

## DIVISION 4 – COMMERCIAL PLANNING AREA CODE

### 7.6 Commercial Planning Area Code

Overall Outcomes	Response
1. The commercial planning area is to comprise a range of retail uses, commercial uses, service industrial uses and associated activities that will service the growing development within the structure plan area and surrounding districts.	<p><b>Complies</b></p> <p>The development includes a mix of uses, which aligns with the intent of the locality and more specifically the vision for the site.</p>
2. The neighbourhood centre sub-area is to maximise access to facilities and services for the residents of the structure plan area by encouraging medium to higher density housing components.	<p><b>Complies</b></p> <p>The proposed development does not contain residential components, and instead provides essential services to residents in the locality, to cater for existing and future demand.</p>
<p>3. The shops and shopping centre within the neighbourhood centre sub-area are developed (GLA greater than 5000m<sup>2</sup> retail floorspace) where-</p> <p>(a) either -</p> <p>(i) (the population of the suburbs of Bushland Beach, Mt Low, Burdell, Deeragun, Shaw and Jensen reaches 20,000 persons ; or</p> <p>(ii) the population of the structure plan area reaches 1000 households; and</p> <p>(b) the uses satisfy a public need that correlates with community spending patterns.</p>	<p><b>Complies</b></p> <p>The proposed development introduces a Shop to the approved development, in addition to a range of other neighbourhood centre uses.</p> <p>The Shop use will complement the other commercial uses on site, and in the surrounding areas.</p> <p>The proposal is designed to reflect the site's location within the North Shore PoD, and provide a range of uses tailored to meet the existing and emerging needs of the surrounding community.</p>
4. The commercial planning area is to be developed in an integrated and coordinated fashion with priority placed on safe pedestrian and vehicular movements.	<p><b>Complies</b></p> <p>The proposed development is thoughtfully designed to ensure adequate pedestrian and vehicular access within the site, and to surrounding networks.</p>
5. The commercial planning area is designed to achieve a high level of integration and visual cohesion within the commercial planning area.	<p><b>Complies</b></p> <p>The development achieves a high-quality design outcome that aligns with existing commercial development in the surrounding area.</p>

<b>Overall Outcomes</b>	<b>Response</b>
6. The commercial planning area is to be developed for visually attractive development which compliments both the natural and man-made features within the commercial planning area.	<b>Complies</b> The proposed development provides a quality design outcome that incorporates landscaping to create an attractive development.
7. The commercial planning area is developed in a manner that ensures that the amenity of adjacent residential uses is not detrimentally affected.	<b>Complies</b> The proposed development protects and maintains the amenity of surrounding residential uses.
8. The commercial planning area is to be designed to take account of the requirements of public transport operators and pedestrian and cyclist movement to and within the commercial planning area.	<b>Complies</b> The proposed development ensures the site has access to, and does not impede on the operation, of the surrounding transport network.
9. The commercial planning area is developed with pedestrian and cycle paths which link to the residential planning area.	<b>Complies</b> The proposed development provides pedestrian and cycle infrastructure that ensures the site has adequate links to surrounding residential areas.
10. The commercial planning area is provided with adequate on-site vehicle parking for all development in the commercial planning area and development is designed to permit the shared use of parking facilities.	<b>Complies</b> The proposed development provides on-site car parking in accordance with requirements.
11. Development is designed to, and where possible implements, the Principles of Crime Prevention Through Environmental Design.	<b>Complies</b> The proposed development incorporates design techniques to ensure the safety of users on the site and for those travelling past.

### 7.7 Specific Outcomes and Solutions for the Mixed Use Sub-Area

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b>  <b>Probable Solutions – if code assessable</b>	<b>Response</b>
<b>Site Suitability</b>		
<b>O1</b>	<b>S1.1</b>  The site is a minimum of 800m <sup>2</sup> in area.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b>  <b>Probable Solutions – if code assessable</b>	<b>Response</b>
The site is to be suitable in size and configuration for the intended use.	<b>S1.2</b>  The road frontage of the site is a minimum of 18 metres.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>Built Form and Building Envelope</b>		
<b>O2</b>  A building is to be sited and designed to ensure a pleasant visual amenity where the appearance of building bulk is reduced by building design, screening and design treatments of facades.	<b>S2.1</b>  Building height is a maximum of 15 metres.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
	<b>S2.2</b>  Maximum site cover is 75 percent (%)of the site area.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>O3</b>  Building setbacks are to be consistent with the setbacks of buildings in adjacent residential areas.	<b>S3.1</b>  Boundary clearances comply with consistent with the setbacks of the Standard Building Regulation.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
	<b>S3.2</b>  Where a business and industry site shares a common boundary with land contained in a residential area, the minimum boundary setback for buildings is 8 metres from the residential area, with a minimum 3 metre landscaped area.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>Landscaping</b>		
<b>O4</b>  Landscaping elements are to reflect the themes of the nearby residential area and improve the visual privacy and streetscape of the locality.	<b>S4.1</b>  Landscaping is a minimum of 3 metres wide at the major road frontage.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
	<b>S4.2</b>  Fences are a maximum of 1.2 metres in height if of solid	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.

Specific Outcomes	Acceptable Solutions – if self assessable  Probable Solutions – if code assessable	Response
	construction and 1.8 metres in height if semi transparent.	
<p><b>O5</b></p> <p>Landscaping does not adversely affect stormwater management by ensuring that</p> <p>(a) landscape works do not restrict the flow of water along the overland flow paths;</p> <p>(b) opportunities for water infiltration on a site is maximised by (where practical)</p> <p>(i) the use of permeable surfaces in preference to hard surfaces; and</p> <p>(ii) draining any hard surfaces towards permeable surfaces.</p>	<p><b>S5.1</b></p> <p>None applicable.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
<p><b>O6</b></p> <p>Surface treatments and paving comprise a functional, attractive and low maintenance component of the overall landscape scheme.</p>	<p><b>S6.1</b></p> <p>Paving complies with AS 1428.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
	<p><b>S6.2</b></p> <p>Paving materials clearly delineate between pedestrian and vehicular movement systems through contracting material, colours or level changes.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
	<p><b>S6.3</b></p> <p>Hard landscaping materials are not highly reflective, slippery or likely to create glare or otherwise hazardous conditions.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
<b>Amenity</b>		
<p><b>O7</b></p>	<p><b>S7.1</b></p>	<p><b>Not Applicable</b></p>

Specific Outcomes	Acceptable Solutions – if self assessable  Probable Solutions – if code assessable	Response
<p>Advertising Devices are designed located and constructed so as not to detrimentally affect -</p> <p>(a) the character and amenity of the Planning Area; and</p> <p>(b) the safety of road users.</p>	<p>Advertising devices are limited to:</p> <p>(a) one device that does not exceed 2m<sup>2</sup> per tenancy; and</p> <p>(b) where more than one tenancy, one consolidated device per premises.</p>	<p>Development does not occur in the Mixed Use Sub-Area.</p>
<b>Wastewater, Surface Water and Refuse Disposal</b>		
<p><b>O8</b></p> <p>Contaminated wastewater must not enter a watercourse or the groundwater.</p>	<p><b>S8.1</b></p> <p>Wastewater is disposed of to a sewer in accordance with AS 4494</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
	<p><b>S8.2</b></p> <p>Storage tanks containing hazardous, toxic or noxious wastes are flood free for a 1 in 100 year flood event.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
<b>Offensive Odour and Air Pollution</b>		
<p><b>O9</b></p> <p>Business and industry activities must maintain the amenity of adjoining residential areas in regard to odours, gaseous and particular emissions.</p>	<p><b>S9.1</b></p> <p>Odour emissions do not exceed 1 Odour Unit (measured in accordance with the Environmental Protection Authority guideline).</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
<b>Noise</b>		
<p><b>O10</b></p> <p>Business and industry uses must maintain or enhance the noise environment at the closest and nearby noise sensitive receptors.</p>	<p><b>S10.1</b></p> <p>None applicable.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in the Mixed Use Sub-Area.</p>
<b>Lighting</b>		
<p><b>O11</b></p>	<p><b>S11.1</b></p>	<p><b>Not Applicable</b></p>

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b>  <b>Probable Solutions – if code assessable</b>	<b>Response</b>
Business and industry uses must not increase the lighting within a residential area.	Illumination levels in nearby residential areas do not exceed 8 lux.	Development does not occur in the Mixed Use Sub-Area.
<b>Water and Sewerage</b>		
<b>O12</b>  Adequate provision for water supply is provided.	<b>S12.1</b>  The provision and design of water supply constructed to the standards specified in the transitional planning scheme.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>O13</b>  Adequate provision for sewage disposal is provided.	<b>S13.1</b>  The provision and design of sewerage works constructed to the standards specified in the transitional planning scheme.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>Parking</b>		
<b>O14</b>  Adequate on-site parking is provided for the needs of users and of visitors.	<b>S14.1</b>  On-site parking spaces are provided in accordance with the number of carparks specified in the transitional planning scheme.	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.
<b>O15</b>  Development of premises does not adversely impact on the operational airspace, aviation facilities, radio facilities and public safety of the Townsville Airport.	<b>S15.1</b>  Development is designed or conducted to meet the following:  (a) within a 6km radius of the Townsville Airport runways, significant external lighting, flare plumes, other bright light sources or straight parallel lines of lighting 500m to 1000m long are avoided or designed so that lighting does not increase the risk of aircraft incident and has regard to the CASA Guidelines: Lighting in the Vicinity of Aerodromes- Advice to Lighting Designers;	<b>Not Applicable</b>  Development does not occur in the Mixed Use Sub-Area.

