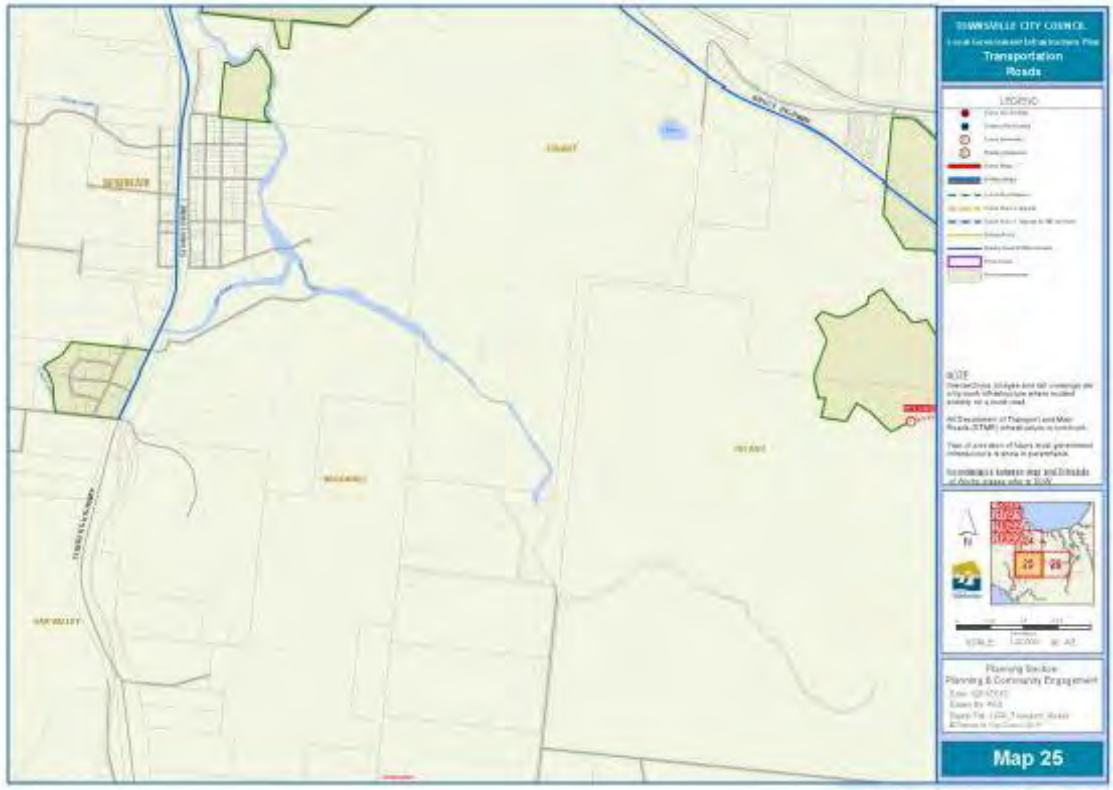
Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map

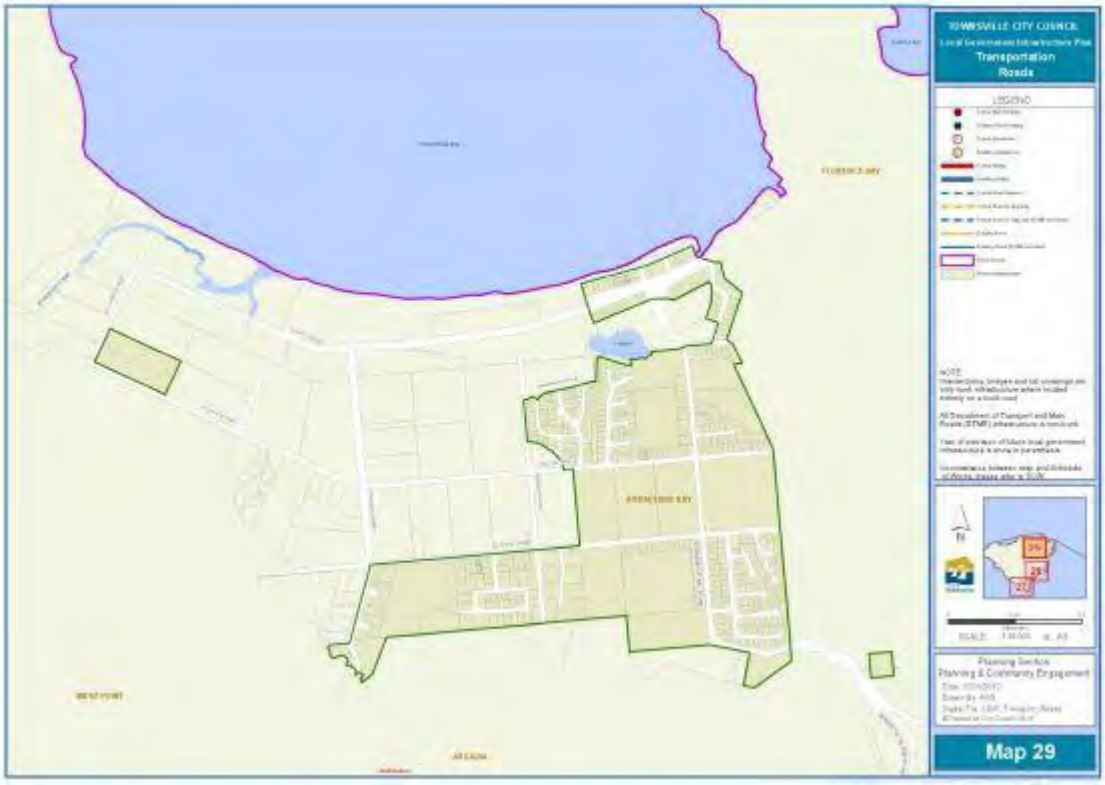


Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

Table SC3.3.7.1 - Roads network schedule of future works

Map	Type	ID	Profile	Location	Length (m)	Year	Cost ($'19)
2	Bridge	B15a	Culvert with 2 lanes	NORTHSHORE BOULEVARD CULVERT	(16)	2031	(72,887)
2	Bridge	B15b	Culvert with 4 lanes	NORTHSHORE BOULEVARD CULVERT	16	2031	870,575
2	Bridge	B16a	Culvert with 2 lanes	NORTHSHORE BOULEVARD CULVERT	(13)	2028	(48,316)
2	Bridge	B16b	Culvert with 4 lanes	NORTHSHORE BOULEVARD CULVERT	13	2028	684,455
2	Bridge	B35a	Culvert with 2 lanes	NORTHSHORE BOULEVARD CULVERT	(19)	2031	(85,205)
2	Bridge	B35b	Culvert with 4 lanes	NORTHSHORE BOULEVARD CULVERT	19	2031	1,012,232
2	Bridge	B38a	Culvert with 2 lanes	NORTHSHORE BOULEVARD CULVERT	(30)	2031	(130,370)
2	Bridge	B38b	Culvert with 4 lanes	NORTHSHORE BOULEVARD CULVERT	30	2031	1,531,638
2	Bridge	B41a	Bridge with short spans with 2 lanes	NORTHSHORE BOULEVARD STONY CREEK BRIDGE	(68)	2031	(746,840)
2	Bridge	B41b	Bridge with short spans with 4 lanes	NORTHSHORE BOULEVARD STONY CREEK BRIDGE	68	2031	12,148,484
2	Bridge	B4a	Culvert with 2 lanes	NORTHSHORE BOULEVARD CULVERT	(29)	2031	(126,264)
2	Bridge	B4b	Culvert with 4 lanes	NORTHSHORE BOULEVARD CULVERT	29	2031	1,484,420
2	Road	R185b	Subarterial with 2 lanes, kerbs and no median	MOUNT LOW PARKWAY (Shoalmarra - Frendon Pde)	(807)	2031	(1,997,951)
2	Road	R185b	Subarterial with 4 lanes, kerbs and median	MOUNT LOW PARKWAY (Shoalmarra - Frendon Pde)	807	2031	9,359,744
2	Road	R185c	Subarterial with 2 lanes, kerbs and no median	MOUNT LOW PARKWAY (Fendon Pde - Bonnet Rd)	(430)	2026	(1,064,584)
2	Road	R185c	Subarterial with 4 lanes, kerbs and median	MOUNT LOW PARKWAY (Fendon Pde - Bonnet Rd)	430	2026	4,779,423
2	Road	R185d	Subarterial with 2 lanes, kerbs and no median	MOUNT LOW PARKWAY (Bonnet Rd - Highway)	(182)	2021	(450,591)

Map	Type	ID	Profile	Location	Length (m)	Year	Cost ($'19)
2	Road	R185d	Subarterial with 4 lanes, kerbs and median	MOUNT LOW PARKWAY (Bonnet Rd - Highway)	182	2021	1,890,989
2	Road	R195	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	(778)	2026	(2,437,335)
2	Road	R195	Arterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	778	2026	9,680,208
2	Road	R196	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	(803)	2026	(2,515,655)
2	Road	R196	Arterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	803	2026	9,991,610
2	Road	R197	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	(1,198)	2026	(3,753,119)
2	Road	R197	Arterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	1,198	2026	14,910,435
2	Road	R198	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	(451)	2026	(1,412,902)
2	Road	R198	Arterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Lionel Turner - Synnove)	451	2026	5,609,460
2	Road	R309b	Subarterial with 2 lanes, table drains and no median	LIONEL TURNER DRIVE	1,532	2026	12,231,645
2	Road	R362	Subarterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Mt Low Pwy - Lionel Turner)	(1,471)	2026	(4,454,912)
2	Road	R362	Subarterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Mt Low Pwy - Lionel Turner)	1,471	2026	17,509,183
4	Rail Xing	X12a	Rail Crossing with 2 lanes	GARLAND ROAD	(8)	2031	(251,725)
4	Rail Xing	X12b	Rail Crossing with 6 lanes	GARLAND ROAD	8	2031	2,301,485
4	Road	R194b	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Erskin Pl - Main St)	(295)	2026	(924,182)
4	Road	R194b	Arterial with 6 lanes, kerbs and median	NORTH SHORE BOULEVARD (Erskin Pl - Main St)	295	2026	3,823,456
4	Road	R194c	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Saunders Ck - Erskin Pl)	(423)	2022	(1,329,874)
4	Road	R194c	Arterial with 4 lanes, kerbs and median	NORTH SHORE BOULEVARD (Saunders Ck - Erskin Pl)	423	2022	4,744,926
4	Road	R199a	Arterial with 4 lanes, table drains and no median	NORTH SHORE BOULEVARD (Main St - Burdell Dr)	(280)	2026	(1,104,161)

Map	Type	ID	Profile	Location	Length (m)	Year	Cost ($'19)
4	Road	R199a	Arterial with 6 lanes, kerbs and median	NORTH SHORE BOULEVARD (Main St - Burdell Dr)	280	2026	3,852,216
4	Road	R199b	Arterial with 4 lanes, table drains and no median	NORTH SHORE BOULEVARD (Burdell Dr - Highway)	(446)	2023	(1,758,771)
4	Road	R199b	Arterial with 6 lanes, kerbs and median	NORTH SHORE BOULEVARD (Burdell Dr - Highway)	446	2023	5,735,854
4	Road	R20	Subarterial with 2 lanes, kerbs and no median	BANFIELD DRIVE	1,385	2022	8,952,648
4	Road	R32b	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Synnove Dr - Waterway Dr)	(1,161)	2026	(3,637,205)
4	Road	R32b	Arterial with 4 lanes, table drains and median	NORTH SHORE BOULEVARD (Synnove Dr - Waterway Dr)	1,161	2026	14,746,048
4	Road	R32c	Arterial with 2 lanes, table drains and no median	NORTH SHORE BOULEVARD (Waterway Dr - Saunders Ck)	(491)	2022	(1,543,660)
4	Road	R32c	Arterial with 4 lanes, kerbs and median	NORTH SHORE BOULEVARD (Waterway Dr - Saunders Ck)	491	2022	5,507,704
6	Rail Xing	X14a	Rail Crossing with 2 lanes	INGHAM ROAD	(8)	2022	(251,725)
6	Rail Xing	X14b	Rail Crossing with 6 lanes	INGHAM ROAD	8	2022	2,061,747
9	Intersection	I139	4 way unsignalised intersection with 0, 0, 0, 0 lanes	Abattoir Road Bayswater Road		2024	646,469
9	Intersection	I153	3 way unsignalised intersection with 3, 3, 3 lanes	Ingham Road Enterprise Street		2022	2,581,132
9	Intersection	I153	3 way unsignalised intersection with 3, 5, 5 lanes	Ingham Road Enterprise Street		2022	1,833,672
9	Road	R146a	Subarterial with 2 lanes, kerbs and median	INGHAM ROAD	(1,620)	2021	(3,962,609)
9	Road	R146b	Subarterial with 4 lanes, table drains and median	INGHAM ROAD	1,620	2021	18,749,352
9	Road	R147a	Subarterial with 2 lanes, kerbs and median	INGHAM ROAD	(886)	2022	(2,166,644)
9	Road	R147b	Subarterial with 4 lanes, kerbs and median	INGHAM ROAD	886	2022	9,203,205
9	Road	R24a	Major Collector with 2 lanes, kerbs and no median	BAYSWATER ROAD	(785)	2024	(1,764,344)
9	Road	R24b	Major Collector with 4 lanes, kerbs and no median	BAYSWATER ROAD	785	2024	6,605,852
9	Road	R283a	Major Collector with 2 lanes, kerbs and no median	WEBB DRIVE	(579)	2031	(985,720)

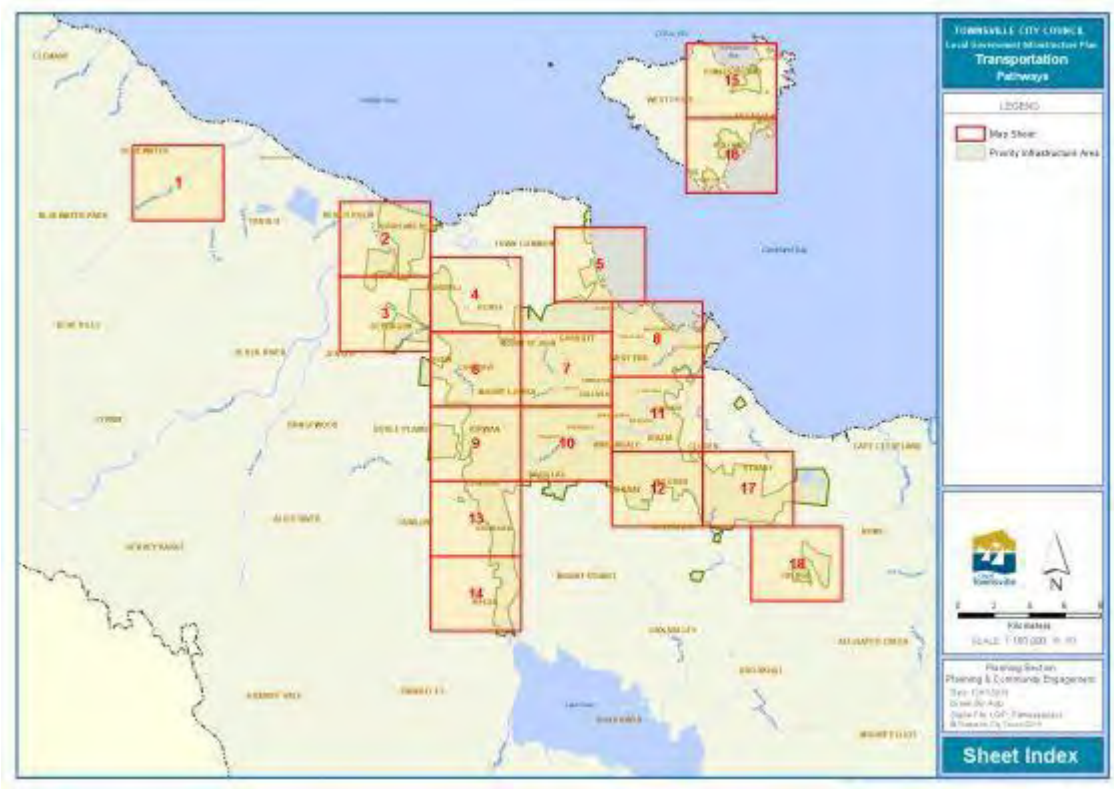
Map	Type	ID	Profile	Location	Length (m)	Year	Cost ($'19)
9	Road	R283b	Major Collector with 4 lanes, kerbs and no median	WEBB DRIVE	579	2031	4,463,536
9	Road	R299a	Road reserve only (sub-arterial)	BAYSWATER ROAD (Extension)	1,200	2024	1,262,523
9	Road	R299b	Subarterial with 2 lanes, table drains and no median	BAYSWATER ROAD	1,317	2023	8,974,324
9	Road	R319a	Subarterial with 2 lanes, kerbs and median	INGHAM ROAD	(733)	2022	(1,792,224)
9	Road	R319b	Subarterial with 4 lanes, kerbs and median	INGHAM ROAD	733	2022	7,612,790
9	Road	R348a	Subarterial with 2 lanes, table drains and no median	LIBERTY DRIVE	576	2024	4,198,825
10	Intersection	I14	3 way signalised intersection with 5, 4, 5 lanes	Kern Brother Drive Dalrymple Road		2027	(1,744,067)
10	Intersection	I14	3 way signalised intersection with 5, 5, 5 lanes	Kern Brother Drive Dalrymple Road		2027	2,232,138
10	Road	R308b	Subarterial with 2 lanes, table drains and no median	LIBERTY DRIVE	1,416	2024	10,320,654
10	Road	R72a	Arterial with 2 lanes, table drains and no median	DALRYMPLE ROAD	(2,083)	2022	(4,584,679)
10	Road	R72b	Arterial with 4 lanes, table drains and median	DALRYMPLE ROAD	2,083	2022	22,181,549
10	Road	R78a	Arterial with 2 lanes, table drains and no median	DALRYMPLE ROAD	(535)	2022	(1,638,583)
10	Road	R78b	Arterial with 4 lanes, table drains and no median	DALRYMPLE ROAD	535	2022	4,894,343
12	Road	R363	Subarterial with 2 lanes, table drains and no median	ALLAMBIE LANE (Riverway Dr - Beck Drive)	(1,160)	2031	(3,770,324)
12	Road	R363	Subarterial with 4 lanes, kerbs and median	ALLAMBIE LANE (Riverway Dr - Beck Drive)	1,160	2031	13,762,635
13	Intersection	I151	4 way signalised intersection with 3, 3, 3, 3 lanes	Ingham Road Mather Street		2021	(1,555,426)
13	Intersection	I151	4 way signalised intersection with 3, 5, 4, 5 lanes	Ingham Road Mather Street		2021	2,137,777
17	Road	R143b	Subarterial with 2 lanes, kerbs and no median	INGHAM ROAD	(1,075)	2023	(2,673,380)
17	Road	R143b	Subarterial with 4 lanes, kerbs and no median	INGHAM ROAD	1,075	2023	8,997,328
18	Intersection	I80	3 way 1 lane roundabout with 2, 2, 2 lanes	Kings Road Balls Lane Fulham Road		2026	(963,077)
18	Intersection	I80	3 way 2 lane roundabout with 4, 4, 4 lanes	Kings Road Balls Lane Fulham Road		2026	4,821,809
18	Intersection	I81	3 way unsignalised intersection with 3, 2, 3 lanes	Kings Road Palmerston Street		2021	(607,383)
18	Intersection	I81	3 way 2 lane roundabout with 3, 2, 3 lanes	Kings Road Palmerston Street		2021	3,170,506

Map	Type	ID	Profile	Location	Length (m)	Year	Cost ($'19)
18	Road	R159a	Subarterial with 2 lanes, kerbs and median	KINGS ROAD	(92)	2026	(225,037)
18	Road	R159b	Subarterial with 3 lanes, kerbs and median	KINGS ROAD	92	2026	929,388
18	Road	R19a	Subarterial with 2 lanes, kerbs and no median	BALLS LANE	(454)	2026	(864,547)
18	Road	R19b	Subarterial with 3 lanes, kerbs and no median	BALLS LANE	454	2026	3,531,960
18	Road	R70a	Subarterial with 2 lanes, kerbs and no median	CROSS STREET	(115)	2026	(219,799)
18	Road	R70b	Subarterial with 3 lanes, kerbs and no median	CROSS STREET	115	2026	870,360
18	Road	R71a	Subarterial with 2 lanes, kerbs and no median	CROSS STREET	(113)	2026	(215,038)
18	Road	R71b	Subarterial with 3 lanes, kerbs and no median	CROSS STREET	113	2026	820,909
26	Bridge	B81	Culvert with 2 lanes	Rocky Springs	63	2024	1,750,623
26	Road	R343	Major Collector with 2 lanes, kerbs and median	Rocky Springs	388	2024	2,841,386
26	Road	R344	Major Collector with 2 lanes, kerbs and median	Rocky Springs	445	2024	3,261,848
26	Road	R345	Major Collector with 2 lanes, kerbs and median	Rocky Springs	410	2020	2,807,660

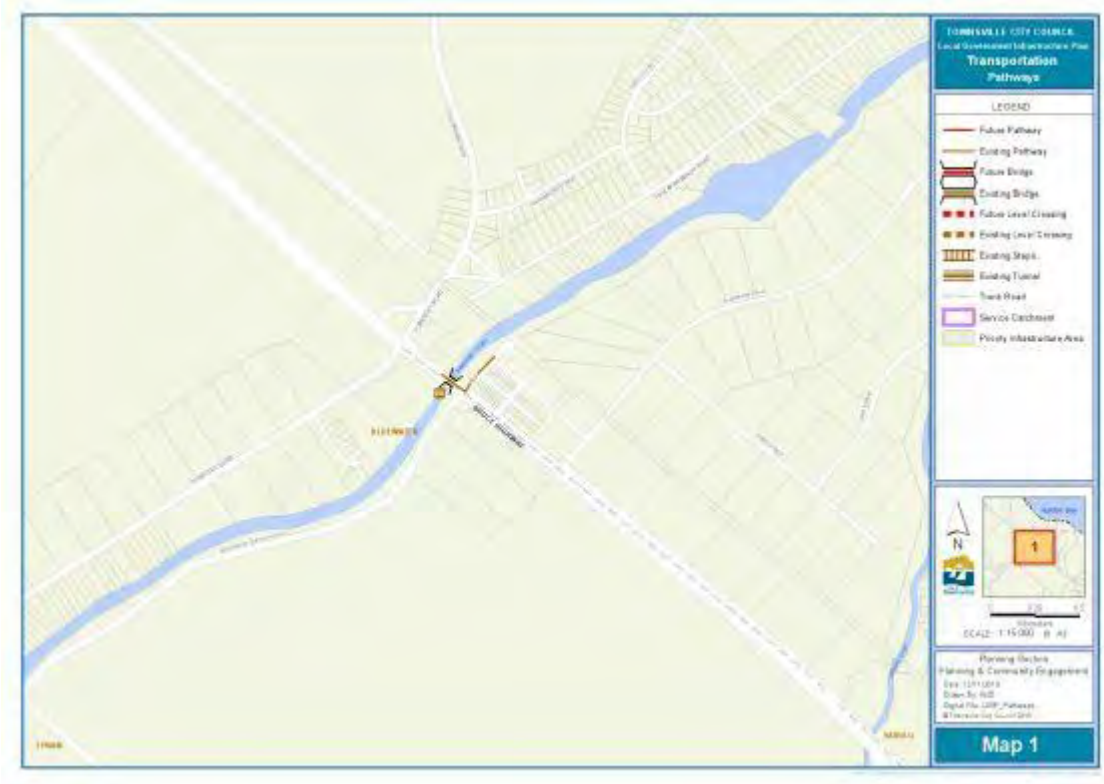
SC3.3.8 - Plans for trunk footpaths and cycleways infrastructure

Editor's note—This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale.

The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.



Click here to view PDF high resolution map



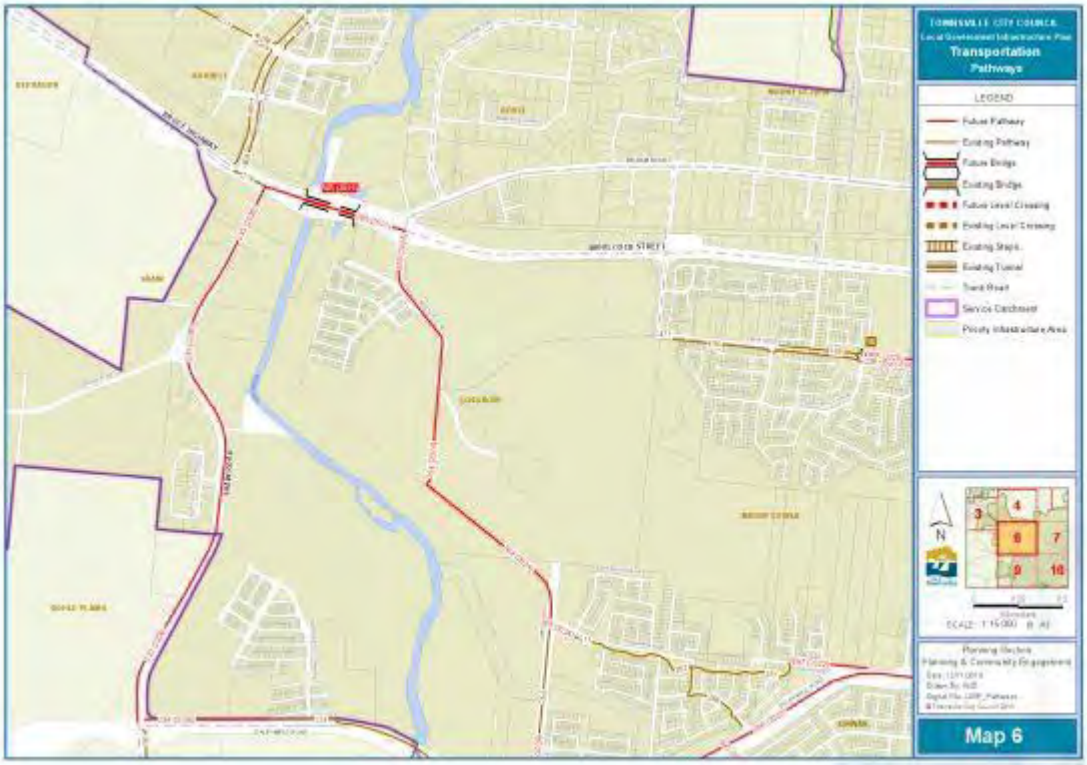
Click here to view PDF high resolution map

Click here to view PDF high resolution map

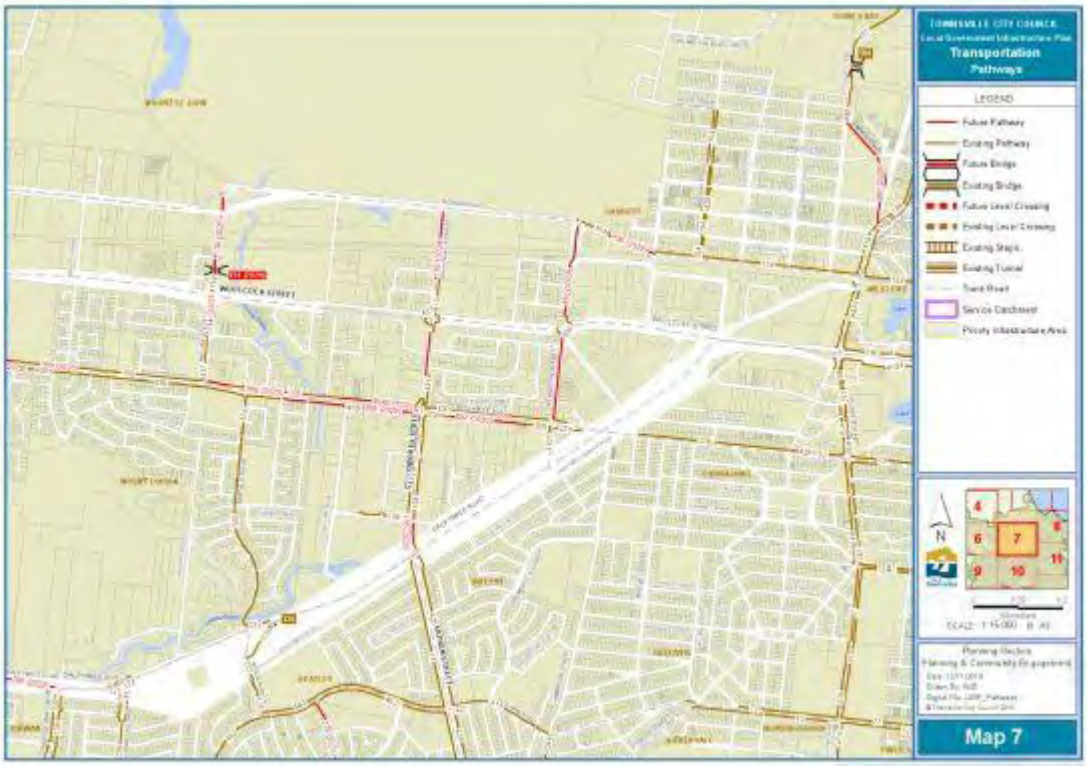
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

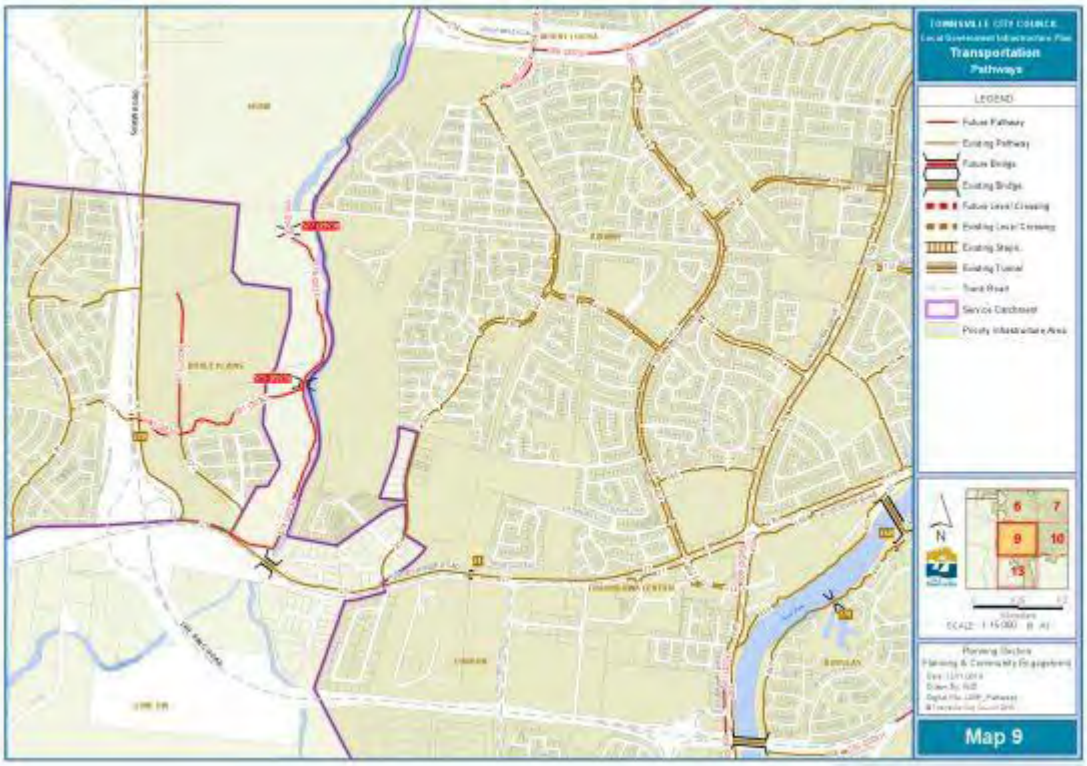


Click here to view PDF high resolution map

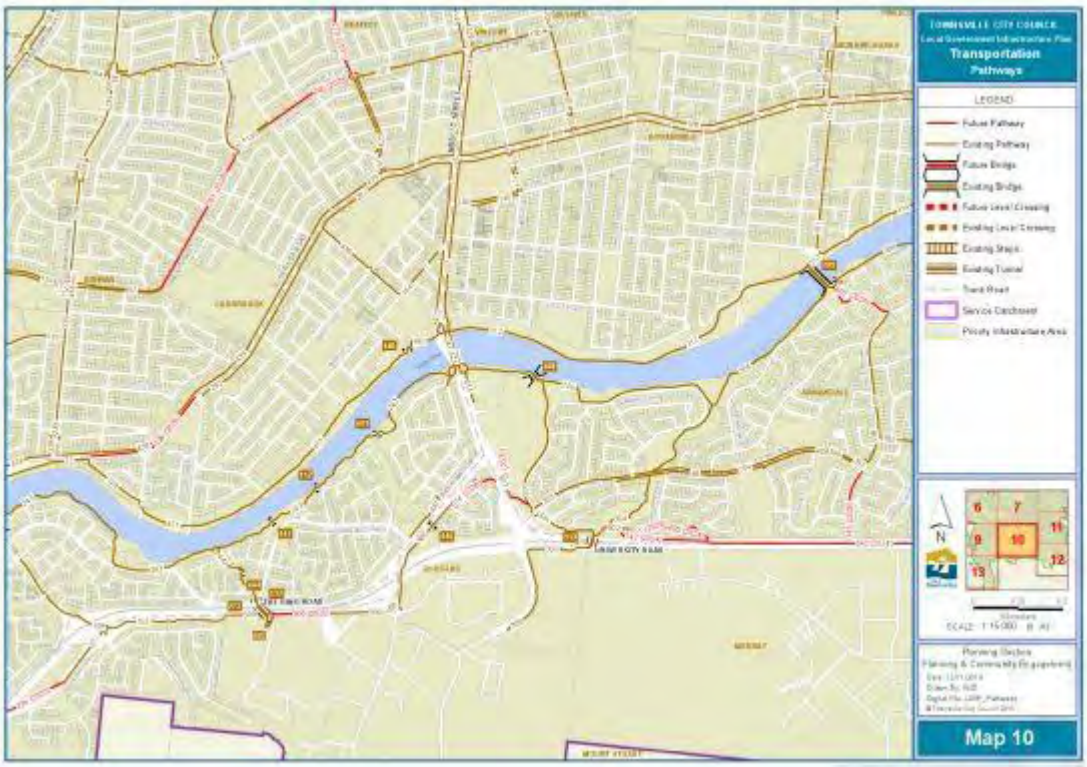


Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map

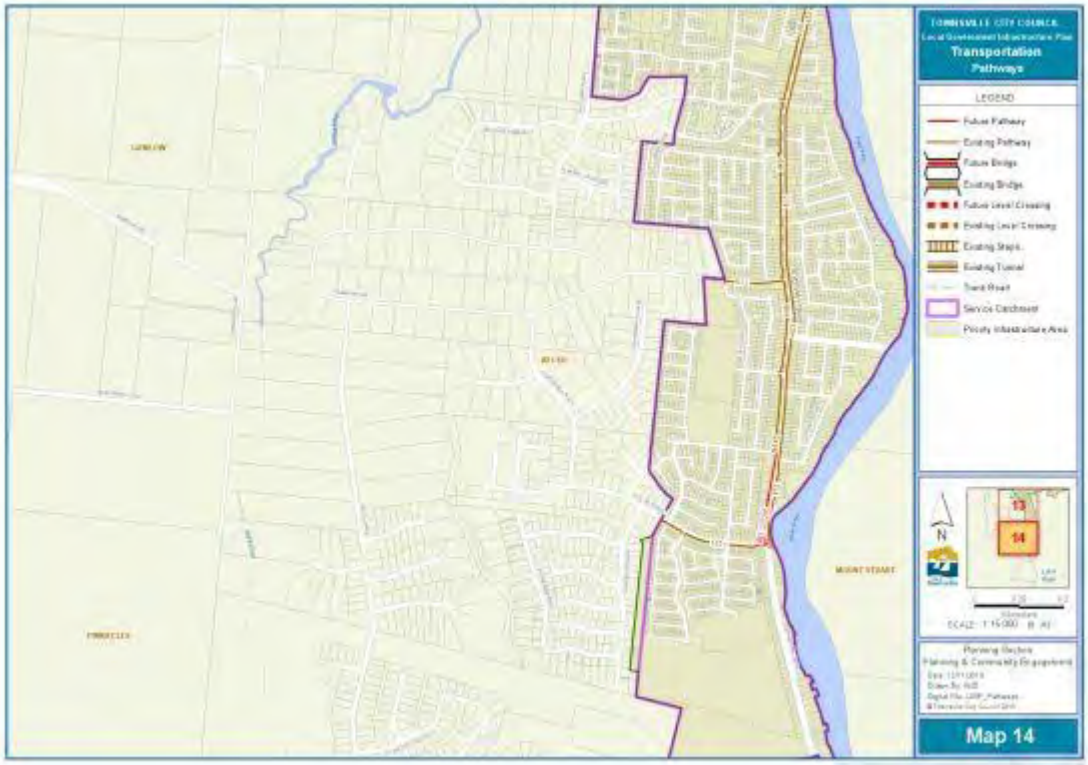


Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

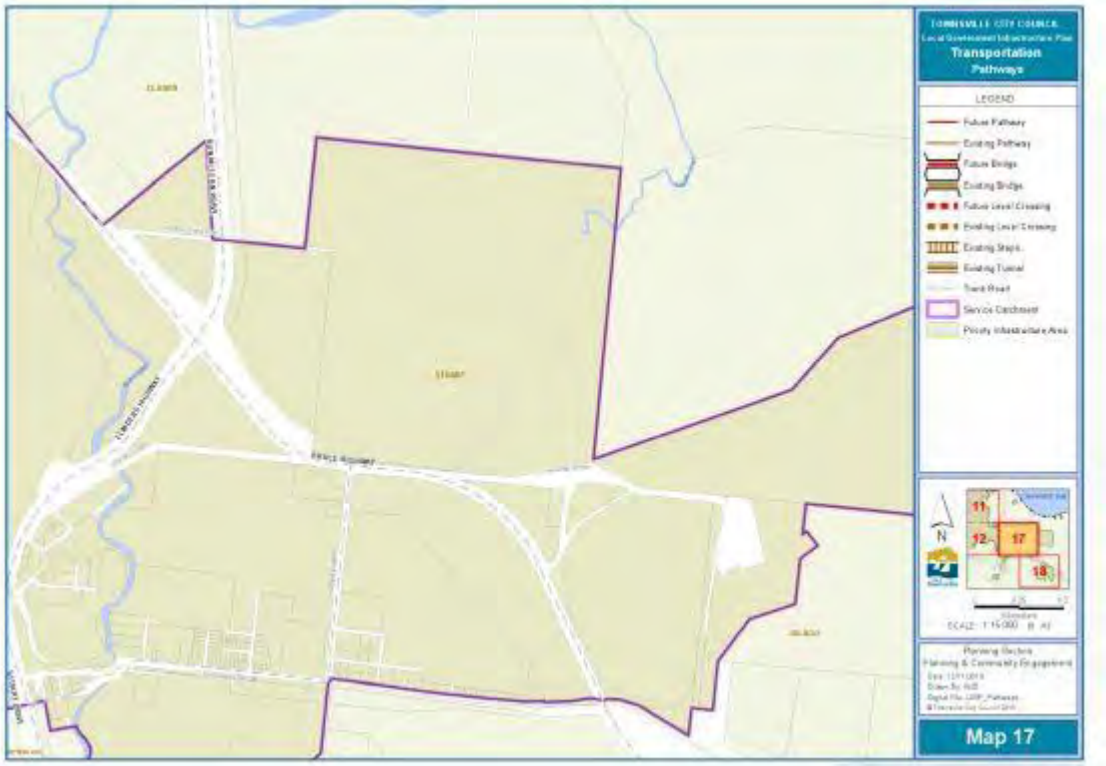
Click here to view PDF high resolution map



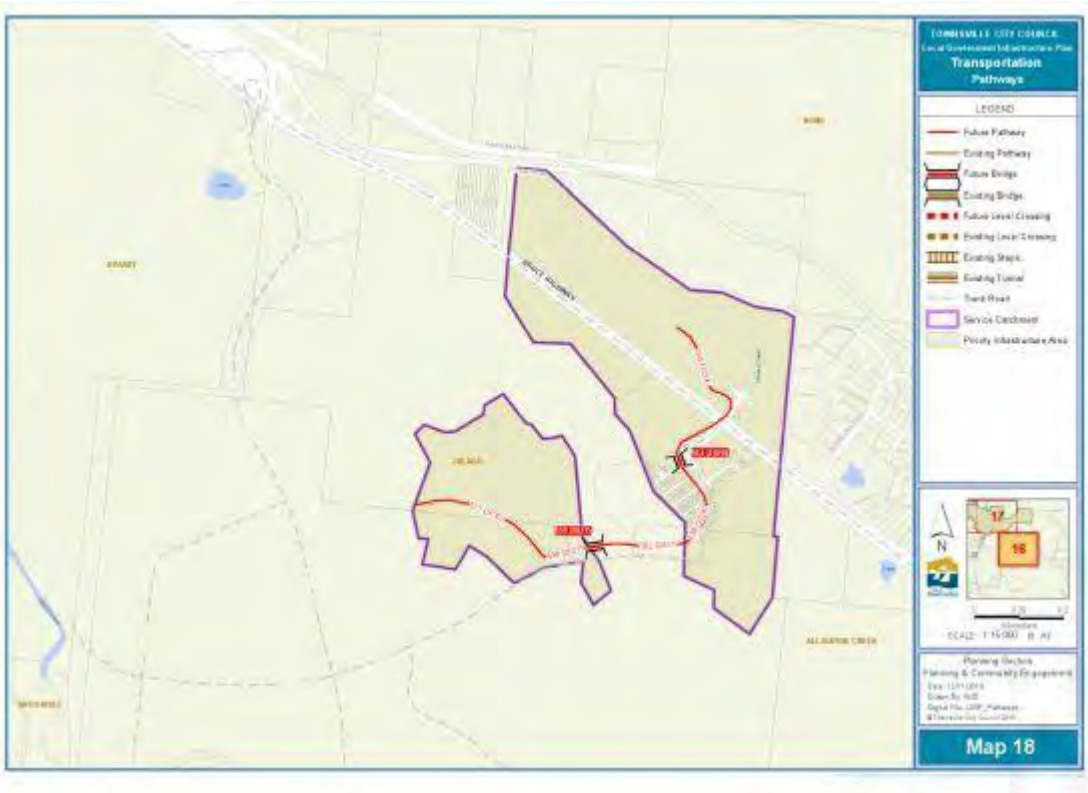
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map

Table SC3.3.8.1 - Footpaths and cycleways network schedule of future works

Map	Type	ID	Location	Length (m)	Year	Cost ($'19)
2	Bridge	370	North Shore Boulevard	68	2026	194,398
2	Path	222	Lionel Turner Drive	1,532	2026	516,699
2	Path	594	Shoalmarra Drive	284	2020	98,384
3	Path	230	Weatherby Drive	848	2028	315,798
3	Path	284	Bonnett Road	999	2021	346,075
3	Path	593	Shoalmarra Drive	336	2020	116,398
3	Path	595	Bonnett Road	293	2021	101,502
4	Bridge	371	North Shore Boulevard	30	2026	86,297
4	Path	98	Synnove Drive (pka Garland Link Road)	1,105	2031	398,686
4	Path	223	North Shore Boulevard	4,706	2026	1,587,198
4	Path	231	Yalbira Drive	266	2028	99,059
5	Path	40	Cape Pallarenda Road	1,095	2020	379,332
6	Bridgeh	585	Bruce Highway	225	2021	2,418,869
6	Path	233	Shaw Road	2,237	2026	833,067
6	Path	233	Shaw Road	1,054	2026	392,513
6	Path	234	Dalrymple Road	713	2026	240,474
6	Path	259	Abattoir Road	973	2024	362,528
6	Path	260	Bruce Highway	595	2021	206,121
6	Path	264	Liberty Drive (Abattoir Rd to Graham Ave)	1,616	2024	601,892
6	Path	266	Dalrymple Road	2,592	2022	897,925
6	Path	269	Graham Avenue	92	2024	34,261
6	Path	388	Bayswater Road	1,385	2020	479,794
6	Path	389	Bayswater Road	196	2020	67,899
6	Path	597	Horn Street	431	2022	149,308
7	Bridgeh	134	Mather Street	27	2029	333,804
7	Path	134	Mather Street	141	2020	48,845
7	Path	134	Mather Street	370	2029	147,403
7	Path	135	Duckworth Street	236	2020	81,756
7	Path	136	Ingham Road	281	2029	111,946
7	Path	155	Duckworth Street	631	2029	251,381
7	Path	435	Pilkington Street	982	2029	391,214
7	Path	489	Hugh Street	632	2028	235,359
7	Path	586	Bayswater Road	401	2020	138,915
7	Path	587	Bayswater Road	423	2020	146,536
8	Bridge	329	Little Fletcher Street Bridge Over Ross Creek.	74	2020	218,641
8	Bridge	492	Old Common Road	36	2028	114,343
8	Bridge	591	Boundary Street	15	2021	44,319
8	Levelxing	509	Reid Park	25	2021	26,841
8	Path	135	Reid Park to QR station	418	2021	144,804
8	Path	319	Woolcock Street	737	2021	255,313
8	Path	319	Woolcock Street	264	2021	91,455
8	Path	320	Sturt Street	354	2031	141,028
8	Path	323	Mcilwraith Street	373	2021	129,215
8	Path	328	Waterfront PDA path between bridge links	854	2021	295,844
8	Path	330	Ross Creek	269	2031	107,166
8	Path	347	Ross Creek	414	2031	164,931
8	Path	350	Ross Creek waterfront from Reef HQ to old Monsoon's	700	2021	242,495
8	Path	362	Reid Park	619	2021	214,435
8	Path	363	Reid Park	145	2021	50,231
8	Path	474	Oxley Street	125	2026	46,727

Map	Type	ID	Location	Length (m)	Year	Cost ($'19)
8	Path	482	Ross Creek	512	2031	204,158
8	Path	493	Lynam Street (Balance)	655	2028	243,855
8	Path	570	Dean Street	417	2021	144,458
8	Path	590	Morey Street	600	2021	207,853
9	Bridge	575		41	2023	121,139
9	Bridge	577		33	2023	97,502
9	Path	96	Kern Brothers Drive	98	2022	33,949
9	Path	136	Riverway Drive	250	2028	93,101
9	Path	137	Riverway Drive	454	2024	169,071
9	Path	235	Angus Smith Drive	720	2020	249,424
9	Path	264	Liberty Dr (Roosevelt Loop to Dalrymple)	276	2024	102,967
9	Path	265	Golf Links Drive	278	2024	103,528
9	Path	505	Dalrymple Road (Green View To Greenwood)	191	2022	66,167
9	Path	571		805	2023	278,870
9	Path	574		1,243	2023	430,602
9	Path	576		942	2023	326,329
9	Path	578		105	2023	36,374
9	Path	580		272	2023	94,227
9	Path	581		809	2023	280,255
10	Path	138	River Park Drive	378	2026	140,769
10	Path	279	Lindeman Avenue	699	2031	278,471
10	Path	280	Charles Street	522	2028	194,395
10	Path	281	Charles Street	846	2028	315,053
10	Path	300	Angus Smith Drive	379	2025	141,011
10	Path	336	Ross River Road	723	2028	269,248
10	Path	342	University Road	2,334	2024	869,190
10	Path	343	Annandale Drive	390	2026	145,237
10	Path	616	University Road	470	2020	162,818
10	Path	9996	Angus Smith Drive	800	2026	297,923
11	Levelxing	369	Abbott Street Deviation	18	2020	19,204
11	Path	139	Railway Avenue Service Road	1,179	2020	408,431
11	Path	322	Fairfield Waters Drive	642	2024	239,083
11	Path	352	Abbott Street	249	2020	86,259
11	Path	353	Lakeside Drive	125	2028	46,550
11	Path	353	Lakeside Drive	1,676	2028	624,148
11	Path	368	Riveredge Boulevard	129	2020	44,688
11	Path	9994	Lakeside Drive	1,000	2028	372,404
12	Path	355	Racecourse Road	500	2025	186,202
12	Path	356	Stuart Drive	203	2020	70,324
12	Path	9991	Racecourse Road	600	2028	223,442
13	Path	3	Santal Drive	535	2028	199,236
13	Path	140	Riverway Drive	268	2022	92,841
13	Path	211	North Beck Drive	423	2020	146,536
13	Path	246	North Beck Drive	178	2020	61,663
13	Path	276	Allambie Lane	472	2026	175,774
13	Path	387	Gollogoly Lane	50	2020	17,321
13	Path	9987	Riverway Drive	875	2024	325,853
13	Path	9990	Allambie Lane	555	2031	221,104
14	Path	481	Riverway Drive	571	2020	197,807
15	Path	498	Horseshoe Bay Road	527	2026	231,435
16	Path	256	Birt Street	736	2026	323,218
18	Bridge	559	Rocky Springs	95	2027	301,474

Map	Type	ID	Location	Length (m)	Year	Cost ($'19)
18	Bridge	564	Rocky Springs	69	2020	203,868
18	Path	521	Rocky Springs	840	2030	334,644

SC3.3.9 - Plans for trunk parks and land for community facilities

Editor's note—This document is intended to function in an electronic environment whereupon hyperlinks to detailed PDF maps allow for closer examination of mapping information. The following images are true copies of such maps, but at a coarser scale.

The maps are also loaded in a GIS environment. TownsvilleMaps is the current in-service GIS platform for this purpose, which can be publicly viewed at council, or privately accessed via subscription.