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b> <b>Probable Solutions – if code assessable</b>	<b>Response</b>
	(b) within an 8km radius of the Townsville Airport runways, any interim use is to be conducted so that food and waste sources are to be covered or collected so that they are inaccessible to wildlife.	

### 7.8 Specific Outcomes and Solutions for the Neighbourhood Centre Sub-Area

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b> <b>Probable Solutions – if code assessable</b>	<b>Response</b>
<b>Site Suitability</b>		
<b>O1</b> The site is to be suitable in size and configuration for the intended use.	<b>S1.1</b> The site is a minimum of 600m <sup>2</sup> in area.	<b>Complies with S1.1</b> The site has an area of 19,427m <sup>2</sup> .
	<b>S1.2</b> The road frontage of the site is a minimum of 18 metres.	<b>Complies with S1.2</b> The site has a frontage of approximately 154m to North Shore Boulevard, and approximately 165m to Market Street.
<b>Built Form and Building Envelope</b>		
<b>O2</b> A building is to be compatible in the form and scale with the character of a commercial town centre.	<b>S2.1</b> A building does not exceed 3 storeys or 15 metres in height.	<b>Complies with S2.1</b> Development has a maximum building height of 10.39m.
	<b>S2.2</b> A building has a maximum site cover of 75 percent (%).	<b>Complies with S2.2</b> Development has a maximum site cover of 64%.
<b>O3</b> Building setbacks are to be compatible with the achievement	<b>S3.1</b> A building has a zero lot alignment to the road frontage.	<b>Alternate Outcome</b> While the proposed development achieves a road frontage setback typical of a commercial town centre development, it does not

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b>  <b>Probable Solutions – if code assessable</b>	<b>Response</b>
of a commercial character typical of a commercial town centre.		achieve a zero lot alignment with the road frontage. However, no significant changes are proposed to the approved built form.
<b>O4</b>  Buildings are to be set back from the side boundaries to ensure the achievement of a streetscape typical of that of a commercial town centre.	<b>S4.1</b>  Boundary clearances comply with Standard Building Regulation.	<b>Complies with S4.1</b>  The proposed development is setback from the side boundaries in accordance with Standard Building Regulation.
<b>O5</b>  Buildings are to be setback from the rear boundary to allow for appropriate access and servicing of the site.	<b>S5.1</b>  Boundary clearances comply with Standard Building Regulation.	<b>Complies with S5.1</b>  The proposed development is setback from the rear boundaries in accordance with Standard Building Regulation.
<b>Amenity</b>		
<b>O6</b>  Footpath awnings are to be provided to all buildings having a zero lot alignment to the road frontage.	<b>S6.1</b>  A 3 metre wide cantilevered awning is provided to the road frontage.	<b>Not Applicable</b>  Proposed development does not have a zero lot alignment and therefore, is not required to provide awnings along road frontages.
<b>O7</b>  Advertising Devices are designed, located and constructed so as not to detrimentally affect -  (a) the character and amenity of the Planning Area; and  (b) the safety of road users.	<b>S7.1</b>  Advertising devices are limited to:  (a) one device that does not exceed 2m <sup>2</sup> per tenancy; and  (b) where more than one tenancy, one consolidated device per premises.	<b>Not Applicable</b>  No advertising devices are proposed as part of this application.
<b>Landscaping</b>		
<b>O8</b>	<b>S8.1</b>  Where the building does not have a zero alignment to the	<b>Can Comply With S8.1</b>  The proposed development incorporates landscaping along all frontages and provides a

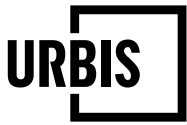


Specific Outcomes	Acceptable Solutions – if self assessable  Probable Solutions – if code assessable	Response
Landscaping is to enhance the visual privacy and streetscape of the locality.	road frontage, landscaping is provided to a depth of 2 metres.	landscape strip of a minimum of 2m.
	<p><b>S8.2</b></p> <p>Where the site adjoins a residential use or a residential area, landscaping is a minimum of 2 metres wide at the common boundary.</p>	<p><b>Not Applicable</b></p> <p>The development does not adjoin a residential use.</p>
	<p><b>S8.3</b></p> <p>Fences are a maximum of 1.2 metres in height if of solid construction and 1.8 metres in height if semi-transparent.</p>	<p><b>Can Comply with S8.3</b></p> <p>This requirement can be conditioned as part of the approval.</p>
<p><b>O9</b></p> <p>Landscaping mitigates adverse aesthetic, privacy and illumination impacts through the use of appropriate screening.</p>	<p><b>S9.1</b></p> <p>A landscaped strip of a minimum of 2 metres in width and containing planting that will prevent headlight glare is provided along a frontage to a road which is a major collector street or higher in the road hierarchy.</p>	<p><b>Can Comply With S9.1</b></p> <p>The proposed development incorporates landscaping along all frontages and provides a landscape strip of a minimum of 2m in width.</p>
	<p><b>S9.2</b></p> <p>Where screen planting is provided along a frontage to a road, the tree planting is consistently spaced at a maximum of 750mm measured from the centres of trees.</p>	<p><b>Complies with S9.2</b></p> <p>The proposed development incorporates a landscape concept plan to ensure all planting is appropriate for the site.</p>
	<p><b>S9.3</b></p> <p>Where screen planting is used along the side or rear boundary of a site, it consists of-</p> <p>(a) mature plantings of clumping palms or compact trees with a maximum spacing of 3 metres</p>	<p><b>Complies with S9.3</b></p> <p>The proposed development incorporates an approved landscape concept plan to ensure all planting is appropriate for the site.</p>

Specific Outcomes	Acceptable Solutions – if self assessable  Probable Solutions – if code assessable	Response
	(measured from their centres) providing a dense screen within 3 years of occupation; or  (b) shrubs capable of growing to a height of 3 metres within 2 years of planting.	
<p><b>O10</b></p> <p>Landscaping does not adversely affect stormwater management by ensuring that -</p> <p>(a) landscape works do not restrict the flow of water along the overland flow paths; and</p> <p>(b) opportunities for water infiltration on a site is maximised by (whether practical) -</p> <p>(i) the use of permeable surfaces in preference to hard surfaces; and</p> <p>(ii) draining any hard surfaced area towards permeable surfaces.</p>	<p><b>S10.1</b></p> <p>None applicable</p>	<p><b>Complies with O10</b></p> <p>The proposed development incorporates landscaping which:</p> <p>(a) will not restrict the flow of water along overland flow paths;</p> <p>(b) Incorporates water infiltration where possible;</p> <p>(c) Establishes permeable surfaces where applicable; and</p> <p>(d) Directs all drainage to permeable areas.</p>
<p><b>O11</b></p> <p>Surface treatments and paving comprise a functional, attractive and low maintenance component of the overall landscape scheme.</p>	<p><b>S11.1</b></p> <p>Paving complies with AS 1428.</p>	<p><b>Complies with S11.1</b></p> <p>The pavement complies with AS 1428.</p>
	<p><b>S11.2</b></p> <p>Paving materials clearly delineate between pedestrian and vehicular movement systems through contrasting material, colours or level changes.</p>	<p><b>Complies with S11.2</b></p> <p>The pavement materials indicate clear pedestrian and vehicle movement areas.</p>
	<p><b>S11.3</b></p> <p>Hard landscaping materials are not highly reflective, or likely to</p>	<p><b>Complies with S11.3</b></p> <p>The proposed development does not include hard landscaping materials that are highly</p>

<b>Specific Outcomes</b>	<b>Acceptable Solutions – if self assessable</b>  <b>Probable Solutions – if code assessable</b>	<b>Response</b>
	create glare, or slippery or otherwise hazardous conditions.	reflective or slippery or otherwise hazardous conditions.
<b>Parking</b>		
<b>O12</b>  Adequate on-site carparking is provided for the needs of the users of and visitors	<b>S12.1</b>  On-site parking spaces are provided in accordance with the number of carparks specified in the transitional planning scheme.	<b>Complies with S12.1</b>  The proposed development provides car parking in accordance with the planning scheme requirements.
<b>Infrastructure and Servicing</b>		
<b>O13</b>  Adequate area for the storage of waste disposal is to be provided and must be -  (a) screened from the road frontage and adjoining properties; and  (b) an impervious area; and  (c) located near a hose cock for cleaning purposes.	<b>S13.1</b>  Waste disposal areas are provided and fenced with a minimum height of 1.8 metres.	<b>Complies with S13.1</b>  Waste disposal areas are appropriately fenced and screened.
<b>O14</b>  A building is to be suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication services and facilities	<b>S14.1</b>  A building is provided with water supply, sewerage drainage, power supply and telecommunication services and facilities to the standard specified in the transitional planning scheme.	<b>Complies with S14.1</b>  The proposed development has access to all required infrastructure.
<b>Particular Development in the Neighbourhood Centre Sub-Area</b>		
<b>O15</b>  The neighbourhood centre sub-area is developed for an adequate number and range of retail uses and commercial uses	<b>S15.1</b>  None applicable.	<b>Complies with O15</b>  The proposed development includes an appropriate mix of land uses that will adequately service surrounding districts.