Click here to view PDF high resolution map

Click here to view PDF high resolution map

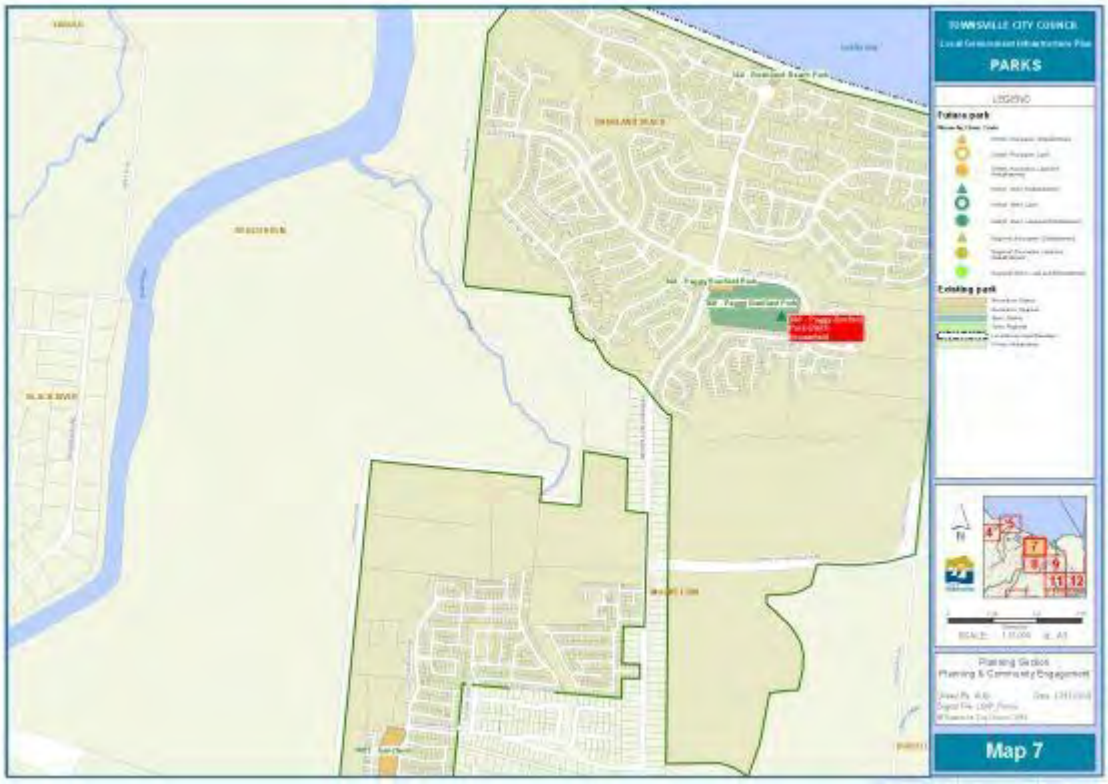
Click here to view PDF high resolution map

Click here to view PDF high resolution map

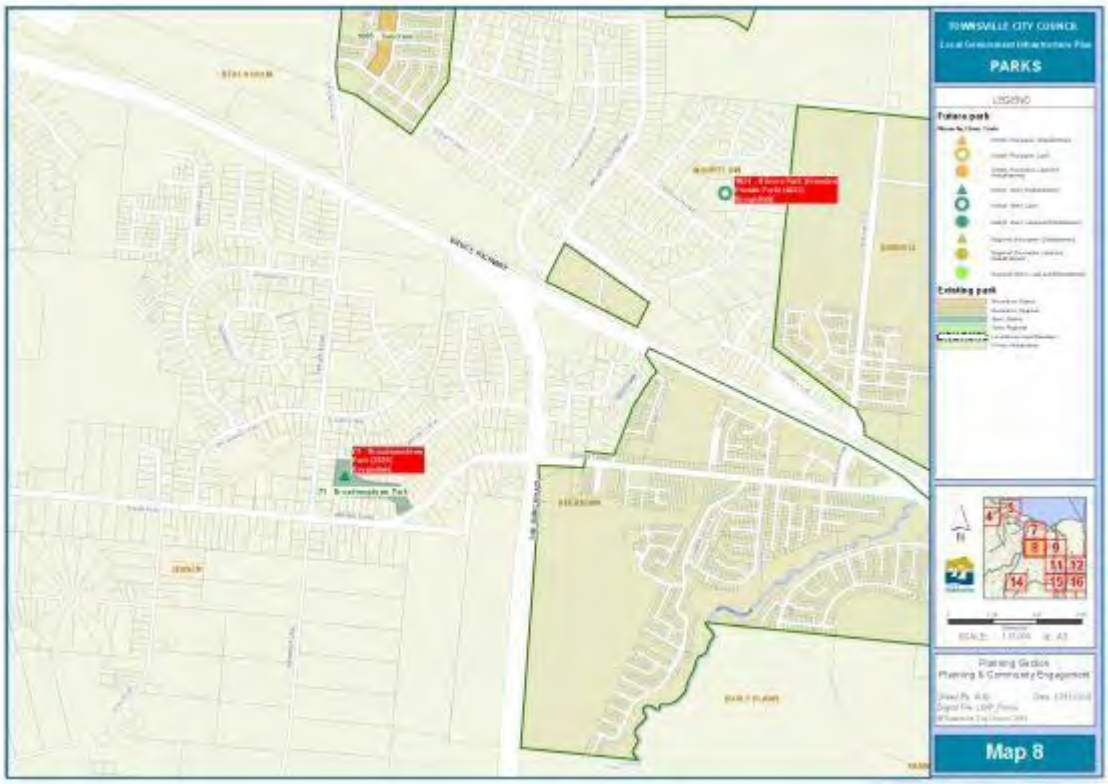
Click here to view PDF high resolution map

Click here to view PDF high resolution map

Click here to view PDF high resolution map

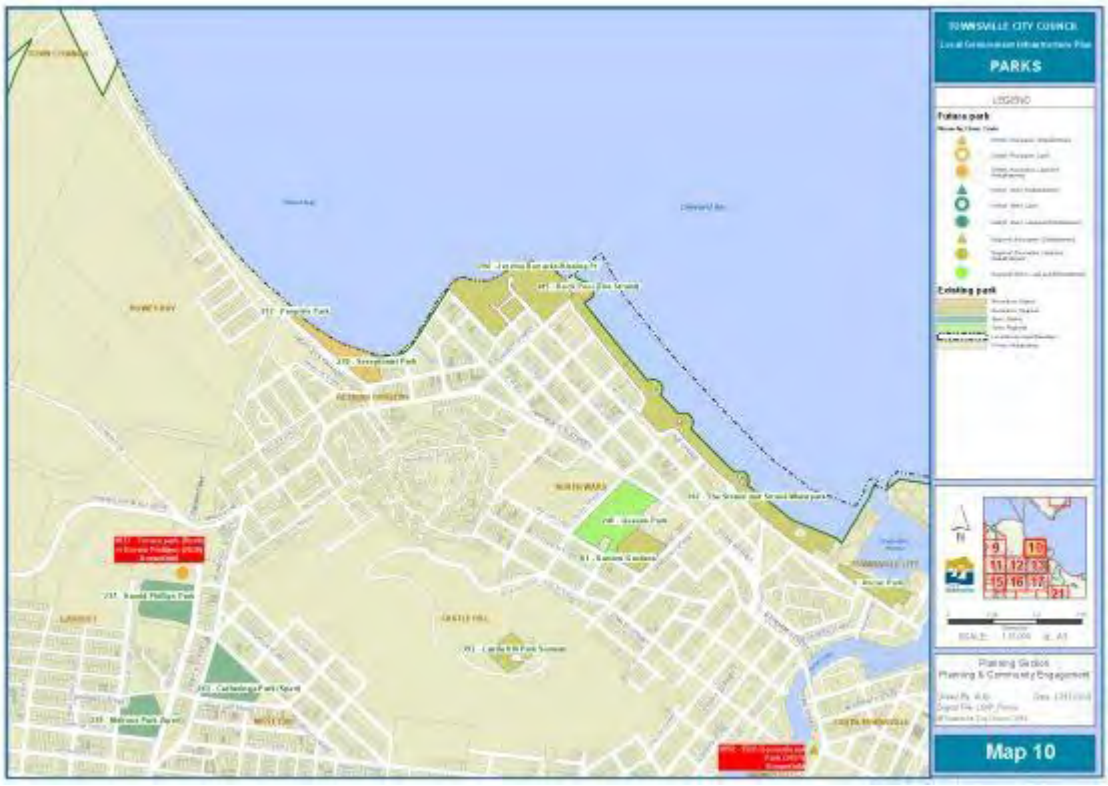


Click here to view PDF high resolution map

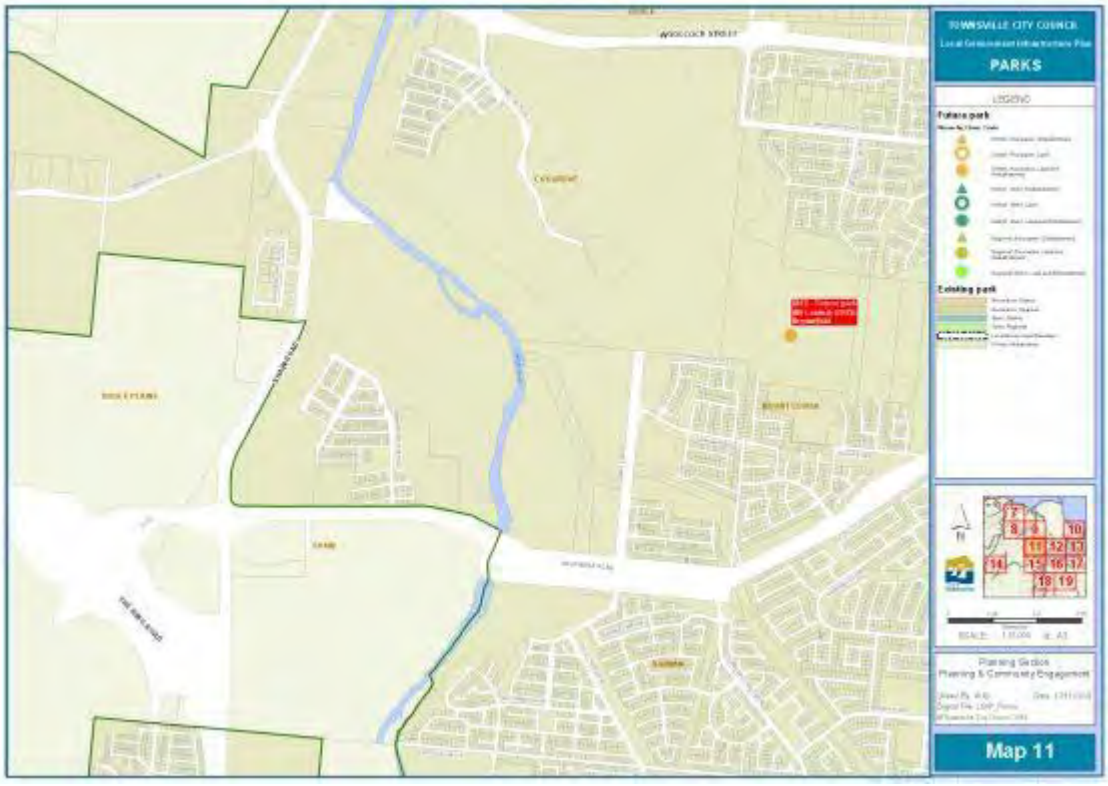


Click here to view PDF high resolution map

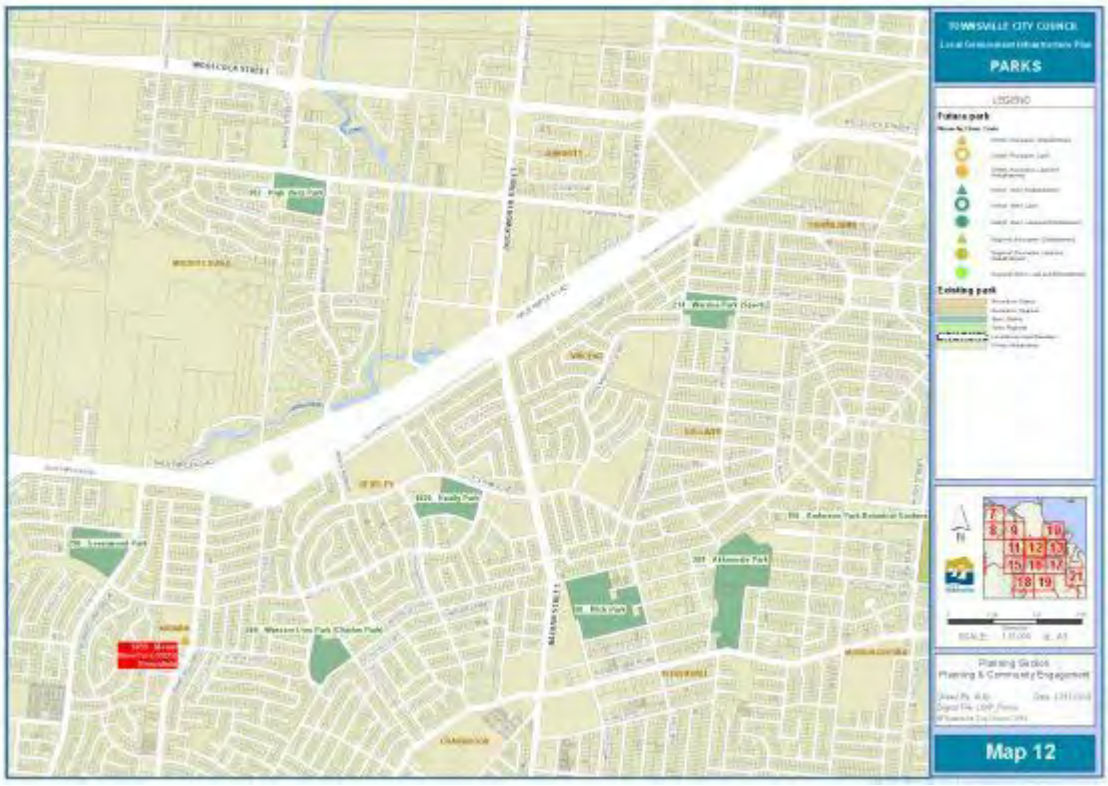
Click here to view PDF high resolution map



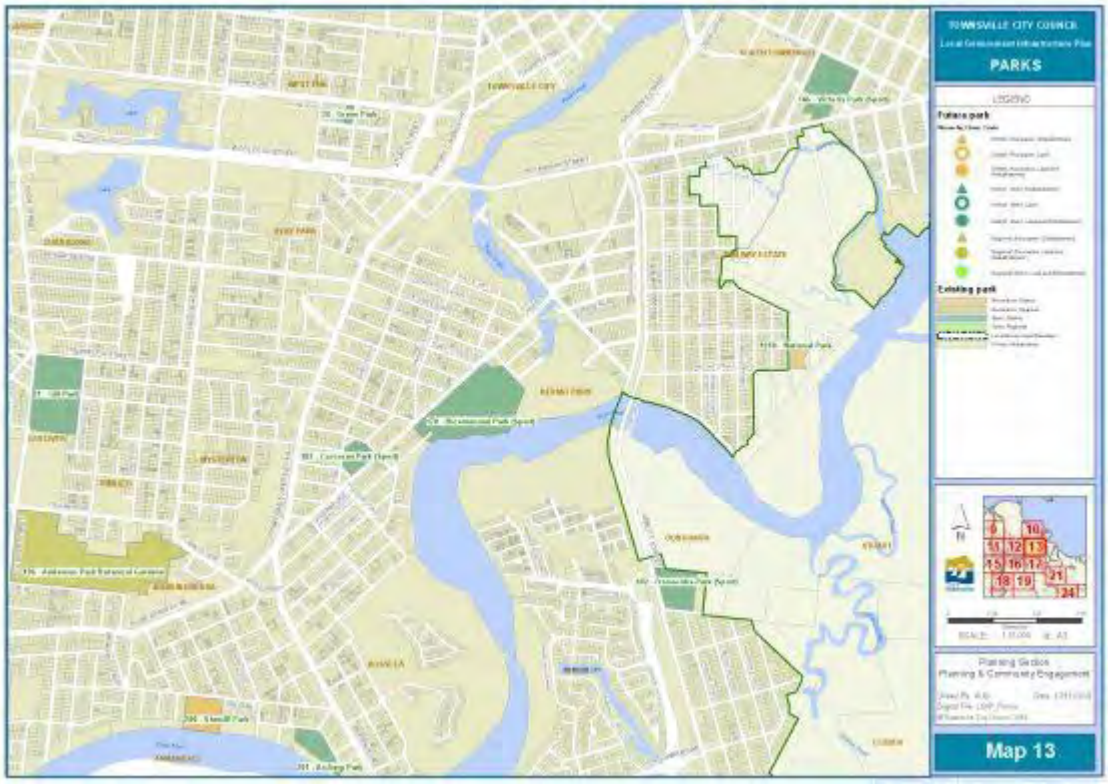
Click here to view PDF high resolution map



Click here to view PDF high resolution map



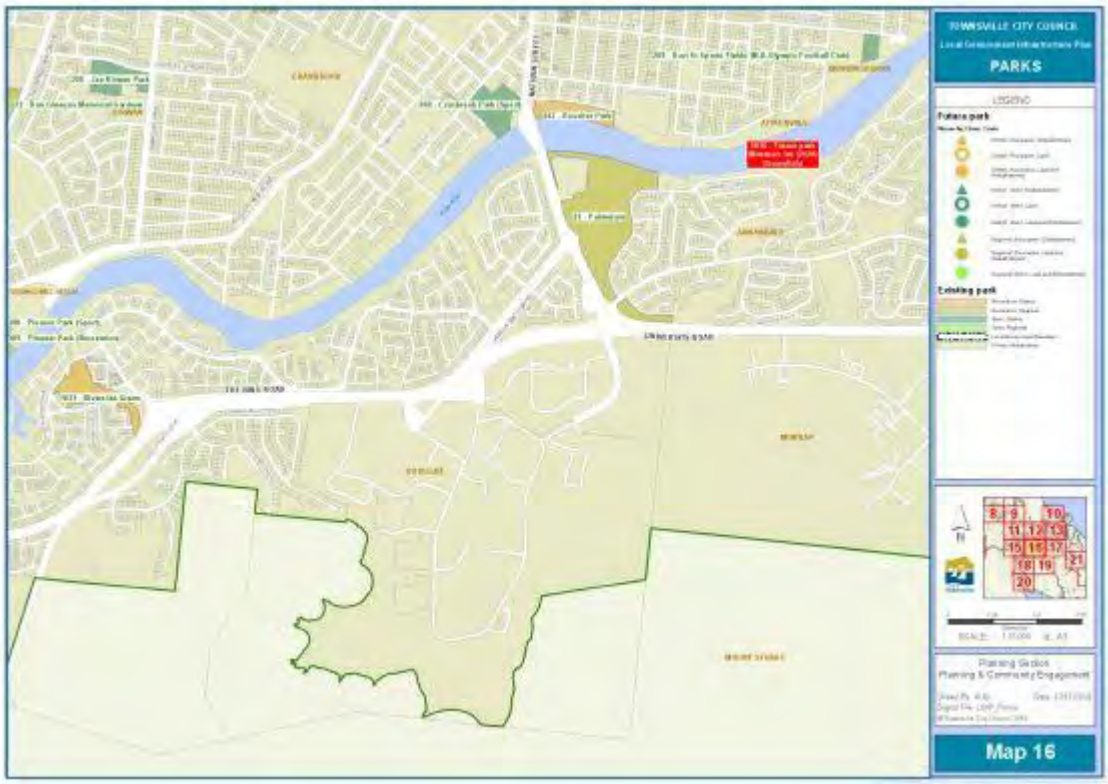
Click here to view PDF high resolution map



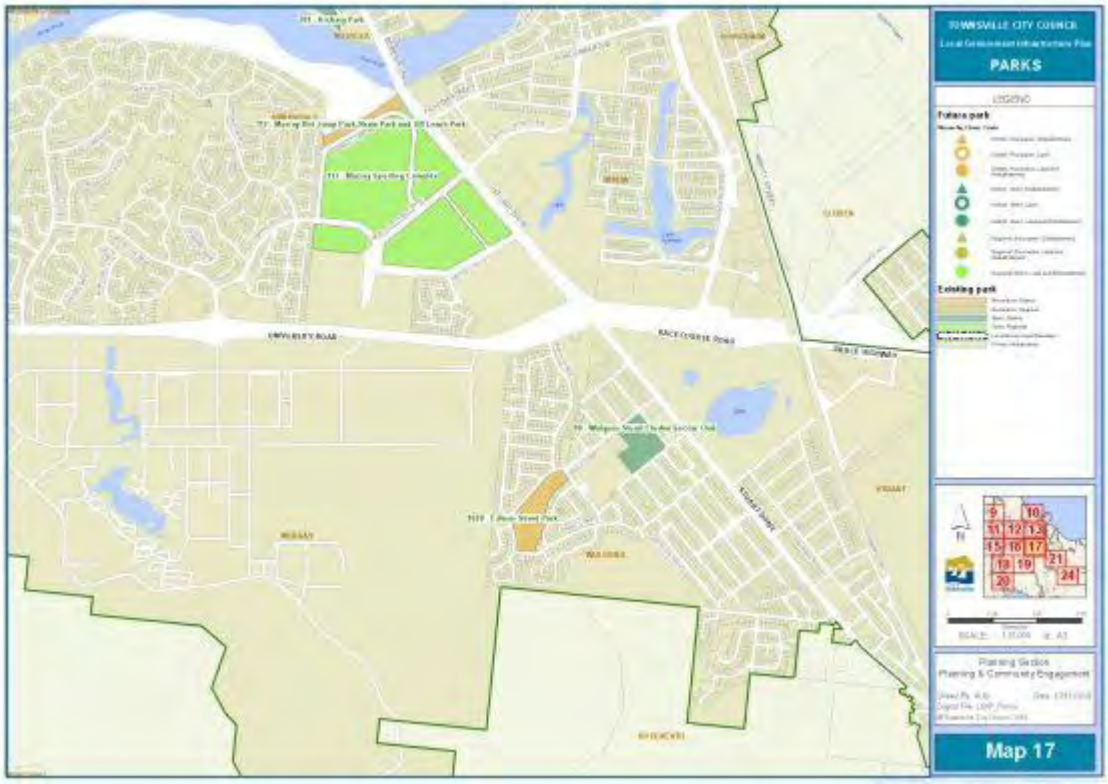
Click here to view PDF high resolution map

Click here to view PDF high resolution map

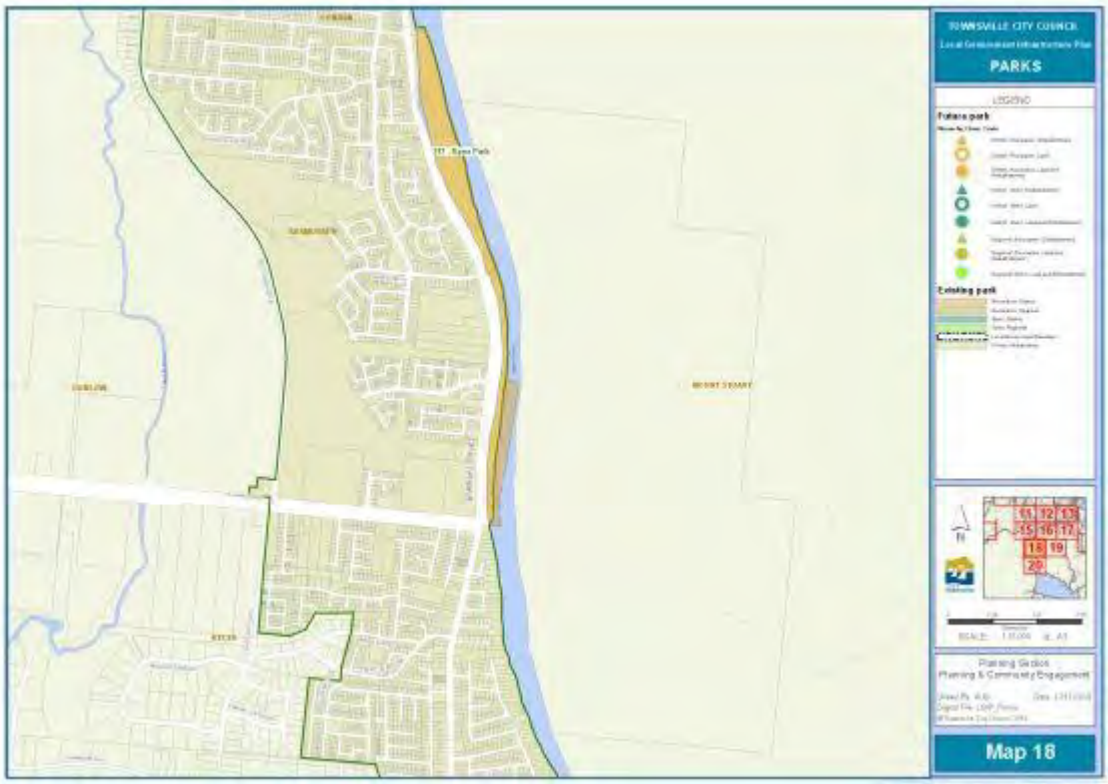
Click here to view PDF high resolution map



Click here to view PDF high resolution map

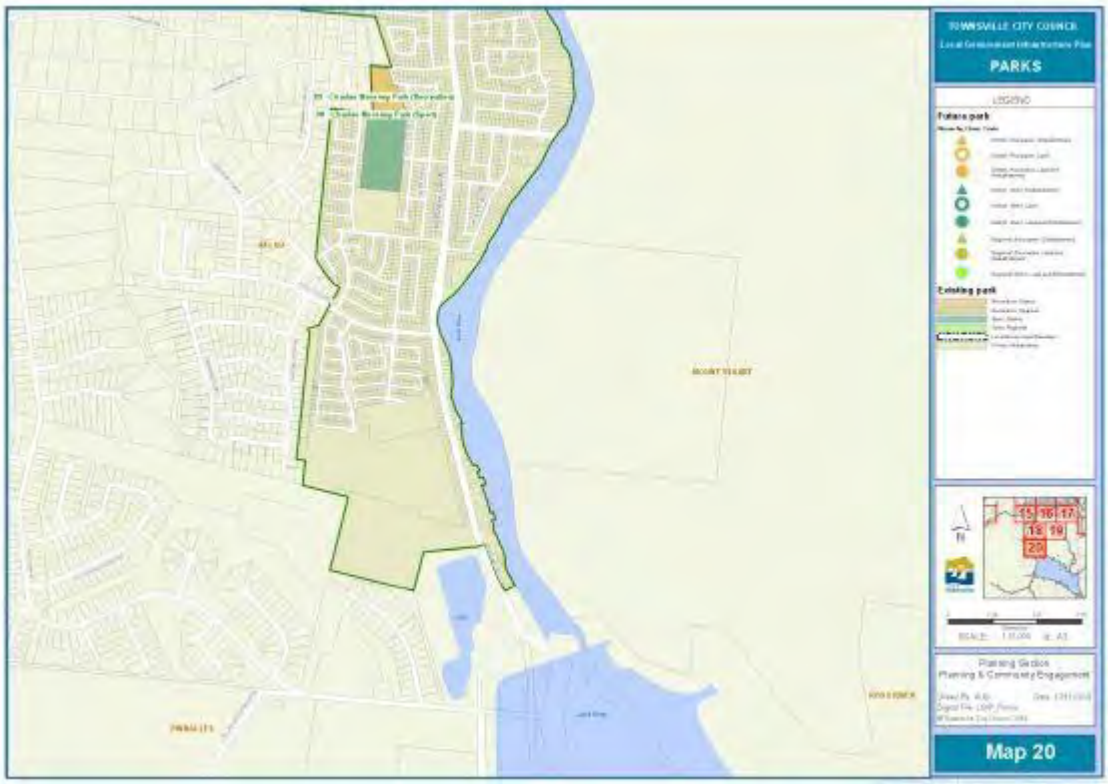


Click here to view PDF high resolution map

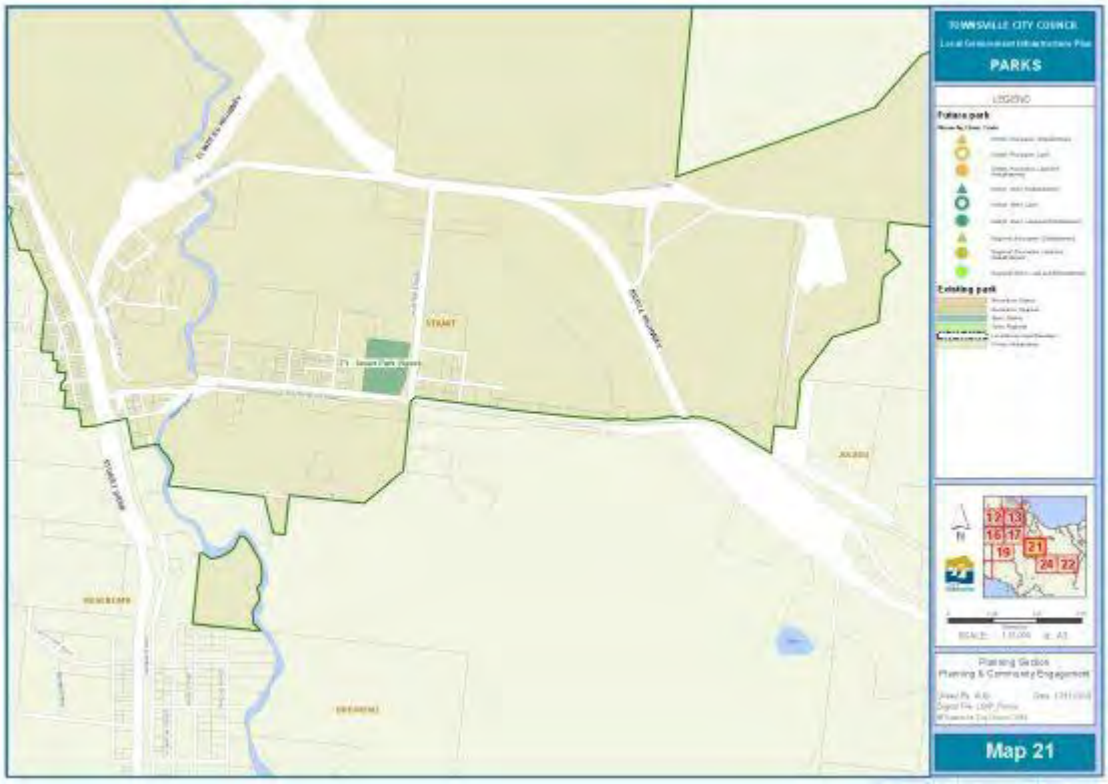


Click here to view PDF high resolution map

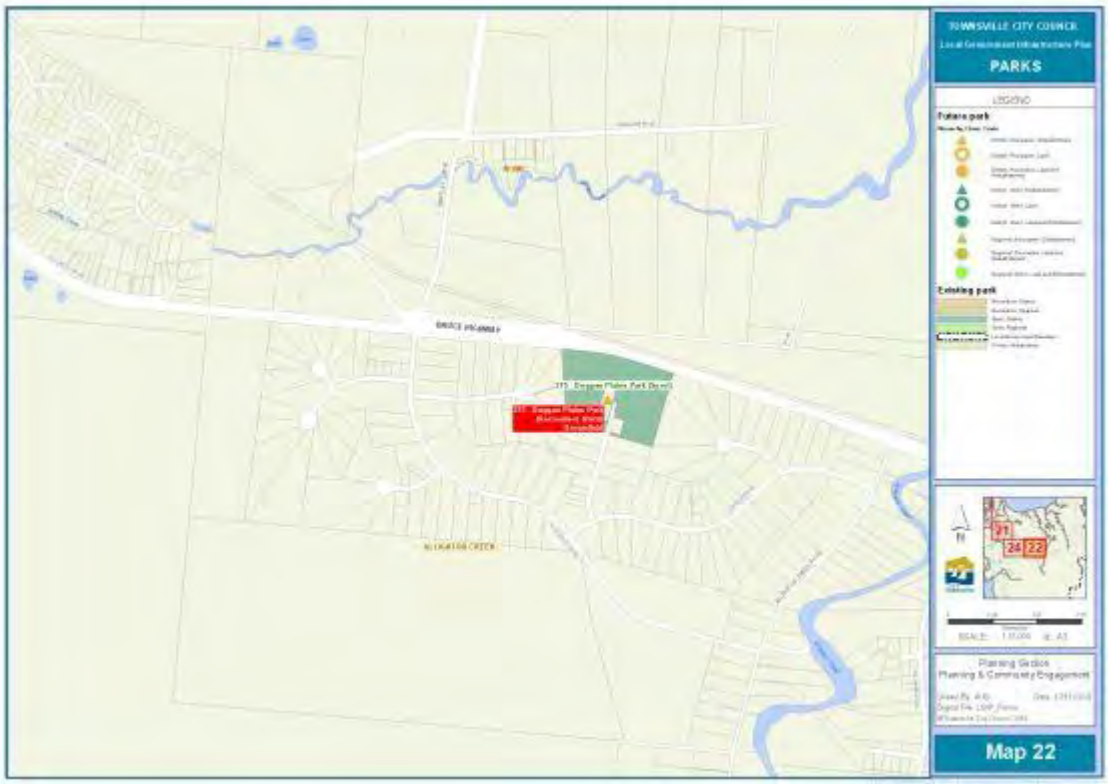
Click here to view PDF high resolution map



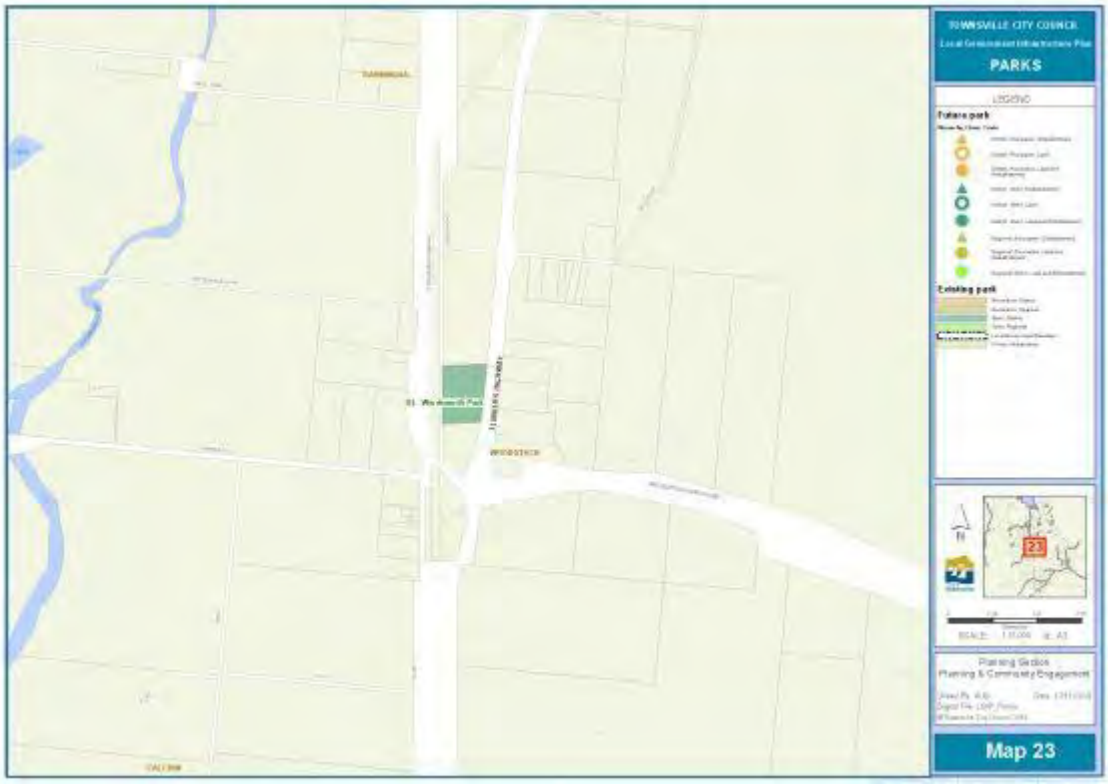
Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map



Click here to view PDF high resolution map

Click here to view PDF high resolution map

Table SC3.3.9.1 - Parks and land for community facilities network schedule of future works

Map	Type	ID	Area (Ha)	Name	Suburb	Year	Cost ($'19)
6	District recreation	222	(1.4)	Horseshoe Bay Foreshore	HORSESHOE BAY	2027	(1,663,622)
6	Regional recreation	222	1.4	Horseshoe Bay Foreshore	HORSESHOE BAY	2027	3,744,062
6	Regional recreation	1023	2.5	Horseshoe Bay Environmental Recreation Park	HORSESHOE BAY	2027	6,685,825
7	District sport	360	-	Peggy Banfield Park	BUSHLAND BEACH	2023	873,773
8	District sport	71	-	Broadmeadows Park	DEERAGUN	2025	1,878,613
8	District sport	1024	3.6	Kilcora Park (Frendon Parade Park)	MOUNT LOW	2023	4,195,422
9	District sport	1007	6.0	North Shore master plan (Saunders Ck)	MOUNT LOW	2023	6,906,044
9	Regional recreation	1006	12.0	North Shore master plan (central park)	MOUNT LOW	2028	26,609,953
10	District recreation	1012	2.5	Future park (North of Harold Phillips)	GARBUTT	2028	2,722,848
10	Regional recreation	1050	1.7	Central Park	TOWNSVILLE CITY	2021	3,613,851
11	District recreation	1015	4.0	Future park (Mount Louisa)	MOUNT LOUISA	2025	4,356,557
11	District sport	1013	3.0	Future park (Greater Ascot)	BOHLE PLAINS	2026	3,711,999
12	District recreation	1033	3.6	Mount View Park	KIRWAN	2025	3,888,227
15	District recreation	1047	4.0	New park land (Harris Crossing)	BOHLE PLAINS	2021	1,108,935
22	District recreation	375	1.3	Duggan Plains Park (Recreation)	ALLIGATOR CREEK	2024	1,371,787
24	District sport	1001	6.0	New park land (Rocky Springs - D1)	JULAGO	2024	1,381,759

Schedule 4 Notations required under the Planning Act 2016

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
17/12/2014	122 Webb Road, MAJORS CREEK QLD 4816 (Lot 4 SP267460)	Superseded Planning Scheme Request - Lot Creation One (1) into Three (3)	SPS14/0001
16/01/2015	Bruce Highway, DEERAGUN QLD 4814 (Lot 2 EP2209)	Superseded Planning Scheme Request - Community Facilities (Water Reservoir)	SPS14/0002
27/01/2015	84 Marina Drive, BUSHLAND BEACH QLD 4818 (Lot 505 SP247145)	Development Application Decision - Approved	MI14/0032
6/02/2015	599 Ross River Road, KIRWAN QLD 4817 (Lot 23 RP716944)	Superseded Planning Scheme Request - Medical Centre	SPS14/0003
20/02/2015	609-673 Sturt Street, TOWNSVILLE CITY QLD 4810 (Lot 501 on SP195746)	Superseded Planning Scheme Request - Sales or Hire Yard	SPS15/0001
20/03/2015	Nexus Drive, BURDELL QLD 4818 (Lot 2500 SP248845)	Development Application Decision - Approved	MI14/0008
23/03/2015	47 and 55 Texas Road, JENSEN QLD 4818 (Lot 3 RP748165 & Lot 82 RP846352)	Negotiated Development Application Decision - Approved	MI13/0045
27/04/2015	2-4 Marinez Avenue, WEST END QLD 4810 (Lot 1 RP893499)	Superseded Planning Scheme Request - Extension of Morleys Funerals	SPS15/0002
29/05/2015	51-101 Everett Street, TOWNSVILLE QLD 4818 (Lot 7 RP889756 & Lot 6 RP889760)	Negotiated Development Application Decision - Approved	MI11/0010
24/06/2015	44 Hugh Street, GARBUTT QLD 4814 (Lot 420 EP1533)	Negotiated Development Application Decision - Approved	MI11/0054
23/07/2015	2 Conway Street, MOUNT LOW QLD 4818 (Lot 63 SP226254)	Superseded Planning Scheme Request - Lot Creation One (1) into Two (2)	SPS15/0006
31/08/2015	52-54 The Strand, NORTH WARD QLD 4810 (Lot 3 & 4 on RP712269 and Lots 255, 256 & 264 - 266 T1181)	Superseded Planning Scheme Request - Multiple Dwelling	SPS15/0005

07/09/2015	127 Allambie Lane, Rasmussen QLD 4815 (Lot 61 SP 120855)	Preliminary Approval for Development in accordance with a Plan of Development for Residential Land Use	MI14/0011
20/10/2015	Place Park, 52B Mystic Avenue, Balgal Beach QLD 4816 (Lot 2 SP160493)	Superseded Planning Scheme Request - Rollingstone Rural Fire Brigade	SPS15/0009
4/11/2015	28 Darling Road, JENSEN QLD 4818 (Lot 2 RP800747)	Superseded Planning Scheme Request - Lot Creation One (1) into 10	SPS15/0010
11/11/2015	11 Sunderland Street, Garbutt QLD 4814 (Lot 147 T118291)	Superseded Planning Scheme Request - Lot Creation - One (1) into Two (2) Lots	SPS15/0012
11/11/2015	36 McKillop Street, Belgian Gardens QLD 4810 (Lot 12 RP701679)	Superseded Planning Scheme Request - Lot Creation One (1) into Two (2)	SPS15/0016
4/12/2015	15 Slayton Road, Jensen QLD 4818 (Lot 57 RP725245)	Superseded Planning Scheme Request - Dual Occupancy	SPS15/0015
4/12/2015	76 One Mile Drive, Gumlow QLD 4815 (Lot 5 SP171604, Lot 30 SP132600 and Lot 6 SP171604	Superseded Planning Scheme Request - Reconfiguring a Lot	SPS15/0021
4/12/2015	130 Woodfield Road, Gumlow QLD 4815 (Lot 25 RP912553)	Superseded Planning Scheme Request - Reconfiguring a Lot	SPS15/0020
7/12/2015	14 Mackley Street, Garbutt QLD 4814 (Lots 40 -44 RP703609, Lots 67 - 69 RP703609, Lots 70 & 71 RP703609 and Lot 2 RP891356)	Superseded Planning Scheme Request - Sales or Hire Yard	SPS15/0027
11/12/2015	11 Armidale Avenue Balgal Beach QLD4816 (Lot 15 RP743003)	Superseded Planning Scheme Request - Lot Creation - One (1) into Two (2)	SPS15/0017
17/12/2015	235 Purono Parkway, Yabulu QLD 4818 (Lot 30 RP859135)	Superseded Planning Scheme Request - Lot Creation - One (1) into Two (2)	SPS15/0019
18/12/2015	697 Ross River Road, Kirwan QLD 4817 (Lot 12 T118519, Lot 13 T118519 and Lot 11 T118519)	Superseded Planning Scheme Request - Mixed Commercial Development	SPS15/0018
18/12/2015	101 Thuringowa Drive, Kirwan 4817 (Lot 22 T118595)	Superseded Planning Scheme Request - Health Care Services	SPS15/0024

21/12/2015	40057 Bruce Highway, Deeragun QLD 4818 (Lot 1 RP747112)	Superseded Planning Scheme Request - Showroom	SPS15/0023
21/12/2015	325 Shaw Road, Shaw QLD 4818 (Lot 19 SP107219	Superseded Planning Scheme Request - Service Station	SPS15/0026
22/12/2015	369 Shaw Road, Shaw QLD 4818 (Lot 16 SP232874	Superseded Planning Scheme Request - Warehouse and Service Station (Preliminary Approval component withdrawn)	SPS15/0025
13/01/2016	106 Balgal Beach Road, Balgal Beach QLD 4816 (Lot 12 SP177431)	Superseded Planning Scheme Request - Lot Creation - One (1) into Two (2) Lots	SPS15/0028
27/01/2016	158 Hugh Street, Currajong QLD 4812 (Lot 17 RP 703502 and Part Lot 1 SP 286571)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009*	MI15/0007
16/12/2016	829 Brabon Road, Beach Holm QLD 4818 (Lot 267 EP 1719 and Lot 256 SP 196179)	Preliminary Approval for Development in Accordance with a Plan of Development for Residential and Open Space Land Use	MI13/0020
24/01/2017	25 Fulham Road, Pimlico QLD 4812 (Lot 32 RP 703502, Lot 17 RP 703502 and Part Lot 1 SP 286571)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to facilitate the Plan of Development for the Mater Hospital	MI15/0036
15/03/2017	37027 Bruce Highway, Julago & 254 Mt Jack Road, Brookhill QLD 4816 (Lot 463 E 12493, Part Lot 2 EP 679, Lot 87 E 12458, Part Lot 2 EP 679)	Preliminary Approval – under section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme in accordance with the Precinct 1 Plan of Development for Elliot Springs (formerly Rocky Springs)	MC15/0002
30/03/2016	40 Texas Road, Jensen QLD 4818 (Lot 32 RP 74244, Lot 2 RP 854023, Lot 57 RP 725245, Lot 24 RP 724568 and Lot 25 RP 725244)	Preliminary Approval Under Section 242 of the *Sustainable Planning Act 2009* to Facilitate Use Rights in accordance with a Plan of Development	MI14/0041.01
07/04/2017	86 Thuringowa Drive, Thuringowa Central QLD 4817 (Lot 1 SP 280601)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme - Eastbrooke	MI16/0032

26/04/2017	19 Wentworth Avenue, Mundingburra QLD 4812 (Lot 16 and 17 RP 717981)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme for Use Rights in Accordance with the Community Facilities Zone	MI16/0035
25/07/2017	41 Afton Way, Mount Louisa QLD 4814 (Lot 1 SP 247130)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme combined with RC16/0043	MI16/0013
20/12/2017	45 Flinders Street, Townsville City QLD 4810 (Lots 47 and 48 T1181, Lots 1 and 2 RP 702069, Lot 1 RP 702069, Lot 2 RP 717290, Lot 2 RP 731759, Lots 2 and 3 RP 745353)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to vary the effect of the Townsville City Plan in accordance with The Hive Master Plan and Preliminary Approval for Building Work for the Demolition of the Criterion Hotel (Local Heritage Place)	MI16/0033
23/01/2018	443 – 481 Ross River Road, Cranbrook QLD 4814 (Lot 2 CP 895233 and Lot 237 CP 895233)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme in accordance with the Bwgaman Development Scheme.	MI14/0033
11/07/2018	55 Lynham Road, Gumlow QLD 4815 (Lot 26 SP 248803) (formerly described as Lot 26 on Crown Plan E 124278)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to vary the effect of the local planning instrument to allow for development to occur in accordance with the Willowbend Plan of Development	MI10/0026 and AP12/0009 (Final Order)
21/11/2018	35 Toll Street, Mount St John QLD 4818 (Lot 63 SP 209545)	Preliminary Approval – Variation Request under Section 61 of the *Planning Act 2016* to Override the Planning Scheme	MCU18/0062
11/12/2018	55-77 Kelly Street, Nelly Bay QLD 4819 (Lot 2 RP 715779)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme in accordance with Kelly	MI17/0020

		Street Development Plan associated with RC17/0037	
18/04/2019	53 Douglas Street, Garbutt QLD 4814 (Lot 549 EP 1533)	Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009* to Override the Planning Scheme in accordance with a Plan of Development for Low Density Residential Development	MI17/0023
24/04/2020	25 Montague Drive, Burdell QLD 4818 (Lot 7000 SP 308253 and Lot 7905 SP 308253)	Preliminary Approval – under Section 61 of the *Planning Act 2016* to Override the Plan of Development	RAL19/0084 and RAL19/0085
4/03/2021	5-11 Fleming Street, Aitkenvale, QLD 4814 (Lots 3, 4, 5, and 6 on RP 720609)	Preliminary Approval including a Variation Request under section 50 of the *Planning Act 2016* for use rights in accordance with a Plan of Development	MCU20/0082

Editor's note—This schedule should include:

- approvals that conflict with the planning scheme;
- a variation approval under the *Planning Act 2016* that varies the effect of any local planning instrument in effect for the premises;
- development approvals under section 242 of the *Sustainable Planning Act 2009* that vary the effect of the scheme;
- decisions agreeing to a superseded planning scheme request.

Editor's note—Development approvals under section 3.1.6 of the *Integrated Planning Act 1997* or section 242 of the *Sustainable Planning Act 2009* that vary the effect of the scheme, but were issued prior to adoption of the Townsville City Plan, are available for information online at www.eplanning.townsville.qld.gov.au.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
28 June 2011	1 July 2011	Adopted Infrastructure Charges Resolution (01 – 1 July 2011)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810
24 June 2014	1 July 2014	Adopted Infrastructure Charges Resolution (02 – 1 July 2014)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.

23 June 2015	1 July 2015	Adopted Infrastructure Charges Resolution (03 - 1 July 2015)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
28 June 2016	1 July 2016	Adopted Infrastructure Charges Resolution (04 - 1 July 2016)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
27 June 2017	1 July 2017	Adopted Infrastructure Charges Resolution (05 - 1 July 2017)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
26 June 2018	1 July 2018	Adopted Infrastructure Charges Resolution (06 - 1 July 2018)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
27 June 2019	1 July 2019	Adopted Infrastructure Charges Resolution (07 – 1 July 2019)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
30 June 2020	1 July 2020	Adopted Infrastructure Charges Resolution (08 – 1 July 2020)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.
23 June 2021	1 July 2021	Adopted Infrastructure Charges Resolution (09 – 1 July 2021)	A copy of this resolution can be viewed online at www.townsville.qld.gov.au. For more information, contact council's Customer Service Centre on 134 810.

Editor's note—This schedule should provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Table SC4.3.1—Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration

Schedule 5 Designation of premises for development~~Land designated for community infrastructure~~

Table SC5.1— Designation of premises for development~~Land designated for community infrastructure~~

Date of designation or repeal	Real property description	Street address	Type of community infrastructure
7 May 1999	Lot 56 EP1573 Lot 57 EP2061	Dwyer Street, Townsville QLD 4810	(e) correctional facilities (Townsville Correctional Centre)
Designation matters Not applicable			
9 July 1999	Lot 513 EP1443	27 Old Common Road, Belgian Gardens QLD 4810	(e) correctional facilities (Cleveland Youth Detention Centre)
Designation matters Not applicable			
10 December 1999	Lots 40 SP116222 Lots 42 SP116222 Lot 1 RP723277 Lot 2 RP723277 Lot 3 RP723277 Lot 4 RP723277 Lot 5 RP723277 Lot 2 RP727842 Lot 1 RP31591	Angus Smith Drive, Townsville City QLD 4810	(f) educational facilities (James Cook University, Douglas Campus)
Designation matters Not applicable			
10 December 1999	Lot 3 RP725384	235 Fulham Road, Vincent QLD 4814	(f) educational facilities (James Cook University, Vincent Campus)
Designation matters Not applicable			
24 December 1999	Lot 41 SP116222	University Drive, Douglas QLD 4814	(h) hospitals and associated institutions (Townsville Hospital)
Designation matters Not applicable			
24 March 2000	Part Lot 9 SP118914	Hunter Street, Stuart QLD 4811	(k) operation works under the *Electricity Act 1994* (Townsville South Substation to Sun Metals Refinery Transmission Line)
Designation matters Not applicable			

24 March 2000	Part Lot 3 SP103580 Part Lot 62 SP103587 Part Lot 65 SP103587 Part Lot 57 EP2061 Part Lot 42 CP905700		(k) operating works under the *Electricity Act 1994* (Townsville South Substation to AES Mt Stuart Power Station Transmission Line)
Designation matters Not applicable			
24 March 2000	Part Lot 1 RP726908		(k) operating works under the *Electricity Act 1994* (Townsville Power Station Switchyard and Transmission Line)
Designation matters Not applicable			
11 August 2000	Lot 1 RP 882869	Corner Veales Road and Bruce Highway, Deeragun QLD 4818	(s) any other facility not in (a) to (r) and intended to accommodate government functions (Deeragun Police Station)
Designation matters Not applicable			
27 October 2000	Lot 561 EP1848	138 Thuringowa Drive, Kirwan QLD 4817	(h) hospitals and associated institutions (Kirwan Hospital)
Designation matters Not applicable			
1 June 2001	Lot 716 T118501	31 Walker Street, Townsville City QLD 4810	(s) any other facility not in (a) to (r) and intended to accommodate government functions (Townsville Magistrates Court)
Designation matters Not applicable			
15 February 2002	Lot 423 EP1979	79 Fulham Road, Pimlico QLD 4812	(f) educational facilities (Barrier Reef Institute of TAFE)
Designation matters Not applicable			
3 May 2002	Lot 4 K1243 Lot 76 RP203473 Lot 77 RP203473	Corner Charters Towers Road and Goldring Street, Mundingburra QLD 4812	(r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q) (s) any other facility not in (a) to (r) and intended to accommodate government functions (Mundingburra Police Station)

Designation matters Not applicable			
27 June 2003	Lot 5 K103939 Lot 6 K103939 Lot 7 K103939 Lot 9 K103939 Lot 10 K103939 Lot 12 K103939 Lot 13 K103939 Lot 15 K103939 Lot 16 K103939 Lot 21 K103939 Lot 22 K103939 Lot 23 K103939 Lot 26 K103939 Lot 49 K103939 Lot 206 EP1967 Lot 20 USL51199 Lot 1 USL51604 Lot 1 RP711920 Lot 2 RP721599 Lot 2 RP724555 Lot 2 RP725280 Lot 1 RP730111 Lot 2 RP732944 Lot 1 RP734574 Lot 2 RP737885 Lot 2 RP737886 Lot 1 RP840346 Lot 2 RP840346 Lot 67 EP856 Lot 1 EP930		(m) railway lines, stations and associated facilities (o) transport infrastructure mentioned in Schedule 10 definition "development infrastructure" (Townsville Port Eastern Access Corridor. Being land for the future construction and operation of railway lines, stations and associated facilities and transport in the corridor)
Designation matters Not applicable			
23 April 2004	Lot 534 EP1582 Lot 537 EP1582	Paluma and Thuringowa Streets and 5 Hinchinbrook Drive, Kirwan QLD 4817	(s) any other facility not in (a) to (r) and intended to accommodate government functions (Kirwan Police Facilities)
Designation matters Not applicable			

8 April 2005	Lot 28 EP1249 Lot 466 EP1249	Warburton, Redpath & Burke Street, North Ward QLD 4810	(d) community and cultural facilities, including child care facilities, community centres, meeting halls, galleries and libraries (f) educational facilities (l) parks and recreational facilities (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q) (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions (The land has been designated to accommodate the operations of regional sporting groups, the State agency and other entities associated with provisions of the region's sports and recreation including training, offices, administration facilities and athlete accommodation, associated sporting fields and sporting facilities and car parking)
Designation matters Not applicable			

20 January 2006	Lot 7SP107219 Lot 6SP107219 Lot 5SP107219 Lot 2SP112189 Lot 91 SP112722 Lot 12 E124328 Lot 272 K124640 Lot 3SP128466 Lot 4SP128466 Lot 7SP150157 Lot 3SP156430 Lot 56EP1634 Lot 25EP1890 Lot 18 EP240 Lot 1 PER6999 Lot 2 RP726908 Lot 1 RP726908 Lot 4 RP727808 Lot 3 RP727810 Lot 2 RP729458 Lot 1 RP731210 Lot 5 RP737005 Lot 6 RP737089 Lot 7 RP737090 Lot 4 RP743037 Lot 3 RP746699 Lot 1 RP882865 Lot 7 RP901162 Lot 6 RP901162 Lot 377 RP912547		(k) operating works under the *Electricity Act 1994* (Operating works under the *Electricity Act 1994*. Specifically, these operating works are the proposed Bohle River to Townsville Gas Turbine Power Station 132 kilovolt transmission line and Yabulu south electrical substation)
Designation matters Not applicable			
20 June 2008	Lot 1 SP199862	The Strand, Townsville City QLD 4810	(s) any other facility not in (a) to (r) and intended to accommodate government functions (Townsville City Council – The Strand police beat – police facilities including but not limited to offices, storage, amenities, interview rooms, air-conditioning plant and car parking)
Designation matters Not applicable			
19 December 2008	Lot 1 T118460 Lot 2 T118460 Lot 11 T118460 Lot 12 T118460 Lot 3SP137809 Lot 513EP1443 Lot 100 CP860214 Lot 1 CP86528 Lot 30 CP903570	Old Common Road, Rowes Bay QLD 4810	(f) correctional facilities (f) educational facilities (r) storage and works depots associated and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q) (Townsville City Council – 'Cleveland Youth Detention Centre')

Designation matters Not applicable			
17 April 2009	Haughton River (Easement CIDA AP12418) Lot 11 EP1679 (Easement D SP145193) Lot 11 EP1679 (Easement E SP145193) Unnamed Road (Easement CIDA SR17.500) Lot 17 EP2204 (Easement C SP144887) Unnamed Road (Easement CIDA SR18.500) Lot 10 EP101 (Easement A SP144888) Lot 14 SP101846 (Easement B SP145191) Lot 4 RP865808 (Easement A SP145190) Dingo Park Road (Easement CIDA SR21.500) Lot 134 EP2055 (Easement B SP144890) Unnamed Road (Easement CIDA SR22.500) Lot 135 EP2055 (Easement A SP144890) Unnamed Road (Easement CIDA SR23.500) Lot 49 E124241 (Easement A SP144891) Spring Creek (Easement CIDA AP12419) Lot 50 E124241 (Easement B SP144891) Lot 54 E124329 (Easement C SP144891)		(k) operating works under the *Electricity Act 1994* (Whitsunday Regional Council; Burdekin Shire Council; Townsville City Council – Queensland Electricity Transmission Corporation Limited, trading as Powerlink Queensland, proposes to build community infrastructure)

	Unnamed Road (Easement CIDA SR26.500) Lot 177 EP1118 (Easement A SP144892) Lot 51 EP124241 (Easement D SP144891) Lot 51 E124241 (Easement E SP144891) Lot 480 E12462 (Easement A SP145197) Lot 455 E1243 (Easement F SP144891) Flinders Highway (Easement CIDA AP12420) Lot 181 SP130029 (Easement CIDA SR30.501) Unnamed Road (CIDA AP12421) Lot 442 EP1319 (Easement A SP144893) Double Barrel Creek (Easement CIDA AP12422) Lot 417 E12421 (Easement E SP144894) Lot 64 E124248 (Easement C SP144894) Lot 64 E124248 (Easement D SP144894) Unnamed Road (Easement CIDA SR34.500) Unnamed Road (Easement CIDA SR34.501) Lot 104 E124279 (Easement B SP144894) Lot 65 E124264 (Easement A SP144894) Unnamed Road (Easement CIDA AP12423) Lot 41 E124381			