Specific Outcomes	Acceptable Solutions – if self assessable  Probable Solutions – if code assessable	Response
to service the structure plan area and surrounding districts.		
<p><b>O16</b></p> <p>There is an economic need and a planning need for development for shops and a shopping centre in the neighbourhood centre sub-area.</p>	<p><b>S16.1</b></p> <p>None applicable.</p>	<p><b>Complies</b></p> <p>The proposed development includes a broad range of uses including a Shop, which is designed to meet the existing and emerging need of the local community. This use is intended to complement the approved and proposed neighbourhood centre uses on site, and be of a scale which reflects the site’s context within the North Shore PoD.</p>
<p><b>O17</b></p> <p>Development of premises does not adversely impact on the operational air space, aviation facilities, radio facilities and public safety of the Townsville Airport.</p>	<p><b>S14.1</b></p> <p>Development is designed or conducted to meet the following:</p> <p>(a) within a 6km radius of the Townsville Airport runways, significant external lighting, flare plumes, other bright light sources or straight parallel lines of lighting 500m to 1000m long are avoided or designed so that lighting does not increase the risk of aircraft incident and has regard to the CASA guidelines: Lighting in the Vicinity of Aerodromes - Advice to Lighting Designers;</p> <p>(b) within an 8km radius of the Townsville Airport runways, any interim use is to be conducted so that food and waste sources are to be covered or collected so that they are inaccessible to wildlife.</p>	<p><b>Complies with S14.1</b></p> <p>Development ensures food and waste sources are to be covered and inaccessible to wildlife.</p>



## DIVISION 2 – STRUCTURE PLAN AREA CODE

### 4.4 Overall Outcomes for the Structure Plan Area Code

Overall Outcomes	Response
1. The structure plan area is to be an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements.	<b>Complies</b> The development reflects the intent of the structure plan and the land use designation for the site.
2. The structure plan area is to provide housing diversity to meet the evolving needs of various household types and lifestyles.	<b>Complies</b> Development does not involve a residential component, however it will deliver essential services to the local community.
3. The structure plan area is to be an integrated development that respects site character and provides access to open space and community facilities.	<b>Complies</b> The proposal protects access to existing open space and community facilities.
4. The structure plan area is to provide for a defined open space system that utilises natural elements and provides various recreational opportunities.	<b>Not Applicable</b> Development does not occur in an open space area.
5. The structure plan area is to be developed to provide safe and functional access within the structure plan area and to external connections.	<b>Complies</b> The proposed development ensures safe access within the site and to the surrounding networks.
6. The structure plan area is to be designed to achieve tropical urban design outcomes.	<b>Complies</b> The proposed development involves a high-quality design outcome that leverages off the sub-tropical qualities of the locality.
7. The structure plan area is to be developed for community and commercial facilities to-  (a) service the residents of the structure plan area, residents of the region, and the travelling public; and  (b) ensure that residential amenity is not detrimentally affected.	<b>Complies</b>  The proposed development provides services to the local community to meet current expectations and demand.  The proposal is sensitively designed to ensure surrounding residential communities are not negatively affected.
8. The structure plan area is to provide for an integrated linear open space system along the	<b>Not Applicable</b>

<b>Overall Outcomes</b>	<b>Response</b>
major drainage paths with linkages to the Bohle River.	Development does not occur in an open space area.
9. The structure plan area is to provide for innovative development over the life of the development of the structure plan area to account for technological developments and changing patterns in the community.	<b>Complies</b>  The proposed development is of an innovative design to ensure the longevity of the development within the North Shore locality.

#### **4.5 Specific Outcomes for the Residential Planning Area**

<b>Overall Outcomes</b>	<b>Response</b>
1. The residential planning area is to be developed for predominantly residential development together with specified areas for local convenience centres, education, community, recreation and open space purposes.	<b>Not Applicable</b>  Proposed development is within the Commercial Planning Area.
2. The residential planning area is to be developed for residential development that is carried out in such a way as to provide a safe, attractive and desirable environment to meet the various and diverse housing needs of the community and to optimise the use of urban land resources.	<b>Not Applicable</b>  Proposed development is within the Commercial Planning Area.
3. The residential planning area is to be progressively developed having regard to the timely, efficient and economic provision of engineering and social infrastructure.	<b>Not Applicable</b>  Proposed development is within the Commercial Planning Area.
4. The residential planning area is to be developed for residential development at different densities that is spread throughout the residential planning area, rather than being concentrated into large clusters of a particular density.	<b>Not Applicable</b>  Proposed development is within the Commercial Planning Area.
5. The residential planning area is to be developed for non residential uses, which will include, but are not limited to, services and facilities for residents such as educational establishments, shops, childcare centres and medical centres which may be established at locations which have suitable access and where the development will not be intrusive to residential uses.	<b>Not Applicable</b>  Proposed development is within the Commercial Planning Area.
6. The residential planning area is to be developed in neighbourhoods that are based on the	<b>Not Applicable</b>

<b>Overall Outcomes</b>	<b>Response</b>
naturally occurring topography of the residential planning area, the existing natural drainage paths, vegetation patterns, road hierarchy and other factors which will define distinct areas each with their own neighbourhood character.	Proposed development is within the Commercial Planning Area.

#### 4.6 Specific Outcomes for the Open Space Planning Area

<b>Overall Outcomes</b>	<b>Response</b>
1. The open space planning area is to be developed for recreation, aesthetic, sporting, environmental and related purposes to meet the needs of the residents of the structure plan area.	<b>Not Applicable</b> Proposed development is within the Commercial Planning Area.
2. The open space planning area is to consist of an arrangement of public and privately owned areas.	<b>Not Applicable</b> Proposed development is within the Commercial Planning Area.
3. The open space planning area is to be developed so that the major open space elements are linked wherever possible by connecting linear open space, streets, walkways and enhanced road reserves to form an open space system that provides users with access to a wide range of facilities and open space experiences	<b>Not Applicable</b> Proposed development is within the Commercial Planning Area.
4. The open space planning area is to be comprehensively planned as part of the precinct planning process such that the ownership of the open space planning area and the size and location of the different types of open space will be determined at the time of approval of the relevant precinct plan.	<b>Not Applicable</b> Proposed development is within the Commercial Planning Area.

#### 4.7 Specific Outcomes for the Commercial Planning Area

<b>Overall Outcomes</b>	<b>Response</b>
1. The commercial planning area is to be developed for a mixed use sub-area and a neighbourhood centre sub-area.	<b>Complies</b> The proposal represents a mixed-use development that aligns with the intent of the commercial planning area.
2. The commercial planning area is to be confined by defined boundaries which will control points	<b>Complies</b>

<b>Overall Outcomes</b>	<b>Response</b>
of access and ensure separation from the residential planning area while maintaining a linkage between the adjoining neighbourhood centre sub-area and the mixed use sub-area.	The proposed development is wholly contained within the commercial planning area and ensures adequate separation from residential areas.
3. The commercial planning area is to provide a transitional buffer from impacts along the national highway to the residential planning area to the north.	<b>Complies</b> The proposed development is not directly affected by the national highway; nevertheless, it provides a buffer between the highway and nearby residential land uses.
4. The mixed use sub-area is to be developed for uses that take advantage of its proximity to road and rail transport infrastructure and accessibility to regional catchments especially uses that would benefit from a high level of vehicular access, possible rail access and visual exposure to a national highway such as showrooms, warehouses, hardware stores, timber and building supplies and the like.	<b>Not Applicable</b> The proposal does not occur within the mixed-use sub-area.
5. The neighbourhood centre sub-area is to be developed for a supermarket, a range of comparison and speciality retail uses and commercial uses.	<b>Complies</b> The proposed development will facilitate a diverse mixed-use development.
6. The neighbourhood centre sub-area is to be developed to satisfy a public need that correlates with community spending patterns.	<b>Complies</b> The proposed development reflects current and future community needs and represents a suitable development for the site and greater area.

#### 4.8 Land Use Concept Plan

<b>Overall Outcomes</b>	<b>Response</b>
1. The land use concept plan is Map 2- Land Use Concept Plan.	<b>Complies</b> No response required.
2. The land use concept plan identifies in more detail than that identified in Map 1 -Structure Plan, the schematic location of the predominant land use elements including-  (a) the major roads forming part of the road hierarchy including the traffic distributor road, collector roads and indicative access locations; and	<b>Complies</b> The land use concept map identifies the site as within the Neighbourhood Centre, in line with Map 1 - Structure Plan.