	(Easement D SP145764) Lot 41 E124381 (Easement E SP145764) Unnamed Road (Easement CIDA SR37.500) Unnamed Road (Easement CIDA SR37.501) Lot 43 RP911427 (Easement B SP145764) Lot 43 RP911427 (Easement C SP145764) Lot 4 USL44323 (Easement A SP145765) Lot 500 E12466 (Easement A SP145764) Unnamed Road (Easement CIDA SR40.500) Lot 1 EP32 (Easement A SP145762) Unnamed Road (Easement CIDA SR41.500) Lot 25 E124347 (Easement C SP145757) Lot 27 EP21 (Easement B SP145757) Lot 29 EP72 (Easement A SP145757) Lot 228 EP115 (Easement N SP145756) Ross River (Easement CIDA AP12424) Lot 2 EP102 (Easement M SP145756) Lot 4 EP1485 (Easement L SP143325) Central Creek (Easement CIDA AP12425) Lot 3 EP1372			

	(Easement B EP1432) Lot 3 EP1372 (Easement D EP2103) Lot 3 EP1372 (Easement C SP143325) Lot 3 EP1372 (Easement K SP143325) Unnamed Road (Easement CIDA SR48.500) Lot 40 EP1309 (Easement A EP1432) Lot 40 EP1309 (Easement B EP2034) Lot 1 RP742612 (Easement A RP725994) Lot 1 RP742612 (Easement C RP729414) Lot 1 RP724660 (Easement A RP725993) Lot 1 RP724660 (Lot B RP742344) Lot 4 RP891360 (Lot C RP725992) Lot 4 RP891360 (Easement D RP742345) Laudham Road (Easement CIDA SR52.500) Lot 1 SP195322 (Easement B RP742343) Lot 2 SP195322 (Easement A RP725991) Kelso Drive (Easement CIDA SR53.500) Lot 4 RP800998 (Easement B RP723119) Lot 2 RP800998 (Easement B RP723119) Lot 4 RP891340 (Easement B RP723119)			

	Lot 1 RP800998 (Easement B RP723119)		
Designation matters The type of community infrastructure for which the above land has been designated is operating works under the *Electricity Act 1994*. Specifically, these operating works are Powerlink Queensland's proposed Strathmore to Ross 275 kilovolt transmission line.			
22 May 2009	Lot 1 SP203854	763 Ingham Road, Mount St John QLD 4818	(f) educational facilities (Townsville City Council - The Trade and Technician Skills Institute, further described as 'a place of higher education and vocational education and training that provides a ranges of courses, utilising associated teaching, social and public support functions; including car parking, conference, cultural, sport and recreational facilities, and engages in commercial activities and alliances that are in support of its educational programs, and as: 'Trade and Technician Skills Institute')
Designation matters Not applicable			
5 June 2009	Part Lot 10 SP143318 Part Lot 105 EP1535 Part Lot 1 SP199852 Part Lot 4 SP199852		(k) operating works under the *Electricity Act 1994* (Townsville City Council – Powerlink Queensland's proposed Mt Stuart Gas Turbine 132 Kilovolt transmission line)
Designation matters Not applicable			
23 September 2009	Lot 18 EP240 (Easement AA SP211707) Lot 18 EP240 (Easement AB SP211707) Unnamed Road (Easement CIDA AP16490) Althaus Creek (Easement CIDA AP13070) Lot 1 RP728417 (Easement AC SP211708) Lot 19 RP746087 (Easement AD SP211709) Lot 19 RP746087 (Easement AE SP211709) Unnamed Road		(k) operating works under the *Electricity Act 1994* (Townsville City Council; Hinchinbrook Shire Council – Powerlink Queensland's proposed Yabulu south to Ingham 275/132 kilovolt double circuit transmission line)

	(Easement CIDA AP16491) Lot 20 RP746087 (Easement AF SP211709) Forestry Road (Easement CIDA AP16492) Lot 20 SP151988 (Easement AG SP211710) Lot 20 SP151988 (Easement AJ SP211710) Lot 18 SP151988 (Easement AH SP211711) Lot 19 SP151988 (Easement AK SP211712) Lot 583 E124155 (Easement AN SP211714) Lot 2 RP742572 (Easement AL SP211713) Lot 2 RP742572 (Easement AM SP211713) Setter Road (Easement CIDA AP16493) Leichardt Creek (Easement CIDA AP16494) Lot 34 FTY1751 (Easement AP SP211715) Bruce Highway (Easement CIDA AP16495) Lot 151 SP112727 (Easement AQ SP211716) Lot 59 NPW935 (Easement CIDA A AP16497) Lot 59 NPW935 (Easement AR SP211717) Lot 59 NPW935 (Easement AS SP211717) Lot 59 NPW935 (Easement AU SP211719) Lot NPW935			

	(Easement AV SP211719) Lot 59 NPW935 (Easement AX SP211719) Lot 59 NPW935 (Easement ASR SP211737) Toomulla Beach Road (Easement CIDA AP16498) Camp Oven Creek (Easement CIDA B AP16496) Lot 59 WG312 (Easement AT SP211718) Saltwater Creek (Easement CIDA B AP16497) Lot 14 USL42237 (Easement AW SP211720) Unnamed Road (Easement CIDA AP16499) Unnamed Road (CIDA AP16500) Lot 1RP722093 (Easement AY SP211721) Lot 2 RP722093 (Easement AZ SP211722) Lot 1 RP716204 (Easement BA SP211723) Lot 1 RP 716204 (Easement BB SP211723) Lot 422 WG7 (Easement BC SP211724) Lot 2 RP901334 (Easement BD SP211725) Bruce Highway (Easement CIDA AP16507) Lot 182 SP112728 (Easement BE SP211726) Lot 183 SP112728 (Easement BF SP211726) Rollingstone Creek			

	(Easement CIDA AP16508) Lot 2 RP845503 (Lot BG SP211727) Lot 2 RP845503 (Easement BH SP211727) Lot 2 RP845503 (Easement BK SP211727) Bruce Highway (Easement CIDA AP16509) Lot 31 WG800989 (Easement BJ SP211728) Lot 1 RP718150 (Easement BL SP211729) Bruce Highway (Easement CIDA AP13040) Lot 2 RP743374 (Easement BN SP211731) Lot 194 SP112729 (Easement BM SP211730) Gottani Road (Easement CIDA AP13041) Lot 3 RP743374 (Easement BP SP211732) Lot 3 RP743374 (Easement BQA SP211739) Hencamp Creek (Easement CIDA AP13071) Lot 5 WG3 (Easement BQ SP211733) Lot 2 RP735801 (Easement BR SP211734) Unnamed Road (Easement CIDA AP13072) Lot 1 RP735801 (Easement BS SP211738) Lot 12 RP859197 (Easement BY SP211738) Reserved Road (Easement			

	CIDA AP13073) Lot 2 RP744760 (Easement BT SP211735) Lot 2 RP744760 (Easement BU SP211735) Unnamed Road (Easement CIDA AP16501) Unnamed Road (Easement CIDA SP16502) Lot 1 RP744760 (Easement BV SP211735) Lot 23 WG110 (Easement BW SP211736) Lot 23 WG110 (Easement BX SP211736) Lorna Creek (Easement CIDA AP16503) Esplanade (Easement CIDA AP16504) Crystal Creek (Easement CIDA AP16505)		
Designation matters The type of community infrastructure for which the above land has been designated is operating works under the *Electricity Act 1994*. Specifically, these operating works are Powerlink Queensland's proposed Yabulu South to Ingham 275/132 kilovolt double circuit transmission line.			
17 June 2011	Lot 2 SP202064		(11) operating works under the *Electricity Act 1994* (Townsville City Council – The 66kV/11kV Bohle Plains substation)
Designation matters Not applicable			

30 November 2012	Lot 1 SP232890	151 John Melton Black Drive, Garbutt QLD 4814	(4) community and cultural facilities, including facilities where a child care service under the *Child Care Act 2002* is conducted, community centres, meeting halls, galleries and libraries (6) educational facilities (9) hospitals and associated institutions (Salvation Army Recovery Services Facility for the purpose of providing support to community members who are seeking assistance to overcome their addictions to alcohol, drugs or gambling)
Designation matters Not applicable			
5 April 2013	Lot 41 SP116222 Lot 2 SP189854	450 University Drive, Douglas, QLD 4814	(9) hospitals and associated institutions (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part (Townsville Hospital)
Designation matters Not applicable			
20 June 2014	Lot 89 CWL 1621	53 Mount Spec Road Paluma QLD 4816	(4) community; cultural facilities, inc. where a service under the *Child Care Act 2002* is conducted... (6) educational facilities (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part (Paluma Environmental Education Centre)
Designation matters Not applicable			

11 November 2016	Proposed Lot 951 SP263024	205 North Shore Boulevard, Burdell QLD 4818	(4) community and cultural facilities including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the *Child Care Act 2002* is conducted, community centres, meeting halls, galleries and libraries; (6) educational facilities; (8) facilities for parks and recreation (11) sporting facilities; and (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.
Designation matters Not applicable			
18 August 2017	Lot 543 on EP1747	64 Hudson Street, Kirwan	(4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the *Child Care Act 2002* is conducted, community centres, meeting halls, galleries and libraries; (6) educational facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. Further to the above, the designation includes: sporting facilities and associated infrastructure, road, vehicle layby and car parking and including commercial activities that support its Educational program.
Designation matters Not applicable			
16 February 2018	Lot 2 on RP724653	Riverway Drive, Kelso	(7) emergency services facilities; (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; (16) any other facility not mentioned in this part that is intended primarily to accommodate government functions.

Designation matters Not applicable			
23 August 2019	Lot 535 on EP1582 Lot 536 on EP1582	7 Hinchinbrook Drive, Thuringowa Central	(8) Emergency services facilities.
Designation matters Not applicable			
20 December 2019	Lot 1 on RP709689 Lot 20 on RP710934	16 McKimmin Road, Hyde Park	(6) Educational facilities (9) Facilities in which an Education and Care Service under the Education and Care Services National Law (Queensland) is operated.
Designation matters Not applicable			
3 November 2023	Part of Lot 2 on RP740697	14 Golf Links Drive Kirwan 4817	Emergency services facilities
Designation matters Not applicable			
5 May 2023	34 on SP287071	80 Webb Drive Mount Saint John 4818	Emergency services facilities
Designation matters Not applicable			
31 March 2023	142 on SP216649	16 Jurekey Street Cluden 4811	Educational facilities
Designation matters Not applicable			
16 December 2022	Lot 44 on EP835462	South Vickers Road, Condon, QLD, 4815	Educational facilities
Designation matters Not applicable			

2 December 2022	Lot 423 on SP268344	59-77 Fulham Road, Gulliver, QLD, 4812	Educational facilities
Designation matters Not applicable			
28 October 2022	Lot 590 on EP1744	21 Burnda Street, Kirwan, QLD 4817	Educational facilities
Designation matters Not applicable			
26 August 2022	Lot 8552 on SP303456	8 Galax Entrance, Burdell, QLD, 4818	Queensland Ambulance Service (QAS)

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1 - Planning scheme policy index

Number	Planning scheme policy title
SC6.2	Character residential planning scheme policy
SC6.3	Cultural heritage planning scheme policy
SC6.4	Development manual planning scheme policy
SC6.5	Economic impact assessment planning scheme policy
SC6.6	Emerging community planning scheme policy
SC6.7	Flood hazard planning scheme policy
SC6.8	Mitigating bushfire hazards planning scheme policy
SC6.9	Natural assets planning scheme policy
SC6.10	Parking rates planning scheme policy

SC6.2 Character residential planning scheme policy

SC6.2.1 Introduction

Short Title -The planning scheme policy (PSP) may be cited as the Character residential PSP.

SC6.2.1.1 Purpose

The purpose of the planning scheme policy is to:

(1) provide advice about achieving outcomes in the Character residential zone code; and

(2) identify and provide guidance about information that may be required to support a development application where assessable against the Character residential zone code.

SC6.2.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.2.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan, specifically the Character residential zone code.

SC6.2.1.4 Terminology

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 – Definitions, is to be interpreted in accordance with Part 1.3.1.

SC6.2.2 Planning scheme policy details

The Character residential zone identifies and defines parts of the city with a unique mixture of architecture and overall streetscape. The Character residential zone code regulates development within identified character precincts. This code ensures that the features of these neighbourhoods that make a positive contribution to each precinct's overall character are retained and appropriately managed.

There are twelve precincts in the Character residential zone code, each with its unique features (such as Workers Cottages, Grand Queenslanders and 1960s Defence Housing). The precincts provide for specific development outcomes over and above the general zone code outcomes. Individual properties are included within a precinct. The character features are described fully in the code.

The purpose of the Character residential PSP is to provide applicants with guidance in meeting the requirements of the Character residential zone code. Appendix 1 of this policy identifies non-contributing properties in the Character residential zone. Properties and buildings identified in the Character residential zone and not listed in Appendix 1 of this policy are considered to be contributing properties and buildings. Appendix 2 of this policy identifies contributing non-residential properties.

SC6.2.2.1 Understanding your precinct and your character building

Each character residential precinct is defined in the Character residential zone code. Townsville has defined character residential precincts; these precincts are rich in diversity, unique in character, and capture Townsville's history and North Queensland lifestyle.

(1) Your precinct

The buildings in your street create the character of your precinct. Properties are defined as either contributing character buildings or non-contributing properties. Non-contributing properties must still comply with certain provisions of the Character residential zone code, however; they are not to be used for comparative assessment.

Your street will provide the majority of the information you need to better understand the types of buildings, design, developments and architectural aspects that will be relevant to any new works on your property.

SC6.2.2.2 Finding your way around the policy

The policy is divided into the following eight sections:

(1) Key contributing character elements (SC6.2.3)

(2) Non-residential contributing character buildings (SC6.2.4)

(3) Reconfiguring a lot (SC6.2.5)

(4) Information that may support a development proposal (SC6.2.6)

(5) Preparing an assessment report (SC6.2.6.2)

(6) Preparing a condition report (SC6.2.6.3)

(7) SC6.2 Appendix 1: Non-contributing properties in the Character residential zone

(8) SC6.2 Appendix 2: Contributing non-residential properties

SC6.2.3 Key contributing character elements

SC6.2.3.1 Roofs

This section of the policy provides design principles and examples that may be considered when addressing the requirements of the Character residential zone code. Applicants may refer to this section for guidance on Character residential zone code outcomes regarding roof forms and pitch, material type and colour and depth of roof overhang.

(1) Figure SC6.2.3.1 below demonstrates acceptable roof pitch in relation to neighbouring properties. This may provide guidance in addressing roof pitch related outcomes of the Character residential zone code requirements in particular, in relationship to PO18, PO21, PO28, PO33, PO40, PO45, PO51, PO56, PO63, PO69, PO74 and PO80.

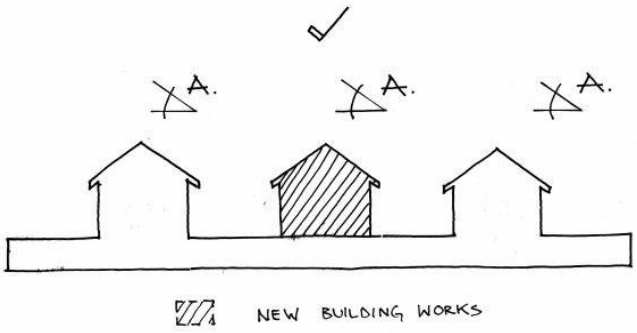


Figure SC6.2.3.1 Illustrates an example of acceptable roof pitch

(2) Figure SC6.2.3.2 below demonstrates an unacceptable roof pitch in relation to addressing roof pitch related outcomes of the Character residential zone code requirements in particular, in relation to PO18, PO21, PO28, PO33, PO40, PO4~~5~~6, PO5~~1~~2, PO5~~6~~7, PO6~~3~~4, PO~~69~~71, PO7~~4~~6 and PO8~~0~~2.

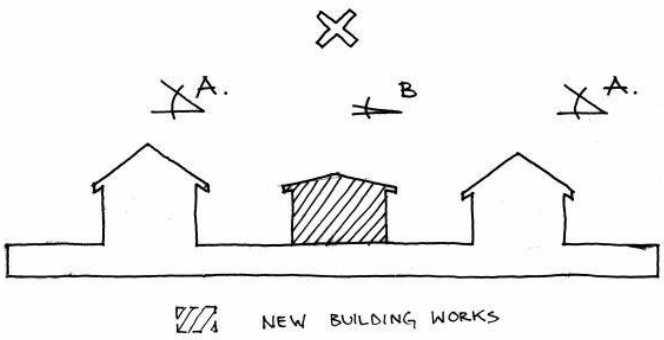


Figure SC6.2.3.2 Illustrates an example of unacceptable roof pitch

(3) Figure SC6.2.3.3a and Figure SC6.2.3.3b identifies some examples of compatible roof pitches found in various character residential precincts. These may be considered in addressing Character residential zone code requirements relating to roof pitch.

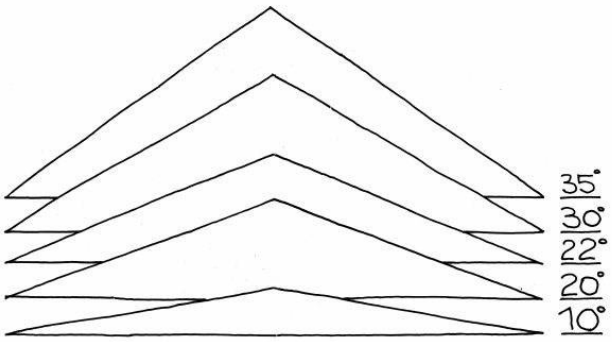
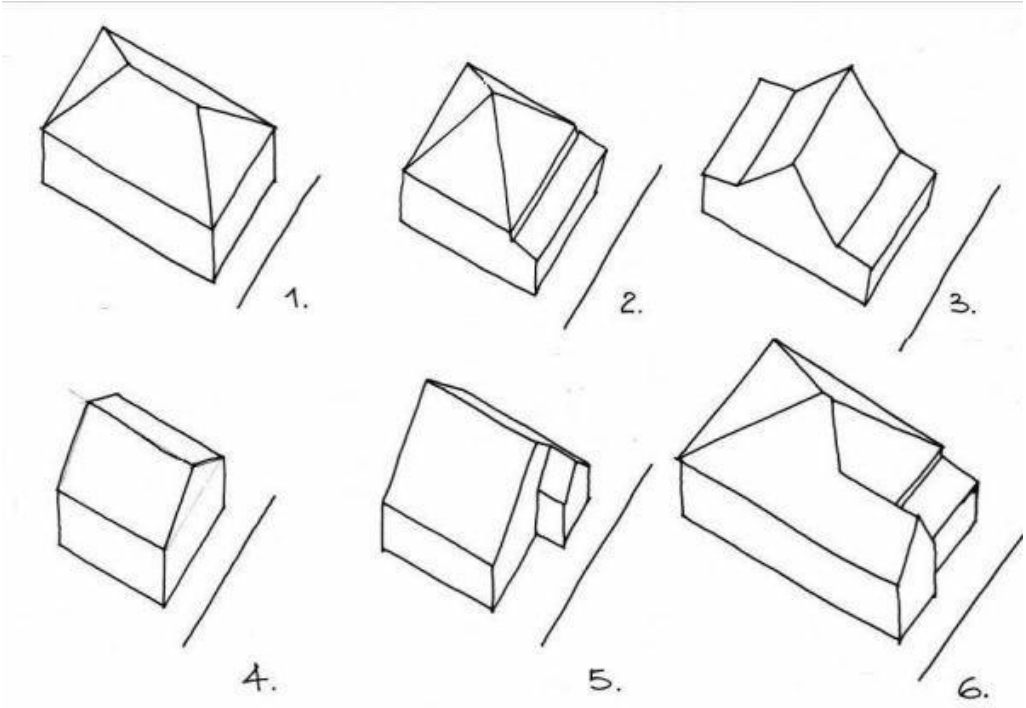


Figure SC6.2.3.3a Illustrates an example of common roof pitches in character residential precincts



Note—the resulting roof may be expressed as a combination of any number of roof forms:

(1) hip roof;

(2) pyramid roof with skillion/lean-to verandah;

(3) side gable roof with skillion/lean-to verandahs;

(4) front gable roof;

(5) double gable roof (sometimes expressed as triple gable roof); and

(6) combination of gable and hip roofs, with skillion/lean-to verandah.

Figure SC6.2.3.3b Illustrates an example of common roof forms in character residential precincts

(4) Figure SC6.2.3.4 provides guidance on the identification of roof eave depth. This figure may assist in the determination of eave depth in particular, in relation to PO19, PO22, PO5~~7~~8, PO6~~4~~5, PO7~~5~~7 and PO8~~1~~3 of the Character residential zone code.

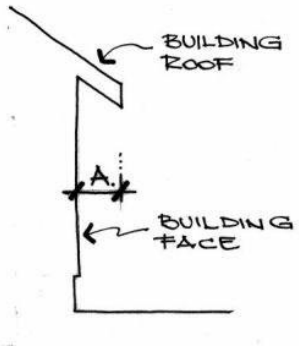


Figure SC6.2.3.4 Illustration of the roof eave depth which is shown by measurement "A"

SC6.2.3.2 Verandahs and front facades

A front verandah or an articulated front façade is commonly observed as a fundamental element of character within some precincts. This section of the policy provides examples of variation in verandah design, including scale (width, depth) enclosure, setback and height above ground level (see Figure SC6.2.3.5 for illustration of terms).

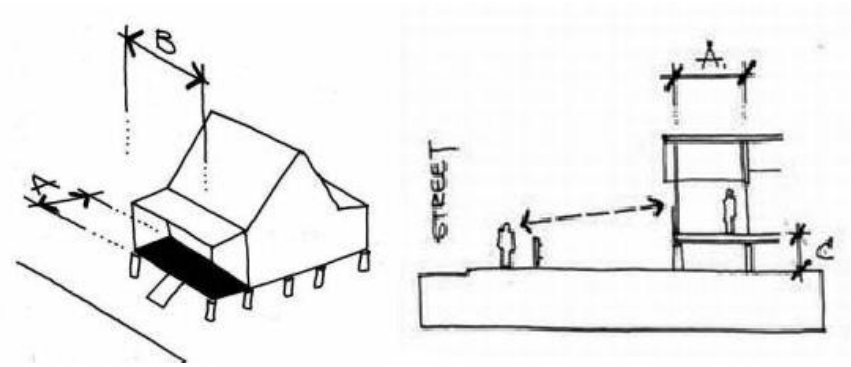


Figure SC6.2.3.5 - Demonstrating the width (B), depth (A), enclosure, setback, and height above ground level (C) of a front verandah

(1) Figure SC6.2.3.6 below illustrates 100% of the front façade width containing a verandah (left), and also an example of a property with a front façade including a verandah for a minimum 60% width of the front façade, wrapping down one side, and includes an asymmetrical projecting front gable (right). Both are open verandahs and are elevated above the natural ground level.

Figure SC6.2.3.6 Illustrates examples of a front verandah

(2) Figures SC6.2.3.7- SC6.2.3.9 illustrate examples of variation in verandah design including open, enclosed, and semi-enclosed and their supporting character elements.

Figure SC6.2.3.7 Illustrates an example of a front verandah, semi enclosed with screening and a door

Figure SC6.2.3.8 Illustrates an example of an open front verandah Workers Cottage style

Figure SC6.2.3.9 Illustrates an example of an open front verandah, Grand Queenslander style

(3) Figure SC6.2.3.10 and SC6.2.3.11 shown below, may be considered as a compatible outcome in relation to PO48, and PO7~~1~~1 and PO-78 of the Character residential zone code. The figures illustrate an example of projecting built forms that may be incorporated into building design in character precincts that do not include a verandah.

Figure SC6.2.3.10 Illustrates an example of a front façade with projecting gable features

Figure SC6.2.3.11 Illustrates an example of a front façade with single asymmetrical projecting gable

SC6.2.3.3 Windows

(1) Figure SC6.2.3.12 shown below, illustrates examples of sympathetic window scale and proportion. These examples provide guidance for addressing outcomes PO20, PO23, PO29, PO34, PO4~~6~~7, PO5~~2~~3, PO5~~8~~9, PO6~~5~~6, PO7~~6~~8 and PO8~~2~~4 of the Character residential zone code.

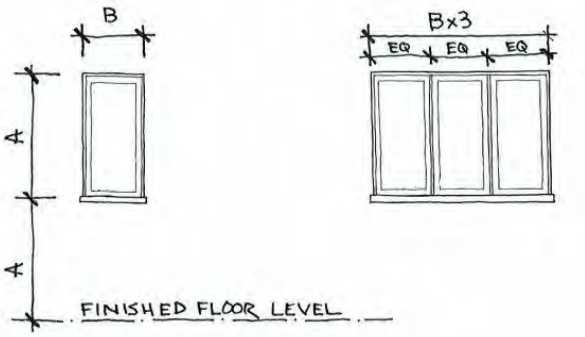


Figure SC6.2.3.12 Illustrates an example of half-height, vertically proportioned windows with one frame (left) and a set of three frames (right)

(2) Figure SC6.2.3.13 shown below, illustrates examples of window hoods in relation to the predominant character of the precinct. This information may be considered in addressing outcomes PO29 and PO34 Character residential zone code requirements regarding sympathetic window scale and proportion.

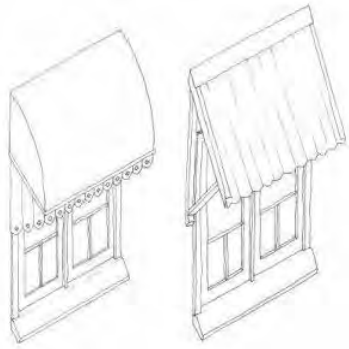


Figure SC6.2.3.13 Illustrates an example of traditional window with hood (left), and an acceptable new window with hood reflecting the same scale and proportions (right)

(3) Figure SC6.2.3.14 - SC6.2.3.17 shown below, illustrates examples of typical windows in character precincts. This information may be considered in addressing outcomes PO20, PO23, PO29, PO34, PO4~~6~~7, PO5~~2~~3, PO5~~8~~9, PO6~~5~~6, PO7~~6~~8 and PO8~~2~~4 of the Character residential zone code.

(a) casement windows and louvers;

Figure SC6.2.3.14 Illustrates an example of two vertically proportioned casements and louvers either side, centrally located under the apex of a gable projection

Figure SC6.2.3.15 Illustrates an example of five vertically proportioned casements located under the apex of a gable projection

(b) bay windows; and

Figure SC6.2.3.16 Illustrates an example of projecting bay window with four casement frames two located centrally and one either side

(c) full height windows.

Figure SC6.2.3.17 Illustrates an example of a full height window, acceptable in 1960's Defence Housing Precinct only

SC6.2.3.4 Building materials

Lightweight construction materials are typical within Townsville's character residential precincts. Lightweight construction materials are traditionally "timber and tin" products. New works within a character residential precinct can replicate lightweight construction using other materials, provided the appearance of lightweight construction is achieved. This section provides guidance on how to achieve PO15 of the Character residential zone code.

(1) Buildings and new works can use materials that are lightweight in appearance and sympathetic with the character of the streetscape. Where traditional lightweight materials are not able to used, non–lightweight materials are acceptable, provided the materials and methods used reflect the appearance of lightweight construction.

An example of an acceptable construction (Figure SC6.2.3.18, left) shows non-lightweight materials that reflect lightweight construction by referencing a raised appearance using textured cladding. An example of an unacceptable construction (right) shows a rendered wall that does not reference a lightweight appearance.

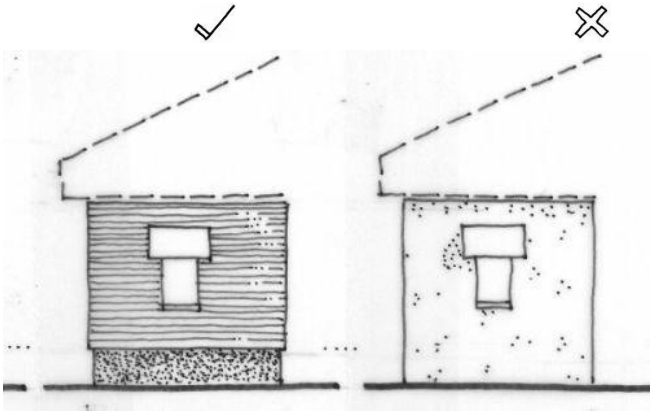


Figure SC6.2.3.18 An example of an acceptable construction (left), and an unacceptable construction (right)

(2) The design materials and principles below provide acceptable examples which can be considered for achieving PO15 of the Character residential zone code.

(a) Typical use of expressive materials in the Character residential zone precincts includes:

(i) chamferboard: A common exterior timber cladding. Several profiles of chamferboard exist, produced in several timber types, such as silky oak, cedar and hardwoods (as shown in Figure SC6.2.3.19);

Figure SC6.2.3.19 Illustrates traditional use of timber chamferboard on external walls

(ii) expressed studwork: Typical of traditional timber framed homes. A practice of fixing the weatherboards to the inner surface of the stud frame and leaving the outer surface uncovered. Evolved to be both functional and decorative (as shown in Figure SC6.2.3.20);

Figure SC6.2.3.20 Illustrates traditional use of expressed studwork walls

(iii) manufactured cladding: Exterior building veneer material. Can be used as an overlay to an existing exterior; some cladding products are known as siding. Manufactured cladding can be used to mimic traditional materials such as chamferboard (as shown in SC6.2.3.21);

Figure SC6.2.3.21 Illustrates new works using manufactured cladding in imitation of traditional lightweight materials

(iv) corrugated galvanised iron: A common roofing material in Australia (as shown in Figure SC6.2.3.22); and

Figure SC6.2.3.22 Corrugated galvanised iron is typical for roofing in Townsville Character buildings

(v) masonry is acceptable for use with external walls where it is finished in the appearance of lightweight construction, and/or used in conjunction with lightweight cladding materials (as shown in Figure SC6.2.3.23).

Figure SC6.2.3.23 Illustrates desirable outcome of a masonry constructed home with a "lightweight appearance"

SC6.2.3.5 Maintaining the street rhythm (scale and proportion)

Maintaining the street rhythm within a character residential precinct is paramount to preserving the character of any particular precinct. Street rhythm can be maintained by repeating the scale and proportions of the character buildings that are predominant in the streetscape. This can be achieved in terms of building heights, setbacks from the street, width of the front facades, and elevation of the floor levels.

Figure SC6.2.3.24 Illustrates an example of an acceptable ground floor enclosure

Figure SC6.2.3.24 illustrates an acceptable example; a raised character building that has been enclosed on the ground level, recessed the full width of the front verandah, using complementary materials and includes a valance in appropriate scale and proportion (this may be considered in addressing numerous Character residential zone code outcomes).

SC6.2.4 Non-residential contributing character buildings

SC6.2.4.1 Non-residential uses

This section of the policy provides guidance in relation to addressing outcome PO35 of the Character residential zone code. In particular, for those properties listed in Appendix 2 - Contributing non-residential properties.

In the South Townsville precinct, non-residential uses and buildings are a contributing element to the precinct's defined character. These non-residential buildings and uses reflect the early settlement and lifestyle of South Townsville.

(1) Typical elements of non-residential contributing character buildings in the South Townsville precinct include:

(a) no setback to street boundaries, and provide an awning and footpath for the full extent of the primary street frontage (as shown in Figure SC6.2.4.1 and Figure SC6.2.4.2); and

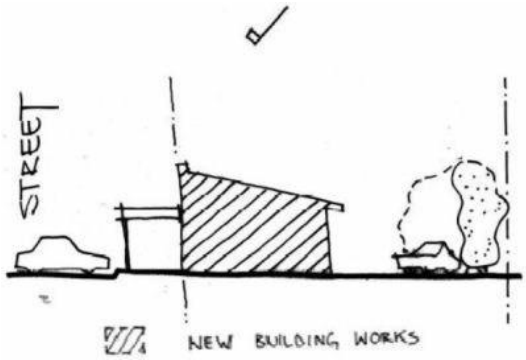


Figure SC6.2.4.1 Non-residential building with no setback to street boundary, awning over the footpath and parking on the street or behind the building

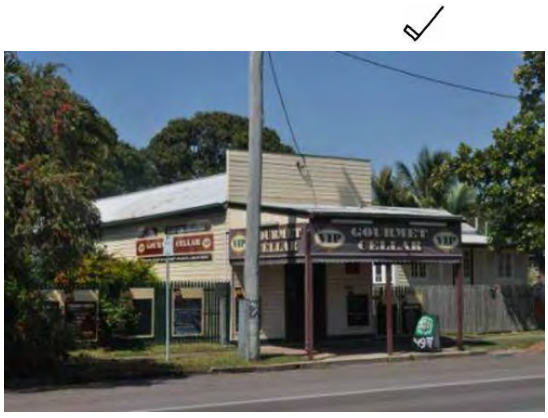


Figure SC6.2.4.2 Existing acceptable example of a non-residential use in an acceptable non-residential building (no setback to street boundary and awning over footpath)

(b) utilise on-street car parking, and/or on-site parking is behind the building and obscured by landscaping screen.

Note—where an existing non-residential non-contributing character building is not retained, the site may be converted to a residential use to match the scale and rhythm of adjacent contributing character residential buildings.

SC6.2.5 Reconfiguring a lot

The following design principle is provided as material for consideration when addressing PO11 of the Character residential zone code.

(1) To maintain the rhythm and consistency of the streetscape, the installation of a fence that is tapered in height from the street front to the front façade of the building may be considered (Figure SC6.2.5.1 illustrates an acceptable outcome).

Figure SC6.2.5.1 Illustrates access strip fencing tapered from the front façade of the building to the street boundary (measurements are provided only as an example)

SC6.2.6 Information that may support a development proposal

SC6.2.6.1 Elevations and streetscape

Development proposals should provide clear representations of the relationship between adjacent contributing character buildings and the proposed works to ensure that the design of development is undertaken with a clear understanding of the surrounding context.

Development applications should provide front/street elevations of the proposed works and of each adjoining contributing character building. References of key elements from adjoining contributing character buildings (roof type/pitch, floor elevations, windows, building materials, building height, setbacks, scale and proportions) should be made in all new works.

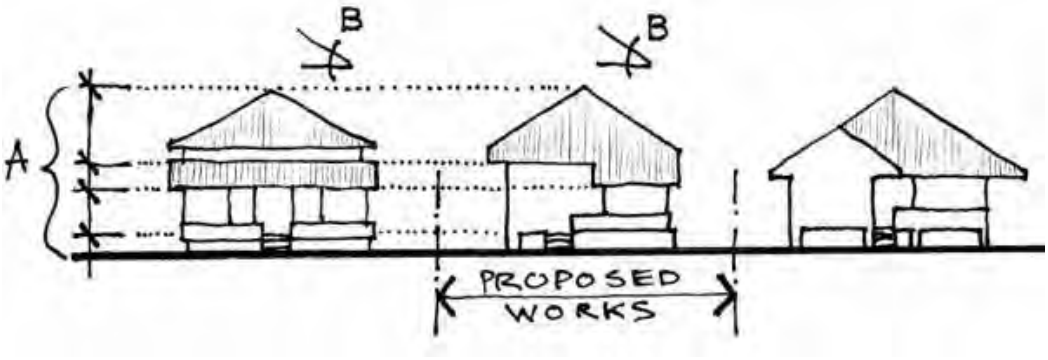


Figure SC6.2.6.1 Illustrates an example of clear elevations of the proposed works and adjoining contributing character buildings, with references made to key elements

SC6.2.6.2 Preparing an assessment report

The following is advice for preparing an assessment report for a property or building within the Character residential zone code. This may be required to demonstrate achievement with the relevant performance outcomes in the Character residential zone code.

An assessment report may provide specific information about how a proposed development will affect the character residential precinct.

The report should include the following:

(1) A brief description of the proposed development including:

- (a) type of development;
- (b) range and scope of work proposed;
- (c) timeframe for carrying out work; and
- (d) location of work in relation to the character residential precinct;

(2) A description of the setting and context of the place, including photographs and maps showing significant features that will be affected. Provide an analysis of the affect the development will have on the streetscape;

(3) A description of proposed changes to character including:

(a) what elements or aspects of streetscape are affected by the change;

(b) assessment of the proposal against the performance outcomes in the zone code;

(c) analysis of the impact of the change on the significance of the precinct;

(d) assessment of potential for detrimental impact on the significance of the precinct; and

(e) where the proposed change is assessed as having potential for detrimental impact, provide information about why the change is required, alternative solutions that were investigated, and what measures are included in the development to reduce detrimental impact that may result from the change; and

(4) References list documents referred to in the assessment report such as conservation policies, conservation management plan, condition report (i.e. demolition report), and specialist consultants' reports. (Adapted from Guideline: *Preparing a Heritage Impact Statement* Department of Environment and Heritage Protection, 2011).

SC6.2.6.3 Preparing a condition report

If an application is proposing demolition of a contributing character building, the applicant may be requested to provide a condition report. The condition report should, at a minimum, include consideration of:

(a) the structural stability of the building in the form of a structural engineer's report. The condition report must include a factual statement from an appropriately qualified structural engineer about the condition of the building; and

(b) a pest inspection report and other supporting documentation may also be provided.

Appendix 1

SC6.2 APPENDIX 1: Non-contributing properties in the Character residential zone

Precinct A – 1950's Post War Expansion

Address	Comments
79 Lancaster Street	Original house that has been re-clad with face brick, including brickwork fence. Original roof form and windows have been retained, however brickwork is out of character
18 Lockheed Street	Contemporary rendered blockwork slab on ground house with double garage facing the street and rendered masonry front fence.
62 Perroux Street	High-set house
10 McHardie Street	Blockwork house
14 McHardie Street	Blockwork house
29 Downs Street	Blockwork house

Precinct B – 1960s Defence Housing and 1960s Housing Commission

Address	Comments
55 Clements Crescent	Substantial tornado damage
2 Lancaster Street	Low-set house
3 Lancaster Street	"Ranch Style" high set house – different style to predominant character
4 Lancaster Street	Low-set house
46 Douglas Street	Oriented to other street – does not relate to rest of precinct

Precinct C – Worker's Cottages

Address	Comments
4 Fifth Street	Vacant Lot
6 Fifth Street	Vacant Lot
3 Fifth Street	High-set horizontally massed house with shallow pitched roof
2 Flowers Street	High-set horizontally massed house
16 Flowers Street	Low-set Blockwork house
26 Flowers Street	Horizontally massed with prominent carport
77 Ninth Avenue	High-set horizontally massed house
1A Doorey Street	Low-set rendered house with prominent carport to front boundary
66 Tenth Avenue	Low-set blockwork duplex
60 Eleventh Avenue	High-set horizontally massed house
63 Eleventh Avenue	High-set horizontally massed house
73 Eleventh Avenue	High-set fibre cement clad house
75 Eleventh Avenue	High-set horizontally massed duplex
12 Fourteenth Avenue	Low-set blockwork house
14 Fourteenth Avenue	Low-set blockwork house
13 Fifteenth Avenue	High-set horizontally massed house
40 Seventh Street	Low-set fibre-cement house with skillion roof
7 Third Street	Low-set blockwork house
9 Third Street	High-set horizontally massed house with shallow pitched roof
14 Third Street	Low-set blockwork house (obscured by garden)
19 Third Street	High-set horizontally massed duplex
31 Flowers Street	Low-set blockwork house
258 Boundary Street	Blockwork Duplex
288 Boundary Street	Horizontally massed high-set house
1 Cape Street	Blockwork House
2 Cape Street	Horizontally massed high-set house
2 Comet Street	Low-set fibre cement house with shallow roof pitch
6 Fourth Avenue	Low-set house with shallow roof pitch
30A Sixth Avenue	Horizontally massed house with blockwork arches
37 Sixth Avenue	Vacant Lot
26 Sixth Street East	Horizontally massed high-set house
52A Sixth Street East	Vacant Lot
53 Sixth Street East	Vacant Lot
55 Sixth Street East	Water Police Office
57 Sixth Street East	Vacant Lot
56-58 Sixth Street East	Vacant Lot
19 Eighth Avenue	Horizontally massed two storey house
26 Perkins Street	Low-set blockwork house
37 Davidson Street	Low-set block house with large setback
40 Davidson Street	Low-set coloured blockwork house
42 Davidson Street	Rendered low-set house with tiled roof and garage door on street
15 Baxter Street	Original character house – raised to two storeys and poorly enclosed front verandah.
21 Baxter Street	Low-set brick block of units
22 Baxter Street	Rendered low-set house with visually prominent garage
7A Garrick Street	High-set fibre cement house with shallow pitched front gable
12 Garrick Street	Low-set brick house
16 Garrick Street	Low-set blockwork house
9-11 Castling Street	High-set “Ranch” style fibro house with shallow pitched roof
8 Castling Street	Blockwork lowest house
15 Estate Street	Modern, unsympathetic new dwelling, inconsistent setback, subdivision not consistent with other blocks

15A Estate Street	Modern, unsympathetic new dwelling, inconsistent setback, subdivision not consistent with other blocks
17 Estate Street	Low-set house with shallow front gable
18 Estate Street	Horizontally massed house
26 Estate Street	High-set 1950s era house
28 Estate Street	Low-set masonry – only visible expression is front double carport
3 Townsville Street	High-set fibre cement clad with shallow pitched front gable
4 Townsville Street	High-set horizontally massed house
5 Townsville Street	Unsympathetically raised house
7 Townsville Street	Character house with blank blockwork wall in front
15A Townsville Street	Rendered low-set house with prominent front carport
27 Townsville Street	Vacant lot
2 Edwards Street	Low-set rendered house with very shallow roof pitch
7 Edwards Street	Recent house with disproportionate front setback and prominent front carport
7A Edwards Street	Recent house with disproportionate front setback and prominent front carport
17 Edwards Street	Gable fronted two storey units
18 Edwards Street	Low-set house with brick walls and single front gable
6 Lamington Road	Brick “six pack” unit block
12-14 Lamington Road	Blockwork units, tiled roof
13 Lamington Road	Blockwork units
6 Humphrey Street	Two storey brickwork units
14 Humphrey Street	Low-set blockwork units
15 Humphrey Street	Low-set blockwork house
25 Humphrey Street	Unsympathetically raised and renovated character house
5 Plant Street	Two storey blockwork “six-pack” units
6 Shaw Street	Oversized modern highest house with gable – out of scale
22 Shaw Street	High-set “Ranch” style
25 Shaw Street	Low-set blockwork duplex
9 Shaw Street	Blockwork units

Precinct D – South Townsville (Residential)

Address	**Comments**
66 Allen Street	Rendered two storey house with prominent carparking
75 Allen Street	Low-set blockwork house
30 Allen Street	Low-set rendered house
10 Bell Street	Low-set fibre cement house
15 Bell Street	Horizontally massed high-set house
17 Bell Street	Brick and tile house
21 Bell Street	St Andrews Villas – Brick low-set
37A Bell Street	Rendered duplex
37B Bell Street	Rendered duplex
183 Boundary Street	Horizontally massed high-set house
283-285 Boundary Street	Low-set blockwork house
1 Cannan Street	Contemporary house under construction
17 Hubert Street	Character house raised on disproportionately high stumps
41 Macrossan Street	Horizontally massed high-set house
55 Macrossan Street	Two storey blockwork house
5 Martin Street	Low-set duplex with very prominent garages
10 Martin Street	Low-set rendered duplex
7 Nelson Street	Brick and tile house
13 Nelson Street	Wide low-set rendered house
18 Nelson Street	Brick duplex with blank gable end facade
21 Nelson Street	Vacant lot
22 Nelson Street	Low-set blockwork house

43-45 Nelson Street	Brickwork units
46 Nelson Street	Contemporary skillion roofed house – lacks front verandah
50 Nelson Street	Brick and tile house
52 Nelson Street	Brick and tile house
54 Nelson Street	Low-set blockwork house
71 Perkins Street	Low-set rendered house
85 Perkins Street	Vacant lot
115 Perkins Street	Unsympathetically converted commercial building
8 Tully Street	Blockwork duplex
42 Tully Street	Two storey brickwork house
44 Tully Street	Mock heritage low-set house
73 Tully Street	Rendered two storey house – lacks shade elements
81 Tully Street	Two storey blockwork house
91 Tully Street	Low-set blockwork house
97 Tully Street	Low-set rendered house
105 Tully Street	Multiple units

Precinct D – South Townsville (Non-Residential)

Address	**Comments**
50 Allen Street	Rendered recent commercial building – built to front boundary, however lacks street activation and awnings to footpath
12-20 Bell Street	Large contemporary warehouse building – Sigma Pharmaceuticals
20A Bell Street	Shades By Prior – rendered recent commercial building built to boundaries, however lacks substantial awnings to footpath
22 Bell Street	Map to Mine – commercial offices with large front setback
8 Cannan Street	Sabre Marine – large light industrial shed with large setback to the street and front hardstand area
10 Cannan Street	Basic commercial building with large front setback and extensive front carparking area
12 Cannan Street	Basic commercial building with large front setback and extensive front carparking area
6 Hubert Street	NSS (Northern Stevedoring Services) Shed with large hardstand area to street
3-7 Macrossan Street	South Townsville Self-Storage – secure self-storage complex
11 Macrossan Street	Portside Self-Storage – secure self-storage complex
13-17 Macrossan Street	U-Store – secure self-storage complex
36 Macrossan Street	Home-grown Hardwoods – large setback to the street and prominent front hardstand and storage area
38 Macrossan Street	SSAF Sheetmetal – Light industrial shed built to front and side boundaries however lacks street activation or awnings to footpath. May be suitable for retrofitting or refurbishment to improve character values.
45 Macrossan Street	Black River Cattle Equipment – light industrial use and rear shed destroys character values of retained house.
47 Macrossan Street	Abraham Steel Fabrications – large light industrial shed.
53 Macrossan Street	C&C Motors Shed – light industrial shed
46 Morey Street	Furniture warehouse with relatively blank blockwork façade to street and lack of shade to footpath. Appears suitable for retrofitting or refurbishment to improve character values.
19 Perkins Street	Light Industrial shed setback from street with hardstand area to front
41 Perkins Street	Murphy Steel Fabrications – Open light industrial shed with general storage in fenced yard.
75 Perkins Street	Dick Yuen Wholesale – Large front setback and extensive front hardstand area
99 Perkins Street	Kirk's Automotive Service – Shed to street frontage – interrupts an otherwise consistent row of character houses. Shed to rear of site may have some character value however is not readily visible from the street.

113 Perkins Street	Hood the Sailmakers Offices – blockwork commercial building. Built to front and side boundaries however lacks street activation and awnings to footpath. Appears suitable for retrofitting or refurbishment to improve character values.
3 Tully Street	U-store – secure self-storage complex
17 Tully Street	Shed with large front setback
50 Tully Street	Commercial complex with relatively blank blockwork façade to street and prominent driveway.
58 Tully Street	Warehouse complex. Built to front and side boundaries, however blank blockwork façade and lack of shade to footpath. Appears suitable for retrofitting/refurbishment.
80 Tully Street	Woodfield Engineering – basic light industrial shed
102 Tully Street	Fenced site – otherwise vacant

Precinct E – Queenslanders

Address	**Comments**
12 The Avenue	3 storey blockwork “Six-pack” units
16 The Avenue	2 storey brick units
7 Ackers Street	Three storey blockwork units
16 Ackers Street	Brickwork units
24 Ackers Street	Blockwork units
26 Ackers Street	Blockwork units
29-31 Ackers Street	Blockwork units
32 Ackers Street	Blockwork units
39 Ackers Street	Brick and tile house
42 Ackers Street	Low-set duplex
57 Ackers Street	Blockwork units
64 Ackers Street	Low-set blockwork duplex
66 Ackers Street	Horizontally massed high-set house
68 Ackers Street	Horizontally massed high-set house
69 Ackers Street	Low-set fibre cement units
2 Ahearne Street	Vacant lot
19 Ahearne Street	Brickwork base, horizontally massed highset house
25 Ahearne Street	Horizontally massed high-set house
27 Ahearne Street	Horizontally massed high-set house
35 Ahearne Street	Blockwork units
36 Ahearne Street	Horizontally massed high-set house
38 Ahearne Street	modern duplex
47 Ahearne Street	Blockwork units
51 Ahearne Street	Two storey contemporary units – some sympathetic elements however overall bulk and prominent garages are detrimental.
52 Ahearne Street	Vacant lot
54 Ahearne Street	Blockwork Units
70 Ahearne Street	Brickwork house
7 Armstrong Street	Blockwork low-set units
16 Armstrong Street	Horizontally massed high-set house
18 Armstrong Street	Three storey blockwork units
27 Armstrong Street	Low-set brick units
28 Armstrong Street	Horizontally massed high-set house
30 Armstrong Street	Low-set brick units
39 Armstrong Street	Two storey brick units
41 Armstrong Street	Fibre cement building with shallow roof pitch – used as offices
44 Armstrong Street	Two storey blockwork with arches
50 Armstrong Street	Blockwork low-set house
54 Armstrong Street	Brickwork units

56-58 Armstrong Street	Blockwork units
64 Armstrong Street	Vacant lot
78 Armstrong Street	Low-set rendered house
36-38 Ackers Street	Two storey brick units
4 Campbell Street	Blockwork units
6 Campbell Street	Blockwork units
2 Marks Street	Horizontally massed high-set house
16 Marks Street	Two storey blockwork units
18 Marks Street	Two storey rendered units
13 Philp Street	Rendered low-set units
16 Philp Street	Blockwork low-set units
19 Philp Street	Two storey brick house
21 Philp Street	Low-set rendered house
27 Philp street	Brick two storey units
37 Philp Street	Vacant Lot, not gazetted address, part of 35 Philip but fenced off
42 Philp Street	Rendered two storey units
9 Campbell Street	Masonry rendered 2 storey house (actually rear of lot at 42 Philip St, but driveway is to Campbell & post-box has number 9 on it.
14 Summerfield Street	Vacant lot
2A Ralston Street	Low-set blockwork units
2 Ralston Street	Low-set blockwork units
16 Ralston Street	Two storey blockwork units
18 Ralston Street	Vacant lot
45 Henry Street	Two storey blockwork units
125-127 Francis Street	Church, modern brickwork
129 Francis Street	Masonry units
146 Francis Street	Low-set blockwork house with very shallow roof pitch
154 Francis Street	Low-set house with stipple render finish
36 Leigh Street	Two storey units – face brickwork with fibre cement chamfer boards
56 Leigh Street	Light industrial building
25 Stagpole Street	Prominent three storey blockwork units
30 Stagpole Street	Horizontally massed high-set house
32 Stagpole Street	Blockwork low-set house with shallow roof pitch
33A Stagpole Street	Newly reconfigured house
40 Stagpole Street	Low-set rendered units (“6 pack”)
43A Stagpole Street	Newly reconfigured house
49 Stagpole Street	Open light industrial shed
52 Stagpole Street	Low-set shallow pitched hipped roof house with high fence and low floor height
82 Stagpole Street	Horizontally massed high-set house
83 Stagpole Street	Shallow pitched skillion roofed fibre cement clad house
86 Stagpole Street	Low-set blockwork units
93 Stagpole Street	Horizontally massed 1960’s era high-set house. Front setback blocks views to “Wolverton”.

Precinct F – Interwar Gables and Queensland Bungalows

Address	**Comments**
14 Chubb Street	Rendered front parapet (addition) and tall rendered fence
16 Chubb Street	Rendered
15 Taylor Street	Horizontally massed high-set house
16 Taylor Street	Vacant lot
20 Taylor Street	Horizontally massed high-set house
12 McKillop Street	Brick house with prominent front carport
3 Mawai Street	Low-set blockwork house with high fence
8 Mawai Street	Horizontally massed high-set house

4 Mears Street	Horizontally massed high-set house
6 Mears Street	Horizontally massed high-set house
11 Mears Street	Horizontally massed high-set house
22 Mears Street	Brick and tile units
24 Mears Street	Street frontage dominated by double carport with roller doors
34 Mears Street	Two storey block of units with shallow pitched roof
30 Hammond Street	Horizontally massed high-set duplex

Precinct G – Interwar to 1950s Asymmetrical Gable

Address	**Comments**
34 Hooper Street	Low-set blockwork duplex
35 Hooper Street	Low-set skillion roofed house with prominent front carport
26 Hooper Street	Vacant lot
53 Princes Road	Units
14 Princes Road	Two storey units
29 Princes Road	Units
30 Princes Road	Units
16 Sussex Street	Blockwork low-set house
3 Batt Street	Modern rendered with skillion roof
9 Batt Street	Slab on ground, flagstone veneer
3 Purves Street	Slab on ground, rendered modern
21 Kenilworth Street	Low pitch mono gable horizontally massed
22 Kenilworth Street	Low-set render low pitched roof
23 Kenilworth Street	Brick veneer, two storey
24 Kenilworth Street	Not representative of character, but good tropical house
12 Kenilworth Avenue	Two storey unit development
6 Surrey Street	High-set fibre cement clad house
14 Surrey Street	Brick low-set house
16 Surrey Street	Brick low-set house
20 Surrey Street	Brick House
19A Surrey Street	High-set fibre cement clad house
21A Surrey Street	“Six pack” unit block
31 Townsend Street	Rendered blockwork house with prominent front garage
5 Burton Street	Low-set blockwork duplex
34 Townsend Street	Skillion roofed low-set house with rendered walls. Possible 1950s era
7 Burton Street	Low-set brickwork duplex
12 Burton Street	Low-set blockwork house
25 Burton Street	Low-set blockwork duplex
26 Burton Street	Horizontally massed high-set house
5 Ballard Street	Horizontally massed high-set house
11 Ballard Street	Horizontally massed high-set house
13 Ballard Street	Horizontally massed low-set house
15 Ballard Street	Rendered low-set house with shallow front gable
16 Ballard Street	Two storey, two car garage to front
40 Purves Street	Horizontally massed high-set house
51 Purves Street	Two storey unit building
55 Purves Street	Low-set blockwork house
57 Purves Street	Vacant lot
25 Mindham Street	Low-set rendered duplex

Precinct H – Churchill Street

Address	Comments
9 Churchill Street	High-set house with shallow pitched gable roof
11 Churchill Street	Low-set blockwork house with shallow pitched roof and lack of windows oriented towards street

Precinct I – Park Street

Address	Comments
22 Gladstone Street	Terrace Style Unit development. Width of building facing Park Street far exceeds character houses.
24 Gladstone Street	Pre 1946 house, however house faces Gladstone Street and does not contribute to Park Street Precinct streetscape.
20 Park Street	Unit Development. Incorporates some sympathetic features such as front verandah and fence.
21 Park Street	60's era High-set house with fake brick cladding
23 Park Street	Blockwork unit development with blank street frontage and no fence.