Overall Outcomes	Response
<p>(b) the residential planning area including local convenience centres and educational/community facilities within the residential planning area; and</p> <p>(c) the commercial planning area including the mixed use sub-area and the neighbourhood centre sub-area; and</p> <p>(d) the open space planning area.</p>	
<p>3. The proposed traffic distributor road and educational/community facilities identified in the land use concept plan are dependent upon financial commitments by the State government in respect of which a final decision has not been made, such that in the absence of a commitment by the State government, some of these facilities may be provided by the private sector or not at all.</p>	<p><b>Not Applicable</b></p> <p>Site is not situated on land dedicated for educational/community facilities, and no such uses are proposed by the application.</p>
<p>4. The land use concept plan complies with the structure plan area code.</p>	<p><b>Complies</b></p> <p>No response required.</p>
<p>5. Development to which the structure plan area code applies, which is consistent with the land use concept plan, is deemed to comply with the structure plan area code.</p>	<p><b>Complies</b></p> <p>The proposed development is consistent with the land use concept plan, and therefore complies with the structure plan area code.</p>



## 8.2.1 AIRPORT ENVIRONS OVERLAY CODE

### 8.2.1.3 Assessment benchmarks

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

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

Performance Outcomes	Acceptable Outcomes	Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>Operational airspace (overlay map OM-01.1)</b>		
<p><b>PO1</b></p> <p>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.</p> <p>Editor's note—The Defence (Areas Control) Regulation (DACR) is a Commonwealth regulation under the Defence Act 1903. Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.</p>	<p><b>AO1.1</b></p> <p>Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1.</p> <p>Editor's note-Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed AO1 above.</p>	<p><b>Complies with AO1.1</b></p> <p>Proposed development does not enter into operational airspace.</p>
	<p><b>AO1.2</b></p> <p>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.</p>	<p><b>Complies with AO1.2</b></p> <p>Proposed development does not involve transient intrusions within operational airspace.</p>
<p><b>PO2</b></p> <p>Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the</p>	<p><b>AO2</b></p> <p>Development does not generate:</p>	<p><b>Complies with AO2</b></p> <p>Development will not generate a gaseous plume, or other</p>



Performance Outcomes	Acceptable Outcomes	Response
airport's operational airspace area identified on overlay map OM-01.1.	<ul style="list-style-type: none"> <li>(a) a gaseous plume with a velocity exceeding 4.3m per second; or</li> <li>(b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.</li> </ul>	substance, into operational airspace.
<b>Wildlife hazard buffer zones (overlay map OM-01.2)</b>		
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.	<b>AO3.1</b>  Within 13km of airport runways, development does not involve a putrescible waste disposal facility.	<b>Complies with AO3.1</b>  Development does not involve a putrescible waste disposal facility.
	<b>AO3.2</b>  Within 8km of airport runways, development does not involve: <ul style="list-style-type: none"> <li>(a) aquaculture; or</li> <li>(b) food handling or processing of an industrial nature; or</li> <li>(c) stock handling or slaughtering; or</li> <li>(d) pig production; or</li> <li>(e) fruit production; or</li> <li>(f) turf production; or</li> <li>(g) the keeping or protection of wildlife outside enclosures.</li> </ul>	<b>Complies with AO3.2</b>  The proposed development involves a Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.
	<b>AO3.3</b>  Within 3km of airport runways, development does not involve: <ul style="list-style-type: none"> <li>(a) the keeping, handling or racing of horses; or</li> </ul>	<b>Not Applicable</b>  Proposed development does not occur within 3km of airport runways.



Performance Outcomes	Acceptable Outcomes	Response
	(b) outdoor dining, food handling or food consumption.	
<b>Public safety areas (overlay map OM-01.2)</b>		
<p><b>PO4</b></p> <p>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.</p>	<p><b>AO4</b></p> <p>Within a public safety area identified on overlay map OM-01.2, development does not involve the following:</p> <ul style="list-style-type: none"> <li>(a) residential uses; or</li> <li>(b) a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or</li> <li>(c) any activities involving the manufacture or bulk storage of hazardous or flammable materials.</li> </ul>	<p><b>Not Applicable</b></p> <p>Development does not occur in a public safety area.</p>
<b>Aviation facilities (overlay map OM-01.3)</b>		
<p><b>PO5</b></p> <p>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.</p>	<p><b>AO5.1</b></p> <p>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).</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>
	<p><b>AO5.2</b></p> <p>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</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>physical projection above, the ground level are located:</p> <ul style="list-style-type: none"> <li>(a) within 115m of the DME site; or</li> <li>(b) between 115m and 230m of the DME site if exceeding 1m in height; or</li> <li>(c) between 230m and 500m of the DME site if exceeding 2m in height; or</li> <li>(d) between 500m and 1,000m of the DME site if exceeding 4m in height; or</li> <li>(e) between 1,000m and 1,500m of the DME site if exceeding 8.5m in height.</li> </ul>	
	<p><b>AO5.3</b></p> <p>Within the buffer area of the Townsville Airport VHF omnidirectional radio range (VOR) site (as depicted on overlay map OM-01.3):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) the following are not located between 300m and 1,000m of the site: <ul style="list-style-type: none"> <li>(i) fences exceeding 2.5m in height; or</li> <li>(ii) overhead lines exceeding 5m in height; or</li> <li>(iii) metallic structures exceeding 8m in height; or</li> </ul> </li> </ul>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>



Performance Outcomes	Acceptable Outcomes	Response
	(iv) trees and open lattice towers exceeding 10m in height; or (v) wooden structures exceeding 13m in height.	
	<p><b>AO5.4</b></p> <p>Within the buffer area of the Townsville Airport Glidepath site (as depicted on overlay map OM-01.3), no building, structures or other works involving a change to, or a physical projection above, the ground level are located between:</p> <p>(a) 700m and 1,000m of the site if exceeding 6m in height; or</p> <p>(b) 1,000m and 1,500m of the site if exceeding 8.7m in height.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>
	<p><b>AO5.5</b></p> <p>Within the buffer area of the Townsville Airport middle marker site (as depicted on overlay map OM-01.3, no buildings, structures or other works involving a change to, or a physical projection above, the ground level occurs that exceed 20m in height.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>
	<p><b>AO5.6</b></p> <p>No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within the area identified on overlay map OM-01.3.</p>



Performance Outcomes	Acceptable Outcomes	Response
	depicted on overlay map OM-01.3).	
<b>Australian noise exposure forecast contours (overlay map OM-01.4)</b>		
<p><b>PO6</b></p> <p>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.</p> <p>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.</p>	<p><b>AO6.1</b></p> <p>Above the 25 ANEF contour (as depicted on overlay map OM-01.4), development does not involve the following:</p> <ul style="list-style-type: none"> <li>(a) child care centre;</li> <li>(b) educational establishment;</li> <li>or</li> <li>(c) hospital.</li> </ul>	<p><b>Not Applicable</b></p> <p>Development does not occur within an ANEF area.</p>
	<p><b>AO6.2</b></p> <p>Above the 30 ANEF contour (as depicted on overlay map OM-01.4), development does not involve a community use or community care centre.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within an ANEF area.</p>
	<p><b>AO6.3</b></p> <p>Above the 35 ANEF contour areas (as depicted on overlay map OM-01.4), development does not involve residential uses.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within an ANEF area.</p>
	<p><b>AO6.4</b></p> <p>The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within an ANEF area.</p>
<b>Lighting area buffer zones (overlay map OM-01.5)</b>		
<b>PO7</b>	<b>AO7.1</b>	<b>Not Applicable</b>



Performance Outcomes	Acceptable Outcomes	Response
<p>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.</p> <p>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.</p>	<p>Development within the 6km radius shown on overlay map OM-01.5 does not involve:</p> <ul style="list-style-type: none"> <li>(a) straight parallel lines of lighting 500m to 1000m long; or</li> <li>(b) lighting which extends more than 3 degrees above the horizon; or</li> <li>(c) flare plumes; or</li> <li>(d) buildings with reflective cladding; or</li> <li>(e) upward-shining lights; or</li> <li>(f) flashing lights; or</li> <li>(g) sodium lights.</li> </ul>	<p>Development does not occur within a lightning buffer zone.</p>
	<p><b>AO7.2</b></p> <p>In zone A shown on overlay map OM-01.5, lighting does not exceed 0 candela.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within a lightning buffer zone.</p>
	<p><b>AO7.3</b></p> <p>In zone B shown on overlay map OM-01.5, lighting does not exceed 50 candela.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within a lightning buffer zone.</p>
	<p><b>AO7.4</b></p> <p>In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within a lightning buffer zone.</p>
	<p><b>AO7.5</b></p> <p>In zone D shown on overlay map OM-01.5, lighting does not exceed 450 candela.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur within a lightning buffer zone.</p>