Precinct J – Grand Queenslanders

Address	Comment
17 Alexandra Street	3 storey brickwork units
26 Alexandra Street	Rendered house with shallow roof pitch and no front verandah
32 Alexandra Street	Low-set brick and tiled roof house
40 Alexandra Street	Two storey blockwork house
43 Alexandra Street	Two storey 1950s house with flush lower level and dominant rendered front retaining wall.
44 Alexandra Street	4 storey blockwork units
46 Alexandra Street	Rendered two storey units with tiled roof
1 Burke Street	4 storey blockwork units
2 Burke Street	Low-set masonry units
32 Paxton Street	Two storey rendered units with blank façade and prominent parking
21 Cleveland Terrace	Rendered Units – wide form/bulk, Mediterranean style
19 Cleveland Terrace	Brick unit building. Wide, horizontal massing.
11 Cleveland Terrace	Brick unit building. Setback from street does not align with neighbours
27 Cleveland Terrace	Building site – design appears to be modern house with materials that are not related to surrounding context.
34 Cleveland Terrace	Shallow gabled low-set house. Overly large front setback. Fibre cement wall cladding.
7-11 Hamilton Street	Very large site – Vacant apart from small 70s/80s era fibre cement clad dwelling.
3-5 Hamilton Street	Vacant
25 Melton Terrace	70's era fibre cement clad units. Dilapidated.
7 Victoria Street	Two storey rendered house with shallow roof pitch and prominent double garage
18-20 Victoria Street	Blockwork and tile duplex
15-19 Victoria Street	Ridgemont Motel – Blockwork and tiled roof
26-28 Victoria Street	Skillion roofed house
273 Stanley Street	Skillion roofed cottage
277 Stanley Street	Derelict cottage
279 Stanley Street	Brick units
37 Hale Street	Two storey fibre cement clad unit building – lacks front verandah.
39 Hale Street	Modest low-set house with large street setback and no front verandah.

Precinct K – French Street

Address	Comments
18 French Street	Blockwork unit block with large setback
16 French Street	Blockwork House with tiled roof
20 French Street	Modern unsympathetic units
27 French Street	Enclosed block work on ground floor and the removal of external front staircase
13 French Street	Low-set rendered masonry units

Precinct L – Mixed 1950's

Address	Comments
2 Goodwin Street	Blockwork low-set house
28 Goodwin Street	1960's era high-set house
56 Goodwin Street	Rendered contemporary low-set house
66 Goodwin Street	Horizontally massed high-set duplex
69 Goodwin Street	Blockwork low-set house
101 Goodwin Street	Blockwork low-set with tiled roof
3 McDougall Street	Horizontally massed high-set duplex
4 McDougall Street	Horizontally massed high-set duplex
27 Haig Street	3 storey unit development
3-5 Haig Street	Unit Development
2B Haig Street	Unsympathetic modern dwelling
6 Haig Street	Low-set house with prominent flat roofed extension facing Haig Street
10 Isley Street	Brick veneer, timber floor low-set house
12 Isley Street	Brick veneer on slab
146 Howitt Street	Three storey apartment complex
146 Mitchell Street	Two storey units

SC6.2 APPENDIX 2: Contributing non-residential properties

Address	Comments
38-42 Allen Street	Former Petrol Station – currently Motolec Auto Electrical. Current use of forecourt for fenced general storage is detrimental to precinct character; however, site contains former petrol station buildings that are part of the mixed precinct character. Site would benefit from refurbishment and new use with greater street activation.
39 Allen Street	Pre1941 commercial building built to front boundary with 2 shopfronts and awning over footpath.
34 Archer Street	Former basic light industrial shed – patina of weathered corrugated iron and surrounding gardens contributory.
25 Bell Street	Character house converted into two storey commercial building. No setback to front boundary and includes awning to footpath.
33 Bell Street	Pre 1941 commercial building built to front boundary. Character value reduced by added blockwork façade and lack of awning to footpath.
173 Boundary Street	Pre 1941 small chamferboard shop to street with awning. High chainlink fence to property boundary is detrimental to the character.
265 Boundary Street	Small row of shopfronts with awning to footpath. Parts appear to be pre1941. Unusual 1960's era two storey units on the same parcel of land – units appear to have potential for retrofitting/refurbishment.
32 Hubert Street	St Patrick's Catholic Church and former school building.
20 Macrossan Street	Commonwealth Hotel. Two storey corner hotel with wraparound verandahs over footpath. Very important contributor to local character.
30 Macrossan Street	St Johns Anglican Church
65 Morey Street	Bahai Community Centre
25 Perkins Street	Building materials site with pre 1941 twin gabled sheds built to Perkins Street Boundary. Current use of site for open storage is detrimental to precinct character however sheds have character value and appear suitable for retrofitting or refurbishment.
45 Perkins Street	South Side Engineering – light industrial gabled shed with some character values and appears suitable for retrofitting or refurbishment.
89 Perkins Street	Former 1950s era Art Deco influenced brick and tile house. Features curved walls and unusual plan. Currently used as offices for Family Emergency Accommodation Townsville – generally retains residential appearance.
115-147 Perkins Street	Heritage listed Warehouse building with brick components dating from 1899. Property is in relatively poor condition. Site is very large and mainly open hardstand – the heritage building occupies the Cannan Street end only. Sympathetic retrofitting or refurbishment will be required to retain the character values of this property.

SC6.3 Cultural heritage planning scheme policy

SC6.3.1 Introduction

Short Title -The planning scheme policy (PSP) may be cited as the Cultural heritage PSP.

SC6.3.1.1 Purpose

The purpose of the planning scheme policy is to provide applicants with additional information and guidance in meeting the requirements of the Cultural heritage overlay code and the Advertising devices code for signage in Flinders Street East.

SC6.3.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.3.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan, specifically the Cultural heritage overlay code and Advertising devices code.

SC6.3.1.4 Terminology

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 – Definitions, is to be interpreted in accordance with Part 1.3.1.

SC6.3.2 Planning scheme policy details

The cultural heritage of Townsville continues to be a major contributor to the identity of the City and local communities. The Citation of Heritage Places Report provides information about each heritage place in Townsville. It highlights the criteria that were originally identified for each place and indicates its significant heritage features and eligibility for entry into Schedule 7 Places of cultural heritage value.

This planning scheme policy contains information to help individuals and groups identify, conserve and protect heritage places in Townsville. This policy provides applicants with guidance in meeting the requirements of the Cultural heritage overlay code and the Advertising devices code (where it relates to advertising devices for heritage places in Flinders Street East). The policy also details how to nominate to add a place to Schedule 7 Places of cultural heritage value and how to nominate to remove a place from Schedule 7 Places of cultural heritage value.

SC6.3.2.1 Finding your way around the policy

The policy is divided into the following nine sections:

(1) Information that may support a development proposal (SC6.3.3);

(2) Development adjoining a heritage place (SC6.3.4);

(3) Development within a heritage place, including advertising devices (SC6.3.5);

(4) Preparing a heritage impact statement report (SC6.3.6);

(5) Preparing a condition report (SC6.3.7);

(6) Preparing archival recording of a heritage place (SC6.3.8);

(7) Interpretive signage for the loss of a heritage place (SC6.3.8.3);

(8) Preparing an archaeological management plan (SC6.3.9); and

(9) Adding or removing a place to Schedule 7 Places of cultural heritage value (SC6.3.10).

SC6.3.3 Information that may support a development proposal

The information required for any development application will depend on the heritage significance of the heritage building, site or element and the proposed development. In addition to the requirements for development applications under the *Planning Act 2016* (PA) and the relevant Integrated Development Assessment System forms, the following additional information should generally be provided to council.

(1) To ensure that the design of the proposed development is undertaken with a clear understanding of the surrounding context and significance of "place", the proposed application should submit clear representations of the relationship between the heritage buildings and the proposed works.

(2) The applicant should submit a street elevation of the proposed development. The elevation is to be

(a) drawn to 1:200 scale;

(b) include the full width of the street frontage of the proposed development and the two adjacent neighbouring buildings (as shown in Figure SC6.3.3.1);

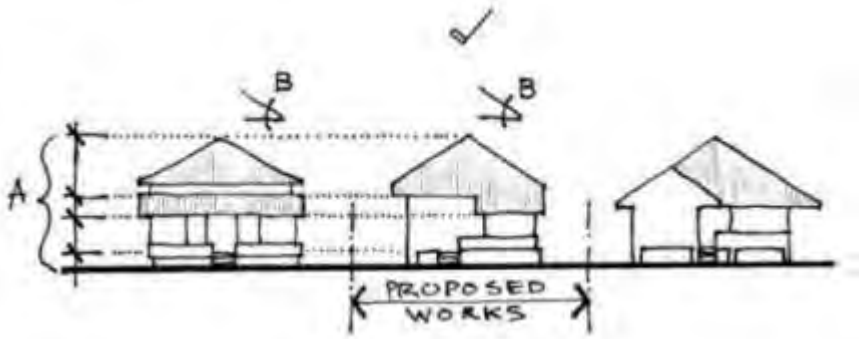


Figure SC6.3.3.1 Illustrates desirable outcome. 'A' denotes key building lines and 'B' is the referenced roof pitch. This may provide clear representations of relationship between the heritage place and the proposed works such as floor heights, dominant fascia lines, roof lines, roof pitch etc.

(c) provide accurate representations of the primary design considerations: setbacks, form, massing, height, materials, finishes, and key detail elements that contribute to the significance of the heritage place;

(d) for new buildings adjoining a heritage place, indicate key building lines in relation to the heritage place (as shown in Figure SC6.3.3.2); and

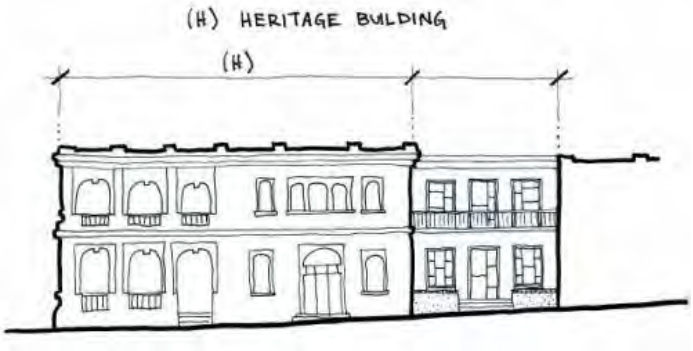


Figure SC6.3.3.2 Key building lines in relation to the heritage place

(e) for new works that are proposed to be visually obscured by a heritage feature, consider demonstrating view lines using a cross section drawing (as shown in Figure SC6.3.3.3).

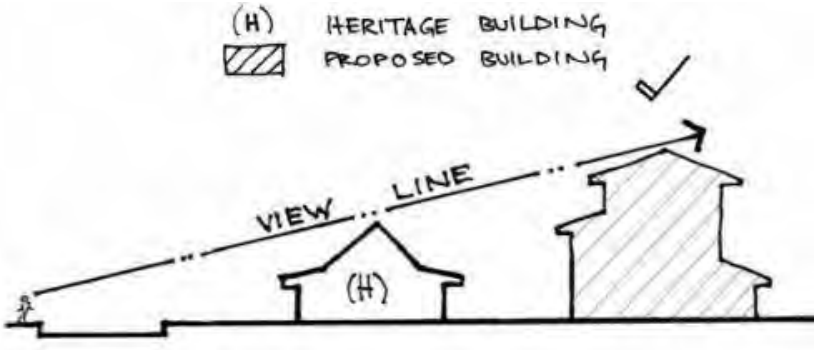


Figure SC6.3.3.3 View lines using a cross-section drawing

(3) In addition to the requirements above, for buildings with a height greater than 2 storeys, the applicant may be requested to submit:

(a) three dimensional perspective images inclusive of the adjacent neighbouring buildings; and

(b) in urban contexts in which the streetscape is of uniform height consistent with the height of the heritage place, provide an elevation drawing of the full width of the street block and nominate a "reference height".

SC6.3.4 Development adjoining a heritage place

This section of the policy provides guidance in achieving performance outcome PO13 of the Cultural heritage overlay code associated with setbacks for development, building height and scale and form of development adjoining a heritage place.

SC6.3.4.1 Setback for development

PO13 of the Cultural heritage overlay code requires that new buildings be consistent with the significant features and values of the heritage place, including, but not limited to, built form and setbacks, maintain significant views to and from the heritage place and ensure that new buildings are visually subservient.

(1) To achieve the requirements of the performance outcomes in the code and allow for significant views to and from a heritage place to be maintained, the following design guidance should be considered.

(a) in instances where the significance of the heritage place includes its setback in common with the established street pattern, the setback of new works ought to maintain this significance (as shown in Figure SC6.3.4.1);

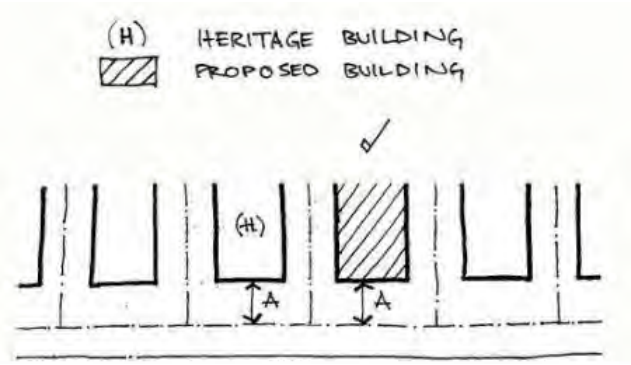


Figure SC6.3.4.1 Illustrates appropriate front setbacks for development adjoining a heritage place. "A" is the street setback distance.

(b) in instances where the significance of the heritage place includes its difference in setback to the established street pattern, the setback of new works ought to maintain this significance (as shown in Figures SC6.3.4.2- SC6.3.4.6); and

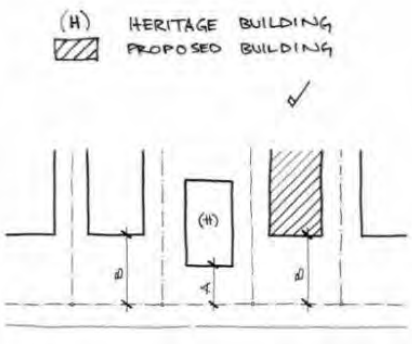


Figure SC6.3.4.2 Illustrates appropriate front setbacks for development adjoining a heritage place. "A" and "B" is the street setback distance.

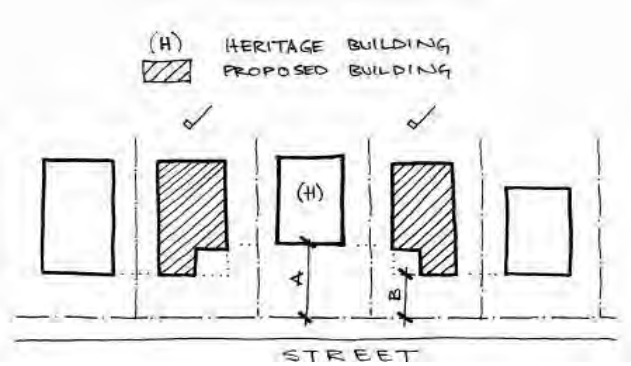


Figure SC6.3.4.3 Illustrates appropriate front setbacks for development adjoining a heritage place. "A" and "B" is the street setback distance

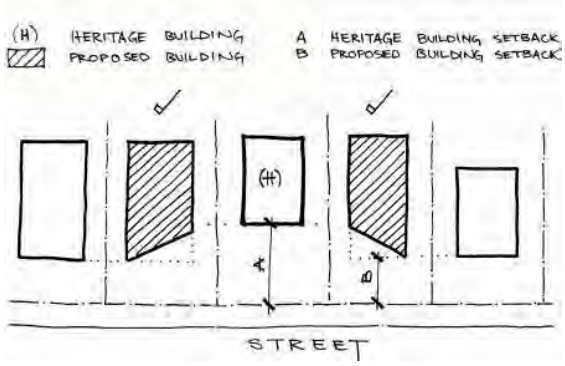


Figure SC6.3.4.4 Illustrates appropriate front setbacks for development adjoining a heritage place. 'A' and 'B' is the street setback distance

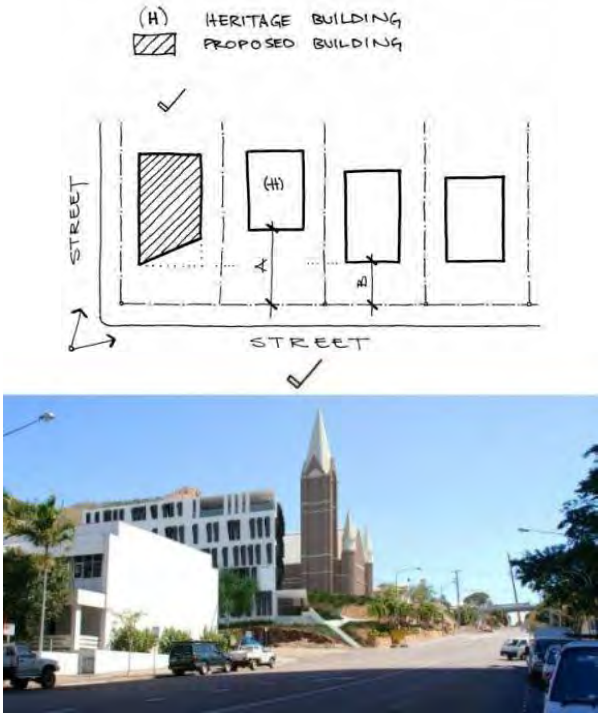


Figure SC6.3.4.5 Illustrates appropriate corner block front setback for development adjoining a heritage place. "A" and "B" is the street setback distance. The setback of new development is tapered to allow improved views to the heritage place.

(c) in order to achieve visual subservience to a heritage place in accordance with PO13, building form ought to be articulated into smaller elements to relate to scale, rhythm and spacing of the heritage place and its context (as shown in Figure SC6.3.4.6).

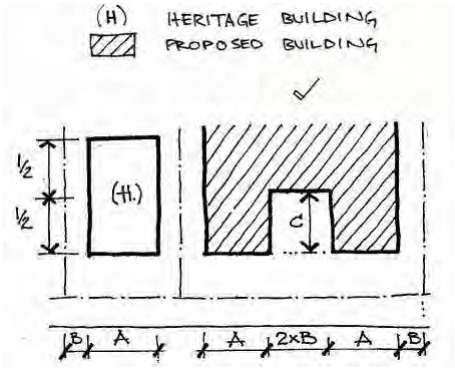


Figure SC6.3.4.6 Illustrates sympathetic building frontage rhythm. "B" is side setback; "C" (being the depth separation to get sympathetic building frontage rhythm) is 6m or ½ of "H" (heritage building depth)

SC6.3.4.2 Building height

(1) Where parts of the development are proposed to be taller than adjacent significant heritage elements, the following design guidance may be considered to demonstrate achievement of performance outcome PO13 of the Cultural heritage overlay code:

(a) proposed taller elements of the proposed new building are to be setback to diminish their impact (as shown in Figure SC6.3.4.7);

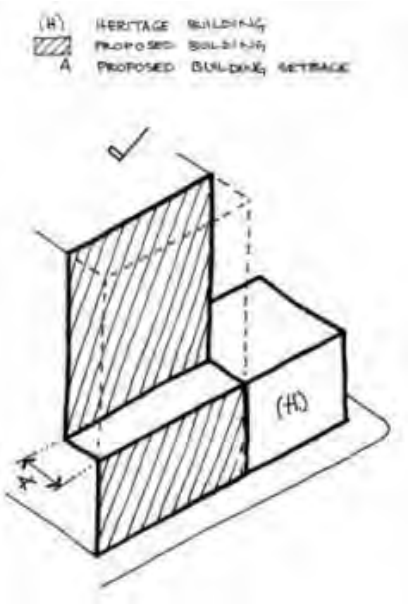


Figure SC6.3.4.7 Illustration of building setback of taller new building. "A" is equal or greater than 3m

(b) setback upper levels of the proposed new building to provide a transition between adjacent buildings of different scales (as shown in Figure SC6.3.4.8);

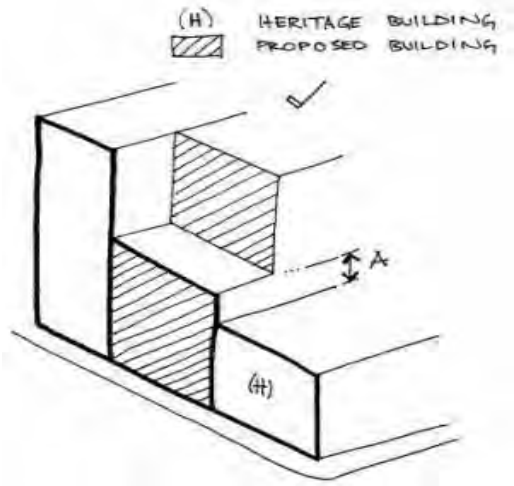


Figure SC6.3.4.8 Illustration of new building upper level setbacks. Dimension "A" is within 20% of the adjacent heritage building height

(c) provide an appropriate separation gap between the significant heritage elements and taller new elements (as shown in Figure SC6.3.4.9);

(d) building elements in the separation gap may be recessed and of lower height and/or different material than the heritage building, (as shown in Figure SC6.3.4.9); and

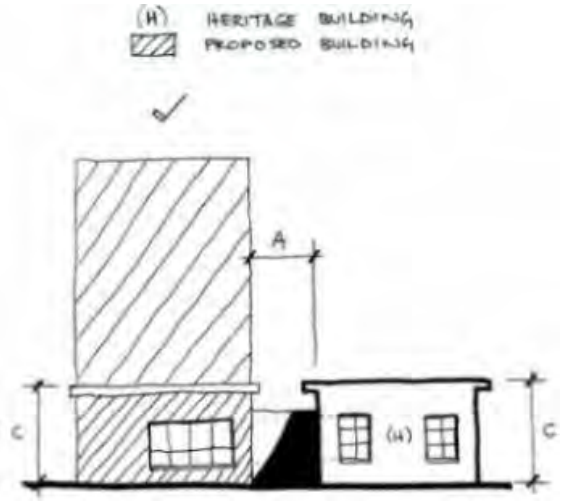


Figure SC6.3.4.9 Illustration of separation gap between contributing heritage elements and taller new buildings. "A" is Separation and "C" is the Common Reference Height

Figure SC6.3.4.10 An example of a desirable outcome – free standing tower provides a significant landscaped public piazza which acts as a separation adjacent to the heritage place

(e) new building works reflect a ‘reference height’ for the full width of the street frontage where the ‘reference height’ is consistent with the height of the adjacent heritage building (as shown in Figure SC6.3.4.11).

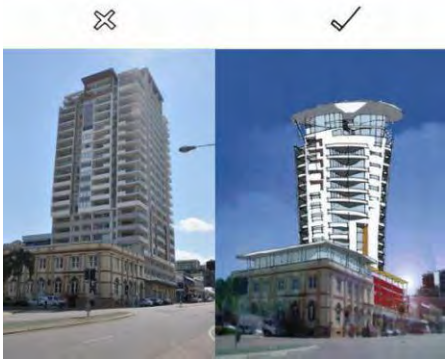


Figure SC6.3.4.11 An example of an undesirable outcome (left): tower element with no setbacks to the street boundary or adjacent heritage building which is detrimental to the otherwise uniform streetscape heights and the adjacent heritage building. An example of a desirable outcome (right): tower element setback from the street boundary and the adjacent heritage building to reduce the impact of its height and bulk. Podium element references the heights of the adjacent heritage building and streetscape.

SC6.3.4.3 Scale and form of development adjoining a heritage place

(1) The following design examples are associated with building scale and form and may be considered to demonstrate achievement of performance outcome PO13 of the Cultural heritage overlay code.

(a) in instances where the significance of the heritage place form includes its difference in scale to its setting, the scale of new works is to maintain this significance (as shown in Figure SC6.3.4.12); or

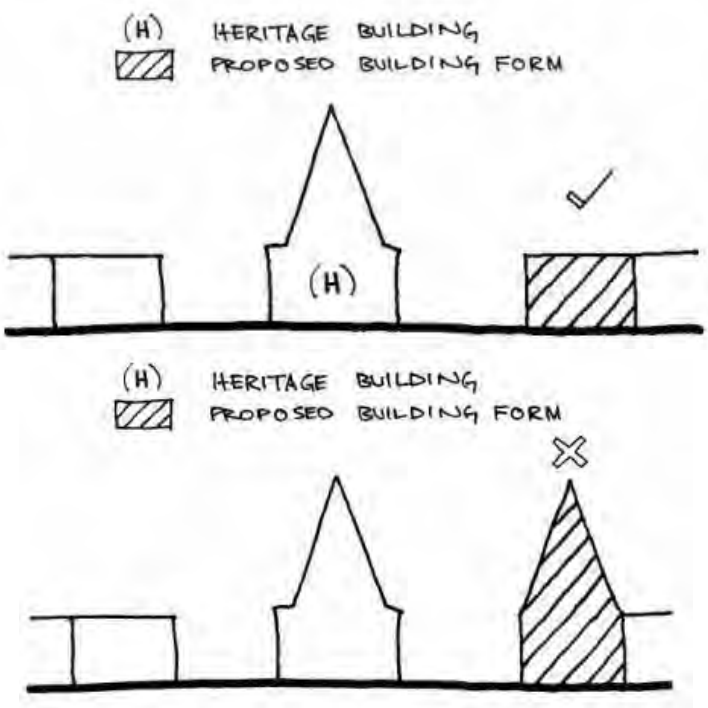


Figure SC6.3.4.12 Illustration of desirable and undesirable outcome

(b) in instances where the significance of the heritage place form includes its common scale and form to its setting, the scale and form of new works is to maintain this significance (as shown in Figure SC6.3.4.13); and

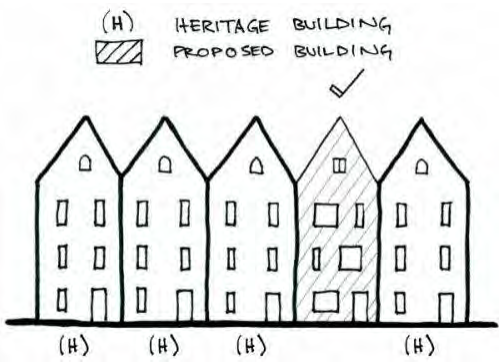


Figure SC6.3.4.13 Illustration of development maintaining common scale

(c) new building works should generally not directly copy the heritage place and as an example, should be readily distinguishable from it. Use of similar overall form, scale, proportions and materials is appropriate (as shown in Figure SC6.3.4.14 and SC6.3.4.15);

Figure SC6.3.4.14 Illustrates an example of appropriate scale and form

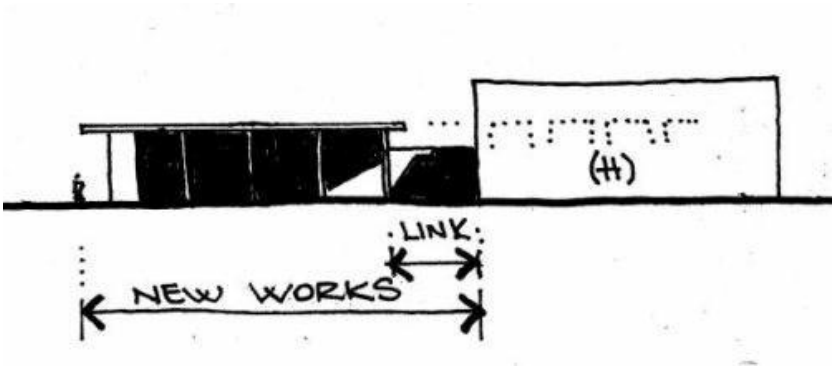


Figure SC6.3.4.15 Illustrates desirable outcome – pavilion type addition

(d) new building works should not reference non-significant features and atypical elements (as shown in Figure SC6.3.4.16 to SC6.3.4.17); and

Figure SC6.3.4.16 Illustrates desirable outcome

Figure SC6.3.4.17 Illustrates undesirable outcome - new building adjacent to a heritage place does not recognise characteristic articulation of materials, textures and colours (Palmer Street, Townsville)

Figure SC6.3.4.18 An example of an undesirable outcome: design of the new building referenced non-contributory features of the former streetscape, such as angled light poles that have subsequently been removed (Flinders Street East, Townsville)

(e) the quality of new materials is commensurate with those of the heritage place.

SC6.3.5 Development within a heritage place

This section of the policy provides guidance in achieving performance outcomes PO1, PO3 – PO6, PO8 – PO10 of the Cultural heritage overlay code associated with setbacks for development, building height, the scale and form of development, the heritage setting, landscaping and open space, building elements and advertising devices associated with development within a heritage place.

SC6.3.5.1 Setbacks for development

PO3 and PO4 of the Cultural heritage overlay code require that new buildings to be consistent with the significant features and values of the heritage place, including, but not limited to, built form and setbacks, maintain significant views to and from the heritage place and ensure that new buildings are visually subservient.

(1) To achieve the requirements of the performance outcomes in the code and allow for significant views to and from a heritage place to be maintained, the following design guidance should be considered.

(a) in instances where the significance of the heritage place includes its setback in common with the established street pattern, the setback of new works ought to maintain this significance (as shown in Figure SC6.3.5.1);

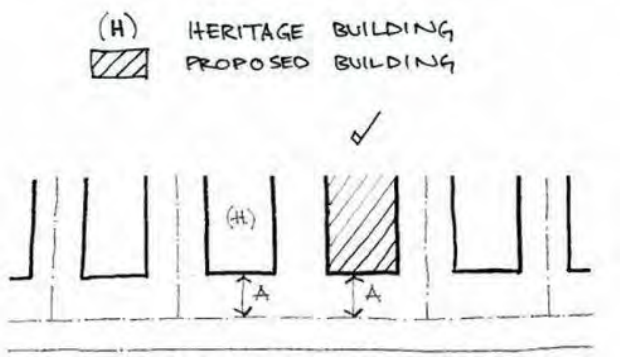


Figure SC6.3.5.1 Illustrates appropriate front setbacks for development within a heritage place, "A" is the street setback distance

(b) in instances where the significance of the heritage place includes its difference in setback to the established street pattern, the setback of new works ought to maintain this significance (as shown in Figures SC6.3.5.2 to SC6.3.5.3); and

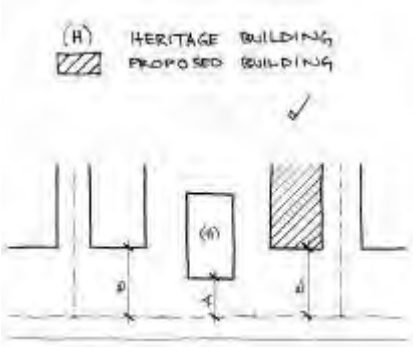


Figure SC6.3.5.2 Illustrates appropriate front setbacks for development within a heritage place, "A" and "B" is the street setback distance

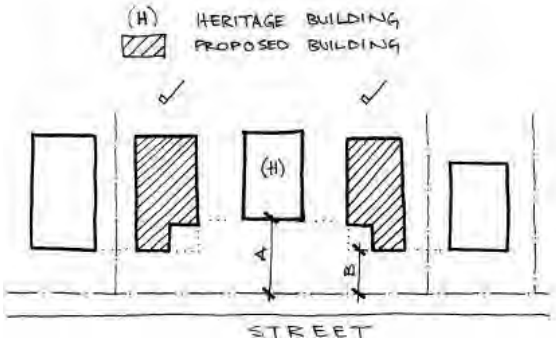


Figure SC6.3.5.3 Illustrates of appropriate front setbacks for development within a heritage place, "A" and "B" is the street setback distance

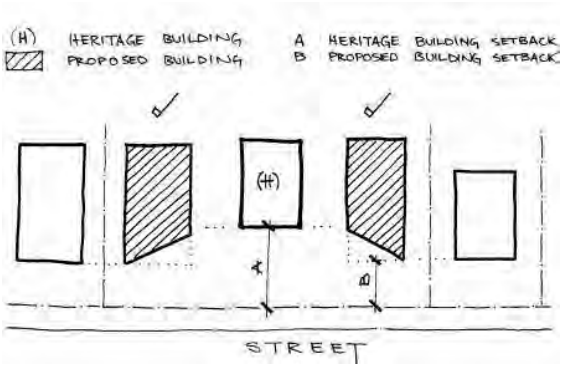


Figure SC6.3.5.4 Illustrates appropriate front setbacks for development within a heritage place and development adjoining a heritage place. "A" and "B" is the street setback distance

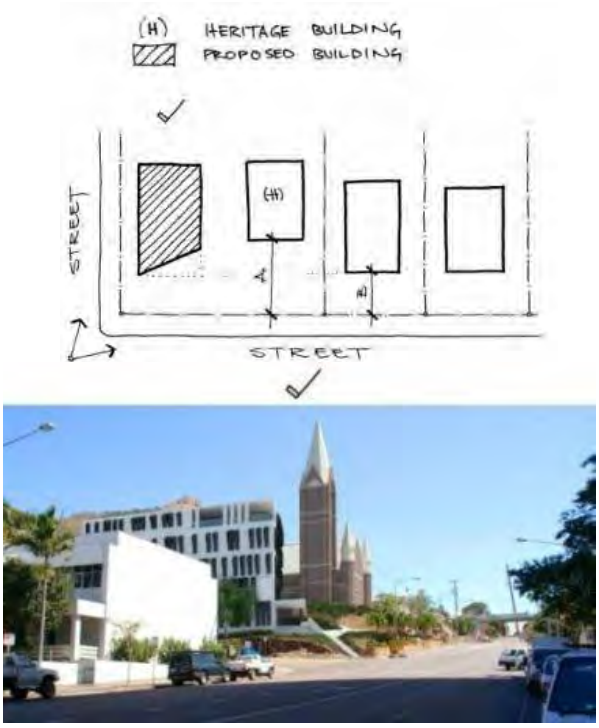


Figure SC6.3.5.5 Illustrates appropriate corner block front setbacks for development on a heritage place. "A" and "B" is the street setback distance. The setback of new development is tapered to allow improved views to the heritage place.

(c) new developments should adopt side setbacks that are common with the heritage place, unless this would diminish a significant feature of the heritage place (as shown in Figure SC6.3.5.6).

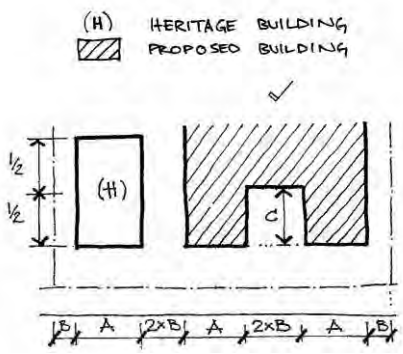


Figure SC6.3.5.6 Illustrates sympathetic building frontage rhythm, "B" is side setback and "C" (being the depth separation to get sympathetic building frontage rhythm) is 6m or ½ of "H" (heritage building depth).

SC6.3.5.2 Building height

(1) Where parts of the development are proposed to be taller than adjacent heritage elements, the following design guidance may be considered to demonstrate achievement of performance outcome PO3, PO4 and PO5 of the Cultural heritage overlay code.

(a) proposed taller elements of the proposed new building are to be setback to diminish their impact (as shown in Figure SC6.3.5.7); or

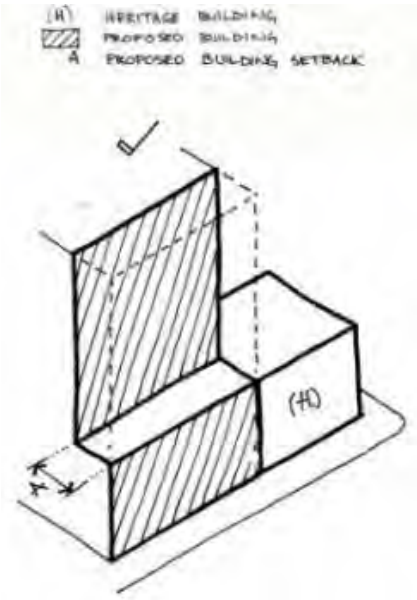


Figure SC6.3.5.7 Illustrates building setback of taller new building. "A" is equal or greater than 3m

(b) setback upper levels of the new building to provide a transition between adjacent buildings of different scales (as shown in Figure SC6.3.5.8);

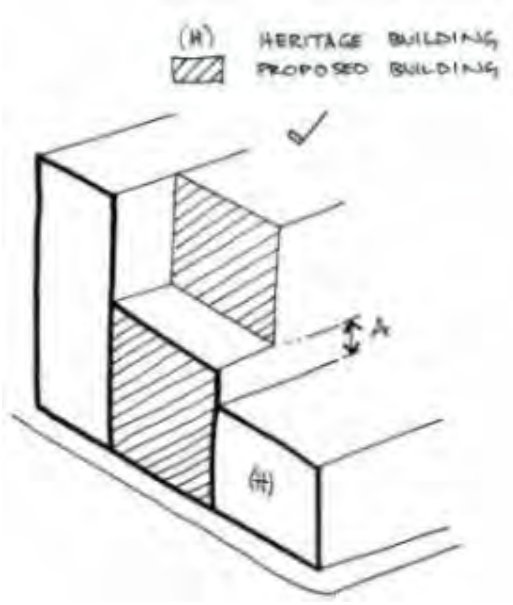


Figure SC6.3.5.8 Illustrates new building upper level setbacks. Dimension "A" is within 20% of the adjacent heritage building height

(c) provide an appropriate separation gap between the significant heritage elements and taller new elements (as shown in Figure SC6.3.5.9);

(d) building elements in the separation gap may be recessed and of lower height and/or different material than the heritage building (as shown in Figure SC6.3.5.9); and

(e) new building works may reflect a "reference height" for the full width of the street frontage where the "reference height" is consistent with the height of the adjacent heritage building (as shown in Figure SC6.3.5.9).

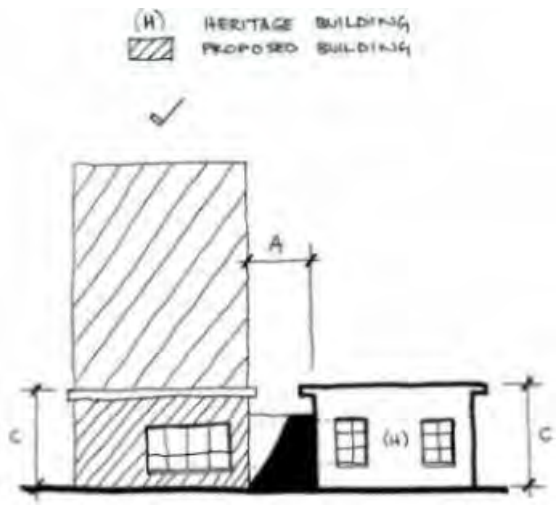


Figure SC6.3.5.9 Illustrates separation gap between contributing heritage elements and taller new buildings. "A" is the separation gap. "C" is the common reference height.

SC6.3.5.3 Scale and form development

(1) The following design examples are associated with building scale and form and may be considered to demonstrate achievement of performance outcome PO3 – PO6 of the Cultural heritage overlay code.

(a) in instances where the significance of the heritage place form includes its difference in scale to its setting; the scale of new works is to maintain this significance (as shown in Figure SC6.3.5.10); or

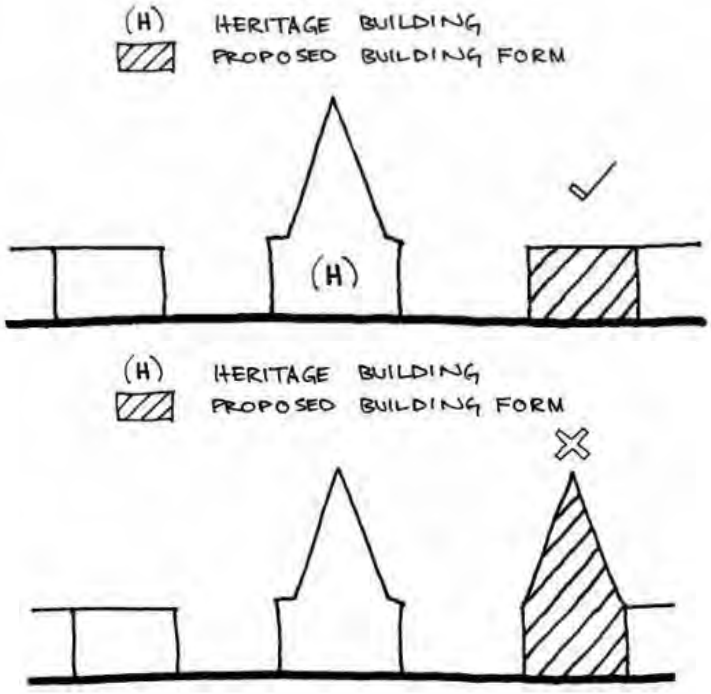


Figure SC6.3.5.10 Illustrates desirable and undesirable outcome

(b) in instances where the significance of the heritage place form includes its common scale, proportions and form to its setting, the scale, proportions and form of new works is to maintain this significance (as shown in Figure SC6.3.5.11);

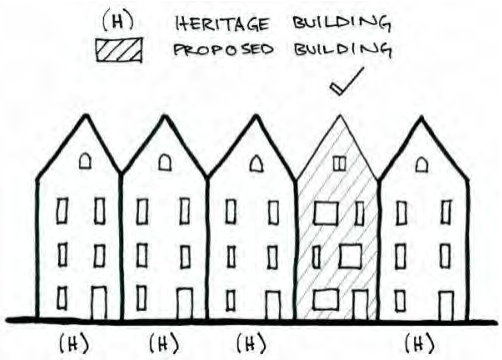


Figure SC6.3.5.11 Illustrates an example of appropriate scale and form

(c) the scale of new works should be compatible with, and not diminish the setting of the heritage place (as shown in Figures SC6.3.5.12 – SC6.3.5.14);

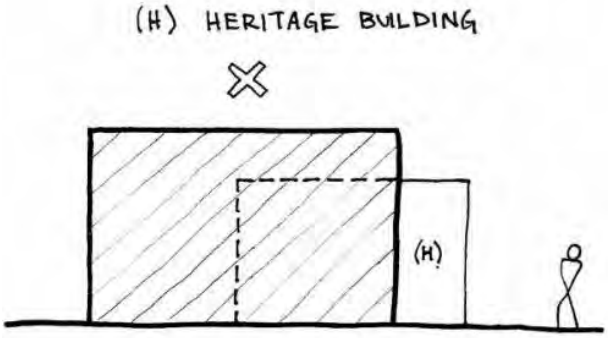


Figure SC6.3.5.12 Illustrates an example of an undesirable outcome – new works obscures the heritage place

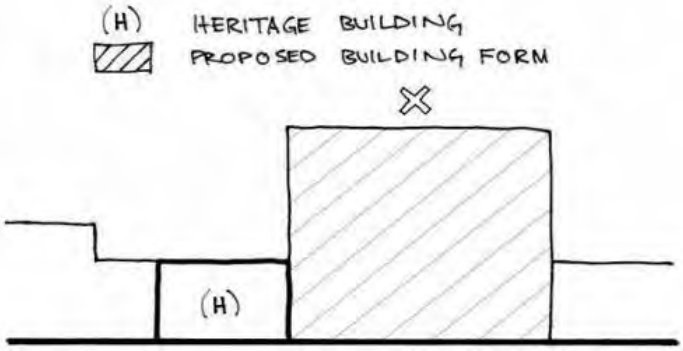


Figure SC6.3.5.13 Illustrates an example of an undesirable outcome: scale of new works dominates the heritage place and is detrimental to the settings of the heritage place

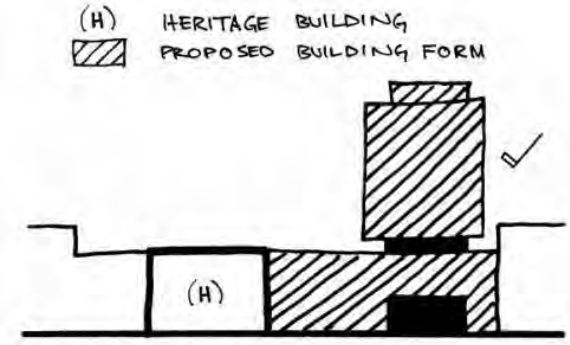


Figure SC6.3.5.14 Illustrates an example of a desirable outcome with regard to scale and form

(d) in order to achieve visual subservience to a heritage place in accordance with PO4, building form ought to be articulated into smaller elements to relate to scale, rhythm and spacing of the heritage place and its context (as shown in Figure SC6.3.5.15);

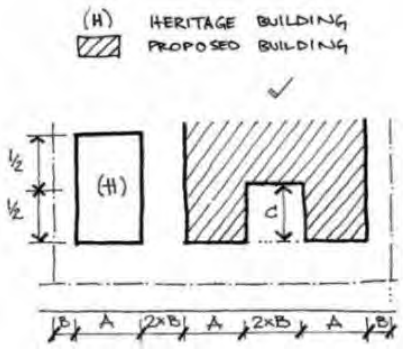


Figure SC6.3.5.15 Illustrates sympathetic building frontage rhythm, "B" is side setback and "C" (being the depth separation to get sympathetic building frontage rhythm) is 6 m or ½ of "H" (heritage building depth).

(e) new buildings should respond to existing ridge or parapet lines, roof slopes or other significant features of the heritage place (as shown in Figure SC6.3.5.16);

Figure SC6.3.5.16 Illustrates an example of an appropriate outcome. The proposed new development adopts ridge and parapet lines of the heritage place and enhances the continuity of the streetscape

(f) new building works should not reference non-significant features and atypical elements;

(g) new works should provide elements of design that are clearly distinguishable from heritage elements and that assist in representing the historical form of the heritage place (as shown in Figure SC6.3.5.17); and

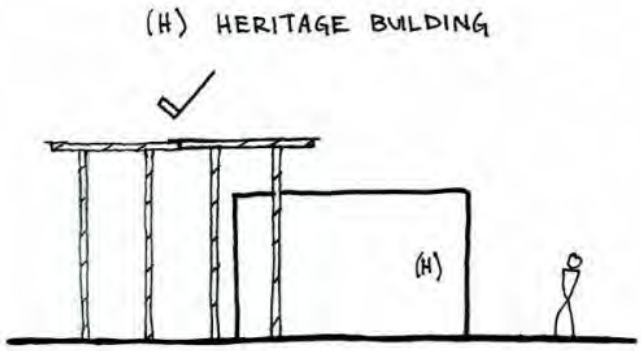


Figure SC6.3.5.17 Illustrates an example of an appropriate outcome, where new works are detached and expressed as a lightweight addition

(h) architectural expression of new works should avoid diminishing the setting of the heritage place (as shown in Figure SC6.3.5.18 and Figure SC6.3.5.19).

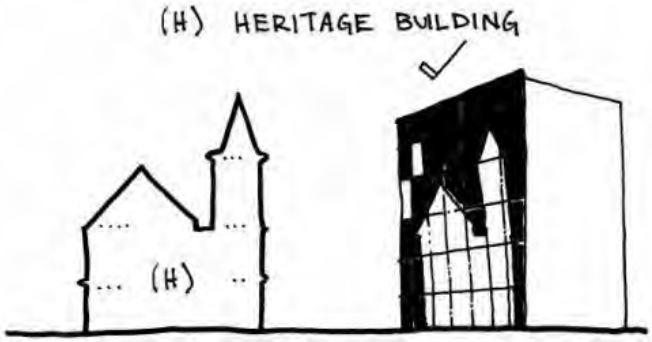


Figure SC6.3.5.18 Illustrates an example of a desirable outcome, in which a glazed or glass façade reflects the heritage place

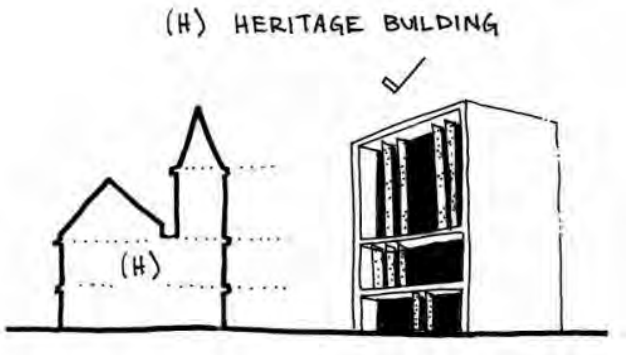


Figure SC6.3.5.19 Illustrates an example of an undesirable outcome, in which the contemporary expression of new works reference the heights of the heritage place

SC6.3.5.4 The heritage setting

The following is advice for achieving PO3, PO4 and PO5 of the Cultural heritage overlay code associated with the heritage setting.

(1) New buildings or works minimise visual impacts to the heritage place by:

(a) new buildings are set apart in a separate building (as shown in Figure SC6.3.5.20);

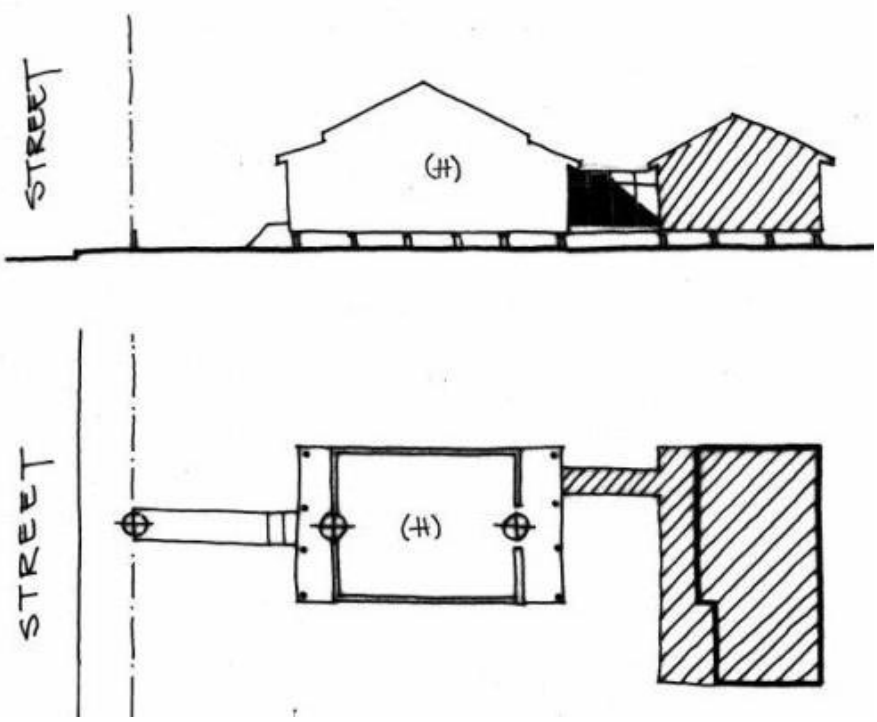


Figure SC6.3.5.20 Illustrates an example of a desirable outcome

(b) new works should design junctions between new and old fabric to be legible, reversible and may be incorporated into the overall architectural design (as shown in Figure SC6.3.5.21 and Figure SC6.3.5.22); and

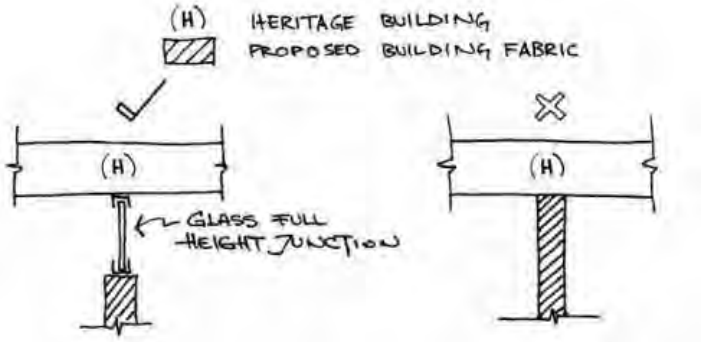


Figure SC6.3.5.21 Illustrates desirable and undesirable outcome: plan detail of old and new wall junction separation of new and old fabric using glass or other translucent light weight material

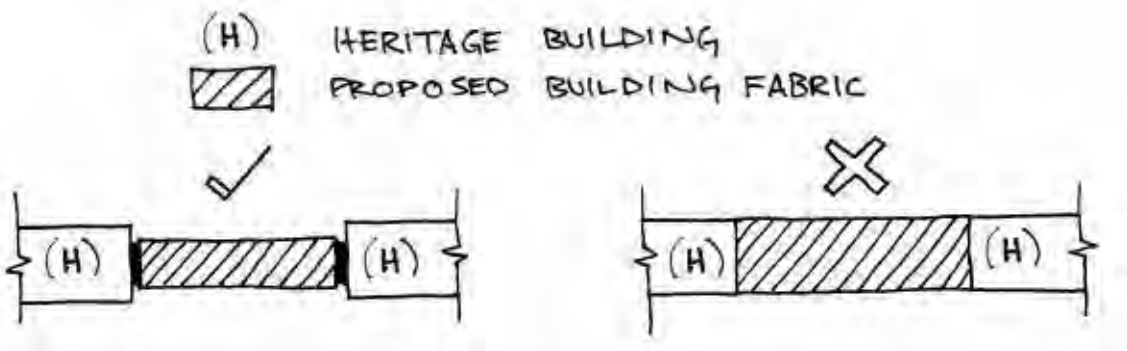


Figure SC6.3.5.22 Illustrates desirable and undesirable outcome - plan detail of the junction between the proposed/new development to the existing heritage wall opening. The new development requires a reduced wall depth to maintain the legibility of the original opening

(c) works are located within areas that are not visible from the dominant street views or other significant views, and do not diminish any significant features of the heritage place (as shown in Figure SC6.3.5.23 and SC6.3.5.24).