## 8.2.6 FLOOD HAZARD OVERLAY CODE

### 8.2.6.3 Assessment benchmarks

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

Performance Outcomes	Acceptable Outcomes	Response
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b></p> <p>Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding.</p> <p>Editor's note—The Building Regulation 2006 may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request.</p> <p>Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the Building Regulation 2006.</p>	<p><b>AO1.1</b></p> <p>Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard — further investigation area, new buildings containing habitable rooms:</p> <ul style="list-style-type: none"> <li>a) are sited on a part of the site which is outside the medium hazard — further investigation area; or</li> <li>b) are sited on the highest part of the site.</li> </ul> <p>OR</p> <p><b>AO1.2</b></p> <p>Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2:</p> <ul style="list-style-type: none"> <li>a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level;</li> <li>b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event;</li> <li>c) parking spaces associated with non-residential development are located outside the high hazard</li> </ul>	<p><b>Complies with AO1.1</b></p> <p>Proposed development is not located in a medium hazard – further investigation area. Development will comply with minimum floor heights for all land uses.</p> <p>No underground parking is proposed.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>areas identified on overlay map OM-06.1 or 06.2; and</p> <p>Editor's note—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings.</p> <p>d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</p>	
<p><b>PO2</b></p> <p>Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.</p>	<p><b>AO2.1</b></p> <p>Development in high hazard areas do not involve:</p> <p>a) filling with a height greater than 150mm; or</p> <p>b) block or solid walls or solid fences; or</p> <p>c) garden beds or other structures with a height more than 150mm; or</p> <p>d) the planting of dense shrub hedges.</p>	<p><b>Not Applicable</b></p> <p>Development does not occur in a high hazard area.</p>
<b>For assessable development</b>		
<p><b>PO3</b></p> <p>Development does not intensify use in high hazard areas, in order to avoid risks to people and property.</p> <p>Editor's note—High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event</p>	<p><b>AO3.1</b></p> <p>New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.</p> <p><b>AO3.2</b></p> <p>New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Complies with AO3.1</b></p> <p>Proposed development is not located in a high hazard area.</p> <p><b>Complies with AO3.2</b></p> <p>Proposed development is not located in a high hazard area.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO3.3</b></p> <p>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.</p>	<p><b>Complies with AO3.3</b></p> <p>Proposed development is not within a high hazard area and does not involve accommodation uses.</p>
<p><b>PO4</b></p> <p>Siting and layout of development maintains the safety of people and property in medium hazard areas.</p> <p>Editor's note—The Building Regulation 2006 establishes requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request.</p> <p>Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the Building Regulation 2006.</p>	<p><b>On existing lots</b></p>	
	<p><b>AO4.1</b></p> <p>Floor levels for residential buildings are 300mm above the defined flood level.</p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Development does not involve residential land uses.</p>
	<p><b>AO4.2</b></p> <p>Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level.</p> <p>Editor's note—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings.</p>	<p><b>Complies with AO4.2</b></p> <p>Development ensures floor levels are above the defined floor level.</p>
	<p><b>AO4.3</b></p> <p>Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.</p>	<p><b>Not Applicable</b></p> <p>Development does not involve underground parking.</p>
	<p><b>AO4.4</b></p>	<p><b>Not Applicable</b></p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p>Development does not involve accommodation uses.</p>
	<p><b>Where reconfiguring a lot</b></p>	
	<p><b>AO4.5</b></p> <p>Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.</p>	<p><b>Not Applicable</b></p> <p>Development does not involve reconfiguring a lot.</p>
	<p><b>AO4.6</b></p> <p>In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.</p>	<p><b>Not Applicable</b></p> <p>Development does not involve reconfiguring a lot.</p>
	<p><b>AO4.7</b></p> <p>Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Not Applicable</b></p> <p>Development does not involve reconfiguring a lot.</p>
<p><b>PO5</b></p> <p>Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.</p>	<p><b>AO5</b></p> <p>Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not require signage, as the proposed development occurs within a low hazard area, with only edges of the site being affected by medium hazard.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO6</b></p> <p>Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site.</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO6</b></p> <p>The proposed development occurs within a low hazard area, with only edges of the site being affected by medium hazard. Therefore, the site ensures any changes to the depth, duration, velocity of flood waters are contained within the site.</p>
<p><b>PO7</b></p> <p>Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to:</p> <ul style="list-style-type: none"> <li>a) increased scour and erosion; or</li> <li>b) loss of flood storage; or</li> <li>c) loss of or changes to flow paths; or</li> <li>d) flow acceleration or retardation; or</li> <li>e) reduction in flood warning times.</li> </ul> <p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO7</b></p> <p>Development does not worsen flood characteristics, as it does not cause increased erosion, loss of flood storage, loss of flow paths, retardation or reduction in flood warning times.</p>
<p><b>PO8</b></p>	<p><b>AO8</b></p>	<p><b>Complies with AO8</b></p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.</p> <p>Editor's note—This provision applies to high, medium and low flood hazard areas.</p>	<p>The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).</p>	<p>As per Table 8.2.6.3(b), the development is affected by a 0.2% AEP flood event, and will not negatively impact the function of emergency management during or after a flood event.</p>
<p><b>PO9</b></p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO9.1</b></p> <p>Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Not Applicable</b></p> <p>Development is not located within a high flood hazard area identified on overlay map OM-06.1 or 06.2.</p>
	<p><b>AO9.2</b></p> <p>Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.</p>	<p><b>Complies with AO9.2</b></p> <p>Development does not involve the manufacture or storage of hazardous materials in bulk.</p>



## 9.3.2 HEALTHY WATERS CODE

### 9.3.2.3 Assessment benchmarks

Table 9.3.2.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
<b>Stormwater management - protecting water quality</b>		
<p><b>PO1</b></p> <p>Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.</p> <p>Editor's note—The environmental values and water quality objectives are established under the Environmental Protection (Water) 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).</p>	<p>No acceptable outcome is nominated.</p> <p>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.</p>	<p><b>Complies with PO1</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The proposal does not involve new or changed stormwater management over the site.</p> <p>The stormwater management practices under the existing approval (MCU22/0033.01) will be maintained.</p>
<p><b>PO2</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>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.</p>	<p><b>Complies with PO2</b></p> <p>The proposed development will not negatively impact existing water quality, habitat and biota values, flow regimes and riparian areas within the catchment area.</p>
<p><b>PO3</b></p> <p>The entry of contaminants into, and transport of contaminants</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning</p>	<p><b>Will comply with PO3</b></p> <p>The entry of contaminants into, and transport of contaminants in, stormwater will be avoided or</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>in, stormwater is avoided or minimised.</p>	<p>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.</p>	<p>minimised through the site's stormwater management plan design.</p> <p>The inclusion of bioretention areas and planting throughout the site will further manage stormwater flow and treatment.</p>
<p><b>PO4</b></p> <p>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:</p> <p>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</p> <p>b) where disturbance of acid sulfate soils cannot be avoided, development:</p> <p>I. neutralises existing acidity and prevents the generation of acid and metal contaminants; and</p> <p>II. prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p>	<p><b>AO4.1</b></p> <p>Development does not:</p> <p>a) involve excavating or removing 100m<sup>3</sup> or more of soil and sediment at or below 5m AHD; or</p> <p>b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or</p> <p>c) involve filling with 500m<sup>3</sup> or more with an average depth of 0.5m or greater that results in:</p> <p>I. actual acid sulfate soils being moved below the water table; or</p> <p>II. previously saturated acid sulfate soils being aerated.</p> <p>OR</p> <p><b>AO4.2</b></p> <p>Development manages waters so that:</p> <p>a) all disturbed acid sulfate soils are adequately treated</p>	<p><b>Complies with AO4.1</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>This proposal does not introduce new or changed outcomes in relation to approved bulk earthworks over the site.</p> <p><b>Not Applicable</b></p>





Performance Outcomes	Acceptable Outcomes	Response
	<p>and/or managed so that they can no longer release acid or heavy metals;</p> <p>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);</p> <p>c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;</p> <p>d) there are no visible iron stains, flocs or sums in discharge water;</p> <p>e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and</p> <p>f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p> <p>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</p>	<p>The proposed development does not involve aspects of development that require management of interference with acid sulfate run off.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>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</p>	
<p><b>PO5</b></p> <p>Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.</p>	<p>No acceptable outcome is nominated.</p> <p>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.</p>	<p><b>Will comply with PO5</b></p> <p>Construction of the proposed development will be in accordance with Council's 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.</p>
<b>Hydrological processes</b>		
<p><b>PO6</b></p> <p>The stormwater management system:</p> <p>a) retains natural waterway corridors and drainage paths; and</p> <p>b) maximises the use of natural channel design in constructed components.</p>	<p><b>AO6.1</b></p> <p>All existing waterways and overland flow paths are retained.</p> <p><b>AO6.2</b></p> <p>The stormwater management system is designed in accordance with the Development manual planning</p>	<p><b>Not Applicable</b></p> <p>There are no existing waterways or overland flow paths identified within the proposed development site.</p> <p><b>Will comply with AO6.2</b></p> <p>The stormwater management system will be designed in accordance with the Development manual planning</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO7</b></p> <p>The development is designed to minimise run-off and peak flows by:</p> <ul style="list-style-type: none"> <li>a) minimising large areas of impervious material; and</li> <li>b) maximising opportunities for capture and reuse.</li> </ul>	<p>scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design.</p> <p>No acceptable outcome is nominated.</p> <p>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.</p>	<p>scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design.</p> <p><b>Complies with PO7</b></p> <p>The proposed development minimises run-off and peak flow through the provision of pervious landscaping elements throughout the site.</p>
<p><b>PO8</b></p> <p>Stormwater management is designed to:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.</li> </ul> <p>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</p>	<p><b>AO8</b></p> <p>The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.</p>	<p><b>Will comply with AO8</b></p> <p>The stormwater management system will be designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.</p>