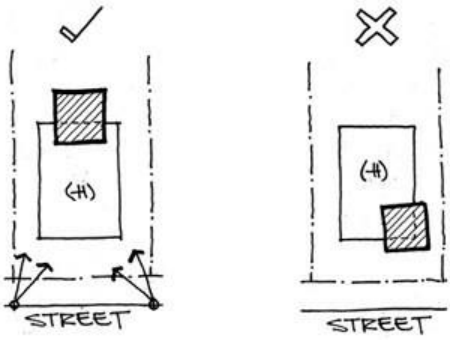


Figure SC6.3.5.23 Illustrates an example of desirable and undesirable outcome

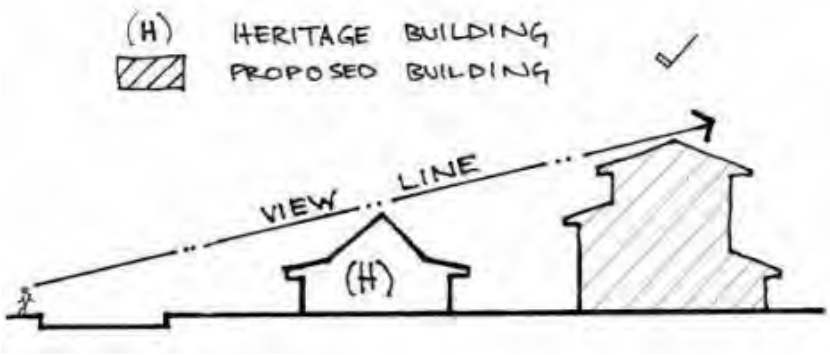


Figure SC6.3.5.24 Illustrates view line from the street. The new building at the back cannot be seen by a person standing across the street, which means that the view of the heritage building is not diminished

SC6.3.5.5 Landscaping and open space

The following advice is for demonstrating achievement of performance outcome P03 and PO8 of the Cultural heritage overlay code associated with landscaping and open space.

(1) Open space and landscaping features should maintain views to and from the significant heritage features of the heritage place (as shown in Figure SC6.3.5.25– SC6.3.5.28).

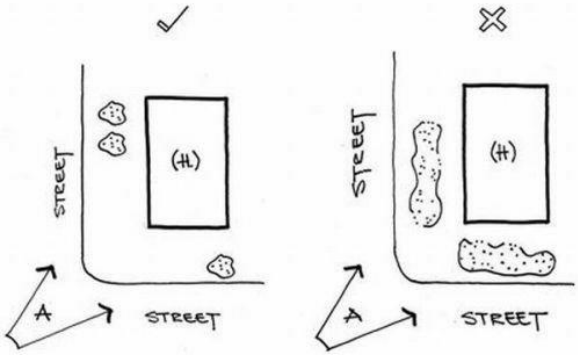


Figure SC6.3.5.25 Illustrates an example of desirable and undesirable outcome. "A" is principal view to and from heritage place

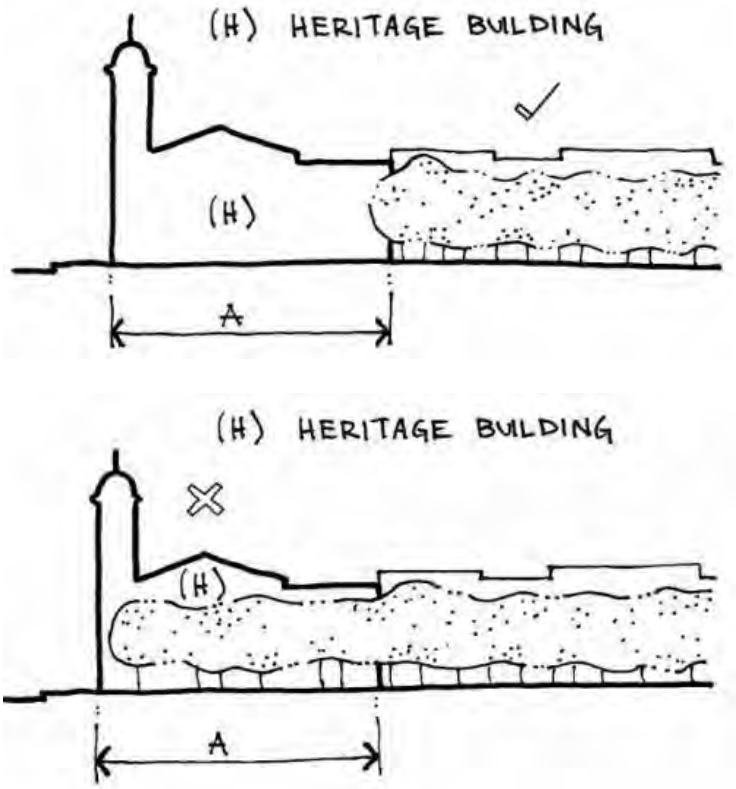


Figure SC6.3.5.26 Illustrates an example of desirable outcome "A" is street width

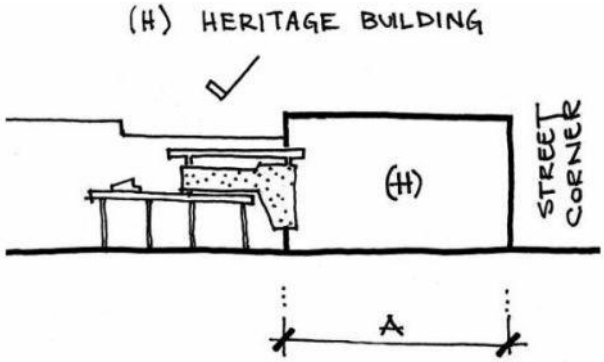


Figure SC6.3.5.27 Illustrates an example of a desirable outcome, tall street shelter element does not block views to and from the heritage place. "A" is street width of "H"

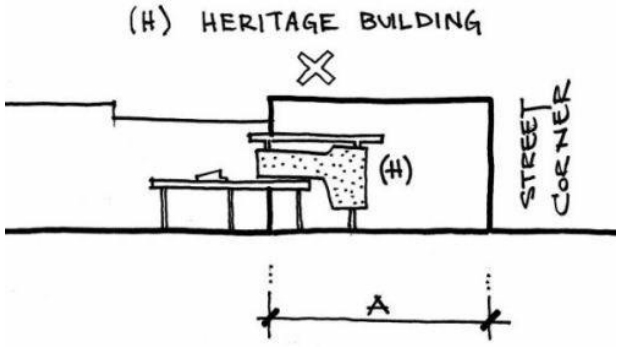


Figure SC6.3.5.28 Illustrates an example of an undesirable outcome, where a tall street shelter element blocks views to and from the heritage place. A' is street width of "H" (heritage place)

SC6.3.5.6 Heritage fabric

In order to protect the cultural significance of a heritage place, retaining the original fabric and significant fenestration patterns, finishes and decorative details should be a primary aim.

(1) The following should be considered in demonstrating achievement of performance outcomes PO1 and PO6 of the Cultural heritage overlay code.

(a) alteration or partial demolition of elements that do not contribute to cultural significance may be appropriate where there is no detrimental impact on significant features;

(b) buildings are to be retained in their three dimensional form. The inadequate retention of only the front façade may result in "facadism" and should be avoided (as shown in Figure SC6.3.5.29 and SC6.3.5.30);

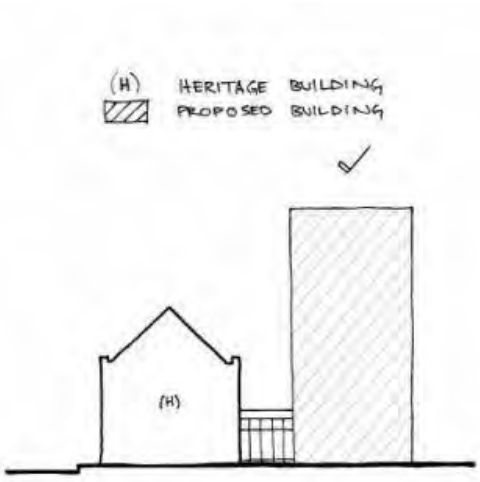


Figure SC6.3.5.29 Illustrates an example of a desirable outcome, new works with adequate retention of the three dimensional form. New works set back as a detached form.

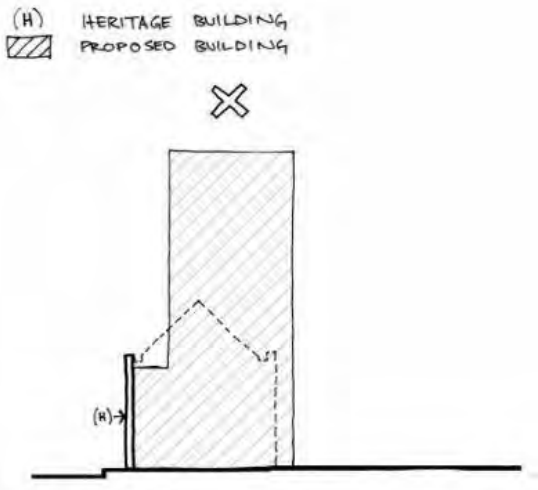


Figure SC6.3.5.30 An example of an undesirable outcome; new works have inadequate retention of the three dimensional form (only the front façade has been retained)

(c) the building fabric that contributes to the significance of the heritage place should be retained whether visible or not from the public realm (as shown in Figure SC6.3.5.31);

Figure SC6.3.5.31 "The Brewery", former Post Office (Flinders Street, Townsville). Significant features of the interior have been retained. This is an example of maintaining original building fabric.

(d) significant associations and meanings of the heritage place ought to be maintained (as shown in Figures SC6.3.5.32 and SC6.3.5.33); or

(e) new works provide interpretations for, associations and meanings of the heritage place, and its original use;

(f) where a new use is proposed for a heritage place, the new use is compatible with the cultural significance, significant features and values of the heritage place (as shown in Figures SC6.3.5.32 and SC6.3.5.33);

Figure SC6.3.5.32 Illustrates a desirable outcome: former Post Office building (Flinders Street, Townsville)

Figure SC6.3.5.33 Illustrates a undesirable outcome: former Customs House (The Strand, Townsville). Change of use to a private residence diminishes the associations and meanings of the heritage place

(g) building services may be concealed to render them not readily visible from the street or any significant views of the heritage place. If services are by necessity visible, they may be constructed using materials and details sympathetic to those of the heritage place (as shown in Figure SC6.3.5.34); and

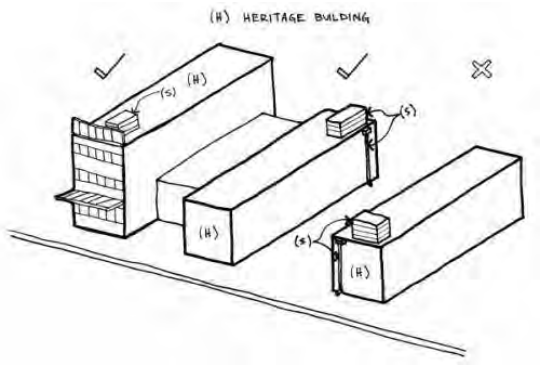


Figure SC6.3.5.34 Examples of desirable and undesirable outcome, "S" are air conditioning and drainage locations. An example of an undesirable outcome is at right, with air conditioning and drainage services positioned to the front of the building, which has a detrimental impact on visual amenity of the heritage place

(h) any changes to significant fabric necessary to accommodate a new use are reversible.

SC6.3.5.7 Building elements

This section will assist you to demonstrate achievement with PO3, PO5 and PO6 of the Cultural heritage overlay code.

Building elements refer to the components of a building which contribute to the overall character and heritage significance of the building, site or area, and may include the materials, colours and details used.

(1) Materials, colours and details used in a development should complement rather than reproduce the heritage place. The following design guidance illustrates how this might be achieved:

(a) the design of new works recognises characteristic materials, textures and colours used locally and in adjacent buildings. These may be re-interpreted and incorporated in the design of the new building (as shown in Figure SC6.3.5.35);

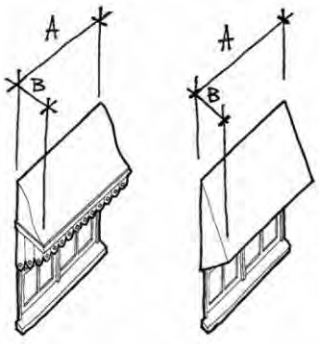


Figure SC6.3.5.35 Illustrates (left) contemporary interpretation of a typical heritage awning hood (right) where dimensions "A" and "B" have similar proportions.

(b) materials and colours of surrounding buildings generally should not be copied but used as a point of reference. Modern materials may be used if their proportions and details are sympathetic within the adjacent heritage place;

(c) colour, texture and tonal contrast of new building elements may be utilised as a unifying element with heritage features. Details that contribute to the significance of the heritage place may inform or inspire the design of new building works;

(d) modern details may be designed to reinterpret traditional details and create new relationships between new and old; and

(e) the quality of new materials is of the same quality as those of the heritage place.

(2) New materials introduced to a heritage place should generally be intentionally varied from the original and be distinguishable from the original fabric by a date stamp (as shown in Figure SC6.3.5.36).

Figure SC6.3.5.36 Illustrates an example of a desirable outcome - date stamp on new or introduced fencing panel

SC6.3.5.8 Advertising devices

(1) Advertising devices should be designed to ensure that they do not dominate the heritage place or obscure significant views or features of the heritage place. The following is advice for achieving performance outcome PO8, PO9 and PO10 of the Cultural heritage overlay code associated with advertising devices.

Note— there are specific requirements when dealing with State Heritage listed buildings. Advertising devices on heritage buildings listed on the Queensland State Heritage Register is subject to the provisions of the *Queensland Heritage Act 1992*.

(a) advertising devices should be readily removable without damaging the building fabric, (as shown in Figure SC6.3.5.37);

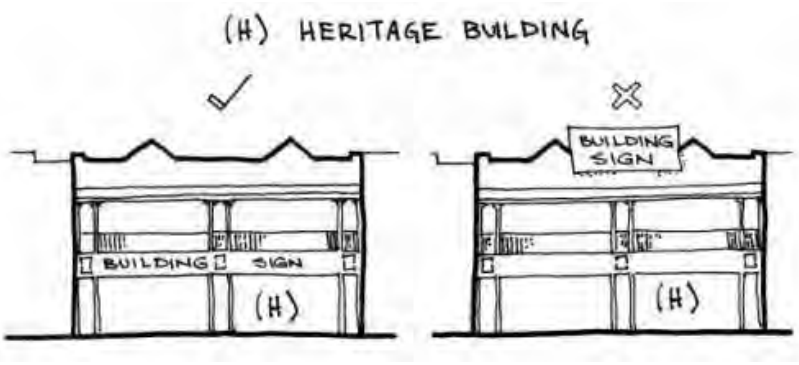


Figure SC6.3.5.37 Illustrates a desirable outcome (left) and undesirable outcome (right)

(b) advertising devices may be clearly modern yet respectful of the heritage context, associations and meanings of the heritage place;

(c) advertising devices should consider enhancing a building's architecture and setting;

(d) integrate advertising devices with architectural features of the building wherever possible;

(e) unless there is adequate evidence – physical and documentary – to reconstruct original advertising devices, new advertising devices on a heritage place should complement, not replicate, a "period" style. "Old fashioned" imitation signage would be inappropriate. Any form of signage may be considered, as long as visual and physical impacts on the heritage building are minimised;

(f) the appropriate size of signage may be relative to the specific architectural characteristics of the heritage place (as shown in Figure SC6.3.5.38); and

(g) table SC6.3.5.1 identifies advertising devices which are not suitable on a heritage building.

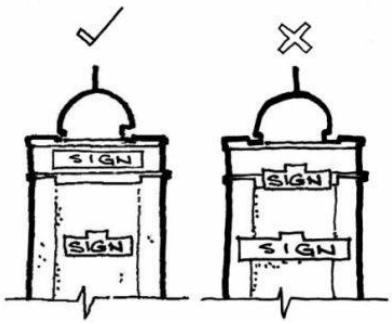
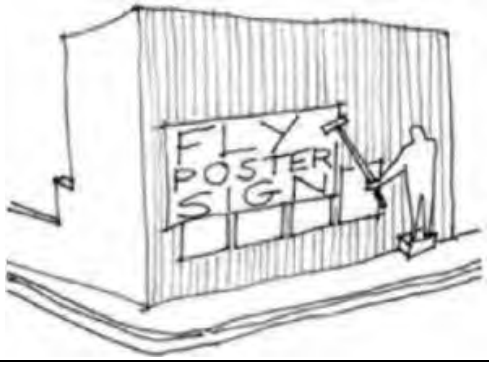
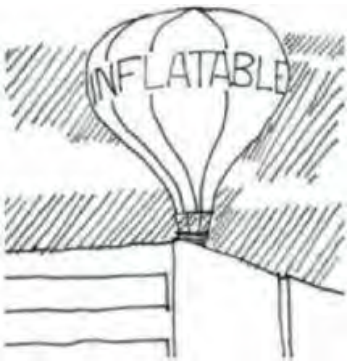


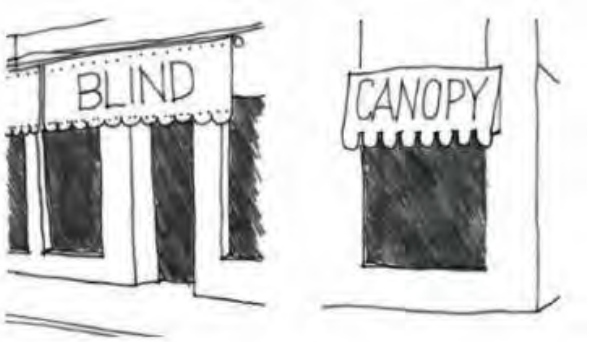
Figure SC6.3.5.38 Illustrates a desirable outcome (left) and undesirable outcome (right)

Table SC6.3.5.1 Advertising devices which are not suitable on a heritage building

Device type	An example of an undesirable outcome
Roof signs	
Above awning signs	
Wall sign	
Inflatable sign	

In accordance with AO3 of the Advertising devices code, Table SC6.3.5.2 identifies the desirable outcomes for heritage places on Flinders Street East. Advertising devices are in accordance with the advertising device types and design parameters set out within Table SC6.3.5.2.

Table SC6.3.5.2 Design parameters for supported advertising devices on Flinders Street East

Device type	Design Parameters additional to those set out in the advertising devices code	An example of an desirable outcome
Awning fascia sign		
Blind/canopy		
Under awning sign		
Under Awning sign (where an under-awning sign is affixed between posts of a footpath awning)	The under-awning sign must be contained within the spacing of posts and must not exceed 600mm in height.	

Wall sign		
Window sign		

SC6.3.6 Preparing a heritage impact statement report

A heritage impact statement may be required to demonstrate compliance with the Cultural heritage overlay code, in particular performance outcomes PO1, PO3, PO4, and PO7.

A heritage impact statement provides specific information about how a proposed development will affect the heritage place. The purpose of a heritage impact statement is to identify any potential detrimental impacts that the development may have on the significance of the place. Ultimately, a heritage impact statement should demonstrate compliance with the Cultural heritage overlay code.

A heritage impact statement is to be produced by a suitably qualified architect or cultural heritage professional, and should include the following at a minimum:

(1) Description of the proposed development
Provide a brief description of the proposed development including:

- (a) type of development;
- (b) range and scope of work proposed; and
- (c) timeframe for carrying out work.

(2) Setting and context of the place
Describe the setting or context for the place, including photographs and maps showing significant features that will be affected. Provide an analysis of the affect the proposed development will have on the setting of the heritage place.

(3) Proposed changes to the heritage place
List the changes required to the heritage place as a consequence of the proposed development and provide the following information about each change:

- (a) what elements or aspects of the heritage place are affected by the proposed change;
- (b) list the work required to effect the proposed change;
- (c) analysis of the impact of the change on the cultural heritage significance of the place;
- (d) assessment of potential for detrimental impact on the cultural heritage significance;

(e) if the proposed work will directly affect a heritage element of the place – provide details of proposed work methods; and

(f) where the proposed change is assessed as having potential for detrimental impact, provide information about the following:

(i) why the proposed change is required;

(ii) alternative solutions that were investigated; and

(iii) what measures are included in the proposed development to reduce detrimental impact that may result from the change.

(4) Applicable conservation policies

(a) some heritage places already have conservation management plans that include conservation policies. Where a heritage building has a current conservation management plan, the heritage impact statement will need to list the conservation policies that relate to the proposed development and describe how they have guided the development;

(b) where conservation policies have not been followed, give reasons why the conservation policies were not used and describe the process that is proposed to be followed; and

(c) where conservation policies are not already available, an architect or heritage consultant can provide conservation advice to help inform the planning and guide development of places.

(5) References

List documents referred to in the heritage impact statement such as conservation policies, conservation management plans, condition report (i.e. demolition reports), and specialist consultants' reports.

(Adapted from *Guideline: Preparing a heritage impact statement' Department of Environment and Heritage Protection*, 2011).

SC6.3.7 Preparing a condition report

If an application is proposing the demolition of a structure of heritage significance the applicant may be requested to provide a condition report. The condition report should, at a minimum, include consideration of:

(1) the structural stability of the building in the form of a structural engineers report. The condition report must include a factual statement from an appropriately qualified structural engineer about the condition of the building; and

(2) a pest inspection report and other supporting documentation may also be provided.

SC6.3.8 Preparing archival recording of heritage place

Archival recording may be required to demonstrate achievement of performance outcome PO2 of the Cultural heritage overlay code. Where demolition, change or relocation of a heritage building is allowed, a photographic record and measured drawings in accordance with the following of the place should be submitted to council prior to the commencement of the demolition works or relocation of the heritage building.

SC6.3.8.1 Guideline for photographic recording

The following guidelines are intended as a checklist for making an accurate photographic record of sites, buildings, objects, gardens or structures of heritage significance prior to major alterations or demolition. The recording process must be comprehensive and cover the parts specified in the approval conditions.

(1) Aim

The aim of the photographic record is to provide a sufficient number of photographs to fully illustrate the subject for which the photographic archival record is required. The purpose of the record is to provide permanent documentation of places so that future generations can benefit from and gain an understanding of Townsville's cultural history that is no longer possible to pass on to them.

(2) Method

The photographer should be informed by any available plans and documentary evidence and should have an

understanding of the history and operations of the place. If necessary the photographer should be accompanied on the site by a person familiar with the site's heritage significance and the processes related to it. The project should be planned before commencement and the photographer aware of the appropriate sequence.

The preferred shooting method is to proceed from the overall or general through to the detailed or specific. The photographic record should consist of:

(a) general views of the place.
Note—to provide its context and overall coverage of all slides – oblique shots are useful for general reference;

(b) elevation of all sides;

(c) details of all key elements including windows, doors, eaves, cornices, rainwater goods, skirtings and decorative elements;

(d) interior elevations of each space to include floor and ceiling finishes;

(e) the relationship of the elevations to any equipment or relics housed in each space;

(f) any significant items should be photographed;

(g) any features particular to the place internally and externally should be fully recorded; and

(h) when photographing landscape elements:

(i) an overall photograph is required; and

(ii) any unusual or distinguishing features should be fully recorded.

(3) Key plans
The photographic record shall include a plan or plans indicating the direction in which the photographs were taken. The positions, with a direction arrow, should be numbered and cross referenced to the photographs.

(a) The following information should be included:

(i) date of record production;

(ii) name of photographer; and

(iii) description of place (e.g. building, name, species of tree, etc.).

(b) Form

(i) photographs are to be colour and of professional quality. Digital format will be accepted. An electronic copy on CD, USB or of the like format acceptable to council, are to be submitted;

(ii) archival quality ink should be used for annotation and cross referencing. A 6B pencil should only be used for annotating on the back of prints; and

(iii) the photographic record should be submitted in an A4 archival album with photographs in archival quality plastic sleeves or pockets.

(c) Size

(i) minimum size of prints should be 100 x 150 mm, to a maximum A4 size.

(d) Report

(i) a very brief report or introduction explaining the purpose of the report, a brief description of the subject and detailing the sequence in which the photographs were taken should be included;

(ii) the report may also address the limitations of the photographic record and make recommendations for future work; and

(iii) sources of original work should be acknowledged.

SC6.3.8.2 Guideline for measured drawings
Measured drawings provide an accurate record of buildings, structures or objects and depict the physical features that contribute to their heritage significance. Measured drawings should be easy to read and suitable for reproduction. Australian Standard AS 1100 *Technical Drawing*, Part 301 and *Supplement 1*, *Architectural Drawing* provides a guide to suitable graphics.

The following guidelines are intended as a checklist for making an accurate record of a building, part of a building, or other subject at the time of production. The recording process must be comprehensive and cover the parts specified in the approval conditions.

(1) Aim

The aim of producing a measured drawing is to provide a record that is measured and drawn accurately to scale. It should be a true reflection of the existing condition and not an interpretation of a previous state (i.e. missing elements should not be included and elements which are not plumb should be recorded as such).

(2) Drawings:

(a) the measured drawings should be cross-referenced to each other, clearly titled and show scale, orientation and date of execution;

(b) drawings should not include any conjectural detail such as inaccessible elements that cannot be measured such as footings or framing;

(c) the drawings can also be annotated or hatched to reveal more about the heritage significance of the site or object – to differentiate between dates of construction, materials and finishes;

(d) record to the same standard all major fixtures such as machinery or building services; and

(e) for industrial sites, recording the position, relationship and function of all fixtures, machinery and services is particularly important and maker's names, model numbers etc. should be included.

For further information refer to *Measure for Measure: A Practical Guide for Recording Buildings and Landscapes*, published by the RAIA in 1990.

(3) Requirements

A typical measured drawing package for a build structure should include:

(a) location plan;

(b) site plan (1:500 or 1:200);

(c) floor plan/s (1:1:100 or 1:50) including basement or mezzanine levels;

(d) roof plan/s (1:100 or 1:50);

(e) elevations – showing all sides of the building (1:100 or 1:50);

(f) sections – two sections, through the building in different planes (not parallel) (1:100 or 1:50);

(g) ceiling and joinery details (1:20 or 1:10) – cornice, verandah posts, skirtings, mouldings;

(h) other significant details (rainwater heads, construction joints); and

(i) machinery and services details.

(4) Sheet sizes

Drawings should be on standard metric sheet sizes – A1, A2, A3 or A4.

SC6.3.8.3 Interpretive signage for the loss of a heritage place

In addition to archival recording, where a heritage place is to be lost, interpretive signage is to be provided. In particular:

(1) the sign should be placed at the front of the property boundary, integrated with a wall or fence;

(2) the sign should provide a photographic record and brief history of the heritage place;

(3) the sign should have a 330 mm diameter, a 3 mm thick aluminium plate with weatherproofed finish, refer to Figure SC6.3.8.57; and

(4) sign production i.e. colours used and branding should be consistent with the Townsville Heritage Trail Signage.

Figure SC6.3.8.1 Illustrates an example of a desirable outcome, an example of a Heritage Trail sign (Flinders Street, Townsville)

SC6.3.9 Preparing an archaeological management plan

The following is advice for demonstrating achievement of performance outcome PO11 of the Cultural heritage overlay code associated with archaeology.

(1) Any development with potential impact on archaeological values should provide for the following at a minimum:

- (a) the potential impact on archaeological deposits on the site is to be monitored and assessed during earthworks by an appropriately qualified person;
- (b) where archaeological deposits are identified, an archaeological management plan is to be prepared by an appropriately qualified person and approved to the satisfaction of the relevant authority, prior to the commencement of ground works; and
- (c) any archaeological management plan that is prepared should follow best practice.

SC6.3.10 Adding or removing a place from Schedule 7 Places of cultural heritage value

(1) The places of cultural heritage value in Townsville are contained in Schedule 7 Places of cultural heritage value and overlay map OM04.1 – OM04.4 of the Townsville City Plan. The process of entering and removing a heritage place from Schedule 7 and the overlay involves:

- (a) identification;
- (b) application;
- (c) assessment; and
- (d) notification.

(2) Council assesses a place based on the place fulfilling one or more cultural heritage criteria listed below. There are approximately 325 places in Townsville that meet one or more of the cultural heritage criteria stated below. These places have been incorporated into Schedule 7 Places of cultural heritage value of the Townsville City Plan. The Citation of Heritage Places Report provides information about each heritage place in Townsville. It highlights the criteria that were originally identified for each place and indicates its heritage significance and eligibility for entry into Schedule 7 Places of cultural heritage value. It should be noted that a building, site or place may be entered into Schedule 7 Places of cultural heritage value of the Townsville City Plan if it meets one or more of the cultural heritage criteria listed below.

- (a) It is important in demonstrating the evolution or pattern of Townsville's history.
- (b) It demonstrates rare, uncommon or endangered aspects of Townsville's cultural heritage.

(c) It has potential to yield information that will contribute to the knowledge and understanding of Townsville's history.

(d) It is important in demonstrating the principal characteristics of a particular class or classes of cultural places.

(e) It is important because of its aesthetic significance.

(f) It is important in demonstrating a high degree of creative or technological achievement at a particular period.

(g) It has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.

(h) It has a special association with the life or work of a particular person, group or organisation of importance in Townsville's history.

(i) ~~It was constructed prior to 1910.~~

(3) For a heritage place to be removed from Schedule 7 Places of cultural heritage value of the Townsville City Plan the applicant must highlight that there is evidence to sufficiently demonstrate that a place has no cultural heritage significance, based on the Criteria listed Schedule 7 Place of cultural heritage value in the Townsville City Plan.

Following the lodgement of the application form titled, "Application form to add or remove a place from Schedule 7 Places of cultural heritage value of the Townsville City Plan," council will make a decision as to whether to enter, not enter, or remove a place from Schedule 7 Places of cultural heritage value. It should be noted that if a place is nominated to be included on, or to be removed from Schedule 7 Places of cultural heritage value, council will be required to undertake an amendment to the Townsville City Plan as required by the *Planning Act 2016*.

For more information refer to:

(a) Application Guide: Entering a place to Schedule 7 Places of cultural heritage value.

(b) Application Guide: Removing a place from Schedule 7 Places of cultural heritage value.

(c) Application form to add or remove a place from Schedule 7 Places of cultural heritage value of the Townsville City Plan.

SC6.4 Development Manual

SC6.4.12.5 Softscape Embellishments

(4) Streetscape treatment provision

(k) Street tree requirements

Street trees should be provided at the following rate:

(i) a minimum of one tree every 15m;

SC6.4.5 ROAD NETWORK INFRASTRUCTURE

SC6.4.5.1 Townsville Road Hierarchy

(3) Four Level Road Hierarchy

(b) Hierarchy Level 2 - Function

(iv) Local Streets

The objective of local streets is to provide access to properties. In residential areas, these should be in a form to encourage a liveable and safe street environment where the motor vehicle is secondary to the active transport modes such as walking and cycling. Through traffic should be discouraged on these streets and a lower speed environment is desirable for safety. Given the low traffic volume and potentially lower speed environment, it is appropriate for cyclists to share the road space. A concrete footpath on one side of the road is a minimum requirement: although, other specific facilities for pedestrians (such as pedestrian crossings) may not be required due to low traffic volumes and speeds. Depending on the degree of abutting land use activity or pathway network planning, concrete pathways on both sides of the road would provide for safety and a continuation of the pathway network.

SC6.5 Economic impact assessment planning scheme policy

SC6.5.1 Introduction

Short Title - The planning scheme policy (PSP) may be cited as the Economic impact assessment PSP.

SC6.5.1.1 Purpose

(1) The purpose of this planning scheme policy is to provide applicants with direction on how to undertake an economic impact assessment which council request to inform the proper assessment of a development application. Particularly, the policy provides direction on the standard information requirements expected to be incorporated within an economic impact assessment report.

An economic impact assessment report may be required to demonstrate compliance with the Townsville City Plan particularly for significant in-centre or out-of-centre development of a commercial nature. It is likely to be required where there is potential conflict with the Townsville City Plan, or for impact assessable development of a commercial nature in any zone.

SC6.5.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016.*

SC6.5.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan.

SC6.5.1.4 Terminology

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 – Definitions, is to be interpreted in accordance with Part 1.3.1 terminology.

SC6.5.2 Planning scheme policy details

SC6.5.2.1 Terms of Reference for an economic impact assessment report

(1) Council intends to protect the economic viability and the intended role and successful functioning of centres. An economic impact assessment report will need to demonstrate that the proposed development will meet the relevant performance outcomes in the planning scheme codes and the intentions expressed in the strategic framework. Where the development is inconsistent with the planning scheme the assessment may form part of the basis for determining whether sufficient grounds exist to approve such a development.

(2) The standard requirements for the preparation of an economic impact assessment report should typically provide the following information:

(a) an outline of the purpose of the study;

(b) a description of the methodology used;

(c) a description of the proposed size, function and tenancy mix of the proposed development, together with details of any pre-commitment;

(d) the identification of the proposed development's trade area, supported by the reasoning and methodology behind the identification of the area;

Note—Refer to section SC6.5.2.2 Trade Area of this policy for guidance on identification of trade areas.

(e) an examination of the population growth prospects and socio-economic characteristics of the trade area, including socio-economic factors such as expenditure potential;

(f) the identification of any approved or proposed development that may affect the proposed development or be affected by the proposed development;

(g) the identification of the location, size, nature, function and tenancy mix of competitive business, commercial or centre uses likely to be affected by the proposed development;

(h) evidence that any feasible alternative, appropriately zoned location/s have been investigated and discussed so that reasoning behind the selection of the preferred site is clear;

(i) an estimation of the demand, or likely future demand, for business, commercial or centre floor space in

the trade area;

(j) an estimation of the market share of the proposed development;

(k) where an out-of-centre development is proposed, demonstration as to why the proposed development is required, including why the development cannot be accommodated within the existing centres;

(l) commentary on changes to the supply/demand balance upon approval of the proposed development, including whether the proposal represents an excess of supply for the community;

(m) a calculation of the quantitative economic impact upon competitive centres likely to be affected by the proposed development including a description of the consequent effects on the competitive centres;

(n) the identification of the impacts the proposed development would have on the successful trading of other centres (including the period of time) and the identification of the impacts on the Townsville hierarchy and functionality of activity centres;

(o) the changes, if any, to the range of services that existing centres will continue to provide; and

(p) a summary of the overall need for the proposed development including a description of the community benefits.

(3) The economic impact assessment report referred to in (1) above must be prepared by a suitably competent person.

Note — For the purpose of this section of the planning scheme policy, a competent person is an appropriately qualified and experienced economist or economic analyst with appropriate and proven technical experience in providing advice about the economic impacts of development.

SC6.5.2.2 Trade Area

For developments that are trade area based, the definition of the trade area should have due consideration to the following:

(1) the existing centres hierarchy and other relevant competition;

(2) the nature, scale and functionality of the proposed development;

(3) the nature of the potential users of the development (e.g. residents, workers, students, other businesses);

(4) typical travel routes of potential users of the development; and

(5) the attracting capacity of any neighbouring uses.

A map(s) of the trade area should be included in the economic impact assessment report, which clearly defines the trade area boundary, identifies relevant existing centres, identifies the site of the proposed development and includes key transport corridors. The economic impact assessment report should include a justification of the proposed trade area boundary.

SC6.7 Flood hazard planning scheme policy

SC6.7.1 Introduction

Short Title -The planning scheme policy (PSP) may be cited as the Flood hazard PSP.

SC6.7.1.1 Purpose

The purpose of the planning scheme policy is to:

(1) provide background information on the derivation of the Flood hazard overlay identified as overlay maps OM-06.1 and OM-06.2; and

(2) provide applicants with additional information and guidance in meeting the requirements of the Flood hazard overlay code.

SC6.7.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.7.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan and applies to the whole of the local government planning scheme area. Flood hazard PSP specifically relates to the assessment of Flood hazard overlay code.

SC6.7.1.4 Terminology

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 – Definitions, is to be interpreted in accordance with Part 1.3.1 Definitions.

SC6.7.2 Background information

SC6.7.2.1 Flood mapping

The flood hazard overlay maps show flood hazard derived from numerous sources and include:

(1) Detailed flood modelling studies identified in SC6.7.2.1.1 of this planning scheme policy; and

(2) Interim flood assessment overlay mapping completed by the Queensland Reconstruction Authority and amended for local constraints by Townsville City Council.

SC6.7.2.1.1 Flood modelling studies

Flood modelling studies are complex technical investigations requiring a detailed understanding of catchment hydrological processes and floodplain hydraulic controls. Computer simulations are used to quantify runoff from rainfall and evaluate flow patterns and flooding extents around floodplains. There are numerous flood modelling studies which have been completed for the Townsville local government area. Results from these flood modelling studies have been combined to provide the Flood overlay maps.

At the commencement date of the planning scheme, the flood modelling studies that have contributed to the Flood overlay maps are:

(1) Alligator and Whites Creek Flood Study (Alligatorcreek);

(2) Althaus Creek Flood Study - Baseline Flooding Assessment (AlthausCk);

(3) Townsville Flood Hazard Assessment Study (Arcadia, NellyBay and PicnicBay);

(4) Balgal Beach Infrastructure Master Planning Report (BalgalBeach);

(5) Black River Flood Study - Baseline Flooding Assessment (BlackRiver);

(6) Bluewater Creek Flood Study (Bluewater);

(7) Captains Creek Flood Study - Baseline Flooding Assessment (CaptainsCreek);

(8) Deeragun Flood Study - Baseline Flooding Assessment (Deeragun);

(9) Douglas/Annandale Flood Study - Baseline Flooding Assessment (DougAnnan);

(10) Gordon Creek Flood Study - Baseline Flooding Assessment (GordonCreek);

(11) Horseshoe Bay Flood Study - Baseline Flooding Assessment (HorseshoeBay);

(12) Little Bohle River Flood Study - Baseline Flooding Assessment (LittleBohle);

(13) Lousia Creek Flood Study - Baseline Flooding Assessment (LousiaCreek);

(14) Lower Bohle Flood Study - Baseline Flooding Assessment (LowerBohle);

(15) Townsville State Development Area - Flood Modelling (LowerStuart);

(16) Middle and Upper Bohle Flood Study - Baseline Flooding Assessment (MiddleBohle and Upper Bohle);

(17) North Ward Flood Study - Baseline Flooding Assessment (NorthWard);

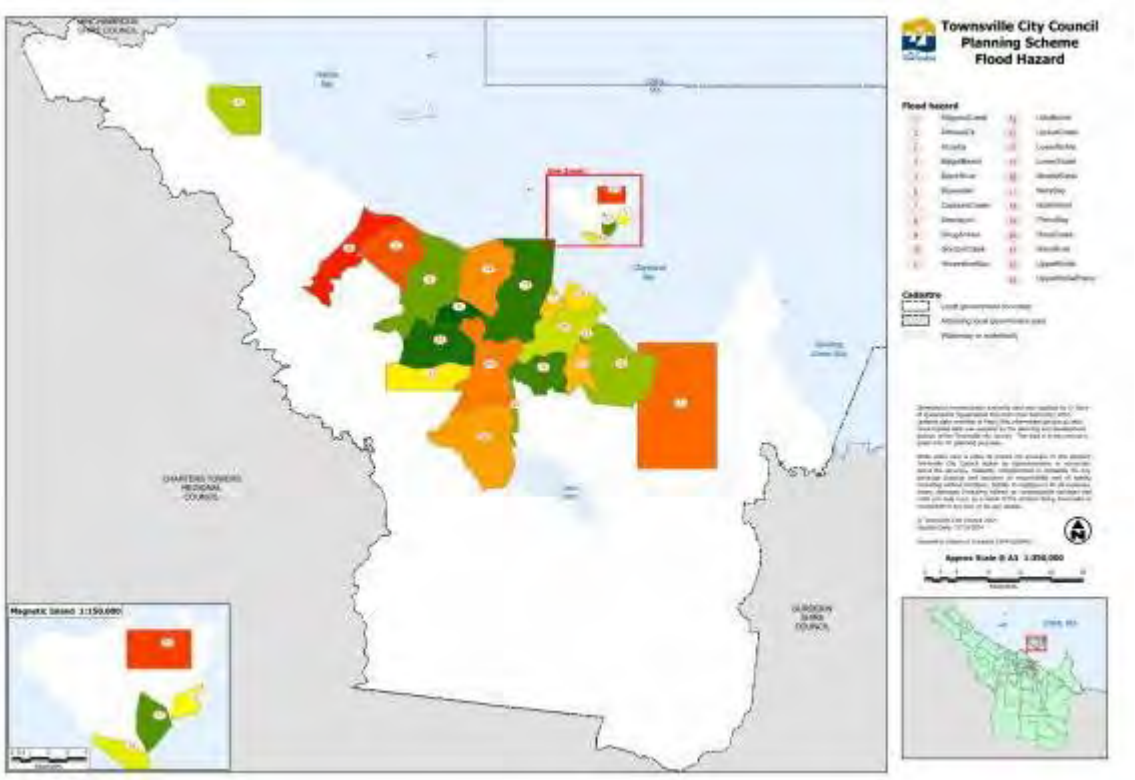
(18) Ross Creek Flood Study - Baseline Flooding Assessment (RossCreek);

(19) Ross River Flood Study - Baseline Flooding Assessment (RossRiver); and

(20) Upper Bohle Plains Flood Study - Baseline Flooding Assessment (UpperBohlePlains).

The area of applicability for each of the flood modelling studies identified in the aforementioned have been graphically presented on Figure SC6.7.1– Flood modelling study areas.

Flood modelling studies are under constant development due to the construction of infrastructure and the acquisition of new data. This information is available on Townsville City Council's website and contains digital copies of the latest and current flood modelling studies.



Click here to view PDF high resolution map.

Figure SC6.7.1 - Flood modelling study areas

SC6.7.2.2 Flood hazards

The Flood hazard overlay maps OM-06.1 and OM-06.2 have the following flood hazard ratings identified:

(1) high flood hazard;

(2) medium flood hazard;

(3) low flood hazard; and

(4) medium flood hazard – further investigation.

SC6.7.2.2.1 High and medium flood hazard

Both the high flood hazard and the medium flood hazard areas mapped on the Flood hazard overlay maps OM-06.1 and OM-06.2 are based on the 1% AEP flood. A velocity-depth criterion is used to distinguish between high flood hazard and medium flood hazard areas. High flood hazard areas are characterised by faster flowing and/or deeper floodwaters.

Figure SC6.7.2 – Flood hazard categorisation on 1% AEP flood (below) - shows the velocity depth criteria for designating the high flood hazard and the medium flood hazard areas from the 1% AEP flood. Velocity and depth information for the 1% AEP flood has been determined from flood modelling studies (refer SC6.7.2.1.1).

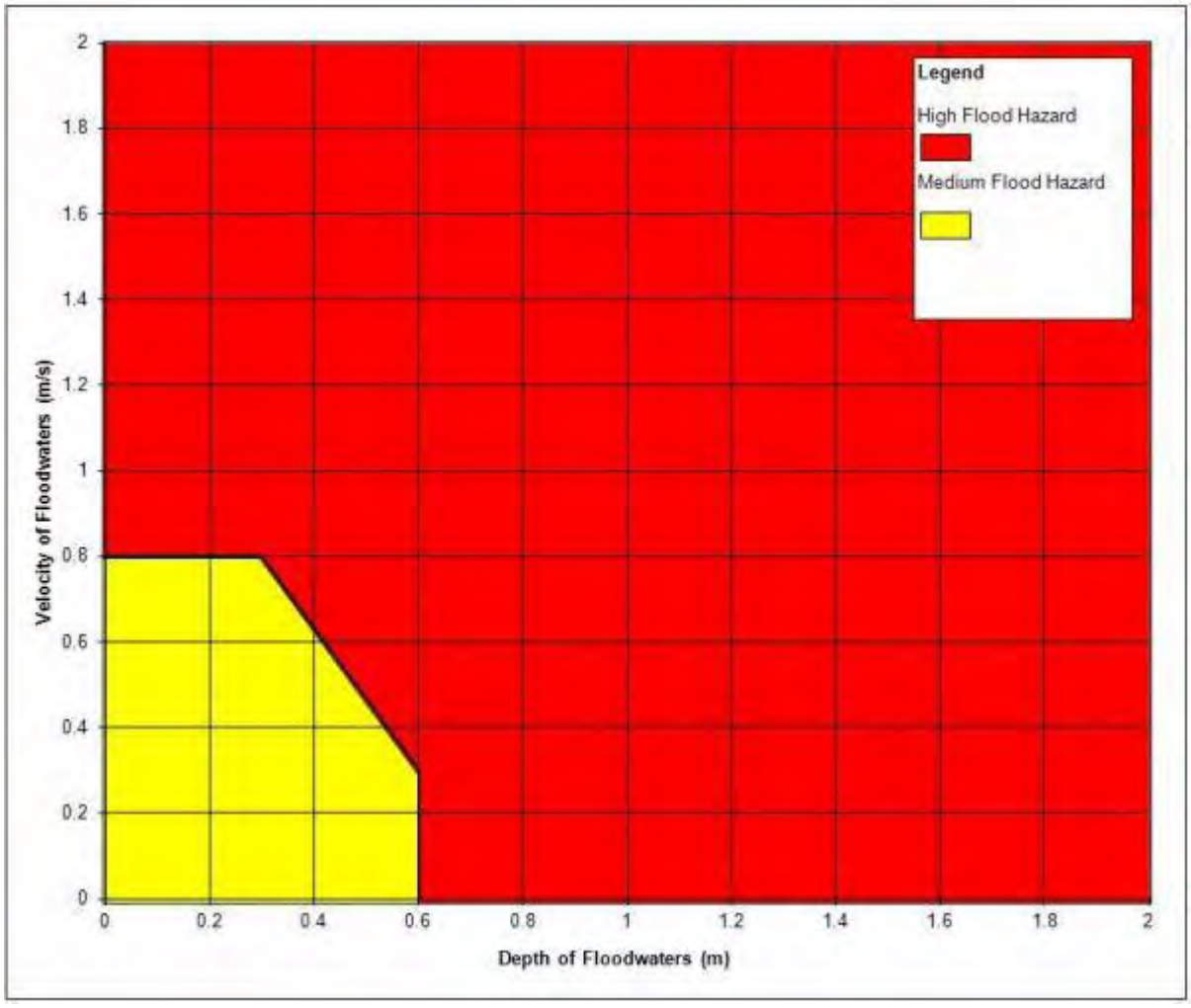


Figure SC6.7.2 - Flood hazard categorisation on 1% AEP flood

SC6.7.2.2.2 Low flood hazard

Areas of the floodplain outside the 1% AEP flood extent are still susceptible to flooding in rarer, more extreme flood events. Within the Flood hazard overlay maps OM-06.1 and OM-06.2, the low flood hazard area is identified as areas inundated by the probable maximum flood outside the combined extent of the high and medium flood hazard areas. The extent of the probable maximum flood has been determined from flood modelling studies (refer SC6.7.2.1.1).

SC6.7.2.2.3 Medium flood hazard - further investigation

Areas identified as medium flood hazard – further investigation on the Flood hazard overlay maps OM-06.1 and OM-06.2 are areas outside the extent of flood modelling studies and have been mapped by the Queensland

Reconstruction Authority. The Interim flood assessment overlay mapping produced by the Queensland Reconstruction Authority has been reviewed and amended by Townsville City Council to reflect local conditions. This information is less reliable than the other areas mapped on the flood hazard overlay maps OM-06.1and OM-06.2. Limited information is available on the flood characteristics in these areas as there is no information about flood depths, levels or velocities.

Within areas identified as medium flood hazard – further investigation, assessable development is likely to require further detailed flooding investigation, involving:

(1) development of a base-line flood study in accordance with Attachment 1 - Guidelines for preparation of flood studies and reports at a scale suitable to represent relevant floodplain process and site specific features;

(2) assessment of the potential impacts on flooding of the proposed development;

(3) identification of suitable measures to mitigate any adverse impacts on flooding; and

(4) demonstration of how the proposed development layout reduces the risk of flooding.

SC6.7.2.3 Defined flood level

Most development applications for which the Flood hazard overlay code is triggered will require details of the defined flood event (DFE). The DFE is the 1% AEP flood, which is spatially represented by the combined extent of the high flood hazard and the medium flood hazard areas mapped on the Flood hazard overlay maps OM-06.1 and OM-06.2.

For development which is accepted subject to requirements, it is most likely that existing information from flood modelling studies for the DFE will be adequate to address the acceptable outcomes of the Flood hazard overlay code. Information on the DFE derived from the flood modelling studies can be obtained from council's website.

SC6.7.3 Application requirements

This section provides information for a development application, guidance and advice for addressing assessment benchmarks.

SC6.7.3.1 Addressing assessment benchmarks

SC6.7.3.1.1

Development that is accepted subject to requirements and triggers the Flood hazard code only has to address the acceptable outcomes for performance outcomes 1 and 2 of the code.

Performance outcome 1
Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding.

Other than in the medium hazard - further investigation, council will be able to make available the height of the flood level for any particular location, upon request, where flood modelling studies have been undertaken (refer SC6.7.2.1.1).

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 both the Coastal environment overlay code, the Flood hazard overlay code and the *Building Regulation 2021*~~*06*~~. Typically, floor levels will need to be based on the highest of either the defined flood level or the defined storm-tide level as depicted in Figure SC6.7.3.1.1-Floor control levels for both flooding and storm tide (below).

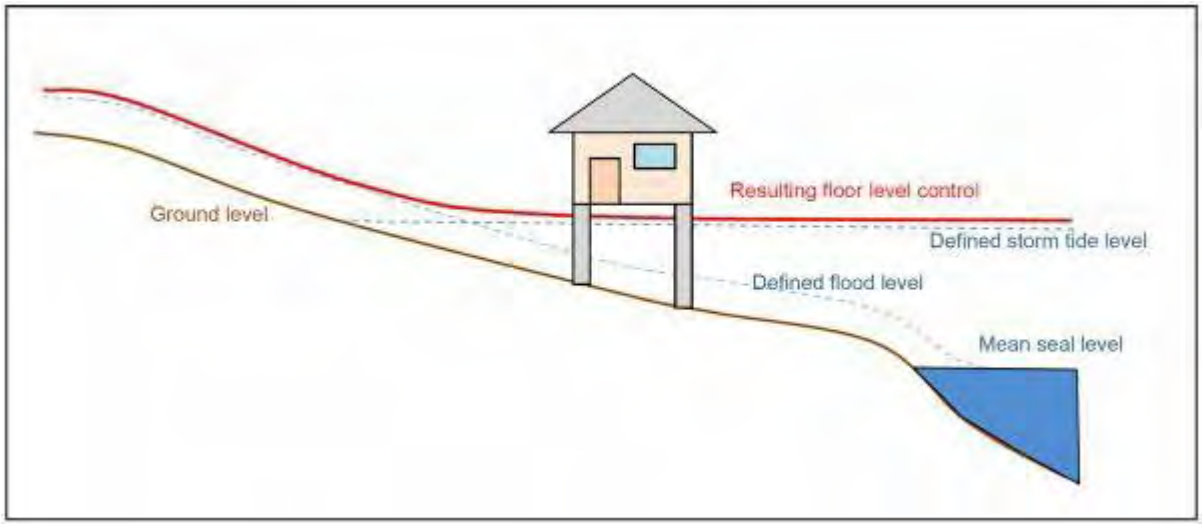


Figure SC6.7.3.1.1.1 - Floor control levels for both flooding and storm tide

Performance outcome 2
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.

The delineation of the high flood hazard areas on Flood hazard overlay maps OM-06.1 and OM-06.2 allows for clear identification of areas where performance outcomes 2 is applied.

Performance outcome 3
Development does not intensify use in high hazard areas, in order to avoid risks to people and property.

The delineation of the high flood hazard areas within Flood hazard overlay maps OM-06.1 and OM-06.2 allows for identification of areas where performance outcome 3 applies. Where flood flows are potentially altered by the development, a flood study will likely be required and the revised extent of the high flood hazard area will need to be mapped.

Performance outcome 4
Siting and layout of development maintains the safety of people and property in medium hazard areas.

Other than in the medium hazard – further investigation, council will be able to make available the height of the flood level for any particular location, upon request, where flood modelling studies have been undertaken (refer to SC6.7.2.1.1).

Alternatively, council's online flood mapping service can be used to obtain the height of flood levels for any particular locations.

Where flood flows are potentially altered by the development, a flood study will likely be required and the revised extent of the medium flood hazard area will need to be mapped.

Performance outcome 5

Signage is provided within high and medium flood hazard areas to alert residents and visitors to the flood hazard.

Signage will need to clearly state the nature of the flood hazard, with regards to inundation depths and flow velocities. Signage should also be able to function during a flood event and be practically visible.

Performance outcome 6

Development within high and medium flood hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site.

A flood modelling study, completed by a suitably qualified and experienced Registered Professional Engineer of Queensland (RPEQ), in accordance with Attachment 1 - *Guidelines for Preparation of Flood Studies and Reports*, will likely be required.

As a minimum, evaluating the impacts on floods up to the defined flood event will require a flood modelling study to evaluate the minor drainage system capacity event and the defined flood event for the catchment-wide critical duration and the site-specific critical duration. In addition, certain areas of the Townsville Local Government area will require evaluation of other frequency floods to assess adverse impacts on flooding. Attachment 2 – *Adverse Flooding Impacts Assessment – Additional Design Floods for Assessment* outlines areas where impact assessment and flood mitigation works will need to consider additional design floods to the minimum requirements.

To confirm adverse impacts on flood levels/depths, flow velocities and time of inundation are contained to the site; a pre- and post-development scenario will need to be assessed. Where possible, council requires the base-line flood modelling study that was used for deriving the flood hazard overlay to be used for evaluating development impacts. The RPEQ undertaking the impact study will need to determine if there is a need to update the base-line flood modelling with site specific survey/detail to adequately describe the hydrologic or hydraulic controls.

Performance outcome 7

Development within high and medium flood hazard 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.

To adequately assess the impacts of development on flooding regimes may require a hydrological and hydraulic assessment to be carried out by a suitably qualified and experienced hydrologist or engineer in accordance with Attachment 1 - *Guidelines for Preparation of Flood Studies and Reports.*

As a minimum, evaluating the impacts on floods up to the defined flood event will require a flood modelling study to evaluate the minor drainage system capacity event and the defined flood event for the catchment-wide critical duration and the site-specific critical duration. In addition, certain areas of the Townsville Local Government area will require evaluation of other frequency floods to assess adverse impacts on flooding. Attachment 2 – *Adverse Flooding Impacts Assessment – Additional Design Floods for Assessment* outlines areas where impact assessment and flood mitigation works will need to consider additional design floods to the minimum requirements.