Performance Outcomes	Acceptable Outcomes	Response
pursuit of the management of more frequent flows for waterway health enhancement.		
<p><b>PO9</b></p> <p>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.</p>	<p><b>AO9</b></p> <p>The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.</p>	<p><b>Will comply with AO9</b></p> <p>The stormwater management system will be designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.</p>
<b>Stormwater drainage generally</b>		
<p><b>PO10</b></p> <p>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.</p>	<p><b>AO10.1</b></p> <p>The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties</p>	<p><b>Complies with AO10.1</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The development will not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO10.2</b></p> <p>The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Complies with AO10.2</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The stormwater management system implementations incorporated in the existing approval (MCU22/0033.01) will be upheld in this proposal.</p>
<p><b>PO11</b></p> <p>Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.</p>	<p><b>AO11</b></p> <p>The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Complies with AO11</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The stormwater management system implementations incorporated in the existing approval (MCU22/0033.01) will be upheld in this proposal.</p>
<p><b>PO12</b></p> <p>The drainage network has sufficient capacity to safely convey stormwater run-off from the site.</p>	<p><b>AO12</b></p> <p>Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Complies with AO12</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO13</b></p> <p>The stormwater management system:</p> <ul style="list-style-type: none"> <li>a) provides for safe access and maintenance; and</li> <li>b) where relevant, provides for safe recreational use of stormwater management features.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>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</p>	<p>The stormwater management system implementations incorporated in the existing approval (MCU22/0033.01) will be upheld in this proposal.</p> <p><b>Complies with PO13</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The stormwater management system implementations incorporated in the existing approval (MCU22/0033.01) will be upheld in this proposal.</p>
<b>Point source waste water management (other than contaminated stormwater and sewage)</b>		
<p><b>PO14</b></p> <p>Waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> <li>a) avoids waste water discharge to waterways; or</li> <li>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.</li> </ul> <p>Editor's note—To meet this outcome, a waste water management plan (WWMP)</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO14</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The stormwater management system implementations incorporated in the existing approval (MCU22/0033.01) will be upheld in this proposal.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>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.</p>		
<p><b>PO15</b></p> <p>Any treatment and disposal of waste water to a waterway:</p> <ul style="list-style-type: none"> <li>a) protects the applicable water quality objectives for the receiving waters; and</li> <li>b) avoids adverse impact on ecosystem health of receiving waters.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>The proposed development's waste water will not be discharged to a waterway.</p>
<p><b>PO16</b></p> <p>Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO16</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The proposed development does not propose soil disturbance in nutrient hazardous areas that have not been addressed in the existing approval (MCU22/0033.01).</p>
<p><b>PO17</b></p> <p>Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence,</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not propose to discharge waste water to waterways.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>frequency and intensity of coastal algal blooms.</p> <p>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.</p>		
<p><b>Constructed lakes and artificial waterways</b></p>		
<p><b>PO18</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) nutrients and eutrophication;</li> <li>b) gross pollutants, including organic material;</li> <li>c) light and turbidity;</li> <li>d) organic carbon loads;</li> <li>e) lake stormwater detention time;</li> <li>f) salinity;</li> <li>g) temperature;</li> <li>h) water depth and seasonal variations;</li> <li>i) water column mixing temperature; and</li> <li>j) pesticides and other chemicals.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>





Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO19</b></p> <p>Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways</p>
<p><b>PO20</b></p> <p>The location, design and operation of a constructed lake or artificial waterway:</p> <ul style="list-style-type: none"> <li>a) protects environmental values in downstream and upstream waterways;</li> <li>b) protects any groundwater recharge areas;</li> <li>c) incorporates low lying areas of a catchment connected to an existing waterway;</li> <li>d) does not disrupt natural wetlands and any associated buffer areas;</li> <li>e) avoids disturbing soils or sediments; and</li> <li>f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul> <p>Editor's Note—Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO21</b></p> <p>The constructed lake or artificial waterway is located in a way</p>	<p>For constructed lakes — No acceptable solution is nominated.</p>	<p><b>Not Applicable</b></p>



Performance Outcomes	Acceptable Outcomes	Response
<p>that is compatible with existing tidal waterways.</p>	<p><b>AO21</b></p> <p>For an artificial waterway:</p> <p>Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> <li>a) there is sufficient flushing or tidal flushing with water level variation &gt;0.3m;</li> <li>b) any tidal flow alteration does not adversely impact on the tidal waterway; and</li> <li>c) there is no introduction of salt water into freshwater environments.</li> </ul> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO22</b></p> <p>The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO23</b></p> <p>A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO24</b></p> <p>The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO25</b></p> <p>A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO26</b></p> <p>A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO27</b></p> <p>A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>PO28</b></p> <p>Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.3.12 Constructed Lakes.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve the creation of constructed lakes or waterways.</p>
<p><b>Efficiency and whole of life cycle cost</b></p>		
<p><b>PO29</b></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO29</b></p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.</p>	<p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing management of the whole of life cycle costs will be maintained within this development.</p>
<p><b>PO30</b></p> <p>The design of the development allows for sufficient site area to accommodate an effective stormwater management system.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<p><b>Complies with PO30</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing stormwater management over the site will be maintained.</p>
<p><b>PO31</b></p> <p>The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:</p> <ul style="list-style-type: none"> <li>a) existing capacity of stormwater infrastructure and ultimate catchment conditions;</li> <li>b) discharge for existing and future upstream development; and</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<p><b>Complies with PO31</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing management of the whole of life cycle costs will be maintained within this development.</p>



Performance Outcomes	Acceptable Outcomes	Response
c) protecting the integrity of adjacent and downstream development.		
<p><b>PO32</b></p> <p>Proposed stormwater infrastructure remains fit for purpose for the life of the development.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<p><b>Complies with PO32</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing management of the whole of life cycle costs will be maintained within this development.</p>
<p><b>PO33</b></p> <p>Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.</p>	<p><b>AO33</b></p> <p>The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Complies with AO33</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing management of the whole of life cycle costs will be maintained within this development.</p>
<p><b>Water management in reconfiguring a lot</b></p>		
<p><b>PO34</b></p> <p>Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to:</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve reconfiguring a lot.</p>



Performance Outcomes	Acceptable Outcomes	Response
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.		
<b>Ship-sourced pollutants</b>		
<b>PO35</b>  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.	<b>Not Applicable</b>  The proposed development will not include uses that produce ship-sourced pollutants.
<b>PO36</b>  Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.	<b>Not Applicable</b>  The proposed development will not include uses that produce ship-sourced pollutants.
<b>PO37</b>  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.	<b>Not Applicable</b>  The proposed development will not include uses that produce ship-sourced pollutants.



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO38</b></p> <p>Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>The proposed development will not include uses that produce ship-sourced pollutants.</p>



# LANDSCAPE CODE

## 9.3.3.3 Assessment benchmarks

Table 9.3.3.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
<b>Landscape design and character</b>		
<p><b>PO1</b></p> <p>The overall landscape design of both public and private spaces:</p> <ul style="list-style-type: none"> <li>a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and</li> <li>b) is functional and designed to be visually appealing in the long-term as well as when first constructed.</li> </ul>	<p><b>AO1</b></p> <p>When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy.</p>	<p><b>Complies with PO1</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development.</p>
<p><b>PO2</b></p> <p>Tree and plant selection ensures:</p> <ul style="list-style-type: none"> <li>a) climatically appropriate landscaping;</li> <li>b) creation of a diverse palette: in form, texture and seasonal colour;</li> <li>c) longevity of plants and the form and function of landscaped areas; and</li> <li>d) cost effective and convenient maintenance over the long-term.</li> </ul>	<p><b>AO2.1</b></p> <p>Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO2</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development. The landscape concept incorporates a climatically appropriate species.</p>





Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO2.2</b></p> <p>Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO2.2</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development.</p>
<p><b>PO3</b></p> <p>Where appropriate, provision is made for on-street planting that:</p> <ul style="list-style-type: none"> <li>a) complements the local streetscape;</li> <li>b) ensures visibility is maintained from entrances and exits to properties and at intersections;</li> <li>c) establishes healthy vegetation of suitable species;</li> <li>d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and</li> <li>e) does not limit or hinder pedestrian or vehicular flow and movement.</li> </ul>	<p><b>AO3</b></p> <p>Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>Editor's note—Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design.</p>	<p><b>Complies with AO3</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO4</b></p> <p>Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.</p>	<p><b>AO4.1</b></p> <p>All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO4.1</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development.</p>
	<p><b>AO4.2</b></p> <p>Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO4.2</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The streetscape pavements provided within the original approval (MCU22/0033.01) will be maintained.</p>
	<p><b>AO4.3</b></p> <p>Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO4.3</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p>



Performance Outcomes	Acceptable Outcomes	Response
		The streetscape furniture provided within the original approval (MCU22/0033.01) will be maintained.
<p><b>PO5</b></p> <p>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.</p>	<p><b>AO5.1</b></p> <p>Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting.</p>	<p><b>Complies with PO5</b></p> <p>The proposed development involves Commercial Premises, Indoor Entertainment, Medical Centre, Shop, Tyre Supply, Repair and Fitting and Vehicle Repair Workshop and mezzanine level within the approved built form.</p> <p>The existing landscape proposed within the existing approval (MCU22/0033.01) will be maintained within this development.</p>
	<p><b>AO5.2</b></p> <p>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.</p>	<p><b>Complies with AO5.2</b></p> <p>The proposed landscaping on the site contains soft landscaping in accordance with <b>AO5.2</b>.</p> <p>The existing approved landscape plan will be delivered in conjunction with this change.</p>
<p><b>PO6</b></p> <p>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.</p>	<p><b>AO6</b></p> <p>Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p> <p>Editor's note—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</p>	<p><b>Complies with AO6</b></p> <p>The approved landscaping plan illustrates proposed embellishments throughout the site. The embellishments are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO7</b></p> <p>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.</p>	<p><b>AO7</b></p> <p>Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO7</b></p> <p>The proposed development uses landscaping elements throughout the site to reduce the impact of and increase amenity in relation to hard surface treatments, particularly the car park.</p>
<b>Edge treatments</b>		
<p><b>PO8</b></p> <p>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.</p>	<p><b>AO8</b></p> <p>Landscaped areas along the frontage of a site consists of:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) shrubs that provide screening to blank walls and privacy as required; and</li> <li>c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.</li> </ul>	<p><b>Complies with PO8</b></p> <p>The approved landscape plan contains landscaping along the frontages of the site, which include large shade trees and a variety of shrubs.</p>
<p><b>PO9</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO9</b></p> <p>Landscaping is utilised in various areas of the site to soften built form and improve visual amenity.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO10</b></p> <p>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.</p>	<p><b>AO10.1</b></p> <p>Screen planting is provided along the side or rear boundary of a site, which consists of:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.</li> </ul>	<p><b>Complies with AO10.1</b></p> <p>Screen planting forms part of the approved landscape plan.</p>
	<p><b>AO10.2</b></p> <p>A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.</p>	<p><b>Complies with AO10.2</b></p> <p>The approved landscape plan contains landscaping capable of growing to a height equivalent to the proposed buildings.</p>
<p><b>PO11</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO11</b></p> <p>The approved landscape plan contains landscaping which minimises the visual impact of buildings and structures.</p>
<p><b>PO12</b></p> <p>Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 -</p>	<p><b>Complies with PO11</b></p> <p>The approved landscape plan contains landscaping that is appropriate for the space available.</p>



Performance Outcomes	Acceptable Outcomes	Response
available, orientation and functional requirements of the area.	SC6.4.12 Landscaping and Open Space.	
<b>Maintenance, drainage, utilities, services and construction</b>		
<p><b>PO13</b></p> <p>Plant selection and location protects the integrity and function of overhead and underground services.</p>	<p><b>AO13</b></p> <p>Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO13</b></p> <p>Landscaping protects existing underground and overhead services on the site, and complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p><b>PO14</b></p> <p>Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> <li>a) the flow of water along overland flow paths is not restricted;</li> <li>b) opportunities for water infiltration are maximised; and</li> <li>c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>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.</p>	<p><b>Complies with PO14</b></p> <p>The proposed development maintains the previously approved stormwater quantity and quality treatments.</p>
<p><b>PO15</b></p> <p>Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs.</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.</p>	<p><b>Complies with PO15</b></p> <p>The proposed landscape works will minimise maintenance whilst providing sustainable and functional outcomes for the site.</p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO16</b></p> <p>All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p><b>Complies with PO16</b></p> <p>All landscaped areas will be readily accessible for maintenance.</p>
<p><b>PO17</b></p> <p>Drainage of podium planters allows for flush out in future and are adequately drained.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not Applicable</b></p> <p>No podium planters are proposed on the site.</p>
<p><b>PO18</b></p> <p>Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.</p>	<p><b>AO18</b></p> <p>Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space.</p> <p>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.</p>	<p><b>Complies with AO18</b></p> <p>The site contains adequate irrigation systems which will service all landscaped areas.</p>
<p><b>PO19</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</p>	<p><b>Complies with PO19</b></p> <p>The proposed landscape works will minimise maintenance whilst providing sustainable and functional outcomes for the site.</p>
<p><b>PO20</b></p> <p>Container sizes and planting stock maturity is consistent with the intended role of the landscaping.</p>	<p><b>AO20</b></p> <p>Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO20</b></p> <p>The proposed landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p><b>PO21</b></p>	<p><b>AO21</b></p>	<p><b>Complies with AO21</b></p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
Planting stocks are of a quality to ensure vigorous growth.	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	The proposed landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.
<b>PO22</b> Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	<b>AO22</b> Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	<b>Complies with AO22</b> The proposed landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.
<b>PO23</b> Site preparation works ensure a stable and enhanced landscape form.	<b>AO23</b> Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.	<b>Complies with AO21</b> The proposed landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards.
<b>PO24</b> Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	<b>AO24.1</b> Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.	<b>Complies with AO24.1</b> The site is currently cleared of all vegetation, however existing trees and vegetation external to the site will be maintained where applicable.
	<b>AO24.2</b> Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	<b>Not Applicable</b> The site is currently cleared of all vegetation.
<b>PO25</b>	<b>AO25.1</b>	<b>Not Applicable</b>





Performance Outcomes	Acceptable Outcomes	Response
<p>Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.</p>	<p>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.</p>	<p>The site is currently cleared of all vegetation.</p>
	<p><b>AO25.2</b> Any required pruning or trimming work is undertaken in accordance with AS4373 — Pruning of Amenity Trees and is carried out by a qualified arborist.</p>	<p><b>Not Applicable</b> The site is currently cleared of all vegetation.</p>
	<p><b>AO25.3</b> Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist.</p>	<p><b>Not Applicable</b> The site is currently cleared of all vegetation.</p>
	<p><b>AO25.4</b> Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction management.</p>	<p><b>Not Applicable</b> The site is currently cleared of all vegetation.</p>
<p><b>PO26</b> Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by:</p> <ul style="list-style-type: none"> <li>a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun;</li> <li>b) minimising exposure to the prevailing winter winds</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO26</b> The proposed development incorporates sustainable practices through the implementation of bioretention planting.  Landscaping is designed in accordance with the tropical climate, to ensure adequate shade will be provided on site.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>and western summer sun; and</p> <p>c) optimising shade to create useable and comfortable areas;</p> <p>d) hydro-zoning planting.</p>		
<p><b>PO27</b></p> <p>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.</p>	<p><b>AO27</b></p> <p>Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO27</b></p> <p>The proposed development incorporates planting beds in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p><b>PO28</b></p> <p>Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO28</b></p> <p>The proposed development incorporates species compatible with the site and locality.</p>
<p><b>PO29</b></p> <p>Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.</p>	<p><b>AO29</b></p> <p>Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with AO29</b></p> <p>The proposed development incorporates landscaping in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>
<p><b>Safety</b></p>		
<p><b>PO30</b></p> <p>Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.</p>	<p><b>AO30.1</b></p> <p>Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.</p>	<p><b>Complies with AO30.1</b></p> <p>Access to the site and within the proposed development, is clearly defined by landscaped areas.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p><b>AO30.2</b></p> <p>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.</p>	<p><b>Complies with AO30.2</b></p> <p>The proposed development ensures pathways and building entries have appropriate landscaping and species.</p>
	<p><b>AO30.3</b></p> <p>Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.</p>	<p><b>Complies with AO30.3</b></p> <p>The development ensures walls and fences are protected from graffiti by vertical landscaping where applicable.</p>
<p><b>PO31</b></p> <p>Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.</p>	<p><b>AO31.1</b></p> <p>Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.</p>	<p><b>Complies with AO31.1</b></p> <p>The proposal ensures paving materials comply with AS1428 - Design for Access and Mobility.</p>
	<p><b>AO31.2</b></p> <p>Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.</p>	<p><b>Complies with AO31.2</b></p> <p>The development incorporates clear pavement and landscaping treatments to delineate between pedestrian and vehicular movement systems.</p>
	<p><b>AO31.3</b></p> <p>Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.</p>	<p><b>Complies with AO31.3</b></p> <p>The development minimises hard landscaping materials and ensures low reflectivity.</p>

## 9.3.5 TRANSPORT IMPACT, ACCESS AND PARKING CODE

### 9.3.5.3 Assessment benchmarks

Table 9.3.5.3—Assessable development (Part)

Performance Outcomes	Acceptable Outcomes	Response
<p><b>Transport impact</b></p> <p>Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</p> <p>Editor's note—Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.</p>		
<p><b>PO1</b></p> <p>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.</p> <p>The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<p><b>Complies with PO1</b></p> <p>The proposed development is located on a road network that is appropriate for the nature of traffic generated. The nature of the surrounding context consists of mixed use development and the road layout is designed to cater a range of land uses.</p>
<p><b>PO2</b></p> <p>Development does not compromise the orderly provision or upgrading of the transport network.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<p><b>Complies with PO2</b></p> <p>The proposed development does not compromise the orderly provision or upgrading of the transport network. The transport network has been designed and constructed as part of the previous subdivision where the lots were created.</p>
<p><b>PO3</b></p> <p>On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1</p>	<p><b>Complies with PO3</b></p> <p>Development utilises existing access and proposed pedestrian pathways which connect to the surrounding networks.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>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.</p>	<p>Geometric Road Designs, and SC6.4.5.1 Townsville Road Hierarchy.</p>	
<p><b>PO4</b></p> <p>As far as practicable, development is designed to encourage travel by public transport, walking and cycling.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.4 Active Transport Infrastructure, SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy.</p>	<p><b>Complies with PO4</b></p> <p>The proposed development is designed to encourage various modes of transport including both public and active transport.</p>
<p><b>Site access</b></p> <p>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.</p>		
<p><b>PO5</b></p> <p>Access arrangements are appropriate for:</p> <ul style="list-style-type: none"> <li>a) the capacity of the parking area;</li> <li>b) the volume, frequency and type of vehicle usage;</li> <li>c) the function and characteristics of the access road and adjoining road network; and</li> <li>d) the safety and efficiency of the road network.</li> </ul>	<p><b>AO5</b></p> <p>Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<p><b>Complies with AO5</b></p> <p>Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO6</b></p> <p>Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with PO6</b></p> <p>Development utilises existing accesses which are clearly separated from pedestrian pathways.</p>
<p><b>PO7</b></p> <p>Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.</p>	<p><b>AO7</b></p> <p>Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.</p>	<p><b>Complies with AO7</b></p> <p>Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.</p>
<p><b>PO8</b></p> <p>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.</p>	<p><b>AO8</b></p> <p>Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO8</b></p> <p>Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>
<p><b>PO9</b></p> <p>A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.</p>	<p><b>AO9</b></p> <p>Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings. .</p>	<p><b>Complies with AO9</b></p> <p>Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.</p>
<p><b>PO10</b></p>	<p><b>AO10</b></p>	<p><b>Complies with AO10</b></p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways. ails.
<b>PO11</b>  A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	<b>AO11</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	<b>Complies with AO11</b>  Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.
<b>PO12</b>  Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	<b>AO12</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings..	<b>Not Applicable</b>  The development does not construct additional driveways and utilises existing accesses only.
<b>PO13</b>  All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	<b>AO13</b>  Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	<b>Complies with AO13</b>  Development utilises existing accesses which are in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings.
<b>Pedestrian and cyclist facilities</b>		