To evaluate the potential for worsening flooding outside the development site; a pre- and postdevelopment scenario will need to be assessed. Where possible, council requires the baseline flood modelling study that was used for deriving the flood hazard overlay to be used for evaluating development impacts. The RPEQ undertaking the impact study will need to:

(a) determine if there is a need to update the base-line flood modelling with site specific survey/detail to adequately describe the hydrologic or hydraulic controls; and

(b) undertake analysis to adequately assess the potential for directly, indirectly or cumulatively impacting on flooding.

Figure SC6.7.1 – Flood modelling study areas of this PSP identifies which flood study has derived the flood hazard overlay in given areas.

Performance outcome 8

Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.

It is appropriate to have a higher level of flood immunity for critical community infrastructure. Table 8.2.6.3(b) within the Flood hazard overlay code outlines the required immunity for critical community infrastructure with a role in emergency management. The identified flood immunities within Table 8.2.6.3(b) should be used for setting flood levels as well as designing building services associated with the facility.

Performance outcome 9

Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.

The delineation of the low, medium and high flood hazard areas are shown the Flood hazard overlay maps OM-06.1 and OM-06.2 and allows for clear identification of areas where performance outcome 9 is applied.

Other than in the medium hazard – further investigation, council will be able to make available the height of the flood level for any particular location, upon request, where flood modelling studies have been undertaken (refer to SC6.7.2.1.1).

Alternatively, council's online flood mapping service can be used to obtain the height of flood levels for any particular locations.

SC6.7.4 Attachment 1 - Guidelines for preparation of flood studies and reports

Abbreviations

AEP	Annual exceedance probability
ARI	Average Recurrence Interval
ARR	Australian Rainfall and Runoff (1998)
DEM	Digital elevation model
DFE	Defined flood event
DRAINS	Urban hydrology and hydraulics software
HAT	Highest Astronomical Tide
HEC-RAS	Steady State One Dimensional Hydraulic Model
ISIS	Fully Dynamic One Dimensional Hydraulic Model
LiDAR	Light Detection and Ranging (Aerial Laser Survey)
MHWS	Mean High Water Springs
MIKE11	Fully Dynamic One Dimensional Hydraulic Model
MIKE21	Fully Dynamic Two Dimensional Hydraulic Model
MIKE FLOOD	Fully Dynamic Coupled One & Two Dimensional Hydraulic Model
MLWS	Mean Low Water Springs
QUDM	Queensland Urban Drainage Manual
RAFTS	Runoff Routing Software
RORB	Runoff Routing Software
SWMM	Fully Dynamic One Dimensional Hydraulic Model
TUFLOW	Fully Dynamic Coupled One & Two Dimensional Hydraulic Model
URBS	Runoff Routing Software
WBNM	Runoff Routing Software

SC6.7.4.1 Introduction

A flood study consists of the following parts:

(1) the hydrological determination to calculate the likely volume of water that results from the storm under consideration;

(2) the hydraulic determination to calculate the inundation levels and flow velocities that will most likely occur from the flow of water determined in the hydrological determination; and

(3) subsequent modelling to determine development impacts for the proposed development along with evaluation of works to mitigate the impacts of development.

Flood studies will be accepted based on approved inundation estimation calculation procedures and on observed historical records that can be quantified and related to an Average Recurrence Interval (ARI) by the use of the appropriate statistical flood frequency analysis procedure. It should be noted, use of historical records may allow for determination of inundation levels, however, will not be able to quantify the impacts on flooding of a development.

For analysis purposes a specific storm event is nominated as the benchmark event or standard to which council requires immunity against inundation for a development. That event is called the Defined Flood Event (DFE).

This guideline provides guidance on the appropriate use of given methods as well as some guidance on parameter values within the Townsville Local Government Area. There are numerous industry technical documents that detail the methods that should be consulted when completing flood studies including:

(1) Australian Rainfall and Runoff (AR&R); and

(2) Queensland Urban Drainage Manual (QUDM).

SC6.7.4.2 Catchment land use

Catchment land use is an important consideration for flood studies. The level of urbanisation within a catchment influences the volume of runoff and magnitude of peak discharges by:

(1) increasing the impervious fraction of the catchment which reduces the volume of infiltration and increases the total volume of runoff; and

(2) decreasing the time to peak discharge due to construction of open drains and stormwater networks which

concentrates flows and may increase the magnitude of peak discharges.

Strategies to avoid and increase in flooding as a result of any works may include:

(1) mitigation of flows at the individual development;

(2) catchment wide approach to mitigation of flows; or

(3) allowance for additional flow capacity within flow paths.

The strategy for accommodating flows will depend on existing land uses within the catchment and the environmental value of the watercourse. In preparing a flood study, **council must be consulted to identify the proposed approach to flood mitigation within the catchment.** The flood study may require assessment beyond the planning horizon in the current planning scheme, and make a determination of potential ultimate possible development or at least into the future for a period of 50 years, and even possibly 100 years.

As a general principle, drains are an opportunity to have several functions including providing flood mitigation for an area, however for the rest of the time they can be quite an effective open space for the community.

SC6.7.4.3 Hydrological determination

SC6.7.4.3.1 General

The hydrological process that is to be used for determining the design flows for the hydraulic modelling is to be cognisant of the proposed land uses. When calibration is being undertaken based on historical events, then the model being calibrated is to be based on the land use at the time of the storm event under calibration.

The choice of hydrologic method must be appropriate to the type of catchment and the required degree of accuracy. Simplified hydrologic methods such as the Rational Method should not be used whenever a full design hydrograph is required for flood mapping or to assess flood storage issues. Instead the more reliable runoff-routing techniques presented in publications such as Australian Rainfall & Runoff (ARR) should be adopted. Chapter 4 of the Queensland Urban Drainage Manual (QUDM) provides detailed guidance on the selection of an appropriate hydrologic method.

SC6.7.4.3.2 Hydrologic method

The hydrologic method adopted for the required analysis should be appropriate to the type of catchment and the design problem being assessed. Designers should be aware of the limitations, for each of the methods.

Approach	Applicability	Notes
Rational method	• Regular shaped catchment; • Homogenous catchments (generally uniform land use within the catchment); • Storage or timing issues are not relevant; • Rural catchments smaller than 25km^2; • Urban catchments smaller than 5km^2; • Time of concentration is likely to be less than 30 minutes; • **Rational method should only be used for drainage design as it is not appropriate for impact assessment at master planning stage.**	An appropriate method for calculating the time of concentration is essential to applying the rational method.
Synthetic unit hydrograph procedure	• Rural catchments; • Larger flood events where overbank flows are developed; • Rainfall can be assumed to be uniform across the catchment; • **Synthetic Unit Hydrograph Procedure has limited practical application in development assessment.**	Use of synthetic unit hydrograph procedures is not preferred and should preferably be undertaken by an experienced hydrologist with an extensive knowledge of the catchment.

Non-linear runoff-routing models (RORB, RAFTS, WBNM, URBS)	• Rural and Urban catchments (Rural only for RORB and all others should be used with caution in urban areas); • Storage or timing issues are relevant. • **Non-linear Runoff Routing Models are appropriate for drainage design or impact assessment at master planning stage, particularly for areas comprising both rural and urban land uses.**	Council uses RAFTS and requires any flood studies completed within the Townsville LGA to be completed using RAFTS. Models should be generally developed by suitably experienced practitioners, with appropriate verification / calibration of the models.
Time arearunoff-routing models (DRAINS, ILSAX)	• Urban catchments with significant underground pipe network; • Storage or timing issues are relevant. • **Time Area Runoff Routing Models are appropriate for drainage design or impact assessment at master planning stage, particularly for areas only urban land uses.**	Models should be generally developed by suitably experienced practitioners, with appropriate verification / calibration of the models.
Direct rain on grid application in hydraulic model (MIKE FLOOD, TUFLOW)	• Flatter areas to prevent instabilities forming from flows down steep surfaces; • Study area needs to be small enough so that the model grid cell is not too large. • Storage or timing issues are relevant. • **Rain on Grid approach is appropriate for drainage design or impact assessment at master planning stage, and can represent areas comprising both rural and urban land uses.**	Although these methods are a component of hydraulic determination, they supplement the need for hydrologic determination and are gaining wider acceptance within the industry. Models should be generally developed by suitably experienced practitioners, with appropriate verification / calibration of the models.

Any hydrologic method using emerging technologies needs to clearly demonstrate:

(1) The approach and the principles it employs;

(2) Assumptions and limitations; and

(3) Appropriate calibration or verification.

SC6.7.4.3.3 Catchment parameters

Discussion on catchment parameters is required in particular:

(1) Overall catchment area and sub-catchment areas;

(2) (Sub-) catchment roughness and how the roughness or retardance was developed (may include a photographic record);

(3) Fraction impervious and how values have been derived including reference to what date values represent;

(4) Rainfall losses; and

(5) (Sub-) catchment slopes and how these have been derived.

All information used to define catchment parameters should be clearly referenced. A site assessment in the selection of some parameters is essential.

Catchment roughness

Catchment roughness or surface retardance accounts for the influence of vegetation and surface roughness on the generation of flows from sub-catchments. Ideally, values should be determined from calibration of the hydrological model to stream gauging. Values should be in the ranges presented below:

Catchment land use	Roughness coefficient (n*)
Urban impervious areas	0.010-0.030
Bare soil	0.010-0.050
Sparse vegetation	0.050-0.130
Heavily vegetated areas	0.080-0.200

Note that a sub-catchment may consist of numerous surface types that need to be accounted for in the specification of the catchment roughness.

Rainfall Losses

Rainfall losses account for rainfall which does not contribute to stormwater runoff because of infiltration and storage in surface depressions. Rainfall losses can vary from event to event and depend on antecedent rainfall conditions. Loss values for historical floods should be determined from calibration with loss values within the range of values as follows:

Surface type	Loss values
Pervious	Median initial loss 15 – 35 mm Median continuing loss – 2.5 mm/h Initial loss 0 – 140 mm Continuing loss 0.1 to 8 mm/h
Impervious	Initial loss 1mm Continuing Loss 0 mm/h

It should also be noted that loss values can vary between design storms of different frequencies. Guidance on appropriate loss values for different ARI storms can be obtained by matching peak discharges with peak flows determined from flood frequency assessment.

Sub-catchment slope

Sub-catchment slope can be derived from topographic maps or survey. Slopes applied should be representative of the sub-catchment and the modeller should ensure:

(1) The appropriate slope schematisation is applied when assigning values (equal area slope, vectored slope,); and

(2) Limitations of slope within the hydrological calculation method (i.e. Laurensen's method – minimum slope 0.3-0.5%, maximum slope 15%).

SC6.7.4.3.4 Rainfall intensities

Design Intensity-Frequency-Duration (IFD) Rainfall - IFD relationships shall be derived in accordance with the methodologies outlined in Australian Rainfall & Runoff, for the particular catchment under consideration. Input parameters shall be shown in the calculations submitted to council.

SC6.7.4.3.5 Partial area effects

If the Rational Method is being used, then there should always be checks to ensure that flows of greater magnitude are not apparent for partial catchment areas with faster runoff characteristics. These partial areas should be checked with the higher intensities relating to the shorter times of concentration.

Likewise, when using hydrograph techniques (such as runoff routing or Rain on Grid procedures), a range of storms of different duration for the same ARI should be checked to ensure that the worst event for the ARI is calculated and adopted. It should be noted that a range of storm durations may be required to evaluate sites that cover longer reaches of watercourses or numerous watercourses.

SC6.7.4.3.6 Calibration and verification of hydrological models

Calibration of results based on observed inundation events is desired. There are many pluviograph stations located within and adjacent to the City. Information from these is generally available from the Bureau of Meteorology or relevant Queensland Government department(s). Records from stream gauging stations will be required to match to hydrologic calculations and are generally available from the relevant Queensland Government department(s).

If observed data is not available to assist in the study, then it is suggested that the estimation of discharge flows from several methods will be considered with greater confidence in the result than the estimation of flows from one method alone.

SC6.7.4.3.7 Assessment of development impacts

When undertaking an assessment of the potential for development impacts on flooding, the development must be appropriately accounted for in the hydrological assessment including:

(1) Changes to imperviousness and expected rainfall losses;

(2) Changes to catchment layouts or extents;

(3) Changes to catchment roughness;

(4) Changes to slopes; and

(5) A re-evaluation for the potential for partial-area effects.

SC6.7.4.3.8 Preparation of reports

Reporting requirements

The method chosen should be adequately referenced and values derived should be substantiated by defining procedures used in their derivation. Where parameters are chosen or assumed, references and reasons should be supplied. The preferred method of setting out the hydrology is to describe in the text of the report the method to be used, and then to set the calculations out in a clear and concise table with sufficient data to enable quick verification of the results. The time of concentration or critical duration storm from the hydrological assessment should be clearly identified for areas relevant to the site.

Where computer methods for calculation of flows are used, the text of the report should describe the method that is utilised by the computer programme. Parameters that have been chosen should be referenced with reasons stated for any assumptions. A figure should be used to clearly demonstrate the layout of the model. Output from software should be tailored to produce concise tabular results to enable quick verification of the results. Where recognised computer programmes are utilised, council may require the electronic data files to be provided in acceptable format.

Where insufficient data is supplied then delays will occur while studies are returned to enable the additional data to be provided.

Catchment maps

Most hydrological techniques will require a catchment analysis and stream slope analysis. The catchment analysis should be presented on as large a scale map (smallest reduction ratio) as possible. The following scales for catchment sizes are recommended for use:

Scale	Catchment area
1:1000	up to 0.5 sq. kms (50 ha)
1:2000	up to 1.0 sq. kms (100ha)
1:5000	up to 1.5 sq. kms (150ha)
1:10000	up to 50 sq. kms (5000ha)
1:25000	limited to 300 sq. kms per sheet

Maps should be well presented with catchments contained upon one sheet where possible. Standard sized sheets should be used. Sub-catchments should be boldly defined and the contours should be clearly defined to enable easy verification of the catchments in relation to the contours. Where sub-catchments are not consistent with the contour information then reasons should be stated in the text and clearly labelled on the map. Good drafting standards should be maintained in the presentation of these maps.

SC6.7.4.4 Hydraulic determination

SC6.7.4.4.1 General

The hydraulic determination involves the calculation of flood levels and velocities for the flood flows from the hydrological determination. Australian Rainfall and Runoff and the Queensland Urban Drainage Manual set out

aspects of hydraulic calculations that can be utilised to determine the water levels for design discharges.

Unless the channel consists of long lengths of uniform section and uniform flow, the Mannings equation cannot be used in its simple form. This equation describes flow in a uniform channel at non-varying steady state flow conditions.

Australian Rainfall and Runoff describes methods for flood level determination in gradually varied flow conditions. The method for hydraulic determination will be dependent on the hydraulic controls of the study area. In general, it is appreciated that these methods will use computer applications.

SC6.7.4.4.2 Hydraulic method

The hydraulic method adopted for the required analysis should be appropriate to the hydraulic controls of the study area and the design problem being assessed. Designers should be aware of the limitations, for each of the methods.

Approach	Applicability	Notes
Steady state – one dimensional (HEC-RAS)	• Storage or timing issues are not relevant; and • Flows are one-dimensional, largely within a watercourse and the immediate overbank area.	Generally only suitable for small site scale hydraulic determination.
Fully dynamic – one-dimensional (MIKE11, ISIS, SWMM)	• Storage or timing issues are relevant; • Flows are one-dimensional, largely within a watercourse and the immediate overbank area.	Suitable for smaller onedimensional watercourses. Provides stability advantages over 2D models for steeper areas. Council uses MIKE11 and requires any flood studies completed within Townsville using a fully dynamic – onedimensional model, to use MIKE11.
Fully dynamic – two dimensional (MIKE21, TUFLOW)	• Storage or timing issues are relevant; • Flows are two-dimensional,	Flood maps are generally direct output from models. Council uses MIKE21 and requires any flood studies completed within Townsville using a fully dynamic – two-dimensional model, to use MIKE21.
Fully dynamic–coupled one & two dimensional (MIKE FLOOD, TUFLOW)	• Storage or timing issues are relevant; • Flows are combination of one and two- dimensional; • Large areas need to be represented in combination with fine detail	Council uses MIKE FLOOD and requires any flood studies completed within Townsville using a fully dynamic – one & two-dimensional model, to use MIKE FLOOD.

SC6.7.4.4.3 Topographic data

Topographic data used for the hydraulic determination will be dependent on hydraulic method:

(1) One-dimensional models employ cross-sections along branches to represent the study area topography; and

(2) Two-dimensional models employ digital elevation models to represent the study area topography.

The accuracy of the topographic data governs the accuracy of the hydraulic determination.
The accuracy of the topographic data should be clearly stated.

Cross-sections

Cross-sections are required at representative locations along a stream reach and at locations where changes occur in discharge, slope, shape, or roughness, and at bridges, culverts or control structures such as weirs. Where abrupt changes occur, several cross sections should be used to describe the change in shape regardless of the distance between sections. Cross-section spacing is also a function of stream size, slope and uniformity of cross section

shape. For one-dimensional models, the cross-sections should be wide enough so that the water surface is contained within the extent of the cross-sections. The accuracy of the hydraulic modelling will be dependent upon the spacing of cross-sections and the accuracy of the cross-section survey.

Digital elevation models

Digital elevation models used for two-dimensional models should use a grid spacing fine enough to resolve watercourses within the study area. As a general rule, a watercourse should be represented by a minimum of 5 grid-cells across the width of the watercourse. Coupled models can be used as an alternative to maintain the resolution within the watercourse.

The digital elevation model should be orientated to minimise disturbance of flows by the grid cell orientation. Aligning grid cells with streets (often part of the major drainage system) helps to achieve an appropriate orientation.

Digital elevation models are often captured from aerial surveying methods such as LiDAR or Photogrammetry. These methods can lose accuracy in areas of dense vegetation. It should be clearly demonstrated what steps (including ground survey) have been taken to improve the accuracy in areas potentially obscured by vegetation.

SC6.7.4.4.4 Roughness values

Based on the procedure developed by Cowan (1956), stream roughness values are a combination of influences from:

(1) Bed material;

(2) Surface irregularities;

(3) Variations in channel cross-section;

(4) Obstructions;

(5) Vegetation and flow conditions; and

(6) Meandering.

Different methods for hydraulic determination such as fully dynamic and fully dynamic twodimensional modelling will account for some of these influences within the underlying digital elevation model or solution scheme of the model.

Suggested ranges for roughness values based on the hydraulic method are provided below:

Land use	Roughness values (Manning's n)		
	1D Steady state	1D fully dynamic	2D fully dynamic
Natural watercourse	0.03-0.08	0.025-0.06	0.02-0.05
Riparian corridor	0.15-0.2	0.08-0.16	0.06-0.12
Open grassland	0.04-0.08	0.035-0.06	0.03-0.05
Low density vegetation	0.06-0.12	0.045-0.08	0.04-0.06
Medium density vegetation	0.08-0.18	0.06-0.1	0.05-0.08
High density vegetation	0.1-0.25	0.08-0.15	0.06-0.12
Roads	0.03-0.06	0.025-0.05	0.02-0.04
Open channels	0.03-0.05	0.025-0.05	0.02-0.04
Rural residential	0.06-0.1	0.05-0.08	0.04-0.07
Urban residential	0.06-0.15	0.05-0.12	0.04-0.1
Parks	0.04-0.18	0.035-0.1	0.03-0.08

Where possible, roughness values should be determined from calibration. Often, calibration will not be possible and sensitivity analysis to variations in roughness should be undertaken.

In the case of a one-dimensional model, roughness should be appropriately defined across the cross-sections based on the land use. In the case of a two-dimensional model, roughness should be appropriately defined using a grid to

represent the study area based on the land use.

SC6.7.4.4.5 Bridges and culverts

Australian Rainfall and Runoff and Queensland Urban Drainage Manual provide useful information and references for the determination of afflux levels and water profiles at bridges and other structures.

Head-losses across major drainage structures assessed within fully dynamic models should be verified by hand-calculations or assessment with a steady state model.

SC6.7.4.4.6 Tailwater conditions

Tailwater conditions for hydraulic models will be dependent on the location of the downstream extent of the model. Tailwater conditions may be one of the following:

(1) Sea levels for a coastal boundary;

(2) A gauged rating curve;

(3) Flood levels from the same ARI flood based on a previously accepted flood study; or

(4) Flood levels calculated from simplified means in the absence of other information (e.g. normal depth or critical depth).

In using flood levels calculated from simplified means, the method of calculation should be justified and sensitivity to input parameters should be evaluated. The downstream boundary should be located so that the boundary conditions do not influence results at the study site. Ensuring the boundary is sufficiently far enough downstream from the study site will reduce the impact on results at the site.

Requirements for some specific boundary conditions are discussed below.

Coastal boundaries

When calibrating hydraulic models, tailwater conditions should be based on observed sea levels for the event. Sea-levels are monitored at the Townsville port, with the information available through the Bureau of Meteorology.

To maintain the probability of the assessed flood event for design purposes, the tailwater condition adopted should not have a frequency of occurring any less than once a year. A fixed tailwater condition equal to the height of the Mean High Water Springs (MHWS) tide should be adopted. For storm events greater than 24 hours, a representative tidally varying water surface level between MHWS and Mean Low Water Springs (MLWS) can be adopted.

Backwater effects in tributaries from larger streams

Where a smaller stream discharges into a larger stream, it will be most probable that the larger stream will experience more severe flooding for storms of longer duration and hence lesser intensity for the same average recurrence interval. The tributary is to be checked for a storm of the same duration and intensity as that causing the peak flow in the larger stream.

The hydraulic assessment should assess the flooding for both the storm duration critical for the larger stream and the local tributary. Flood levels in the area will be based on the highest flood level determined from both storm durations. Peak velocities in the area will be based on the fastest velocity determined from both storm durations regardless of whether the storm duration that generates the fastest velocities produced the highest flood levels.

It is acknowledged that runoff routing models combined with fully dynamic hydraulic models will adequately account for these processes.

Estuary boundaries

Sometimes downstream boundary conditions for hydraulic models will be required in reaches of watercourses that are influenced by tides, but are not located at the coastline. In this instance, it is inappropriate to use neither a tidal water level boundary condition nor a rating curve boundary condition alone. The downstream boundary condition must account for both the tidal conditions and the ability for water levels to be elevated due to flood flows. Typically, this would involve the development of a rating curve with flows below MHWS set to zero and flows above MHWS to be calculated based on an appropriate water surface slope.

SC6.7.4.4.7 Impact of climate change

The impacts of climate change on flooding are likely to manifest from increased sea levels and changes in extreme event rainfall intensities. As part of understanding the risk associated with climate change, a sensitivity assessment should be undertaken as part of a flood study. The sensitivity should account for the latest projections in sea-level rise and increased rainfall intensities, specific to the area from leading authorities including relevant Queensland Government department(s), Australian Rainfall and Runoff, Commonwealth Scientific and Industrial Research Organisation, Bureau of Meteorology or Intergovernmental Panel on Climate Change. At the time of preparing this PSP appropriate values were:

Parameter	Value
Sea level rise to 2100	0.88m
Extreme rainfall Intensities to 2100	+15%

The DFE should be assessed in combination with the maximum sea-level rise applied to the MHWS level and the increase in rainfall intensities to evaluate the additional risk associated with climate change. The results from the climate change sensitivity should be assessed with commentary provided about:

(1) Areas where the floor level freeboard above the DFE would be exceeded;

(2) Any new flow paths that are formed; and

(3) What is the AEP of the climate change DFE relative to existing conditions.

SC6.7.4.4.8 Determination of impacts of development

Developments have potential to cause significant adverse impacts on flooding due to:

(1) Increasing the impervious fraction, reducing amount of infiltration and generating a larger volume of runoff;

(2) Providing more efficient conveyance of flows through the site so that flows are concentrated faster at the downstream end of the site producing larger peak flows; and

(3) Removing floodplain storage due to filling which reduces the natural flow attenuation of the floodplain and increases flood levels.

It will be necessary to carry out studies of the catchment in the pre-developed state (base case) and the developed state to determine increased amounts of flow and flood levels. The pre-developed state should represent the state of development within the catchment and floodplain immediately prior to time of construction of the proposed works.

Adverse impacts on flooding may preclude development unless appropriate flood mitigation measures are proposed as part of the development. As a result of developments:

(1) Flood levels should not increase beyond the accuracy of the method of hydraulic determination (generally 0.01 m) either upstream, downstream or adjacent to the site;

(2) There should be no significant change in flow patterns so that new flow paths on adjacent land are formed; and

(3) Any changes in flow velocities should be shown to have minimal impact on erosion potential.

Mitigation works such as levees or detention basins, involving embankments, need to be shown to have a safe overtopping failure. Such works should be modelled for the Probable Maximum Flood (PMF) to demonstrate safe passage of these flows without catastrophic failure of embankments.

Any mitigation measures recommended beyond the subject site will need to undergo the development assessment process including:

(1) Clear identification of the land parcels impacted;

(2) Development applications (material change of use, reconfiguration of a lot or operational works) - as required; and

(3) Identification of maintenance measures including responsibilities and funding sources.

Mitigation measures should generally be on the subject site unless prior discussions have been entered into with council and the landholder and there is an agreement for works outside of the subject site.

Hydraulic modelling of development

When representing development typically the hydraulic model is updated by:

(1) Changing the topography (cross-sections/DEM) to represent the development;

(2) Updating inflows to represent changes in hydrological response; and

(3) Updating roughness to represent the development.

Roughness values should only be changed to reflect the change in land use resulting from the development. These changes need to be clearly identified and justified. In assigning roughness values within new drainage channels or areas impacted by flooding, there should be consideration given to the way regrowth can occur within these areas. Areas below Highest Astronomical Tide (HAT) are likely to have mangrove regrowth occur. In areas further upstream, regrowth by tea-tree is likely to occur and can create a significant impediment to flows. Also, most flood events within Townsville occur towards the end of the wet season (January to March), when earlier rain has enabled grass in drains to grow with minimal ability to mow. Roughness values within drainage corridors for development assessment should be adopted towards the higher end of the range of values to account for regrowth, which may have minimal maintenance.

Freeboard for existing areas

Within some existing urban areas, design criteria have changed over time and have resulted in freeboard to existing buildings being less than is required in new development. To ensure the freeboard for existing areas is maintained, there should be no adverse impacts on flooding for all events floods up to the DFE. As a minimum, the assessment should demonstrate that there are no adverse impacts on flooding for the minor system drainage capacity AEP and the DFE.

SC6.7.4.5 General matters

SC6.7.4.5.1 Presentation of reports

As stated in the previous sections all reports and tabulations are to be printed on A4-sized sheets, and drawings presented on standard size sheets prepared using good drafting standards. The expected content of the reports is as discussed in SC6.7.4.2, SC6.7.4.3 and SC6.7.4.4 above. In summary the contents of a study report must include:

Hydrology section

(1) catchment Map - large as possible;

(2) report on procedure (brief), including hydrologic method, catchment characteristics, assumptions and discussions on results including critical duration /time of concentration as detailed in SC6.7.4.3 above; and

(3) calculations and model results - tabulated where possible and attached in appendix if significant in volume.

Hydraulics section

(1) report on procedure including hydraulic method, stream/floodplain characteristics and assumptions as detailed in SC6.7.4.4 above;

(2) model Results – Clearly presented as maps and tabulated values;

(3) stream Flood profile and bed profile of the study area;

(4) drawings/figures of topographic data used for the model (Digital Elevation Model map or plan of cross-section locations and cross- sections with X and Z coordinates included);

(5) a plan containing the proposed works showing any filling and excavation associated with development; and

(6) model results updated on the basis of including the development with the revised flood extents and impacts on flooding.

General

(1) discussion on sensitivity analysis for critical parameters (e.g. roughness, infiltration etc.);

(2) discussion on accuracy of inundation mapping and the resulting required flood line;

(3) recommendations as to methods of flood mitigation within the site;

(4) recommendations as to method of flood mitigation beyond the site together with development approvals,

construction proposal and funding proposals; and

(5) electronic data for both the hydrology and hydraulics in an agreed format (modelling platforms and GIS).

Drawings should be bound into the report where sizes are A3 or A4. Larger drawings are to be appropriately folded and inserted in a pocket in the back cover.

Recognition by the consultant, that the assignment of data to council, and use of the studies by council for its sole use, is a mandatory requirement before a study is commissioned and/or the results of any study will be accepted by council.

All studies, reports and submissions forwarded to council shall be prepared by, or at least certified by, a Registered Professional Engineer Queensland (RPEQ) who is registered in the specific area of engineering in which the study or report has been prepared e.g. an RPEQ (Structural) shall not certify a stormwater report.

SC6.7.4.5.2 Preference of computer models

It is acknowledged that where no modelling has been undertaken, then any modelling will provide a more accurate estimation of inundation levels than collated levels from observed inundation events.

Modelling studies where the results have been calibrated using observed levels and measured rainfalls will be recognised as providing a more representative result for the study area.

The hydrologic and hydraulic methods adopted should be suitable for purpose as indicated in SC6.7.4.3.2 and SC6.7.4.4.2. Townsville City Council requires that any flood studies completed within the Townsville Local Government Area uses software that is run internally which includes:

(1) Non-linear Routing – XP-RAFTS;

(2) 1D Steady State – HEC-RAS;

(3) 1D Fully Dynamic – MIKE11;

(4) 2D Fully Dynamic – MIKE21; and

(5) Coupled 1D/2D Fully Dynamic – MIKE FLOOD.

SC6.7.4.5.3 Copyright of reports, studies and drawings

Prepared directly for council

It is acknowledged that intellectual capacity has been demonstrated in the preparation of the report. However, the report is prepared and based on accepted engineering fundamentals and principles. In addition, the practices adopted are those developed by the engineering profession through initiative and ingenuity and ratified through the professions recognised body “The Institution of Engineers, Australia” currently trading as “Engineers Australia”.

All reports and studies (including drawings, tables, model files etc.) prepared for council under direct commission will become the sole copyright of council, and those reports will be used by council in a manner that will provide the optimum benefit to the community. All reports adopted by council will also be available for public and professional perusal on council’s website.

In any reference to the report, the author of the report will be acknowledged by council and should be acknowledged by any authorised third party user.

Submitted as part of a development application

Submitted as part of a Development Application and adopted as supporting the application only

When a technical report or study is submitted to council as part of a development application, this report/study, along with all components of the submission, can be made available to the public as part of the notification stage. The report can be provided to anyone seeking the report during this stage and following the approval. Use of the report for any third-party use will be at the complete risk of the third party. It should be noted that it will be only the approved report including any council requested amendments, which should be referred to in future.

Submitted as part of a Development Application and adopted by council as a benchmark report for future development or other purposes

From time to time, reports etc. submitted as part of a development application, or supporting an application, could provide a wider 'regional' significance and importance than just the development site for which they were prepared. Council may choose to open discussions with the developer to determine if obtaining all supporting digital and electronic data along with software input/output files would allow the option of adopting the report as a 'base-line' report for council. The decision as to whether a report has wider regional significance will be council's alone.

Once these reports have been adopted by council as a 'base-line' report, the report assumes the status as if the report was prepared by or for council, and the copyright previously assigned by the author is released and the copyright provided to council. Council can use the report to achieve optimal outcomes for the wider community.

SC6.7.4 Attachment 2 - Adverse Flooding Impacts Assessment - Additional Design Floods for Assessment

Location	Design flood event
Ross River - Downstream *Within the immediate area around Ross River downstream of Ross River Dam and the lower Ross River Floodplain.*	0.2 % AEP
Ross River Upstream *Upstream of Ross River Dam*	0.5 % AEP

SC6.8 Mitigating bushfire hazard planning scheme policy

SC6.8.1 Introduction

Short Title -The planning scheme policy (PSP) may be cited as the Bushfire PSP.

SC6.8.1.1 Purpose

(1) The purpose of the planning scheme policy is to:

(a) support the outcomes presented in the Bushfire hazard overlay code; and

(b) provide guidance and information relating to the preparation of a Bushfire hazard assessment, and where necessary a Bushfire management plan.

SC6.8.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.8.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan, in particular, the Bushfire hazard overlay code.

SC6.8.1.4 Terminology

Terms used in this planning scheme policy are as defined in Schedule 1 – Definitions. A term used in the planning scheme policy which is not defined in Schedule 1 - Definitions is to be interpreted in accordance with Part 1.3.1 Definitions.

SC6.8.2 Planning scheme policy details

SC6.8.2.1 Bushfire hazard assessment

A Bushfire hazard assessment (and where necessary a Bushfire management plan) may be required as part of an assessable Reconfiguring a Lot or Material Change of Use development application as determined by assessment under the Bushfire hazard overlay code.

Where a Bushfire hazard assessment is required or is submitted, assessments are to be prepared and undertaken by a suitably qualified and experienced professional.

As a guide, the features sought by council to achieve a comprehensive Bushfire hazard assessment are addressed below.

The Bushfire hazard assessment should have regard to the following –

(1) Australian Standard AS3959 - 2009: Construction of buildings in bushfire prone areas.

(2) State Planning Policy and supporting guidelines.

Editor's note—A detailed guide on how to undertake this type of risk assessment is provided in QRA (2012) publication. Although this focuses on flooding the evaluation process can be applied for any natural hazard.

(1) A bushfire hazard assessment should provide:

(a) the name and qualifications or experience of the person(s) preparing the assessment;

(b) the use description;

(c) location of the extent and level of bushfire hazard in relation to the spatial extent of existing and forecasted land uses;

(d) details of the storage of any dangerous or hazardous goods to be kept on the site;

(e) details of existing vegetation, including slope and aspect characteristics of the site;

(f) details of weather conditions that influence bushfire intensity; and

(g) details of existing bushfire records and local knowledge.

(2) Risk appropriate development;

(a) mapping details of the proposed development through GIS overlays or comparison of hard copy mapping;

(b) a determination of the consequence of a bushfire hazard for each lot within the study area, and a qualitive assessment of

  (i) vulnerability;

  (ii) tolerability;

  (iii) a bushfire risk assessment to identify how development mitigation measures will work in conjunction with other risk management measures including building controls, mitigation infrastructure, early warning systems, community awareness and emergency managements to address the risk of bushfire, should it not be classed as a low hazard on the subject site; and

  (iv) recommendations.

SC6.8.2.2 Bushfire management plans

Where a bushfire management plan is required to respond to the risk, these are to be prepared and undertaken by a suitably qualified and experienced professional.

Where required, a Bushfire management plan is to include with the following:

(1) a discussion of proposed mitigation measures, the reduction of the hazard risk and the feasibility and reasonableness of these measures;

(2) identification of the key factors such as vegetation type, slope and aspect and include matters such as: likely direction of bushfire attack, environmental values that may limit mitigation options, location of evacuation routes and/or safety zones;

(3) an assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities and materials to be conducted or stored on the site, numbers and types of persons likely to be present, particular warning and/or evacuation requirements; and

(4) a plan for mitigating the bushfire risk. The plan should address all of the matters raised and recommend specific mitigation actions for the proposed development including:

  (a) road and lot layout and land use allocations;

  (b) firebreaks and buffers;

  (c) building locations or building envelopes;

  (d) landscaping treatments;

  (e) warning and evacuation procedures and routes;

  (f) firefighting requirements including infrastructure;

  (g) any other specific measures such as external sprinkler systems and alarms;

  (h) purchaser/resident education and awareness programs;

  (i) ongoing maintenance and response awareness programs; and

  (j) a description of the control measures that will be use to ensure compliance.

The level of detail required will vary with the nature of the development proposal and site, and with the type of development application.

The level of detail required to accompany a particular application should be determined in consultation with the assessment manager.

SC6.9 Natural assets planning scheme policy

SC6.9.1 Introduction

Short Title -The planning scheme policy (PSP) may be cited as the Natural assets PSP.

SC6.9.1.1 Purpose

(1) The purpose of the planning scheme policy is to:

(a) support the use of the Natural assets overlay code;

(b) provide background information on the derivation of the natural assets overlay maps;

(c) outline information the council may request for a development application; and

(d) provide guidance or advice about satisfying assessment benchmarks.

SC6.9.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.9.1.3 Relationship to Townsville City Plan

This planning scheme policy supports the assessment provisions specified in Townsville City Plan. Natural assets PSP specifically relates to the assessment of the Natural assets overlay code.

SC6.9.2 Natural assets

SC6.9.2.1 General guidance - environment protection

A healthy natural environment underpins the social and economic fabric of a sustainable city. Human modification of the natural environment interferes with physical and biological processes, natural cycles and energy flows. Natural systems can tolerate some amount of human modification however when the resilience level is exceeded, natural system break down and life support functions are diminished or damaged. In extreme cases damage may be irreparable as with endemic habitat loss, species extinction and desertification. Protecting the environment from human activities is a prerequisite for achieving ecological sustainability.

SC6.9.2.2 Land use and environment protection

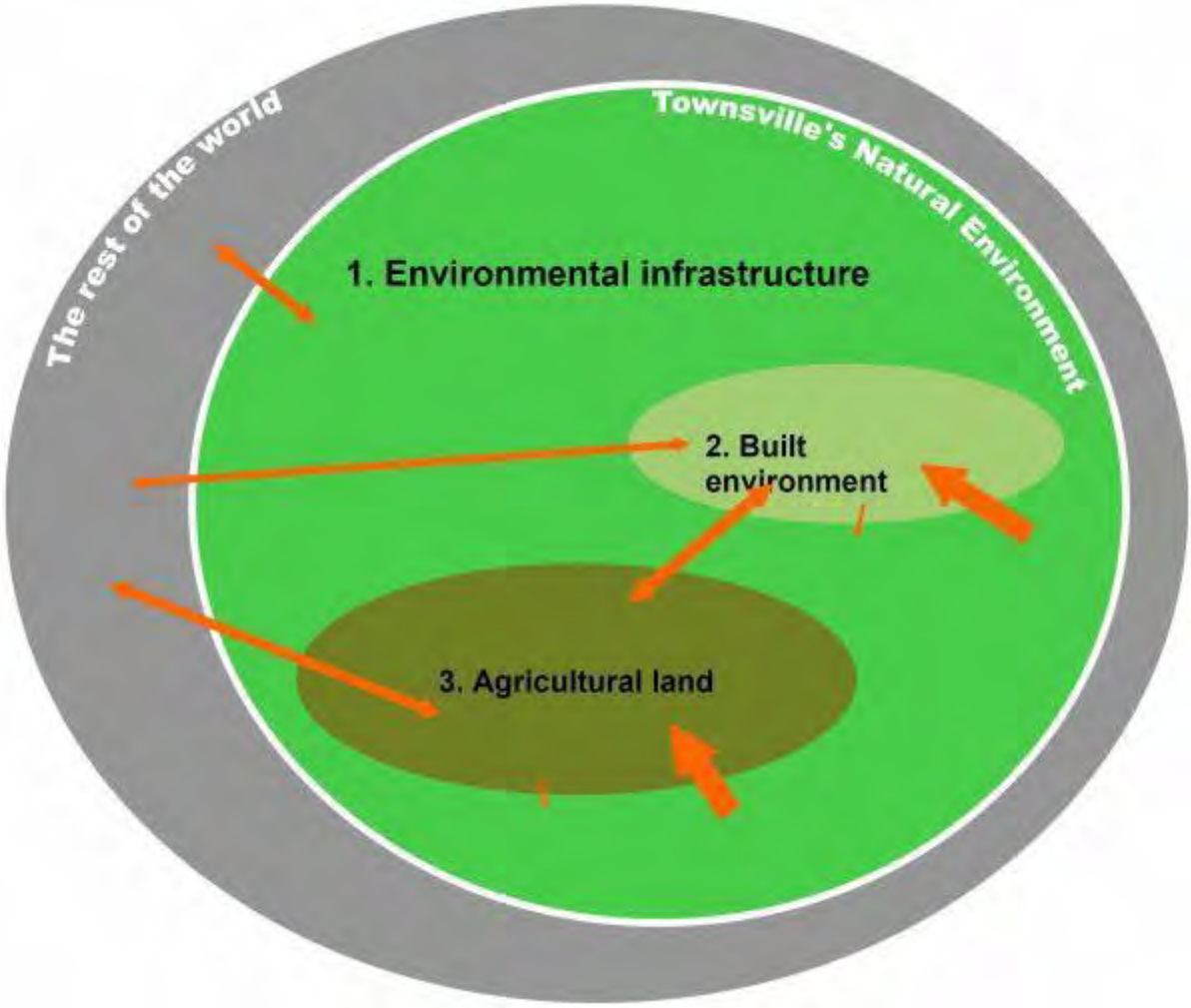
In broad terms, the three main functional land use units are:

(1) Environmental infrastructure;

(2) Built environment; and

(3) Agriculture land.

The three units are overlain on the single pillar of our existence - the natural environment, as illustrated conceptually in the diagram below.



SC6.9.2.3 Ecological planning

To seek to achieve ecological sustainability requires ecologically-based planning solutions. The underlying principle of ecological planning is the maintenance of our quality of life through the protection of our life support systems. This can best be done in a planning context through the recognition and protection of significant environmental areas.

Ecological planning takes an 'organic' approach to planning where the placement of built structures is dictated by environmental features and the need to protect and maintain natural assets and significant environmental infrastructure.

SC6.9.2.4 Environmental infrastructure

Environmental infrastructure is the basic framework or underlying foundation of the natural environment that contains the myriad of life support systems for all forms of life. Environmental infrastructure and function include:

(1) waterways/drainage systems (water drainage, water storage, seed transport, nutrient relocation, soil formation, sediment redistribution, habitat, connectivity, aquifer recharge, recreation, base flow, food source, biodiversity);

(2) wetlands (water filtering, water storage and aquifer recharge, habitat, seasonally high productivity, food source, biodiversity);

(3) riparian vegetation (shading, nutrients, ground cover; bank stabilisation, erosion prevention, water filtering, shelter/refuge, habitat, connectivity, recreation, food source, buffering, biodiversity);

(4) coastal dune systems (first line storm protection, buffering, water filtering, recreation, habitat, biodiversity);

(5) extensive forest in mid and upper catchments slopes >15% (erosion prevention, soil and slope stabilisation, soil formation, habitat, recreation, food source, aquifer recharge/intake, biodiversity, climate stabilisation);

(6) corridors and connections (wildlife movement, seed and vegetation dispersal, habitat, shade, shelter/refuge, food source, buffering, recreation, biodiversity);

(7) habitat/sustainable living space (biodiversity, connectivity, buffering, food source, recreation);

(8) native vegetation (biodiversity, habitat, wildlife movement, buffering, seed and vegetation dispersal, food source, recreation, soil health, shade, shelter/refuge, fuel, timber, erosion prevention;

(9) floodplains (habitat, biodiversity, nutrient and sediment dispersal, food source);

(10) aquifers (water storage, sub surface connectivity, hydraulic pressure); and

(11) protected areas (National Parks, Conservation Parks, Forest Reserves, Fish Habitat Areas and other socially delineated conservation areas).

Environmental infrastructure is unlikely to follow the same lines as appear on cadastral maps.

SC6.9.2.5 Ecosystem services

When planning and designing the built form we need to be aware of the intrinsic value of the surrounding environment and the ecosystem services operating in the background.

These services are provided without the need for any extra mechanical or chemical intervention and operate continually at variable rates determined by environmental conditions and climate. When we 'adjust' the environmental conditions we change the balance of ecological functions and ecosystem services at times beyond the resilience of the system to bounce back. If the change in environmental conditions is exacerbated by climate variability then a system may collapse due to the cumulative combination of natural and human impacts.

A risk management approach is adopted in ecological planning due to the uncertainties about how much of our natural assets (land, vegetation, water, soil, wildlife, soil microbes) is required to sustain an increasing human population and still maintain ecological processes at functional levels.

Determining or estimating the extent and influence of the ecological processes and ecosystem services is necessary in a planning context so that planning policies and intent can be applied to small areas (e.g. a house lot) as well as across broader landscape units such as regional ecosystems and land units.

SC6.9.2.6 Categories and components

The environmental importance ratings depicted on the Natural assets overlay map identify the likely significance of the natural environment and the likely extent of environment protection required to maintain habitat, species, vegetation communities, strategic habitat units, ecological processes, ecosystem services and hydrological function. Each of the three categories (medium, high and very high) are based on a variety of environmental and ecological components. The components associated with each category are listed in Table SC6.9.1—Environmental importance categories and components.

Table SC6.9.1 — Environmental importance categories and components

Category	Environmental importance components	General description
Very High	• Endangered ecological communities − semi evergreen vine thicket* − littoral rainforest and coastal vine thicket − broad leaf tea tree* • Endangered remnant vegetation (VMA vegetation management status) − Brigalow belt north bioregion − sub-regional (<10% left OR <300ha of pre-clearing extent remains) − local government area (<10% left OR <300ha of pre-clearing extent remains) • Remnant vegetation (VMA biodiversity status - endangered (dominant)) • Endangered high value regrowth (VMA) • Non bioregional ecosystems* • GBR wetland protection areas • Main connecting corridors • Mahogany glider habitat • Southern Cassowary habitat • Land units of limited extent* − Alligator Creek delta − *Eucalyptus acmenoides* lowlands − *Eucalyptus brownii* woodlands major occurrence − *Corymbia clarksoniana* alluvial fans − *Eucalyptus platyphylla — Melaleuca viridiflora* alluvial fan complex − *Eucalyptus tereticornis* on holocene deposits − *Grevillea striata* dominant − Land zone 4 grasslands − Pleistocene dunes − Terminal wetlands − *E. platyphylla — C. clarksoniana* woodlands on old levees and prior streams	This category includes endangered species habitat and vegetation communities along with the main connecting corridors (riparian, coastal and biogeographic units), land units of limited extent and Great Barrier Reef (GBR) wetland protection areas. These areas have been allocated as very high priority as they are the last examples of this type of vegetation community and/or habitat (generally less than 10% remains) and are the most vulnerable to loss and/or extinction in the short to medium term. Any further loss of these endangered elements could result in their loss from the landscape with little chance that they will recover or could result in their loss from the landscape with little chance that they will recover or could be restored.

Table SC6.9.1 — Environmental importance categories and components

Category	Environmental importance components	General description
High	• Of concern remnant vegetation (VMA vegetation management status) − Brigalow belt north bioregion − sub-regional (<10% left OR <300ha of pre-clearing extent remains) − local (30-50% of the pre-clearing extent remains) • Remnant vegetation (VMA biodiversity status - Endangered (sub dominant)) • High value regrowth − endangered (sub dominant) − of concern (dominant) • Wetland regional ecosystems (Estuarine, Palustrine, Lacustrine and Riverine) • Black-throated Finch habitat* • Essential habitat (regional ecosystems) • Very high ecosystem diversity (SDI >75% of the maximum value for the Bioregion) • A significant habitat for 'at risk' species • Waterways (buffered as per VMA bioregion codes) • Essential regrowth habitat (VMA)* • Wet tropics corridors* • Statewide corridors (remnant)* • Magnetic Island corridors (remnant)* • Magnetic Island lowland values(remnant)* • Land units of limited extent* − Castle Hill − (Sandy Creek and Double Barrel Creek) floodplain complex − watercourses (and associated areas subject to flooding)	This category includes the next most threatened suite of habitat, species and regional ecosystems (generally less than 30% of these components remaining in the landscape) along with strategically important connecting corridors, essential regrowth habitat, wetland regional ecosystems and endemically important landscape elements. It also includes a significant portion of the network of waterways and buffers (not included in the very high category) that are critical to the maintenance of ecological functions and ecosystem services. This category includes environmental elements close to the probable 'survival edge' as 30% is considered to be at the lower limit of ecological viability and function for habitat and vegetation communities. Any further reduction of extent is likely to result in a downward spiral that could ultimately lead to species endangerment and/or the endemic loss or degradation of vegetation communities and ecological processes. To take into account the relative importance of this category, if there are two or more environmental parameters with a high rating in a given polygon then the polygon was elevated to the very high category.

Table SC6.9.1 — Environmental importance categories and components

Category	Environmental importance components	General description
Medium	• Least concern remnant vegetation (VMA vegetation management status) − Brigalow belt north bioregion • Remnant vegetation (VMA biodiversity status — Of Concern) • High value regrowth − of concern (sub dominant) − least concern • GBR wetland protection trigger areas (buffers) • Statewide corridors (nonremnant)* • Magnetic Island corridors (nonremnant)* • Magnetic Island lowland values (regrowth)*	This category includes the widest range of environmental values from near threatened (30% remnant vegetation remaining) to relatively stable (100% remnant vegetation remaining). This category also includes some of the less tangible environmental and ecological functions, such as catchment protection, buffers, landscape connectivity and viable-sized habitat and ecosystems. This is the category that is likely to require the highest level of investigation prior to any development, as it is the least 'certain' in terms of priority for environmental protection. It is likely to have very high and high environmental value features, which have not been identified at the mapping resolution used for the categorisation. It may also include some low value features. If there are three or more environmental parameters with a medium rating in a given polygon then the polygon has generally been elevated to the high category.

Footnote—SDI is Simpson's Diversity Index

Footnote—* Denotes amendments/additions using DEHP mapping

It should not be assumed that any area has no environmental values. Areas not included in the overlay map (depicted without an infrastructure rating) generally consist of areas that have significantly less environmental value due to the level of disturbance resulting from anthropogenic activities, including clearing of native vegetation and the construction built form. The environmental values of some of these areas could be reinstated.

Applicants and landowners should be aware that other land not included in the overlay map may contain other remnant and non-remnant vegetation or other environmental value that is subject to the requirements of other state and/or federal legislative requirement.

In addition, there are provisions in some zone codes that require applicants to respond appropriately to any localised values that may exist outside the overlay area.

SC6.9.2.7 Mapping limitations

The general mapping resolution used for the environmental importance ratings map (Overlay Map OM-08) is 1:100,000. The Queensland Government's Regional Ecosystem mapping has been used as the base map for the environmental importance rating map and, while being the best available data source for this type of environmental categorisation, it is recognised that there are inaccuracies in the base map and therefore there will be inaccuracies in the resulting product - i.e. environmental importance ratings.

To overcome some of the inaccuracies, a review of the environmental importance ratings has been undertaken for the urban, rural and rural residential areas using 2011 aerial photography (the most recent available at the time of review). Further refinement of the mapping is required, for example, to accurately locate waterways, wetlands, riparian zones and buffers as the current Queensland Government mapping is not accurate at the local/urban scale and especially for order 1 and order 2 streams.

In light of these mapping limitations, it is imperative that an environmental assessment is undertaken for areas mapped with medium, high and very high environmental importance to ensure that development applications are assessed with the benefit of the best available information.

Council will continue to improve its environmental mapping, over time, to more accurately reflect environmental importance across the entire Townsville landscape, to reduce the incidence of unsustainable land use and development, and thereby contribute to the achievement of ecological sustainability and a sustainable Townsville.

SC6.9.2.8 Supporting maps

Supporting maps have been produced to assist applicants in using the Natural assets overlay code. The data presented on each of the supporting maps has been extracted from data contained on map OM-08 and are provided to assist applicants identify environmental and ecological features within the Townsville landscape.

Supporting maps may be used to assist applicants address relevant assessment benchmarks of the natural assets code.

Maps supporting the natural assets overlay code are:

(1) Figure SC6.9.1 – Natural assets – waterways represent the Queensland Government 1:100,000 waterways mapping. Waterways have been mapped to enable identification of stream orders specifically and are designed to allow applicants to identify the relevant stream order that affects a given location.

(2) Figure SC6.9.2 – Natural assets – wetlands include Great Barrier Reef wetlands of high ecological significance (wetland protection areas), riverine wetland regional ecosystems and other wetland regional ecosystems. Ramsar wetlands and wader roosts have also been shown to identify the presence of these areas at their given location.

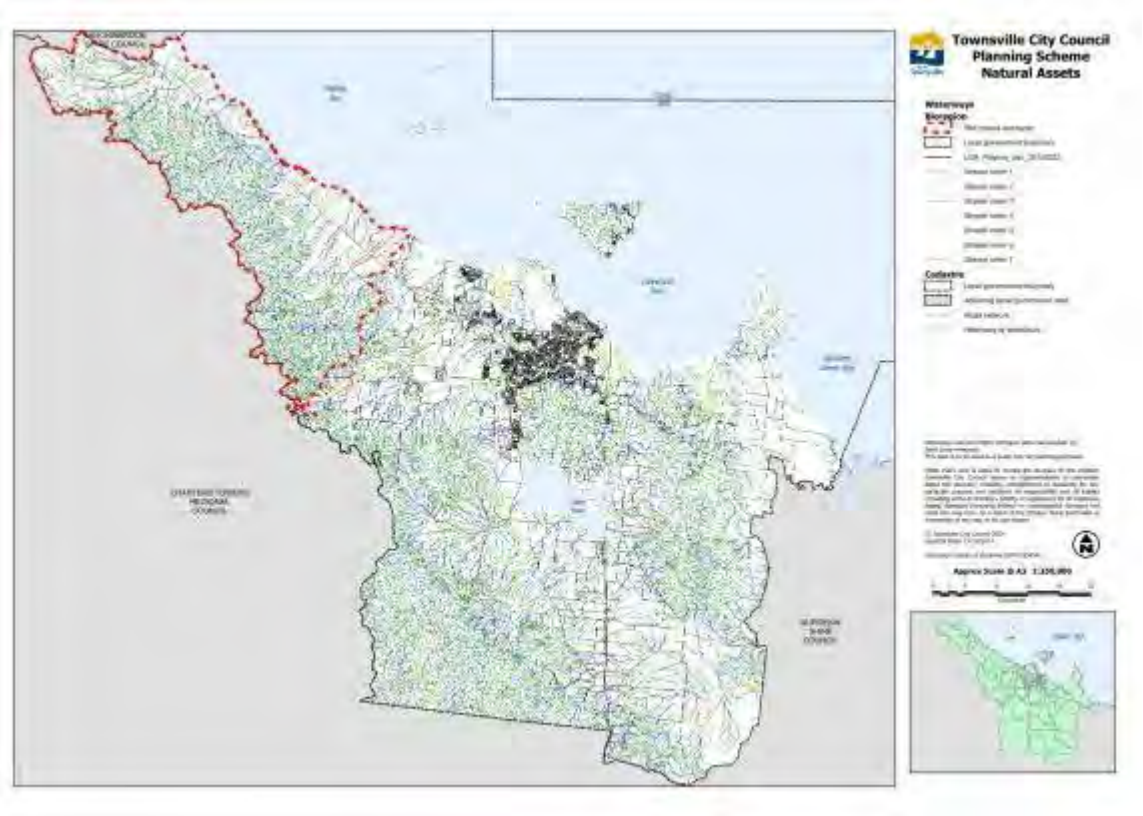
(3) Figure SC6.9.3 – Natural assets – ecological corridors include:

  (a) priority corridors from the Environment and Biodiversity Study: Final Report (Chenoweth April 2011);

  (b) state corridors from data provided by the Department of Environment and Heritage Protection (DEHP); and

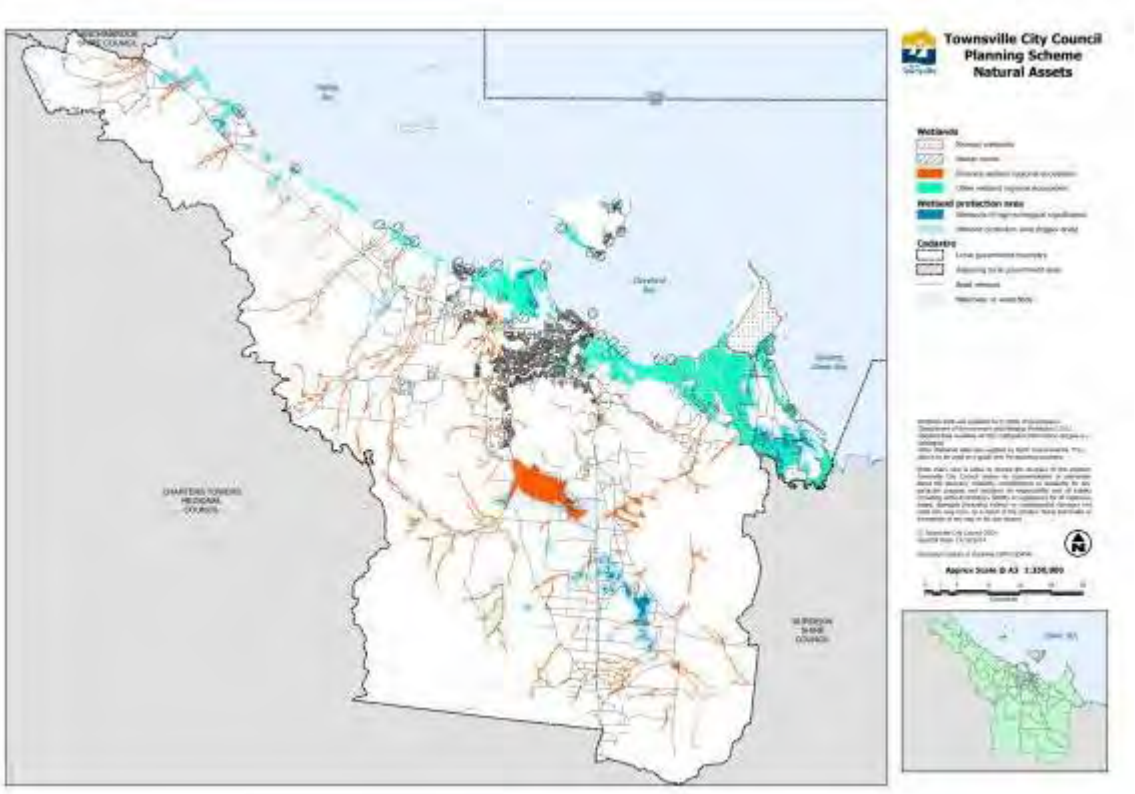
  (c) the state and priority corridors as major ecological corridors and the great eastern ranges conservation corridor. Major ecological corridors shown on the map consist of a 250m core corridor and a 50m buffer either side of the core corridor.

(4) Figure SC6.9.4 – Natural assets – core habitat includes Cassowary, Mahogany Glider and draft Black-throated Finch habitats in addition to essential habitat for other threatened species as mapped by DEHP including declared fish habitat areas.



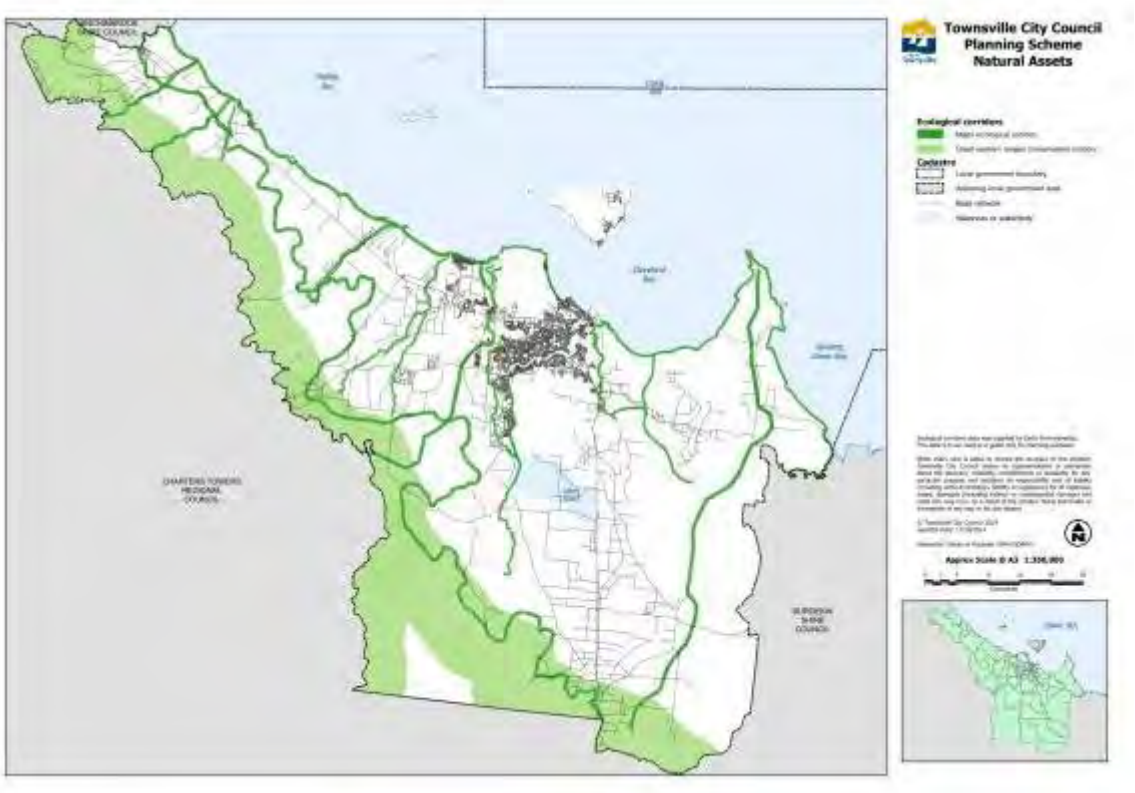
Click here to view PDF high resolution map.

Figure SC6.9.1 - Natural assets - waterways



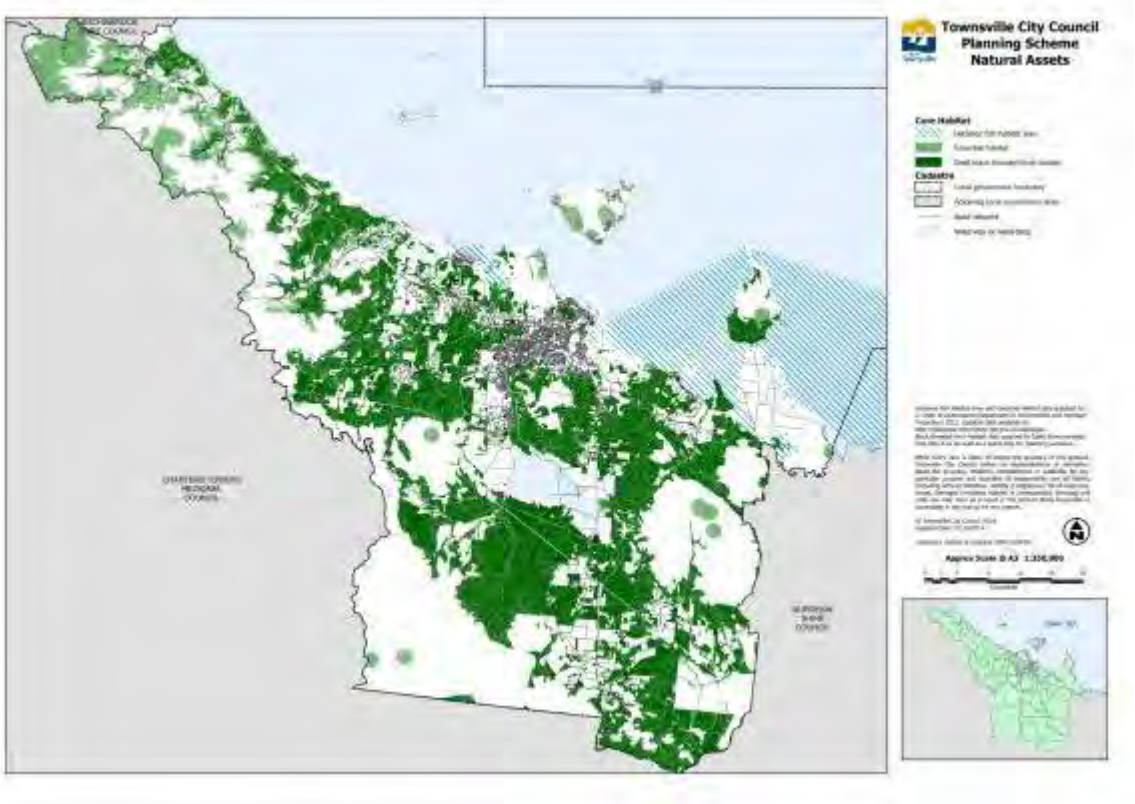
Click here to view PDF high resolution map.

Figure SC6.9.2 - Natural assets - wetlands



Click here to view PDF high resolution map.

Figure SC6.9.3 - Natural assets - ecological corridors



Click here to view PDF high resolution map.

Figure SC6.9.4 - Natural assets - core habitat

SC6.9.2.9 Environmental assessments

An environmental assessment may be required to show what impacts the development activity may have on the environment and how potential adverse impacts on the environment can be mitigated. To demonstrate compliance with the Natural assets overlay code, such an assessment may need to include a detailed ecological assessment.

The required assessments should be undertaken by a suitably qualified and experienced professional and provide a site specific investigation of the values present and their significance to ground truth the data reflected on the overlay mapping. The level of investigation required and techniques utilised should be commensurate with the scale and nature of the proposed development and the type of values present on the site. The environmental assessment should provide the appropriate level of information to assess the potential impact of a proposed development on the environment including:

(1) identification of the physical and ecological features of the site;

(2) identification of the ecological processes and ecosystem services associated with the site;

(3) identification of the physical and ecological connections between the site and the surrounding environment, including ecological processes and ecosystem services; and

(4) comparison of the environmental importance components and features identified on OM-08 to on ground findings.

The environmental assessment and reporting process also provides the development proponent with the opportunity to propose potential solutions that prevent or minimise potential environmental harm to natural assets and ecological processes associated with the proposed development. Potential solutions may include:

(1) environmental offsets;

(2) operational environmental management plans;

(3) succession plans and criteria for handover of natural assets to council;

(4) establishment of Nature Refuge areas;

(5) stormwater management plans incorporating water sensitive urban design (WSUD);

(6) resourced rehabilitation plans (in addition to or instead of environmental offsets); and

(7) innovative ideas for the progression of the development and protection of environmental values.

SC6.9.2.10 Environmental assessment report

The environmental assessment report should be set out in accordance with the framework provided below.

Physical and ecological features of the site including:

(1) Introduction providing information about:
   (a) the applicant;
   (b) tenure;
   (c) location; and
   (d) current land use and proposed land use.

(2) Site description including:
   (a) surrounding land use;
   (b) location in the water catchment;
   (c) proximity to HEV waters;
   (d) proximity to World Heritage Areas and other protected areas;
   (e) geology and soils; and
   (f) Regional ecosystems.

(3) Environmental importance components and features identified on OM-08 (Natural assets overlay).

(4) Likely ecological processes and ecosystem services associated with the site and adjoining areas.

(5) Social, physical and environmental constraints identified in other overlays including flooding, fire hazard, slope and visual amenity.

Physical and ecological features of the site (on ground site assessment results):

(6) The physical and ecological features of the site, based on on-ground assessment including:
   (a) soils and their geological derivation;
   (b) drainage and wetland features;
   (c) Other native vegetation and regrowth;
   (d) Regional Ecosystem type and extent;
   (e) habitat type and extent;
   (f) exotic species presence (terrestrial and aquatic – plant and animal); and
   (g) fauna sightings and signs (additional targeted survey work may be required where threatened species and ecological communities are likely to be present).

(7) Ecological processes and ecosystem services associated with the site.

(8) The physical and ecological connections between the site and the surrounding environment including ecological processes and ecosystem services.

Comparison of desktop review features with site assessment features:

(9) Comparison of the environmental importance components and features identified on OM-08 council's Natural assets overlay to on ground findings.

Suggestions for development impact avoidance or mitigation, including, but not limited to the following considerations:

(10) stormwater management including erosion prevention and sediment movement control;

(11) habitat management including weed control;

(12) maintenance of ecological processes; and

(13) maintenance or improvement of connectivity.

Environmental assessments and the preparation of management and rehabilitation plans are to be undertaken by a

person/people/organisation with the appropriate skills and experience. Where a person with less than four years' experience in field work is involved in the assessment, they should be supervised by an experienced environmental practitioner. Regardless of experience and qualifications, all work should be thoroughly reviewed as part of a quality assurance process prior to submission of studies, reports and plans to council.

SC6.9.2.11 Site-based management and rehabilitation plan

Where there is a requirement in the Natural assets overlay code, a site based management plan and/or a rehabilitation plan should be prepared to address the site specific situation. Generally, content should be in a format that identifies:

(1) the physical and biological condition of the site (from the Environmental assessment report);

(2) the issue/s being addressed and their location (from the Environmental assessment report);

(3) how and over what time scale the issue will be addressed (with input from Part 4 of the Environmental assessment report); and

(4) the commitment of resources allocated to implement the plan.

Plans need to provide enough information to show that the performance outcomes in the Natural assets overlay code will be met by the implementation of the plan. The use of maps and accompanying tables with management actions are encouraged to simplify the plan and reduce the size of documents.

SC6.9.2.12 Additional information

Additional material may be required as part of the environmental assessment depending on the environmental importance components and features identified in the Natural assets overlay. This involves proximity to areas of significant ecological or environmental value and requirements for vegetated buffers as well as the proximity to wader roosts. Additional information will be required if the proposed development is within:

(1) 200 metres of a wader roost area as indicated on Figure SC6.9.2 – Natural assets – wetlands;

(2) 200 metres of core habitat and endangered ecological communities;

(3) 200 metres of HEV waters;

(4) 200 metres of a wetland area;

(5) 100 metres of an ecological corridor;

(6) 100 metres of a declared fish habitat area; and

(7) 100 metres of a waterway.

Information derived from on ground investigations will be required to show:

(1) the actual distance from the environmental feature to the edge of the development and a comparison to the Natural assets overlay.

(2) the physical condition of the area between the environmental feature and the development including:

  (a) soils;

  (b) drainage patterns;

  (c) habitat type/s;

  (d) vegetation type and condition;

  (e) presence of exotic species;

  (f) observed fauna and signs of fauna; and

  (g) built infrastructure e.g. fences, drains and roads; and

(3) how buffer areas will maintain natural assets and ecological processes if a proposed buffer area/width is less than that specified in the Natural assets overlay code.

It is the responsibility of the development proponent to provide council with alternative solutions, when digressing from council's acceptable solutions, to ensure natural assets and ecological processes are not degraded as a consequence of the proposed development. Council may adopt the proponent's suggestions as conditions of development approvals.

SC6.9.2.13 Background information to assist environmental assessments

Council has compiled a range of environmental information to assist development proponents with the preparation of their environmental assessments. A list of the information is provided below with associated references:

(1) schedule of locally significant fauna, flora and vegetation/ecological communities along with those scheduled under legislation;

(2) landscaping guidelines expounding the use of local native species and excluding environmental weed species;

(3) local and regional movement requirements of wildlife (refine connectivity corridors based on species habitat location and known ecology);

(4) fauna survey techniques (e.g. types of trapping, call play back etc.) including the most appropriate targeted survey techniques and when these may be required for particular species;

(5) pest species (flora and fauna) specific to Townsville and appropriate management techniques; and

(6) Black Ross (Townsville) Water Quality Improvement Plan

SC6.9.2.14 Terminology

The following table provides a useful compendium of environmental terms, including terms used in this policy.

Word / Term	Explanation
Aquatic	Of the water, or living or growing in water.
Arboreal	Tree dwelling. Adapted to living in or among trees. Spending a significant part of the life cycle in trees or relying on arboreal habitats for shelter and/or food.
Avian	Birds. Of or pertaining to birds.
Biodiversity	The variety of all life forms: (1) *genetic diversity*—the variety of genetic information contained in individual plants, animals and other organisms. (2) *species diversity*—the variety of species. (3) *ecosystem diversity*—the variety of habitats, ecological communities and ecological processes. (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012, pp.45-49).
Biodiversity values	As biodiversity is the variety of all forms of life biodiversity values are difficult to quantify. Biodiversity values are often based on a combination of biological and biophysical parameters including; habitat species richness and endemic anomalies. Some of these parameters have been included in the environmental importance rating map prepared for the Natural Assets Overlay.
Biophysical processes	Processes involving interaction between the biological (organic) world and the physical (inorganic) world e.g. soil formation and nutrient recycling.
Bioregion	As described in the *Vegetation Management Act 1999* (VMA).
BTF is Black-throated Finch	The Black-throated Finch BTF is an Endangered species under the *Commonwealth Environmental Protection and Biodiversity Conservation Act 2000* (EPBC Act) and Queensland's *Nature Conservation Act 1992*. BTF habitat mapping is draft and will require further investigation to determine actual core habitat. A greater level of assessment will be required for development applications in BTF habitat areas.
Buffer	The threat management space between a natural or environmental asset and the threat. Buffers can also act as ecological corridors and provide habitat for wildlife. [anything serving to neutralise the shock of opposing forces (The Macquarie Dictionary (2nd Edition) 1991, p.234)]

Buffering	The practice of providing a managed ecotone between the area of environmental significance and the threatening process/es.
Connectivity	The physical linkages serving to connect dissimilar or separated patches of habitat. The name given to the concept of landscape elements being connected. The capacity of landscapes or aquatic environments to allow ecological movement and function. The broad concept can be considered to have several main elements:*landscape connectivity*—the physical connection between areas with vegetation cover across a landscape. (1) *habitat connectivity*—the connection between patches of habitat suitable to a particular species. (2) *ecological connectivity*—the ecological processes that underpin the function of landscapes; for example, the transfer of pollen or seeds and the sequestration of soil carbon. (3) *evolutionary connectivity*—populations of species are able to interact naturally, sharing genes and adapting to changing environmental conditions. (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012, pp.45-49).
Core area, core habitat area	An area of habitat that is of a suitable size, shape and condition for an assemblage of species or a single organism. Core habitat provides nutrients and water resources, and supports successful reproduction. (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012, pp.45- 49).
Corridors	Corridors are passageways that facilitate the movement of organisms and serve as habitat. Corridors exist at a range of scales depending on the organism and their ecological requirements. Corridors are not confined to linear strips of vegetation or riparian zones but rather include an interconnected network of native vegetation and habitat across the landscape. Waterways and wetlands provide ecological corridors for aquatic organisms.
Degraded	In a lessor state as a result of human interaction and natural causes e.g. storms.
Ecological communities	Assemblages of species (plants, animals, bacteria and fungi) that interact with each other in a common environment and often as part of a food chain or trophic web.
Ecological functions	Functions and processes involving the interaction of organisms with each other and their environments including , nutrient cycling, pollination, animal and plant breeding.
Ecological significance	The term used to describe areas that are important for maintaining biodiversity and ecological processes.
Ecotone	The gradation or transition zone between different habitats or vegetation communities.
Ecosystem	Ecosystem is “1. a community of organisms interacting with one another and with the environment in which they live.” (The Macquarie Dictionary (2nd Edition) 1991, p.555). A complex network or interconnected system or a biological community of interacting organisms and their physical environment; for example, combinations of plant, animal and other organisms in communities and their non-living environment (soil, water, climate, and so on) interacting as a functional unit, such as forest, wetland or grassland. (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012, pp.45-49).
Ecosystem health	A measure of the condition of ecosystems from sustainable to threatened.

Ecosystem processes	Those life processes and interactions between organisms and the environment that (generally) contribute to the overall health of the ecosystem.
Ecosystem services	The multitude of resources and processes that are supplied by natural ecosystems. Collectively, these benefits are known as ecosystem services and include products like clean drinking water and processes such as the decomposition of wastes. The term is generally applied to benefits to human beings as with the Millennium Ecosystem Assessment 2005 definition “the benefits people obtain from ecosystems”. This is a narrow, anthropogenic definition that could restrict the protection of important ecosystem services if they are not seen as beneficial to humans. The definition has been broadened in the National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012 to read; “the processes or materials provided by ecosystems. Ecosystem services benefit biodiversity, humans and society through the provision of essential goods and services such as clean air, water, food, shelter, energy, nutrients, amenity values and cultural resources”. (pp.45-49)
Endemic	Refers to organisms that are native to a particular area or region. Having a limited distribution or habitat extent or confined to a specific area.
Environmental infrastructure	Environmental infrastructure is the basic framework or underlying foundation of the natural environment that contains the myriad of life support systems for all forms of life.
Hydrological function	The function of water moving through the landscape as part of a natural drainage process. Hydrological function is shaped by geological features and influences those features over time e.g. erosion. Hydrological function can be impeded by: (1) the placement of obstacles in waterways, (2) obstructing overland flow e.g. raised roads and rail lines, (3) reduced aquifer recharge.
Migratory species	Animals, especially birds and marine species, that travel significant distances (compared to remaining in a home range) to: (1) avoid climatic extremes and resource (food) depletion, (2) find sufficient resources to maintain physical health, (3) breed in more favourable conditions.
Native habitat	Habitat that is in a relatively natural state with minimal disturbance from human activities with a low incidence of exotic plant species.
Native species	Species (plant or animal) that would normally be found in the (Townsville) natural environment.
Natural areas	Those parts of the environment that have not been significantly altered from their natural state and that retain their ecological processes, biophysical functions and suite of native species.
Naturalised	Non-native species introduced to Australia that flourish and become part of the landscape.
Non-native	Not having evolved in Australia. Introduced into Australia from another country within the last 300 years.
Pest fauna and flora	Introduced species that threaten the viability and/or productivity of native ecosystems.

Refuge/refugia	An area that provides shelter, food or water for organisms when other parts of the landscape are inhospitable. For example, rocky areas can provide shelter during bushfires, while riparian areas might provide food and water during times of drought (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012, pp.45-49).
Resilience	The ability to recover after being impacted by threatening processes.
Riparian areas	Areas of vegetation alongside watercourses, lakes and wetlands. They often contain vegetation that differs from that in the surrounding landscape, providing important habitat and ecological resources (from National Wildlife Corridors Plan: A framework for landscape-scale conservation 2012 pp.45-49).
Significant ecological communities	Those ecological communities that are limited in extent (endemic) or population, confined to specific habitats or have characteristics that result in a vulnerability to environment changes and threatening process.
Threatened species	Threatened wildlife means native wildlife that is prescribed under the *Nature Conservation Act 1992* as— (a) extinct in the wild wildlife; or (b) endangered wildlife; or (c) vulnerable wildlife.
Threatening processes	Human activities that adversely impact the environment, natural values and ecological processes and result in adverse impacts including habitat loss, native vegetation destruction and reduced populations of native and migratory species.
Wader roosts	As defined in the Environment and Biodiversity Study: Final Report (Chenoweth 2011) and represented as a 700 metre buffer trigger area around wader roosts.
Wetland mapping and classification methodology	The "A Method to Provide Baseline Mapping and Classification for Wetlands in Queensland (VERSION 1.2) published by the Environmental Protection Agency, Queensland Government and produced in conjunction with the Australian Government (Department of the Environment and Heritage) in 2005.

SC6.10 Parking rates planning scheme policy

SC6.10.1 Introduction

Short Title – The planning scheme policy (PSP) may be cited as the Parking rates PSP.

SC6.10.1.1 Purpose

The purpose of the planning scheme policy is to:

(1) define the particular rates of parking that provide the relevant acceptable outcome under the Transport impact, access and parking code in the Townsville City Plan.

SC6.10.1.2 Legislative authority

This planning scheme policy is made under Chapter 2, Part 3 of the *Planning Act 2016*.

SC6.10.1.3 Relationship to the Townsville City Plan

This planning scheme policy is to be read in conjunction with the assessment provisions specified in the Townsville City Plan, specifically the Transport impact, access and parking code.

SC6.10.1.4 Terminology

Terms used in this planning scheme policy are defined in Schedule 1 - Definitions. A term which is not defined in Schedule 1 - Definitions is to be interpreted in accordance with Part 1.3.1 - Definitions.

SC6.10.2.1 Planning scheme policy content - parking rates

(1) Parking rates are provided on site in accordance with the following uses or combination of uses.

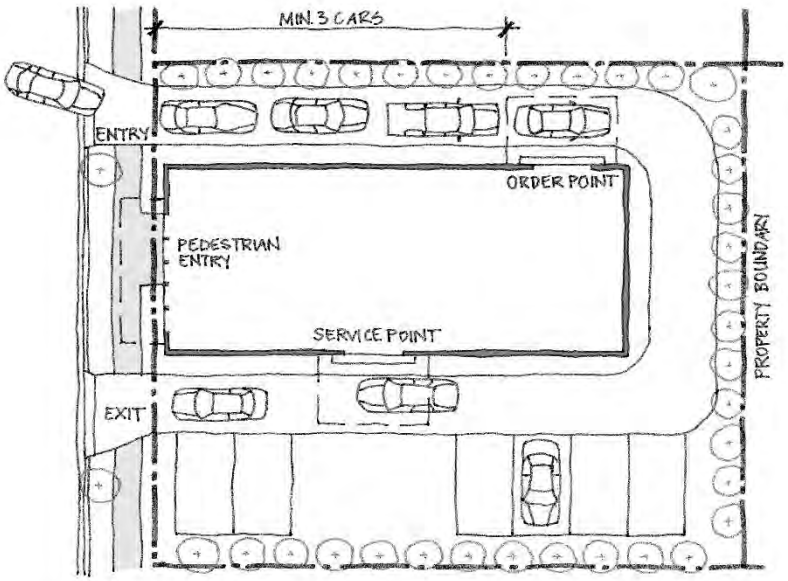
(2) Where a combination of uses is proposed the minimum number of car parking spaces to be provided is consolidated if uses will operate at alternative times to each other or are visited as part of the same trip. In this instance, the minimum number of parking spaces to be provided is calculated in accordance with the table for the proposed use which requires the highest number of minimum car parking spaces.

~~(2)~~(3) Where the number of parking spaces calculated in accordance with this table is not a whole number, then the minimum number of spaces to be provided is to be rounded upward to the closest whole number.

(4) The number of car parking spaces required for people with ~~a~~ disability is to be in accordance with Table D3.5 of the Building Code of Australia. There is no requirement to designate car parking spaces for people with ~~a~~ disability where the total number of car parking spaces required is five (5) or less.

~~(3)~~(5) Alternative solutions to meeting the minimum required car parking spaces can be assessed against PO17 under the Transport impact, access and parking code. Alternative solutions may demonstrate demand being met though alternative transport modes including public and active transport.

Use	Parking rates
Adult store	One (1) space per 25m² of GFA.
Agricultural supplies store	One (1) space per 100m² of total use area, but not less than five (5) spaces.
Air services	One (1) space per 80m² of GFA.
Animal keeping	One (1) space per 10 animals for which accommodation is provided for on the premises, OR 3 spaces, whichever is the greater.
Aquaculture	One (1) space per employee (FTE).
Brothel	One (1) space for each room in the brothel AND one (1) space per two employees (FTE) on the premises at any one time.
Bulk landscape supplies	One (1) space per 100m² of total use area, but not less than five (5) spaces.
Caretaker's accommodation	One (1) space.
Car wash	Two (2) spaces, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay.
Cemetery	Thirty (30) spaces plus one (1) space per two employees (FTE) on the premises at any one time.
Child care centre	One (1) space for every 6 children, and 1 space per employee (FTE).
Club	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community care centre	~~One space per 20m² of GFA~~Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community use	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Crematorium	Thirty (30) spaces plus one (1) space per two employees (FTE) on the premises at any one time.
Detention facility	One (1) space per 2 employees (FTE); plus a minimum of ten (10) visitor spaces.
Dual Occupancy	Two (2) spaces per dwelling ~~unit~~, which may be provided in tandem, of which one (1) space is to be covered per dwelling ~~unit~~.
Dwelling house	Two (2) spaces, which may be provided in tandem, of which one (1) space is to be covered.
Dwelling unit	One (1) space.
Educational establishment	Primary – one (1) space per employee (FTE) AND one (1) space per 10 students for visitor parking AND sufficient spaces for loading and unloading of passengers in addition to other requirements. Secondary – one (1) space per employee (FTE), AND one (1) space per 10 students of legal driving age, AND one (1) visitor space per 50 students, AND sufficient spaces for loading and unloading of passengers in addition to other requirements. Tertiary – point five (0.5) spaces per employee (FTE) PLUS one (1) space per 10 students (FTE), AND sufficient spaces for loading and unloading of passengers in addition to other requirements.
Emergency services	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Environment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Extractive industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Food and drink outlet	In the Principal centre zone and not containing a drive-through: No car parking required.

	In the Local centre zone and in the North Ward local centre precinct, and not containing a drive-through: No car parking required. In the Medium density residential zone and in the North Ward villages precinct or The Strand precinct, and not containing a drive-through: No car parking required. In the High density residential zone and in the Palmer Street precinct, and not containing a drive-through: No car parking required. All other zones and precincts, or if the use contains a drive-through: One (1) space per 10m² of GFA available to the public (including outdoor dining); One (1) space per 50m² of GFA for food preparation (excluding GFA used for storage); AND For any drive-through facility, queuing space within the site for ten (10) vehicles being served or awaiting service, with three (3) of those queuing spaces to be provided prior to arriving at the ordering point. ~~; AND~~ ~~One (1) space per 100m² of GFA used for storage.~~ 

Function facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Funeral parlour	One (1) space per employee; AND One (1) space per hearse; AND One (1) space per 4 persons capable of being seated in any chapel or accommodated in a function area with a minimum of ten (10) spaces.
Garden centre	One (1) space per 100m² of total use area, but not less than five (5) spaces.
Hardware and trade supplies	One (1) space per 40m² of GFA.
Health care services	One (1) space per 20m² of GFA, OR four (4) spaces per medical practitioner, whichever is the greater; AND one (1) space for ambulance vehicle pick-up and set down.
High impact industry	One (1) space per 100m² of GFA.
Hospital	One (1) space for each 4 beds, two (2) spaces for each 3 employees, AND one (1) space for each doctor.
Hostel	One (1) space for every 2 beds provided, one (1) space for every 4 employees (FTE), and an additional one (1) covered space for a resident manager.~~, and a dedicated car washing bay (additional to visitor and tenant parking spaces).~~ ~~A dedicated car washing bay is not required where there are 5 or less dwelling units provided. A dedicated car wash bay may also be integrated with visitor parking to serve both functions.~~
Hotel	Licensed facilities: One (1) space per ~~42~~m² of bar area; and One (1) space per 10~~5~~m² of the lounge and beer garden area. One (1) space for each guest suite; AND One (1) space for each resident manager or caretaker; AND For any drive-through facility, queuing space within the site for ten (10) vehicles being served or awaiting service.
Indoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive animal industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive horticulture	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Low impact industry	One (1) per 100m² of GFA.
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Marine industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Market	One (1) space per stall.
Medium impact industry	One (1) space per 100m² of GFA.
Motor sport facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Multiple dwelling	In the Principal centre zone: One point five (1.5) spaces per dwelling (and one (1) dedicated car washing bay* for the entire development). In the High density residential zone: One point five (1.5) spaces per dwelling (and one (1) dedicated car washing bay* for the entire development). In the Medium density residential zone: One point five (1.5) spaces per dwelling; Point two (0.2) spaces per dwelling for visitors (and one (1) dedicated car washing bay* for the entire development). All other zones: One point seven (1.7) spaces per dwelling; Point two (0.2) spaces per dwelling for visitors (and one (1) dedicated car washing bay* for the entire development). * A dedicated car washing bay is not required where there are 5 or less dwellings provided. A dedicated car wash bay also may be integrated with visitor parking to serve both functions.
Nature-based tourism	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Nightclub entertainment facility	One (1) space per 15m² for the first 1,500m² of GFA, then one (1) space per 25m² of GFA thereafter.
Non-resident workforce accommodation	One (1) space per employee (FTE).
Office	In the Principal centre zone: One (1) space per 70m² of GFA All other zones: One (1) space per 30m² of GFA.
Outdoor sales	Point seven five (0.75) spaces per 100m² of total use area AND four (4) spaces per work bay (for vehicle service facilities)
Outdoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Permanent plantation	No parking rate required.
Place of worship	One (1) space per 4~~10~~ persons capable of being seated.
Port services	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Relocatable home park	One point five (1.5) spaces per relocatable home.
Renewable energy facility	No parking rate required.
Research and technology industry	One (1) space per 80m² of GFA.
Residential care facility	Subsidised developments (nursing and convalescent homes): One (1) space per 10 beds; AND one (1) space per 2 employees and one (1) space per ambulance Self-contained units: One (1) space per 10 units (residents) and one (1) space per 10 units (visitor)

Resort complex	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Retirement facility	One (1) space per 2 self-contained or service units~~, plus one (1) space per 5 nursing home beds of the premises.~~
Rural industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Rural workers accommodation	One (1) space per accommodation unit.
Service industry	One (1) space per 100m² of GFA.
Service station	One (1) space per 40m² of GFA.
Shop	In the Principal centre zone: One (1) space per 30m² of total retail area* available to the public and one (1) space for each 100m² of total storage GFA. All other zones: One (1) space per 25m² of total retail area * available to the public and one (1) space for each 100m² of total storage GFA. * The total retail area available to the public excludes: (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; and (e) the parking, loading and manoeuvring of motor vehicles;
Shopping Centre	In the Principal centre zone: One (1) space per 30m² of total retail area * available to the public and one (1) space per each 100m² of total storage GFA. All other zones: One (1) space per 25m² of total retail area * available to the public GFA and one (1) space per each 100m² of total storage GFA. * The total retail area available to the public excludes: (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; and (e) the parking, loading and manoeuvring of motor vehicles.

Short-term accommodation	In the Principal centre zone: 0.75 spaces per self-contained unit, and 0.25 spaces per non self-contained unit, AND one (1) space for each 10m² of GFA available to the public and one (1) space per 50m² of GFA kitchen and preparation areas, and point one (0.1) spaces per unit for visitors. All other zones: One (1) space for each guest suite, one (1) space for a restaurant manager or caretaker, AND one (1) space for each 10m² of GFA available to the public and one (1) space per 50m² of GFA kitchen and preparation areas.
Showroom	One (1) space per 40m² of GFA.
Special industry	One (1) space per 100m² of GFA.
Telecommunications facility	No parking rate required.
Theatre	One (1) space per 15m² of GFA or one (1) space for each 4 seats, whichever is the greater.
Tourist attraction	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist park	One (1) space per van, relocatable home and cabin site (to be located adjacent to such site), one (1) visitor space per 10 such sites, one (1) space for each 2 staff members, and one (1) space for a resident manager.
Transport depot	Sufficient spaces to accommodate the amount and type of vehicle traffic likely to be generated by the particular use.
Utility installation	Sufficient spaces to accommodate the amount and type of vehicle traffic likely to be generated by the particular use.
Veterinary services	Four~~ive~~ (4~~5~~) spaces per veterinarian.
Warehouse	One (1) space per 100m² of GFA.
Wholesale nursery	One (1) space per 100m² of total use area.
Winery	One (1) space per 25m² of GFA.
Any other development	Sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.

Schedule 7 Places of cultural heritage value

Table SC7.1.1 - Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Aitkenvale				
171510	1 RP 727464	98-100 Charlotte Street, Aitkenvale 4814		Local
176950	169 RP 703537, 170 RP 703537, 171 RP 703537	5 Sabadine Street, Aitkenvale 4814		Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Arcadia				
249270	160 EP 708	31 Hayles Avenue, Arcadia 4819	RSL	Local
249430	97 RP 706831	36 Hayles Avenue, Arcadia 4819	Dell-Orana	Local
249960	16 RP 706831	27 Marine Parade, Arcadia 4819	Centaur House (former)	Local
~~250120~~5511 81	2 SP 278231~~3 SP 172355~~	~~5~~-8 Marine Parade, Arcadia 4819	Hayles House (former)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Belgian Gardens				
27750	3 RP 712293	29 Evans Street, Belgian Gardens 4810		Local
30080	1 RP 748513	142 Bundock Street, Belgian Gardens 4810		Local
~~30450~~	~~43 T 118114~~	~~19 Bundock Street, Belgian Gardens 4810~~		~~Local~~
~~30460~~	~~44 T 118114~~	~~21 Bundock Street, Belgian Gardens 4810~~		~~Local~~
33100	32 RP 729858	13 St James Drive, Belgian Gardens 4810	Bishop's Lodge	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Castle Hill				
24690	257 EP 513	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
24700	156 EP 2335	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
24710	264 EP 543	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
24730	409 EP 996	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
24740	788 CP 855219 460 CP 854048	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
24750	388 EP 1264	0 Castle Hill Road, Castle Hill 4810	Castle Hill	State
45170	1 USL 50891	13 Scully Street, West End~~Castle Hill~~ 4810	Castle Hill	State
334383	157 EP 2349	Castle Hill Road, Castle Hill 4810	Castle Hill	State ~~Local~~

347088	11 USL50631, 87 USL50632,	0 Potts Street, Belgian Gardens~~Castle Hill~~ 4810	Castle Hill	State
~~350995~~	~~2 CP853734,~~ ~~3 CP853734,~~ ~~460 CP 854058~~	~~Castle Hill Road, Castle Hill 4810~~	~~Castle Hill~~	~~State~~
355408	5 USL 50632, 18 USL 50632	0 William Street, West End~~Castle Hill~~ 4810	Castle Hill	State
~~500749~~	~~358 SP 144120~~	~~0 Yarrawonga Drive, Castle Hill 4810~~	~~Castle Hill~~	~~State~~

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Cape Cleveland				
361452	1 CP882211, 2 CP882211, 3 CP 882211	0 Cape Cleveland Road, Cape Cleveland 4810	Cape Cleveland Lightstation ~~Station~~	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Townsville City				
2100	15 T 118173	16 Wickham Street, Townsville City 4810	Townsville Customs House (former)	State
2110	10 T 118248	12-14 Wickham Street, Townsville City 4810	Townsville State Government Offices	State
2140	~~1 RP 732344~~CP BUP 70089	108-124 Flinders Street, Townsville City 4810	Burns Philp & Company Ltd Building (former)	State
2170	2 RP 701607	247 Flinders Street, Townsville City 4810	Samuel Allen & Sons Building (former)	State
2180	2 RP702069, 2 RP701585, 1 RP 711511	87-95 Flinders Street, Townsville City 4810	Tattersalls Hotel (former)	State
2190	1 RP 716793, 2 RP 716793	101-111 Flinders Street, Townsville City 4810	Bank of NSW, and AMIEU (QLD Branch) (former)	State
2220	2 SP 172356	129-135 Flinders Street, Townsville City 4810	Commercial Hotel (former)	Local
2240	1 RP 701590	143-149 Flinders Street, Townsville City 4810	Magnetic House	State
2250	327 SP 171614 1 AP 13623	151-157 Flinders Street, Townsville City 4810	Exchange Hotel	Local
2270	325 T 1185	167-173 Flinders Street, Townsville City 4810	Australian Joint Stock Bank (former)	State

2280	1 RP 716252, 4 RP 716252, 3 RP 701624	175-179 Flinders Street, Townsville City 4810	Queens Building	State
2290	2 RP 701623, 2 RP 716252, 3 RP 716252	181-183 Flinders Street, Townsville City 4810	Atkinson & Powell Building (former)	State
2300	1 RP 701617 1 RP 701621	185-191 Flinders Street, Townsville City 4810	North Queensland Mortgage & Investment Company, (former)	Local
2310	CP SP 162432	193-195 Flinders Street, Townsville City 4810	T. Willmetts & Sons printery and stationery warehouse (former)	State
2320	322 T 1185	197-203 Flinders Street, Townsville City 4810	Stanton House	State
~~2330~~3840	~~2 RP 729802~~ CP GTP 70037	205-20~~7~~13 Flinders Street, Townsville City 4810	Commercial Banking Company of Sydney (former)	State
2350	1 RP 701615	221-223 Flinders Street, Townsville City 4810	Clayton's Apothecaries Hall (former)	State
2400	CP SP 125906	241-245 Flinders Street, Townsville City 4810	Rooney Building	State
2420	1 RP 701658	253-259 Flinders Street, Townsville City 4810	Perc Tucker Regional Gallery	State
2450	1 RP 701662, 2 RP 701662	269-275 Flinders Street, Townsville City 4810	W. H. Green Building (former)	Local
2490	3 RP 701665	287-289 Flinders Street, Townsville City 4810	Willmett's Stationery Shop (former)	Local
2500	2 RP 707340	291-293 Flinders Street, Townsville City 4810	Kodak Building (former)	Local
2510	16 RP 707412	295-303 Flinders Street, Townsville City 4810	Queensland National Bank (former)	State
2540	171 T 1181	337-343 Flinders Street, Townsville City 4810	Westpac Bank (former)	State
2650	CP SP 141326	419-433 Flinders Street, Townsville City 4810	State Government Offices (former)	State
2790	1 RP 708141, 2 RP 701742	495-499 Flinders Street, Townsville City 4810	Newmarket Hotel	Local
3020	1 SP 229803	719-741 Flinders Street, Townsville City 4810	Lion Brewery (former)	State
3030	1 RP 739077	743-765 Flinders Street, Townsville City 4810	Mansfield Hotel	Local
3070	1 RP 701861, 320 T 11823	807-813 Flinders Street, Townsville City 4810	Sovereign Hotel	Local

~~3080~~	~~321 T 11823~~	~~815-821 Flinders Street, Townsville City 4810~~		~~Local~~
~~3090~~	~~5 RP 712497~~	~~823-827 Flinders Street, Townsville City 4810~~		~~Local~~
~~3100~~	~~4 RP 712781~~	~~829-833 Flinders Street, Townsville City 4810~~		~~Local~~
7930	2 RP 701898	8 Murray Street, Townsville City 4810		Local
3190	~~103~~ 4 SP 253509~~253492~~	502~~-790~~ Flinders Street, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
542194	CP SP 253512	3 Kingsway Place, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
544267	1 SP 253510	538 Flinders Street, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
544268	~~26 SP 253492~~CP SP 253511	5 Kingsway Place, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
~~547782~~	~~2 SP 253510~~	~~534 Flinders Street, Townsville City 4810~~	~~Townsville Railway Station and North Yards Railway Workshops~~	~~State~~
547783	3 SP 253510	546 Flinders Street, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
552447	102 SP 299511	534 Flinders Street, Townville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
547558	3 SP 253509	2 Aplin Street, Townsville City 4810	Townsville Railway Station and North Yards Railway Workshops	State
502628	1 SP 253509	10 Kingsway Place, Townsville City	Townsville Railway Station and North Yards Railway Workshops	State
3220	181 T 1181, 182 T 1181	486-500 Flinders Street, Townsville City 4810	Great Northern Hotel	State
3340	31 T 11860	416-418 Flinders Street, Townsville City 4810	Australian Mutual Provident Society Building (former)	State
3360	33 T 11860	408-410 Flinders Street, Townsville City 4810	Henlein & Co. (former)	State

3480	2 RP 707272, 20 RP 707272	336-344 Flinders Street, Townsville City 4810	Commercial Banking Company of Sydney (former)	Local
3520	6 T 118212	272-278 Flinders Street, Townsville City 4810	Commonwealth Bank of Australia (former)	State
3530	1 RP 735183	252-270 Flinders Street, Townsville City 4810	Townsville Post Office (former)	State
3540	12 T 118573	232-234 Flinders Street, Townsville City 4810	Aplin Brown & Company Building (former)	State
3550	2 RP 701523, 3 RP 701523	228-230 Flinders Street, Townsville City 4810	Adelaide Steamship Co. (former)	Local

3560	4 RP 701523, 5 RP 701523	224-226 Flinders Street, Townsville City 4810	Agora House	State
3620	1 RP 747175	104-106 Flinders Street, Townsville City 4810	Queensland Building	~~Local~~ State
3930	1 RP 701816	11 Melton Terrace, Townsville City 4810	Melton Lodge Flats (former)	Local
3940	2 RP 701818	13 Melton Terrace, Townsville City 4810	Biralee Flats (former)	Local
~~3990~~	~~2 RP 701817~~	~~23 Melton Terrace, Townsville City 4810~~		~~Local~~
4040	2 RP 716527	35-39 Sturt Street, Townsville City 4810	Osler House	State
4080	453 EP 1600 3 RP 701686 4 RP 701686	81-99 Sturt Street, Townsville City 4810	Townsville Magistrates Court (former)	State
4400	1 RP 718874	485-493 Sturt Street, Townsville City 4810	Townsville Choral & Orchestral Society Building	State
4420	1 RP 865807	513 Sturt Street, Townsville City 4810	Potters House	State
4540	304 T 11823, 319 T 11823	654-662 Sturt Street, Townsville City 4810	Saint Theodore's Greek Orthodox Church	State
4730	~~1 RP 712215,~~ 23 SP 314313~~745734~~	246-254 Sturt Street, Townsville City 4810	Sturt Street Shops	Local
4760	1 RP 701648, 2 RP 701648	42-50 Sturt Street, Townsville City 4810	Commonwealth Offices	State
4880	716 T 118501	31-69 Walker Street, Townsville City 4810	Townsville ~~Magistrates~~ Courts Building	Local
4900	1 RP 744965, 2 RP 744965, 1 RP 701696, 2 RP 701696, 3 RP 701696, 12 T 11817, 137 T 1181, 140 T 1181	103-141 Walker Street, Townsville City 4810	Townsville City Council Administration Building	Local
4920	5 SP 263496	215 Walker Street, Townsville City 4810	Townsville Technical College (former)	State
5260	203 T 11823	412 Walker Street, Townsville City 4810		Local
5500	104 T 1181	42-50 Walker Street, Townsville City 4810	Masonic Temple	Local
5540	2 SP 293624~~RP 718721~~	120 Denham Street, Townsville City 4810	Australian Mercantile and Finance Co (former)	Local
6820	47 T 1181, 48 T 1181	10 The Strand, Townsville City 4810	Criterion Hotel	Local
6890	290 CP 859212	14 The Strand, Townsville City 4810	Anzac Memorial Park and Bandstand	State
6960	1 RP 745353, 1 RP 702069, 2 RP 717290	45 Flinders Street, Townsville City 4810	Queens Hotel (former) and Lilac House	State

7110	1 RP 708992	30 Cleveland Terrace, Townsville City 4810	Wyora Court	Local

7120	1 RP 722451, 2 RP 701633	26 Cleveland Terrace, Townsville City 4810	Warringa	State
7130	3 RP 701633, 4 RP 701633	24 Cleveland Terrace, Townsville City 4810	Selhurst	State
7160	1 RP 702085	20 Cleveland Terrace, Townsville City 4810	The Rocks Guesthouse	State
7170	8 RP 701633	18 Cleveland Terrace, Townsville City 4810		Local
7190	1 RP 702042	14 Cleveland Terrace, Townsville City 4810		Local
7200	3 RP 702042	12 Cleveland Terrace, Townsville City 4810		Local
7210	6 T 118300	4 Cleveland Terrace, Townsville City 4810	Drystone Wall Melton Hill and Duncragen	State
7230	CP SP 171329	2A Cleveland Terrace, Townsville City 4810	Drystone Wall Melton Hill	State
7310	24 RP 701633 Lot 1 RP 701812	2 Herbert Street, Townsville City 4810		Local
7320	2 RP 702042	1 Herbert Street, Townsville City 4810		Local
~~7370~~	~~15 T 11840~~	~~22 Willmett Street, Townsville City 4810~~		~~Local~~
7460	1 RP 701632, 2 RP 701632, 18 RP 701633	13-15 Willmett Street, Townsville City 4810		Local
~~7520~~	~~1 SP 156441~~	~~6 Willmett Street, Townsville City 4810~~		~~Local~~
7610	71 T 11813, 72 T 11813, 73 T 11813, 74 T 11813, 2 RP 840903 2 RP 701819	36 Cleveland Terrace, Townsville City 4810	St. James Cathedral & Synod Hall	State
7730	2 RP 701653	60-66 Denham Street, Townsville City 4810	Denham Chambers	Local
7740	2 RP 701659	54-56 Denham Street, Townsville City 4810	Roberts Leu & North Building (former)	Local
8090	2 SP 123456, 3 SP 123456	266-272 Stanley Street, Townsville City 4810	Sacred Heart Cathedral	State
8100	11 RP 903759, 219 T 1181	188-210 Stanley Street, Townsville City 4810	Townsville School of Arts (former)	State
8270	2 RP 709895	151-155 Stanley Street, Townsville City 4810		Local
8280	1 RP 709895	157 Stanley Street, Townsville City 4810		Local
13490	247 EP 2301	32 The Strand, Townsville City 4810	Tobruk Memorial Baths	State
353331	752 EP 2218,	~~66-76 Ogden~~ Stokes Street, Townsville City 4810	Victoria Bridge (entire bridge)	State
543458	2 SP 212760, ~~CP SP 222359~~	1-13 Sturt Street, Townsville City 4810	Dalgety Offices and former warehouse frontage	State

4010	CP SP 222359	84-106 Denham Street, Townsville City 4810	Denham Street Former warehouse frontage f~~F~~acade	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Cluden				
215510	2 RP 748152	1-105 Racecourse Road, Cluden 4811	Grandstand, former totalisator building and main entrance gates, Cluden Racecourse	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Douglas				
274430	40 SP 189822	150 Angus Smith Drive, Douglas 4814	Eddie Koiki Mabo Library Building, James Cook University	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Florence Bay				
316050	456 NPW 22485	0 West Point Road, Magnetic Island, 4819	Fort Complex Magnetic Island	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Garbutt				
59180	156 T 118192, 157 T 118192	62-66 Lonerganne Street, Garbutt 4814	St Theresa's War Memorial Church	Local
51910	CP SP 205746	3-5 Ramsay Street, Garbutt 4814	US 5th Air Force Operations and Signals Building (former)	Local
509161	1 SP205746	3-5 Ramsay Street, Garbutt 4814	US 5th Air Force Operations and Signals Building (former)	Local
509162	2 SP205746	3-5 Ramsay Street, Garbutt 4814	US 5th Air Force Operations and Signals Building (former)	Local
509163	3 SP205746	3-5 Ramsay Street, Garbutt 4814	US 5th Air Force Operations and Signals Building (former)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Hermit Park				
95520	122 RP 703476, 123 RP 703476	25-27 Norris Street, Hermit Park 4810		Local
97940	36 RP 703477	56 Queens Road, Hermit Park 4812		Local
~~98040~~	~~7 RP 703414~~	~~42 Queens Road, Hermit Park 4812~~		~~Local~~
~~100960~~	~~81 RP 703399~~	~~17 Philp Street, Hermit Park 4812~~		~~Local~~
~~101730~~	~~173 RP 703399~~	~~17 Armstrong Street, Hermit Park 4812~~		~~Local~~
102430	221 RP 703399	37 Ackers Street, Hermit Park 4812	Trevose	Local
~~105190~~	~~3 RP 710800~~	~~2 The Avenue, Hermit Park 4812~~		~~Local~~
105210	48 RP 703409, 49 RP 703409	6 The Avenue, Hermit Park 4812		Local
105230	50 RP703409, 51 RP703409, 52 RP 703409	8-10 The Avenue, Hermit Park 4812		Local
105330	30 RP703409, 31 RP703409, 32 RP703409, 33 RP 703409	5-7 The Avenue, Hermit Park 4812	Weroona	Local
107640	5 RP 711405	5 Riverview Street, Hermit Park 4812	Rosslea	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Hervey Range/Lynam				
532234	26 SP 149308	2679 Hervey Range Road, Hervey Range 4817	Range Hotel, Burial Ground and Camping Reserve	State
535200	379 EP 352	Page Road, Lynam 4817	Stock Route, Camping Reserve	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Horseshoe Bay				
251320	6 H 7329	2-10 Heath Street, Horseshoe Bay 4819	Horseshoe Bay State School (former)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Hyde Park				
~~116990~~	~~6 RP 703442~~	~~30 Surrey Street, Hyde Park 4812~~		~~Local~~
117800	4 RP 716211	22 Bayswater Terrace, Hyde Park 4812		Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Idalia				
546420	905 SP 253659	2 Kokoda Street, Idalia 4811	Ross River Meatworks Chimney	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Jensen				
520786	3 RP 882869	7 Veales Road, Jensen 4818	Jensen Uniting Church	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Kirwan				
526676	34 T 118567	8 Hudson Street, Kirwan 4817		Local
~~547881~~	~~1 RP 864623~~	~~555 Ross River Road, Kirwan 4817~~	~~Retreat Hotel Site (former)~~	~~Local~~

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Mount St John				
65470	907~~6~~ SP 27322~~560001~~	248 ~~173~~ Webb Drive, Mount St John 4818	Y Station 16 Heavy Anti -aircraft Battery	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Mount Louisa				
67030	900 SP 293599~~264431~~	789 Dalrymple Road (main) , Mt Louisa 4814~~Upper crossing of the Bohle River - Dalrymple Road, Mt Louisa 4814~~	Bohle Hotel Site (former) ~~(469720.7867540)~~	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Mundingburra				
132270	2 RP 743712	70 Love Lane, Mundingburra 4812		Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Mysterton				
119890	2 RP 717551	21 Lawson Street, Mysterton, 4812	Rosebank	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Nelly Bay				
241480	73 EP 228	118-120 Sooning Street, Nelly Bay 4819		Local
~~242110~~	~~1 RP 714466~~	~~48 Sooning Street, Nelly Bay 4819~~		~~Local~~

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
North Ward				
10020	1 RP 710504	5 Victoria Street, North Ward 4810	Maida Vale	Local
10050	71 T 11867	11-13 Victoria Street, North Ward 4810	Kardinia	State
10070	1 RP 701912	21 Victoria Street, North Ward 4810		Local
10090	1 RP 719858	25 Victoria Street, North Ward 4810		Local
10120	1 RP 701927, 3 RP 701927	37 Victoria Street, North Ward 4810		Local
10130	3 RP 721229	39 Victoria Street, North Ward 4810		Local
10140	1 RP 721229	43 Victoria Street, North Ward 4810		Local
10330	1 RP 739248	13 Queen Street, North Ward 4810		Local
~~10410~~	~~3 RP 745504~~	~~24 Queen Street, North Ward 4810~~		~~Local~~
12240	21 T 118288	37 Howitt Street, North Ward 4810		Local
~~13190~~	~~310 T 1181~~	~~70 The Strand, North Ward 4810~~	~~Anelay Flats (former)~~	~~Local~~
13300	2 RP 707346, 262 T 1181 100 SP 310918	55 The Strand, North Ward 4810	The Seaview Hotel	Local
13370	1 RP 710003, 30 T 1187, 31 T 1187	45 The Strand, North Ward 4810	St Patrick's Convent	State
~~13430~~550665	48 SP 263522~~T 1187~~	27 Carter Street, North Ward 4810		Local
14490	2 RP 733821	1 Carter Street, North Ward 4810	Rockton	Local

~~14510~~	~~1 SP 196156~~	~~1 Fryer Street, North Ward 4810~~		~~Local~~

15180	~~87 SP 202747,~~ ~~88 SP 198966~~188 SP 302853	9 Cleveland Terrace, North Ward 4810		Local
15220	2 RP 702016, 37 T 11813	11 Fryer Street, North Ward 4810	Yongala Lodge	State
15240	2 RP 710003	6-14 Fryer Street, North Ward 4810	St Joseph's Church	State
501486	2 SP 257303	27 Mitchell Street, North Ward 4810	Former North Ward Defence Complex, Townsville	State
15250	3 SP 257303	~~46 Oxley Street, North Ward 4810~~23 Mitchell Street, North Ward 4810	Former North Ward Defence Complex, Townsville	State
547887	4 SP 257303	38 Oxley Street, North Ward 4810	Former North Ward Defence Complex, Townsville	State
547886	1 SP257303	46 Oxley Street, North Ward 4810	Former North Ward Defence Complex, Townsville	State
16660	141 T 1186	82 Eyre Street, North Ward 4810		Local
16870	14 T 118194	207 Denham Street, North Ward 4810		Local
16970	2 RP 707023	2 Eyre Street, North Ward 4810	Edgecliff	Local
17320	105 T 1186	117 Eyre Street, North Ward 4810		Local
17420	85 T 1186	137 Eyre Street, North Ward 4810		Local
~~18820~~	~~6 RP 701820~~	~~67 Cook Street, North Ward 4810~~		~~Local~~
~~19600~~	~~1 RP 716224~~	~~4 Rose Street, North Ward 4810~~		~~Local~~
19810	219 T 1186	37 Rose Street, North Ward 4810		Local
2535900~~340~~	251 SP 223215	4-6 Warburton Street, North Ward 4810	Townsville Central State School	State
21180	92 T 11884	64 Paxton Street, North Ward 4810		Local
21290	1 RP 708807	40 Paxton Street, North Ward 4810	David House	Local
21360	53 T 11884	26 Paxton Street, North Ward 4810		Local
21370	52 T 11884	24 Paxton Street, North Ward 4810		Local
21470	202 T 118159	1-13 Paxton Street, North Ward 4810	Queens Gardens	State
20330	201 SP 126605	19-43 Paxton Street, North Ward 4810	Queens Gardens	State
2149~~8~~0	120 EP 2264	~~45~~ 85 Paxton Street, North Ward 4810	School House	State
21970	1 RP 717329	21 Queen Street, North Ward 4810		Local
21980	1 RP 716539	22 Murray Street, North Ward 4810		Local
22020	21 RP 906488	3 Victoria Street, North Ward 4810	Cummins House (former)	Local
22030	23 T 118176	9A Murray Street, North Ward 4810	Townsville Astronomical Trigonometrical Station	State
22320	138 T 11884	49 Alexandra Street, North Ward 4810		Local
22330	137 T 11884	47 Alexandra Street, North Ward 4810		Local
22370	133 T 11884	39 Alexandra Street, North Ward 4810		Local
22400	160 T 11884	33 Alexandra Street, North Ward 4810	Morningside	Local

22430	2 RP 885982	29 Alexandra Street, North Ward 4810		Local
~~22440~~	~~1 RP 733119~~	~~27 Alexandra Street, North Ward 4810~~		~~Local~~

22470	153 T 11884	21 Alexandra Street, North Ward 4810		Local
~~22510~~	~~176 T 11884~~	~~13 Alexandra Street, North Ward 4810~~		~~Local~~
22610	41 T 11884	14 Alexandra Street, North Ward 4810		Local
22630	70 T 11884	14 Kennedy Street, North Ward 4810		Local
22640	69 T 11884	18 Alexandra Street, North Ward 4810		Local
22650	68 T 11884	20 Alexandra Street, North Ward 4810		Local
22670	66 T 11884	24 Alexandra Street, North Ward 4810		Local
22750	86 T 11884	36 Alexandra Street, North Ward 4810		Local
22760	85 T 11884	38 Alexandra Street, North Ward 4810		Local
23350	19 T118157 20 T118157	352-354 Stanley Street, North Ward 4810	Castlecrag	Local
23420	2 T 118125	338 Stanley Street, North Ward 4810		Local
~~23960~~	~~2 RP 701921,~~ ~~3 RP 714664~~	~~5 Stuart Street, North Ward 4810~~		~~Local~~
351851	16 SP 236486	11-13 Clifton Street, North Ward 4810	~~Anton Breinl Institute (former~~Australian Institute of Tropical Medicine (former)	State
500058	1 SP 168605	336 Stanley Street, North Ward 4810	Harcourt	Local
~~539151~~5068 65	~~12 SP 236486~~ CP SP271012	~~49-55 Gregory Street, North Ward 4810~~45-47 Gregory Street, North Ward 4810	Townsville General Hospital (former)	State
541615	5 SP 211556, 7 SP 211556	38-52 Howitt Street, North Ward 4810	Kissing Point Fortifications & Jezzine Barracks	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Oak Valley				
360408	58 RP 737741	12 Chisholm Trail, Oak Valley 4811	Tobacco Kiln	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Pallarenda				
34790	633 EP 1908	1A The Esplanade, Pallarenda, 4810	Cape Pallarenda Quarantine Station (former)	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Paluma				
512763	203 P 8363	66 Mt Spec Road, Paluma 4816	Ivy Cottage	Local
527786	2 RP 728420	13 Lennox Crescent, Paluma 4816	WW2 igloo	Local
530972	2 P 83613	3 Lookout Road, Paluma 4816	Misthaven Units	Local
528857	15 P 8376~~6~~, 17 P 8366, 18 P 8366	25 Lennox Crescent, Paluma 4816	WW2 igloo	Local
530970	2 P 8363	63 Mount Spec Road, Paluma 4816	Tennis Court	Local
530971	1 P 8363	61 Mount Spec Road, Paluma 4816~~7~~	Tennis Court	Local
534148	401 P 8363	24 Mount Spec Road, Paluma 4816	Cavilcade guesthouse (former)	Local
534150	308 P 8363	52 Mt Spec Road, Paluma 4816	RAAF No 6 MRU (former)	Local
534155	95 AP 15524	9 Mt Spec Road, Paluma 4816	WW2 Yank Hut	Local
534160	13 RP 750121	17-19 Lennox Crescent, Paluma 4816	WW2 igloo	Local
		Mount Spec Road	Mount Spec Road and Little Crystal Creek Bridge	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Picnic Bay				
240900	201 CP 850698	11-15 Granite Street, Picnic Bay 4819	Magnetic Island Craft Shop	State
		Off Yule Street, Picnic Bay 4819	Picnic Bay Jetty	State
~~240680~~55283 6	~~105 P 9381~~ 116 P 9381 117 P 9381	15 Barbarra Street, Picnic Bay 4819		Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Railway Estate				
83380	15 USL51135	0 Hotson Street, Railway Estate	World War II fuel tanks site	Local
84650	25 RP 703382	71 Robertson Street, Railway Estate 4810		Local
85850	398 RP 703355 399 RP 703355 400 RP 703355 401 RP 703355 402 RP 703355 403 RP 703355 404 RP 703355 405 RP 703355 406 RP 703355 407 RP 703355	27 Twelfth Avenue, Railway Estate 4810	World War II fuel tanks site	Local

	408 RP 703355 409 RP 703355 410 RP 703355 411 RP 703355 412 RP 703355 425 RP 703355 426 RP 703355 427 RP 703355 428 RP 703355 429 RP 703355 430 RP 703355 431 RP 703355 432 RP 703355 433 RP 703355 434 RP 703355 435 RP 703355 436 RP 703355 437 RP 703355 438 RP 703355 439 RP 703355 440 RP 703355 441 RP 703355 442 RP 703355 443 RP 703355 444 RP 703355			
83880	15 USL 51135	0 Hotson Street, Railway Estate 4810	World War II fuel tanks site	Local
~~86850~~	~~17 RP 703371~~	~~48 Tenth Avenue, Railway Estate 4810~~		~~Local~~
~~87010~~	~~33 RP 703373~~	~~80 Tenth Avenue, Railway Estate 4810~~		~~Local~~
88600	2 RP 703361 117 RP 703355, 118 RP 703355	5 Ninth Avenue, Railway Estate 4810		Local
88860	51 SP 126582	60 Railway Avenue, Railway Estate 4810	Byer's Store (former)	Local

89350	626 EP 1920	29-47 Railway Avenue, Railway Estate 4810	Railway Estate State School	Local
~~90780~~	~~22 SP 156437~~	~~128 Boundary Street, Railway Estate 4810~~		~~Local~~
~~90950~~	~~7 RP 703356~~	~~162 Boundary Street, Railway Estate 4810~~		~~Local~~
91440	2 RP 860274	99-101 Boundary Street, Railway Estate 4810	Ross Island Hotel	Local
92410	101 RP 703359	41 Second Street, Railway Estate 4810		Local
92460	165 SP 116238	19 Second Street, Railway Estate 4810		Local
92530	72 RP 703359, 182 RP 703359, 183 RP 703359	5 Second Street, Railway Estate 4810		Local
~~92660~~	~~1 RP 846351~~	~~26 Second Street, Railway Estate 4810~~		~~Local~~
92820	289 RP 703355, 290 RP 703355, 291 RP 703355, 292 RP 703355, 293 RP 703355, 294 RP 703355, 295 RP 703355, 296 RP 703355	40 Tenth Avenue, Railway Estate 4810		Local
~~92860~~	~~10 SP 227326, 20 SP 227326~~	~~29 Third Street, Railway Estate 4810~~		~~Local~~
92990	143 RP 703359	3 Third Street, Railway Estate 4810		Local
93620	57 RP 703364	17 Anderson Street, Railway Estate 4810		Local
~~93990~~	~~84 RP 703364~~	~~7 Fifth Street, Railway Estate 4810~~		~~Local~~

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Rasmussen				
510460	1 RP 743522	1087 Riverway Drive, Rasmussen 4815	Gollogly's House (former)	Local
511429	20 RP 853743	1199 Riverway Drive, Rasmussen 4815	Kennedy Hotel Site (former)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Roseneath				
237850	491 E 12463	521-549 Stuart Drive, Roseneath 4811	St Brigid's Church	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Rupertswood				
512997	4 RP 736178	17 Bolinda Court, Alice River ~~Rupertswood~~ 4817	Alice Hotel Site (former)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
South Townsville				
~~75660~~	~~23 RP 703389~~	~~35 Sixth Avenue, South Townsville 4810~~		~~Local~~
76270	4 SP 120464	42 Nelson Street, South Townsville 4810		Local
76280	50 T 118105	40 Nelson Street, South Townsville 4810		Local
76320	1 RP 712482	32 Nelson Street, South Townsville 4810		Local
76370	169 T 118105	20 Nelson Street, South Townsville 4810		Local
76520	2 RP 745103	15 Nelson Street, South Townsville 4810		Local
76530	99 T 118105	17 Nelson Street, South Townsville 4810		Local
76610	71 T118105, 72 T118105, 73 T118105, ~~74 T118105, 75 T 118105~~	32 Hubert Street, South Townsville 4810	St Patrick's Church	Local
76810	42 RP 703389, 43 RP 703389	18 Fifth Avenue, South Townsville 4810		Local
77120	19 RP 745719, 20 RP 745719	40 Bell Street, South Townsville 4810		Local
77330	159 T 118105	3 Bell Street, South Townsville 4810		Local
77340	158 T 118105	5 Bell Street, South Townsville 4810		Local
77350	157 T 118105	7 Bell Street, South Townsville 4810		Local
77360	156 T 118105	9 Bell Street, South Townsville 4810		Local
77460	36 T 118105	29 Bell Street, South Townsville 4810		Local
77500	33 T 118105	35 Bell Street, South Townsville 4810		Local
77770	1 T 11868	78 Tully Street, South Townsville 4810	South Townsville State School	Local
77940	101 T 11887, 102 T 11887	20 Macrossan Street, South Townsville 4810	Commonwealth Hotel	Local
77950	1 RP 708320	39 Allen Street, South Townsville 4810		Local

77990	275 T11868, 276 T11868, 277 T 11868	30 Macrossan Street, South Townsville 4810	St John's Anglican Church Precinct	State
78600	37 CP 868168, 195 CP 868168	18-38 Tully Street, South Townsville 4810	Victoria Park	Local
79240	23 RP 745911	57 Perkins Street, South Townsville 4810		Local
79460	2 RP 745100	103 Perkins Street, South Townsville 4810		Local
79520	21 T 118638	115-147 Perkins Street, South Townsville 4810	Warehouse	Local
~~79820~~	~~1 RP 701973,~~ ~~2 RP 701973~~	~~54 Davidson Street, South Townsville 4810~~		~~Local~~
~~79830~~	~~7 RP 701972,~~ ~~9 RP 701972~~	~~56 Davidson Street, South Townsville 4810~~		~~Local~~
~~79840~~	~~6 RP 701972~~	~~58 Davidson Street, South Townsville 4810~~		~~Local~~
~~79850~~	~~3 RP 701972~~	~~60 Davidson Street, South Townsville 4810~~		~~Local~~
80960	322 T 118105, 323 T 118105	29-31 McIlwraith Street, South Townsville 4810	Republic Hotel	Local
81100	1 RP 701930	3 Palmer Street, South Townsville 4810		Local
81140	28 RP 745913, 35 T 11868, 52 T 11868	11 Palmer Street, South Townsville 4810	The Australian Hotel	Local
81150	36 T 11868	13 Palmer Street, South Townsville 4810		Local
81160	37 T 11868	15 Palmer Street, South Townsville 4810	Queensland Teachers Union Building	Local
81210	1 RP 701933, 43 T 11868	31 Palmer Street, South Townsville 4810	Shamrock Hotel	Local
81360	CP SP 225259	84 McIlwraith Street, South Townsville 4810	Metropole Hotel	Local
~~81380~~	~~709 SP 135285~~	~~42-68 Palmer Street, South Townsville 4810~~	~~Townsville Maritime Museum~~	~~Local~~
81520	2 RP 701959	24 Archer Street, South Townsville 4810		Local
~~81840~~	~~3 RP 701968,~~ ~~5 RP 701968~~	~~14 Allen Street, South Townsville 4810~~		~~Local~~
82110	~~1 RP 706700,~~ 2 RP 706700	65 Morey Street, South Townsville 4810	Overseas Telecommunications Centre (former)	Local
253320	1 RP 706700,	65 Morey Street, South Townsville 4810	Overseas Telecommunications Centre (former)	Local
~~82640~~	~~41 RP703374,~~ ~~42 RP703374,~~ ~~43 RP 703374~~	~~264-268 Boundary Street, South Townsville 4810~~	~~Victoria Park Hotel~~	~~State~~

502604	2 RP 715005	262 Boundary Street, South Townsville 4810	~~Victoria Park Hotel~~ ~~(~~former Scown B~~b~~utchery)	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Stuart				
254620	~~56 EP 1573,~~ 57 SP 152800	~~4900 Prison Reserve Area, Stuart 4811~~22 Dwyer Street, Stuart 4811	Stewart's Creek Gaol (former)	State
222350	56 EP 1573,	60 Southwood Road, Stuart 4811	Stewart's Creek Gaol (former)	State

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Town Common				
34340	505 NPW 643	0 Mouth of the Bohle, Town Common, 4810	World War II fortifications	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
West End				
38200	12 RP 745387	28 Greenslade Street, West End 4810		Local
~~38290~~	~~2 RP 701539~~	~~10 Greenslade Street, West End 4810~~		~~Local~~
38470	8 RP 745387	33 Greenslade Street, West End 4810		Local
38480	1 RP 701544	35 Greenslade Street, West End 4810		Local
38600	28 T 118117	2 Castling Street, West End 4810	Jean Devanny home (former)	Local
38630	191 EP 1742	5 Castling Street, West End 4810	Currajong	State
39380	1 RP 732245	22-26 Echlin Street, West End 4810	Plaza Cinema (former)	Local
~~39710~~	~~11 RP 701603~~	~~14 Cowley Street, West End 4810~~		~~Local~~
39980	2 RP709750 3 RP709750	96-134 Leigh Street, West End 4810	St Peter's Church	Local
40050	158 RP 701649, 159 RP 701649	26 Leigh Street, West End 4810		Local
40100	148 RP 701649, 149 RP 701649	16 Leigh Street, West End 4810		Local
40240	29 RP 701601	11 Leigh Street, West End 4810		Local
~~40510~~	~~122 RP 701649,~~ ~~123 RP 701649~~	~~30 Estate Street, West End 4810~~		~~Local~~
41480	52 RP 701649	11 Edwards Street, West End 4810		Local
41490	51 RP 701649	9 Edwards Street, West End 4810		Local
41510	47 RP701649 48 RP701649	5 Edwards Street, West End 4810		Local
42120	1 SP 188739	40 Percy Street, West End 4810		Local
42890	224 RP 713516	21-25 Green Street, West End 4810	RAAF Operations Building Site (former)	State
43050	1 RP 712313	32 William Street, West End 4810		Local

43070	2 RP 712908	36 William Street, West End 4810	Mona Vale	Local
43900	169 EP 2263, 170 EP 2263	1-5 Stagpole Street, West End 4810	Mater Hospital (former)	Local
44080	2 RP 725278	47 Stagpole Street, West End 4810		Local
44310	254 T 11869	95 Stagpole Street, West End 4810	Wolverton	State
~~44750~~45090	1 GTP 70153~~RP 701781~~	77 Harold Street, West End 4810	Harold Street Mini Mart	Local

~~44760~~	~~3 RP 701778, 4 RP 701778~~	~~113 Harold Street, West End 4810~~		~~Local~~
45650	1 RP 701722, 2 RP 701722, 3 RP 701722	10 Ralston Street, West End 4810		Local
~~46260~~	~~2 RP 711432~~	~~144 Francis Street, West End 4810~~		~~Local~~
46300	2 RP 701606, 5 RP 701603	128 Francis Street, West End 4810		Local
46630	5 T 118365	33 Church Street, West End 4810	West End Cemetery	State
~~47010~~	~~6 RP 745498~~	~~145 Francis Street, West End 4810~~		~~Local~~
47900	134 RP 701591, 135 RP 701591, 136 RP 701591	1 North Street, West End 4810	Wirrianda	Local
50060	446 CP 886001	72-104 Ingham Road, West End 4810	Townsville Showground	State
50210	~~46 T 118117, 47 T 118117, 48 T 118117,~~ 202 T 118101, 203 T 118101, ~~204 T 118101~~	28-34 Ingham Road, West End 4810	St Mary's Church ~~and former Convent~~	~~Local~~ State
50340	707 SP 253232	14 Wilson Street, West End 4810	Townsville District Education Centre and Memorial Gates	State
~~50420~~	~~4 T 118351~~	~~63-69 Ingham Road, West End 4810~~	~~West End Park~~	~~Local~~
50440	2 RP 709434	71 Ingham Road, West End 4810	~~C~~West End Uniting Church	Local
50510	18 RP 701558, 19 RP 701558	89 Ingham Road, West End 4810	West End Hotel	State
50950	20 RP 745707	90 Livingstone Street, West End 4810		Local
50960	19 RP 745707	86 Livingstone Street, West End 4810		Local
~~51130~~	~~15 T 118141~~	~~73 Livingstone Street, West End 4810~~		~~Local~~
~~51260~~	~~67 T 118107~~	~~30 Shaw Street, West End 4810~~		~~Local~~

~~**Table SC7.1.1—Places of cultural heritage value (Part)**~~

~~**Property number**~~	~~**Lot on plan address**~~	~~**Street address**~~	~~**Place name**~~	~~**Listing**~~
~~**West Point**~~				
~~252340~~	~~456 NPW 398~~	~~0 West Point Road, West Point, 4819~~	~~Fort Complex Magnetic Island~~	~~State~~

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	**Lot on plan address**	**Street address**	**Place name**	**Listing**
Woodstock				
360653	24 EP 352	42 Woodstock Avenue, Woodstock 4816	Woodstock CWA Hall	Local

360850	2 EP 1107	13 Manton Cemetery Road, Woodstock 4816	Manton Cemetery	Local

501444	500 E 12466	132 Bidwilli Road, Woodstock 4816	Lansdown Station Homestead Site (former) and Unmarked Grave	Local

Table SC7.1.1—Places of cultural heritage value (Part)

Property number	Lot on plan address	Street address	Place name	Listing
Wulguru				
508574	1 SP 233941	343-345 Stuart Drive, Wulguru 4811	Operations and Signals Bunker (former)	State

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 - Abbreviations and acronyms

Abbreviation/Acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ANEF	Australian Noise Exposure Forecast
ANZSIC	Australia and New Zealand Standard Industrial Classification
ARI	Average recurrence interval
BCA	Building Code of Australia
CASA	Civil Aviation Safety Authority
CBD	Central business district
DAA~~DARC~~	Defence Aviation Areas~~(Areas Control) Regulation~~
DSS	Desired standard of service
DME	Distance measuring equipment
ESD	Ecologically sustainable development
GBR	Great Barrier Reef
HAT	Highest astronomical tide
HES	High ecological significance
HF	High frequency
JCU	James Cook University
LGIP	Local government infrastructure plan
MCU	Material change of use as defined in the Act
NDB	Non-directional beacon
PFTI	Plans for trunk infrastructure
PIA	Priority infrastructure area
PDA	Priority development area
~~PIP~~	~~Priority infrastructure plan~~
PSP	Planning scheme policy
QDC	Queensland Development Code
QWQG	Queensland Water Quality Guidelines
RAAF	Royal Australian Air Force
ROL	Reconfiguring a lot as defined in the Act
RL	Reduced level
RSTEL	Recommended storm tide event level
SPP	State planning policy
the Act	*Planning Act 2016*
the Regulation	Planning Regulation 2017
UNESCO	United Nations Educational, Scientific and Cultural Organisation
VOR	VHF omni-directional radio range
VMA	*Vegetation Management Act 1999*
WQO	Water quality objective

Appendix 2 Table of amendments

AP2.1–Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
13 October 2014 (adoption) and 27 October 2014 (effective)	2014/01	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct errors in explanatory matter, formatting and presentation, spelling and grammar, inconsistent numbering and cross-references. The purpose and general effect of the minor amendments are to: • Remove and amend gross floor area triggers for the uses Food and drink outlet and Community use in Part 5 Tables of assessment, Part 5.5.2 Medium density residential zone and Part 5.5.1 Mixed use zone to better reflect the purpose of the zone; • Amend mapping (Schedule 2 and Schedule 3) to reflect recently created lots and the new use intention; and • Reflect the declaration of the Townsville City Waterfront Priority Development Area.
28 July 2015 (adoption) and 28 August 2015 (effective)	2015/01	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct formatting and presentation, spelling and grammar and mapping errors. The purpose and general effect of the minor amendments are to correct and update minor technical matters with respect to: • local government administrative matters in Part 1; • the levels of assessment tables associated with the Character residential zone, Mixed use zone, Bushfire hazard overlay and Flood hazard overlay in Part 5; • the Low density residential zone and Rural zone codes in Part 6; • the Coastal protection – Coastal hazard areas overlay, Development constraints - Flood hazard overlay and Development constraints - Landslide hazard overlay mapping in Schedule 2; and • the Development manual planning scheme policy in Schedule 6 (SC6.4.4.4 Attachment A).

15 December 2015 (adoption) and 29 January 2016 (effective)	2015/02	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct formatting and presentation, spelling, grammar and mapping errors. The purpose and general effect of the minor amendments are to correct and update minor technical matters with respect to: • Table of assessable building works in Part 1.6; • Amend zoning and precinct maps to reflect existing development approvals in Schedule 2; • Inclusion of mandatory transport and noise corridor maps in Schedule 2; and • Outline requirement for footpath treatments to be approved prior to construction in Schedule 6; • Updated wording and mapping of existing Oonoonba PDA and inclusion of Waterfront PDA under Part 10.
27 September 2016 (adoption) and 12 December 2016 (effective)	2016/01	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct formatting and presentation, spelling, grammar and mapping errors. The purpose and general effect of the minor amendments are to correct and update minor technical matters with respect to: • Local government administrative matters in Part 1 relating to information regarding declared locality and building form for amenity and aesthetic referral agency assessment; • Refinement of the Coastal protection overlay code in Part 8 Table 8.2.3.3(a) relating to the design of buildings; • Refinement of the Cultural heritage overlay code in Part 8 Table 8.2.4.3 relating to elements in the road reserve; • Refinement of the Advertising devices code in Part 9, Table 9.4.1.3(a) relating to clarification of zoning and luminance values at night; • Amend zoning and precinct maps to reflect existing development approvals in Schedule 2; and • Updating the legend of Overlay Map OM-01.4 Australian noise exposure forecast (ANEF) in Schedule 2.

25 October 2016 (adoption) and 12 December 2016 (effective)	2016/01	Major	The purpose and general effect of the major amendment to SC6.4 Development manual PSP is to make improvements to the policy to reflect modern standards and practices. The more notable changes are listed below: • SC6.4.3.2 - Standards relating to building over or adjacent to services; • SC6.4.3.3 - Revised extents of the Footpath treatment policy to strategically align with the Townsville City Plan; • SC6.4.3.8 - Clarification of stormwater management plan requirements; • SC6.4.3.14 - Improvements to the Traffic impact assessment guidelines; • SC6.4.3.20 - Introduction of use of LED public street lights; • SC6.4.3.21 - Revised and improved water design standards; • SC6.4.4.2 - Revised and improved pavement design standards; • SC6.4.4.4 - Revised and improved stormwater design standards; and • General formatting and administrative corrections throughout the policy.
25 October 2016 (adoption) and 12 December 2016 (effective)	2016/01	Major	The purpose and general effect of the major amendment to SC6.10 Parking rates PSP is to correct the anomaly that exists between the definition of a Community care centre and the nominated parking rate for such a use under the Townsville City Plan. The parking rate associated with a Community care centre has been amended to: • One (1) space per 20m2 of GFA.
24 January 2017 (adoption) and 6 March 2017 (effective)	2017/01	Minor	The purpose and general effect of the minor amendment is to update minor technical matters with respect to: Updating of the Australian Noise Exposure Forecast (ANEF) contours on Overlay Map OM-01.4 in Schedule 2.
28 April 2017 (adoption) and 2 May 2017 (effective)	2017/02	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct formatting and presentation and mapping errors. The purpose and general effect of the minor amendments to the planning scheme are as follows: • Update Map SFM-004 to reflect an additional future extractive resource area in Schedule 2. • Update Overlay Map OM-08 to rectify a mapping error in Schedule 2. • Update of Overlay Map OM-10.1 to reflect the most up-to-date noise corridor information in Schedule 2.

27 June 2017 (adoption) and 3 July 2017 (effective)	2017/03	Alignment amendment under section 293 of the *Planning Act 2016*	The purpose and general effect of the alignment amendment is to amend the Townsville City Plan for alignment with the *Planning Act 2016* as by the Minister's rules under section 293 of the *Planning Act 2016*.
25 July 2017 (adoption) and 31 July 2017 (effective)	2017/04	LGIP amendment	The purpose and general effect of the LGIP amendment is to convert the Priority infrastructure plan to a Local government infrastructure plan.
25 July 2017 (adoption) and 31 July 2017 (effective)	2017/04	Administrative	The purpose and general effect of the administrative amendment is to change outdated terms in the planning scheme following adoption of the Local government infrastructure plan.
17 April 2018 (adoption) and 30 April 2018 (effective)	2018/01	Major	The purpose and general effect of the major amendment is to amend the relevant zoning and overlay maps associated with the land parcel at 134 Racecourse Road, Cluden (Part of Lot 21 SP261125). The amendments are: • Schedule 2 – Zoning Map ZM-041 – Part of Lot 21 SP261125 at 134 Racecourse Road, Cluden has been removed from the Open space zone and included in the Low impact industry zone. • Schedule 2 - Overlay Map OM-03.1 and Overlay Map OM-03.2 Coastal hazard areas – storm tide inundation areas and erosion prone areas from sea level rise - Part of Lot 21 SP261125 at 134 Racecourse Road, Cluden has been removed from High hazard and included in the Medium hazard. • Schedule 2 - Overlay Map OM-03.3 Coastal hazard areas – erosion prone areas - Part of Lot 21 SP261125 at 134 Racecourse Road, Cluden has been removed from the Erosion prone area. • Schedule 2 – Overlay Map OM-06.1 and Overlay Map OM-06.2 Flood hazard and Overlay Map - Part of Lot 21 SP261125 at 134 Racecourse Road, Cluden has been removed from the High flood hazard area and included in the Low flood hazard area.

22 March 2018 (adoption) and 30 April 2018 (effective)	2018/01	Administrative and Minor	The purpose and general effect of the administrative amendments are to correct formatting, presentation mapping errors. The purpose and general effect of the minor amendments are to correct and update minor technical matters with respect to: • Part 9 - Refinement of the Landscape code in Table 9.4.3.3 relating to irrigation systems; • Schedule 2 - Updating of Coastal hazard overlay maps OM-03.1, OM-03.2 and OM-03.3 regarding the inclusion of an identified coastline; and • Schedule 2 - Updating of Cultural heritage overlay maps OM-04.1, OM-04.2, OM-04.3 and OM-04.4 regarding State heritage sites.
22 March 2018 (adoption) and 30 April 2018 (effective)	2018/01	Amendment	The purpose and general effect of the amendment is to make improvements to Schedule 6, SC6.4 Development manual planning scheme policy to reflect modern standards and practices. The key amendments include: • SC6.4.3.6.6 Crime prevention through environmental design (CPTED) notes that landscaping design should be considerate of CPTED principles; • SC6.4.3.6.9 Public open space provides greater clarity around levels of public open space embellishment to achieve balance between the needs and wishes of the community and the development industry and more sustainable maintenance outcomes; • SC6.4.3.6.10 Recreation Parks provides further detail to improve identification and classification of the open space and park hierarchy; • SC6.4.3.6.11 Sporting Parks provides further detail to improve identification and classification of the open space and park hierarchy; • SC6.4.3.6.12 Other public open space provides further detail to improve identification and classification of the open space and park hierarchy; • SC6.4.3.6.13 Open space embellishments provides greater clarity around levels of public open space embellishment to achieve a balance between the needs and wishes of the community and development industry and sustainable maintenance outcomes; • Table SC6.4.3.6.1 Public open space embellishment framework provides increased clarity about the level of

			• embellishments required for open space areas within the park and open space hierarchy; • SC6.4.3.6.24 Dog off-leash facilities has been added to guide the development of dog off-leash facilities to meet community expectations and needs; • Sub-section SC6.4.3.6.34 – Irrigation design and system requirements provides greater clarity around irrigation construction handover standards; • SC6.4.3.6 Table A – Preferred plant species list includes a small number of new species reflective of industry supply and research; • SC6.4.4 Design specification and standard drawings include changed engineering standards; • SC6.4.5 Construction Management includes changed engineering standards; and • SC6.4.6 Construction Management includes changed engineering standards.
22 January 2019 (adoption) and 4 March 2019 (effective)	2019/01	Major	The purpose and general effect of the major amendment is to include an addition precinct, to be known as the Burdell precinct, within the Emerging community zone in the North Shore master-planned community at Burdell. The key amendments include: • Part 5 Tables of Assessment: Table 5.6.1 – Reconfiguring a lot has been amended to make reconfigurations in the Burdell precinct code assessable; • Part 6 Zones: 6.7.1 Emerging community zone: Section 6.7.1.2 Purpose has been amended to include overall outcomes for the Burdell precinct and Table 6.7.1.3 – Self-assessable and assessable development has been amended to include criteria for assessable development in the Burdell precinct; • Part 9 Development codes: Table 9.3.4.3(c) – Minimum lot size dimensions has been amended to include reference to the Burdell precinct in the Emerging community zone; and • Schedule 2 Mapping: Zoning Map-ZM-026 and Precinct Map-PM-028 have been amended to include the Burdell precinct within the Emerging community zone.

23 July 2019 (adoption) and 12 August 2019 (effective)	2019/02	Major	The purpose and general effect of the major amendment is to change the zoning of a number of land parcels within the local government area. The amendments are: • Schedule 2 - SC2.3 Zoning maps - Map ZM-023: Land located at 86 Thuringowa Drive, Thuringowa has been removed from the Open space zone and included in the Mixed use zone; • Schedule 2 - SC2.3 Zoning maps - Map ZM-033: Land located at 386 – 406 Ross River Road, Cranbrook has been removed from the Low density residential zone and included in the Community facilities zone; • Schedule 2 - SC2.3 Zoning maps - Map ZM-033: Land located at 243 Ross River Road, Aitkenvale has been removed from the Sport and recreation zone and included in the Mixed use zone; • Schedule 2 - SC2.3 Zoning maps - Map ZM-033: Land located at 154 – 182 Ross River Road, Mundingburra has been removed from the Low density residential zone and included in the Community facilities zone; and • Schedule 2 - SC2.3 Zoning maps - Map ZM-033: Land located at 2 Martinez Avenue, West End has been removed from the Medium density residential zone and included in the Mixed use zone.
26 November 2019 (adoption) and 16 December 2019 (effective)	2019/03	Amendment	The purpose and general effect of the amendment is to make improvements to Schedule 6, SC6.4 Development manual planning scheme policy to reflect modern standards and practices. The key amendments include: • SC6.4.2.2.1 Prelodgement advice guidelines – (1)(b) change of terminology. • SC6.4.2.2.2 Design requisites and quality assurance guidelines – (1)(a) clarification of included engineering works quality assurance personnel shall cover as an RPEQ. • SC6.4.2.2.2 Design requisites and quality assurance guidelines – (1) inclusion of item (d) to stipulate what a quality assurance personnel shall be for an erosion and sediment control plan. • SC6.4.2.2.3 Documentation guidelines – items (4), (5), and (6) collated into tabular format for ease of use. • SC6.4.3 Design standards – Administrative updates – References to Part 9.4.3 Landscape code have been corrected to 9.3.3 Landscape code.

- SC6.4.4.4.5 Inter-allotment drainage – (2) amended “must” to “should” to allow for a new item (3), which provides for more flexible design options.
- SC6.4.4.4.5 Inter-allotment drainage – inserted item at (3) to clarify requirements for inter-allotment drainage for more than 5 lots, which must be contained within an easement in favour of council, to ensure council infrastructure is easily accessible for maintenance.
- SC6.4.4.4.5 Inter-allotment drainage – inserted item at (4) to stipulate that commercial and industrial developments should connect directly to the council stormwater network rather than via inter-allotment drainage, to ensure that adequate drainage infrastructure is provided that is fit for purpose.
- SC6.4.4.4.5 Inter-allotment drainage – (10) removal of prescriptive requirement to allow flexibility in construction material of inter-allotment drainage pits to be fit for purpose.
- SC6.4.4.4.5 Inter-allotment drainage – (11) corrected and clarified requirements for minimum longitudinal gradient of open channels and pipes to align with industry practice and standards.
- SC6.4.4.4.8 Drainage easements and drainage reserves – (1)(b) removed reference to Table SC6.4.4.4.3 and correct a parameter “≤” to “>”.
- SC6.4.4.5.1 Earthworks (design) Introduction – (1) and (2) corrected formatting.
- SC6.4.4.5.3 Special treatment of particular areas – (1) added a guiding comment.
- SC6.4.5 Construction management – (4) (c) - amended specification MRTS30 to reflect the standard name “Asphalt Pavements”.
- SC6.4.5.2.1 General standards and guidelines – (3) minor typographic change.
- SC6.4.5.2.1 General standards and guidelines – (11) added line requiring as constructed plans for an erosion and sediment control plan (ESCP) to be submitted to council prior to requesting the On-Maintenance inspection, as there has been inconsistency in provision of plans to council.
- SC6.4.5.2.1 General standards and guidelines – (21) Insurance and indemnity updated minimum cover in line with

			Australian insurance guidelines. • SC6.6.6.13 Asphaltic concrete – (6)(c) amended specification MRTS30 to reflect the standard name “Asphalt Pavements”. • SC6.4.7.2.11 Bonds and fees advice – (1)(a) corrected terminology and clarified basis of fee.
28 January 2020 (adoption) and 02 March 2020 (effective)	2020/01	Interim LGIP amendment	The purpose and general effect of the Interim LGIP amendment is to amend growth assumptions associated with the local government area.
26 May 2020 (adoption) and 22 June 2020 (effective)	2020/02	Major	The purpose and general effect of the major amendment is to change the zoning of Lansdown Station, Calcium, from Rural zone to High impact industry zone and Sport and recreation zone and create the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct, as well as amend associated overlays and mapping. The key amendments include: • Part 1 About the planning scheme: Reflection of the additional Lansdown high impact industry and Lansdown motor sport facility precincts. • Part 3 Strategic framework. Removal of all references that indentify the Lansdown Station site as being an “industrial investigation area” and referring to the site as the Lansdown industrial precinct. • Part 5 Categories of development and assessment. Reflection of the Lansdown motor sport facility precinct and making a Motor sport facility development located in the Lansdown motor sport facility precinct Assessable development – Code assessment. • Part 5 Categories of development and assessment. Identifying Emergency services, Medium impact industry, Research and technology industry and Warehouse as Assessable development – code assessable in the High impact industry zone. • Part 6 Zones – Sport and recreation zone code. Inclusion of additional outcomes associated with the Lansdown motor sport facility precinct and additional assessment criteria relating to development not detracting from the future useability of the site as a motor sport facility, future development minimising impacts (including noise) on sensitive land uses, development being supported by adequate infrastructure, development maintaining the natural environmental values and ensuring that future development not does not cause

			nuisancesianence to nearby sensitive uses. Part 6 Zones – High impact industry zone code. Inclusion of additional outcomes associated with the Lansdown high impact industry precinct and additional assessment criteria relating to future development being supported by adequate infrastructure, existing environmental areas being protected and maintained, provision of adequate landscaping, noise quality standards,vibration standards and protection of water quality. • Part 8 Overlays – Water resource catchment overlay code. Inclusion of an additional Performance Outcome to ensure that future development protects water quality of both surface and groundwater. • Part 9 Development codes – Healthy waters code. The Editor's note in PO1 of the code has been amended to ensure both environmental values and water quality are protected and maintained. • Schedule 2 Mapping – SC2.2 Strategic framework map SFM-001 has been amended to reflect the Lansdown Station site as an "Urban area". • Schedule 2 Mapping – SC2.2 Strategic framework map SFM-004 has been amended to reflect the Lansdown Station site as a "Key productive precinct – industrial". • Schedule 2 Mapping – SC2.3 Zoning maps - ZM-055 and ZM-058 has been amended with land being removed from the Rural zone and included in the High impact industry zone and the Sport and recreation zone. • Schedule 2 Mapping – SC2.3 Zoning maps - Precinct map PM-023 has been amended to reflect the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct. • Schedule 2 Mapping – SC2.5 Overlay maps - OM-04.4 Cultural heritage has been amended to include additional sites containing local heritage significance including the Manton Cemetery and an unmarked grave, as well as the site of the original Lansdown Station homestead. • Schedule 2 Mapping – SC2.5 Overlay maps - OM-06 Flood hazard has been amended to reflect the findings of the flood study associated with the Lansdown Station site. • Schedule 2 Mapping – SC2.5 Overlay

			maps - OM-08 Natural assets environmental importance has been amended to reflect the findings of the environmental study associated with the Lansdown Station site. Schedule 7 Places of cultural heritage value has been updated to include additional sites that contain local heritage significance including the Manton Cemetery and an unmarked grave and the site of the original Lansdown Station residence.
24 November 2020 (adoption) and 21 December 2020 (effective)	2020/03	PSP Amendment	The purpose and general effect of the amendment is to make improvements to Schedule 6, SC6.4 Development manual planning scheme policy to reflect modern standards and practices. The key amendments include: SC6.4.2 Development application guidelines • SC6.4.2.2.6 Conduit Assessment – Extra detail added to ensure that assessment is programmed at the correct timing in the construction phase and relevant to the On/ Off Maintenance dates, and clarification of when CCTV conduit inspections may be required. SC6.4.3 Design standards • SC6.4.3.2 Building over or adjacent to services – To ensure adequate access at all times. • SC6.4.3.3 Footpath treatment policy – Treatments reviewed for suitability of long term replication and SC6.4.3.3.7 Footpath treatment location maps updated. • SC6.4.3.4 Outdoor dining design – Improved clarity of terminology and update of notations. • SC6.4.3.5.1 Introduction (3) (a)(b) – administrative amendment – incorrect references to other sections of policy. • SC6.4.3.6 Landscape policy – Detail added to specific type and product to be used. • SC6.4.3.8 Stormwater management plans for development – Clarify a “suitably qualified and experienced professional”. • SC6.4.3.14 Traffic impact assessment guidelines – Clarify appropriate levels of service. • SC6.4.3.17 Driveways – Prescribed distances in residential areas changed. • SC6.4.3.20 Public lighting and utility services – Updated in accordance with current standards. • SC6.4.3.21 Townsville Water planning and design guidelines – The Cairns Townsville Mackay Water Alliance Design and Construction Code (CTM Code) is to replace much of this section (where applicable). The CTM Code provides a consolidated set of technical standards for water supply and sewerage infrastructure intended for use across all of North Queensland to ensure greater alignment with the

			national urban water industry and the WSAA National Codes. • SC6.4.3.21 Water and sewerage planning and design guidelines – Network modelling timeframes updated to specify that the reporting years shall coincide with census collection years. • SC6.4.3.23 Water and sewer network modelling guidelines – The CTM Code is to replace parts of this section (where applicable). • SC6.4.3.23 Water and sewer network modelling guidelines – Network modelling timeframes updated to specify that the reporting years shall coincide with census collection years. • SC6.4.3.23 Water and sewer network modelling guidelines – change to the way appropriately qualified users are able to access council's network models, minor changes to general requirements for network models, updates to terminology and references, modification to the network model needs analysis, assessment and consultation process flowchart, and inclusion of a map of available sewer network model areas . Subsequent updates to attachments and forms to reflect changes in access to network models and consultation process. SC6.4.4 Design specification and standard drawings • SC6.4.4.1 Geometric road design – SC6.4.4.1.2 Consultation and planning – Remove reference to inclusion of pavement and lighting details in item (2e). • SC6.4.4.5.3 Special treatment of particular areas amended for consistency of wording. • SC6.4.4.5.8 As-constructed drawings – Subsection deleted and referred to SC6.4.7 for consistency and readability. • Table SC6.4.4.8.4 Townsville City Council standard drawings for sewerage and Table SC6.4.4.8.6 Townsville City Council standard drawings for water – standard drawings removed where contained in the CTM Code. • Add Table SC6.4.4.8.7 Townsville City Council standard drawings for Landscape and Open Space – these will influence SC6.4.6.26 Landscape Construction Standards. SC6.4.5 Construction management • SC6.4.5.3 Quality management system – SC6.4.5.3 (5)(a) Quality assurance system - Amended to provide 48 hours' notice for inspections and 5 business days' notice for On/Off maintenance and Final inspections. SC6.4.6 Construction Standards • SC6.4.6.26 Landscaping – Outdated and incomplete section reviewed and aligned to internal and external works standards. SC6.4.7 Acceptance of completed works

			• SC6.4.7.1.2 Release of plan of survey requirements – SC6.4.7.1.2 (2) As-constructed street lighting plans required. • SC6.4.7.2.11 Bonds and fees advice – addition of missing requirements. • SC6.4.7.2.12 On maintenance inspection and final inspection and compliance check – 1(d) Removal of wording referencing an on-maintenance certificate that has not been issued. • SC6.4.7.2.13 Off Maintenance – The developer must correct any defects.
22 June 2022 (adoption) and 08 August 2022 (effective)	2022/01	Major	The purpose and general effect of the major amendment is to make changes to development codes and mapping to ensure that the City of Townsville Planning Scheme remains up-to-date and reflects modern standards and practices. The key amendments include: • Part 6 Zones: Vehicle movements associated with Home based business activities have been changed to ensure that the term "Trip" identified in the relevant zone codes aligns with the "Trip" definition included in the Traffic impact assessments section of the Development manual planning scheme policy. • Part 5 Tables of assessment and Part 6 Zones: Part 5 Tables of assessment have been changed to nominate Secondary dwellings as Accepted development subject to requirements in the residential zone codes. Additional assessment benchmarks have also been included to ensure that Secondary dwelling developments remain subordinate to an existing dwelling located on a site. • Part 6 Zones: Additional Accepted development benchmarks have been included within a number of zones with respect to the Caretaker's accommodation use to ensure that a Caretaker's accommodation use remains secondary to the primary use of the site. • Part 9 Development codes: Changes to the Advertising devices code includes a full review of the code and the inclusion of additional criteria relating to advertising devices that include illuminated or digital faces and those devices located on vehicular trailers. • Schedule 2 Mapping: Zoning Map ZM-003 has been amended to include 125m² of land located within Loop Road, Paluma in the

			Environmental management and conservation zone to better reflect the use of the land. • Schedule 2 Mapping: Zoning Map ZM-026 has been amended to remove the zoning designation from land that has now been included as part of the Townsville Ring Road. • Schedule 2 Mapping: Zoning Map ZM-028 has been amended to include land previously designated as road reserve but which has now been amalgamated into an adjoining land parcel at Gilbert Crescent, North Ward. • Schedule 2 Mapping: Zoning Map ZM-037 has been amended to remove land (1.4km long and 0.50m wide) from the Rural residential zone to the Open space zone to better reflect the use of the land.
23 November 2022 (adoption) and 30 January 2023 (effective)	2022/02	Administrative	The purpose and general effect of the administrative amendment is to update references to SC6.4 Development manual planning scheme policy in relevant parts of the Townsville City Plan.
23 November 2022 (adoption) and 30 January 2023 (effective)	2022/02	PSP Amendment	The purpose and general effect of the amendment is to amend Schedule 6, SC6.4 Development manual planning scheme policy, in order to: • make the policy more user friendly to improve efficiency; • improve application review times and therefore reduce assessment timeframes; • improve safety in the design and delivery of cost-effective, sustainable infrastructure which is suited to the dry tropics climate; • improve consistency in the level of service that Council can financially sustain; and • maintain up-to-date standards and processes to ensure that the policy remains relevant and accurate. The amendment to the policy includes the following changes: • A reorganised policy under twenty-four discrete disciplines, with all relevant information combined under each discipline heading.

			• Specific new sections, including "Active Transport Infrastructure" and "Geotechnical Investigations". • A revised Landscape and open space section, including references to plant species suitable for Townsville's dry tropic climate; development application requirements; and ensuring planted road centre medians are of sufficient width to minimize/eliminate maintence requirements for costly traffic control. • Specific additional requirements, including updated Erosion and Sediment Control requirements; clarification of requirements for the design and manufacture certification of Fibre Reinforced Plastic (FRP) pump stations designed and manufactured outside Queensland; and a requirement for geotechnical investigations to be undertaken at the commencement of design of urban residential development to ensure stormwater infrastructure is provided with adequate cover to avoid damage during construction. • Updates to reflect latest standards, as well as general formatting and administrative updates throughout the policy.
4 September 2024 (adoption) and 4 November 2024 (effective)	2024/01	PSP Amendment	The purpose and general effect of the amendment is to: • Improve efficiency and user-friendliness; • Improve safety in the design and delivery of cost-effective, sustainable infrastructure that is suited to the dry tropics' climate; • Improve the consistency in the level of service that Council can financially sustain; and • Maintain up-to-date standards and processes to ensure the policy remains relevant, accurate and consistent with stakeholder expectations. The amendment includes general formatting and administrative updates throughout the policy, as well as the following specific major changes: SC6.4.3 Standard Drawings • Removed the "Revision No"- column from Table SC6.4.3.1 to ensure the most recent drawings are referred to. • New standard drawings are now available relevant to SC6.4.12 Landscaping and open space. • Revised drawings available relevant to SC6.4.5. SC6.4.5 Road Network Infrastructure

			• Minor changes to SC6.4.5.1. (3) to enhance readability and clarity on the road hierarchy aspects as well as clarification on the preferred spacing of intersections, median breaks, and speed limits throughout this section. • SC6.4.5.2 –minor additions i.e., editor's note relating to DTMR's TIA guideline document. • Provision of additional information under SC6.4.5.2 (3). • Updated Desired Standards of Service (DSS) for links and intersection/access operations under 6.4.5.2 (4) (e) and (f) – DSS aligns with LGIP definitions. • Updated Attachment C in SC6.4.5 – Road hierarchy Typical Cross Section Characteristics to align with amendments to SD-001 (Local Streets) & SD-002 (Major Collector Roads) standard drawings. SC6.4.6 Road Works and Traffic Control • SC6.4.6.1(3)(p) Bicycle Lanes – New section detailing design requirements for bicycle lanes aligning with SC6.4.4 Active Transport Infrastructure Policy. • SC6.4.6.1(3)(q) Parking – Amendment to section to align with SC6.4.5 Road Network Infrastructure and Standard Drawings SD-001, SD-002, SD-003, SD-004, SD-005. • Sc6.4.6.2(15) Preferred surfacing design configuration – most of this section has been deleted and replaced by more relevant design criteria. • SC6.4.6.4 Roadworks construction – most of the content has been removed and replaced with requirements for Inspection and Test Plans with construction in accordance with nominated Standard Drawings and / or a Contract works specification document. • SC6.4.6.5 – SC6.4.6.18 have been removed in its totality. The construction specifications have been removed and replaced with a requirement to submit an Inspection and Test Plan for the works prior to commencing any construction. SC6.4.12 Landscaping and Open Space Policy • Removing some content within the policy and convert it into separate documents that provide as attachments on the relevant webpage accessible through hyperlinks. • The introduction of a revised species list that provides additional criteria like soil type, planting area, and height & spread growth reflective of the locality, with an emphasis on species that do not have excessive

			water requirements and available via a hyperlink to a hosting webpage. • The addition of standard drawings available on Council's Drawings and Specifications webpage which aligns with the construction standards within the policy and references to other sections in the planning scheme. • References to outdated master plans are removed. SC6.4.20 Outdoor Dining Policy • Amending the heading from Outdoor Dining to Footpath treatment and Outdoor dining aiming to make the policy more user friendly and easier to allocate the footpath treatment policy. • SC6.4.20.2 – the heading has been changed to: Outdoor dining design for permanent outdoor dining structures. • Several sections pertaining to the scope, terminology, risk management considerations and design guidelines have been removed from SC6.4.20.2. This information is now available on Councils website as part of Council's Outdoor dining policy. • The focus of this policy has changed to the design of permanent outdoor dining structures with an emphasis on the protection of pedestrians in a shared footpath environment.
XX XXXXXXX 2022 (adoption) and XX XXXXXX 2022 (effective)	2025~~2~~/01	Major	The purpose and general effect of the major amendment is to align the planning scheme with statutory requirements, support development in appropriate locations and streamline the development assessment process. The amendment includes general formatting and administrative updates throughout the scheme, as well as the following key changes: • Part 1.7.3 has been added to provide further detail on the definition of Temporary use. • The strategic framework has been revised to better reflect active transport, environmental sustainability, and community wellbeing as well as promote affordable housing, mixed-use development, and defence land protection. • Tables of assessment have been revised to adjust levels of assessment for some uses in strategic locations (e.g. Nature-based tourism, Bars, Brewery, and Food and drink outlets). • Definitions, zone names, and purpose statements updated to match terminology used in the *Planning Regulation 2017* verbatim. Additionally new use definitions for Battery storage facility, Outstation,

			Party house and Workforce accommodation are introduced. • New precincts Ross Creek and Archer Street have been introduced to integrate the port overlay for the priority Port of Townsville. • Amendments to precinct concept plans (e.g., Rasmussen, Breakwater, CBD Gateway) to guide future development and connectivity. • Revisions of the Airport environs overlay code to align with the Strategic airports and aviation facilities state interest, including updated ANEF, wildlife hazard buffer zone and Operational airspace requirements • The Bushfire hazard overlay has been updated to reflect SPP 2017 mapping, • The Extractive resources overlay includes mining hazards. • A new overlay, the Major infrastructure and hazardous facilities overlay has been added to protect critical infrastructure and manage risks. • Zoning maps have been updated to reflect land use changes, correct anomalies, and incorporate previously unzoned land. • Parking rates have been adjusted to reduce oversupply and encourage alternative transport modes. Specific reductions apply to uses such as Hotels, Veterinary services, and Food and drink outlets (without drive-throughs) in strategic locations. • A comprehensive review of Schedule 7 Places of Cultural Heritage Value which removes 46 sites and adds 8 new places.