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO14</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no.SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p><b>Complies with PO14</b></p> <p>The proposed development includes internal pedestrian pathways which are safe and convenient which link to external pedestrian networks.</p>
<p><b>PO15</b></p> <p>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.</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p><b>Complies with PO15</b></p> <p>The proposed development provides pedestrian pathways which can be safely accessed by a range of users.</p>
<p><b>PO16</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) provision of opportunities for casual surveillance;</li> <li>b) provision of lighting;</li> <li>c) the use of fencing to define public and private spaces,</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural), SC6.4.14.3 Utility Services and SC6.4.12</p>	<p><b>Complies with PO16</b></p> <p>The proposed development creates a safe and active environment which:</p> <ul style="list-style-type: none"> <li>a) provides surveillance to adjoining public spaces;</li> <li>b) provides adequate lighting within the premises;</li> <li>c) incorporates fencing to clearly articulate public and private spaces;</li> </ul>



Performance Outcomes	Acceptable Outcomes	Response
<p>whilst allowing for appropriate sight lines;</p> <p>d) minimising potential concealment points and assault locations;</p> <p>e) minimising opportunities for graffiti and other vandalism; and</p> <p>f) restricting unlawful access to buildings and between buildings.</p> <p>Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>	<p>Landscaping and Open Space to assist in complying with this outcome.</p>	<p>d) minimises potential concealment points;</p> <p>e) minimises opportunities for graffiti by providing well lit areas; and</p> <p>f) clearly defines access points and prevents unlawful access to buildings.</p>
<b>Parking</b>		
<p><b>PO17</b></p> <p>Provision is made for on-site vehicle parking to:</p> <p>a) meet the demand likely to be generated by the development; and</p> <p>b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p><b>AO17</b></p> <p>Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.</p>	<p><b>Complies with AO17</b></p> <p>The proposed development provides parking areas in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10. Refer to <b>Appendix F</b> for further detail.</p>
<p><b>PO18</b></p> <p>Parking ensures access is provided for people with disabilities.</p>	<p><b>AO18</b></p> <p>Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO18</b></p> <p>The proposed development provides parking areas in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 - SC6.4.5.4 Car</p>

Performance Outcomes	Acceptable Outcomes	Response
		Parking. Refer to <b>Appendix F</b> for further detail.
<p><b>PO19</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) are safe for pedestrians and vehicles;</li> <li>b) are conveniently connected to the main component of the development by pedestrian pathway; and</li> <li>c) provide for pedestrian priority and clear sight lines.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p><b>Complies with PO19</b></p> <p>The proposed development includes internal pedestrian pathways which are safe and convenient which link to external pedestrian networks.</p>
<p><b>PO20</b></p> <p>Parking and servicing areas are designed to:</p> <ul style="list-style-type: none"> <li>a) be clearly defined, marked and signed;</li> <li>b) be convenient and accessible;</li> <li>c) minimise large unbroken areas of hardstand to the extent practicable;</li> <li>d) be safe for vehicles, pedestrians and cyclists;</li> <li>e) provide shading;</li> <li>f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and</li> </ul>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.5 Driveways, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.</p>	<p><b>Complies with PO20</b></p> <p>The proposed development includes parking and servicing areas that are accessible and clearly defined, safe, landscaped, and minimise adverse impacts on surrounding development through adequate separation.</p>

Performance Outcomes	Acceptable Outcomes	Response
g) minimise any adverse impacts on the amenity of surrounding land.		
<p><b>PO21</b></p> <p>Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p><b>AO21</b></p> <p>Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO21</b></p> <p>The development provides parking areas in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking. Refer to <b>Appendix F</b> for further detail.</p>
<p><b>PO22</b></p> <p>Pavement is constructed to an appropriate standard.</p>	No acceptable outcome is nominated.	<p><b>Complies with PO22</b></p> <p>The proposed development provides pavement that is constructed to an appropriate standard.</p>
<p><b>PO23</b></p> <p>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.</p>	No acceptable outcome is nominated.	<p><b>Complies with PO23</b></p> <p>All parking areas will remain accessible during business hours.</p>
<p><b>PO24</b></p> <p>Visitor parking for accommodation activities remains accessible and useable to visitors at all times.</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b></p> <p>Development does not involve accommodation activities.</p>
<p><b>PO25</b></p> <p>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</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b></p> <p>Development does not involve multi-level parking areas.</p>

Performance Outcomes	Acceptable Outcomes	Response
aesthetic treatments are provided.		
<b>Servicing</b>		
<p><b>PO26</b></p> <p>Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> <li>a) are adequate to meet the demands generated by the development;</li> <li>b) are able to accommodate the design service vehicle requirements; and</li> <li>c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.</li> </ul>	<p><b>AO26</b></p> <p>Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO26</b></p> <p>Servicing areas are designed and provided on site in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking. Refer to <b>Appendix F</b> for further detail.</p>
<p><b>PO27</b></p> <p>Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p><b>AO27</b></p> <p>Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO27</b></p> <p>Refuse areas are provided and designed to all for safe and efficient collection.</p>
<p><b>PO28</b></p> <p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO28</b></p> <p>The proposed development minimises impact on surrounding development through adequate separation.</p>



## WORKS CODE

### 9.3.6.3 Assessment benchmarks

Table 9.3.6.3— Accepted development subject to requirements (Part)

Performance Outcomes	Acceptable Outcomes	Response
<b>Access and parking</b>		
<p><b>PO1</b> Access arrangements are appropriate for:</p> <p>(a) the capacity of the parking area;</p> <p>(b) the volume, frequency and type of vehicle usage; and</p> <p>(c) the function and characteristics of the access road and adjoining road network.</p>	<p><b>AO1</b></p> <p>Access is provided in accordance with Australian Standard AS2890.1.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO2</b></p> <p>Provision is made for on--site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p><b>AO2.1</b></p> <p>Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10.</p> <p>OR</p> <p><b>AO2.2</b></p> <p>Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing number of on--site parking is retained or increased.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO3</b></p> <p>Parking areas are designed to:</p>	<p><b>AO3.1</b></p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>(a) be clearly defined, marked and signed;</p> <p>(b) be convenient and accessible;</p> <p>(c) be safe for vehicles, pedestrians and cyclists; and</p> <p>(d) provide spaces which meet the needs of people with disabilities.</p>	<p>Parking areas are designed in accordance with Australian Standard AS2890.1.</p> <p>OR</p> <p><b>AO3.2</b></p> <p>Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.</p>	
<p><b>PO4</b></p> <p>Landscaping is provided to soften the visual impact of parking areas and to provide shading.</p>	<p><b>AO4.1</b></p> <p>Shade trees within parking areas are provided at the following rate:</p> <p>(a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and</p> <p>(b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space sets out guidance on tree species and planting standards.</p> <p>OR</p> <p><b>AO4.2</b></p> <p>Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing standard of</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>



Performance Outcomes	Acceptable Outcomes	Response
	landscaping is maintained or improved.	
<p><b>PO5</b></p> <p>Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that:</p> <p>(a) is adequate to meet the demands generated by the development;</p> <p>(b) is able to accommodate the design service vehicle requirements;</p> <p>(c) is wholly contained within the site; and</p> <p>(d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.</p>	<p><b>AO5.1</b></p> <p>Servicing areas are provided and designed in accordance with Australian Standard AS2890.2.</p> <p>OR</p> <p><b>AO5.2</b></p> <p>Where an existing lawful premises and involves not more than 5% or 50m<sup>2</sup> (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>

Table 9.3.6.3— Accepted development subject to requirements (Part)

Performance Outcomes	Acceptable Outcomes	Response
<b>Services and utilities</b>		
<p><b>PO6</b></p> <p>A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p><b>AO6.1</b></p> <p>The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4- - SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>Editor's note—If a main exists, then an application for a water meter will be required.</p>	
	<p><b>AO6.2</b></p> <p>Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO7</b></p> <p>Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p><b>AO7.1</b></p> <p>The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
	<p><b>AO7.2</b></p> <p>Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4- - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO8</b></p> <p>Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.</p>	<p><b>AO8.1</b></p> <p>The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>





<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p>Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council's Trade Waste Policy supporting the Water Act 2000, Plumbing and Drainage Act 2002 and the Standard Plumbing Regulation 2003</p>	<p><b>AO8.2</b></p> <p>On sites in an industrial zone that are greater than 2,000m<sup>2</sup> in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 3- point turn.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO9</b></p> <p>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.</p>	<p><b>AO9.1</b></p> <p>The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
	<p><b>AO9.2</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>
<p><b>PO10</b></p> <p>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.</p>	<p><b>AO10</b></p> <p>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.</p>	<p><b>Not Applicable</b></p> <p>Proposed development is assessable development.</p>

Table 9.3.6.3—Assessable development (Part)



Performance Outcomes	Acceptable Outcomes	Response
<b>Services and utilities</b>		
<p><b>PO11</b></p> <p>A potable water supply is provided that is adequate for the needs of the intended use.</p>	<p><b>AO11.1</b></p> <p>Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines.</p> <p>OR</p> <p><b>AO11.2</b></p> <p>Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.7 On-Site Water Supply.</p> <p><b>AO11.3</b></p> <p>Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.</p>	<p><b>Complies with AO11.1</b></p> <p>The proposed development is connected to Council's reticulated water supply system.</p> <p>Therefore, <b>AO11.2</b> is not applicable.</p> <p><b>Complies with AO11.3</b></p> <p>The proposed development is connected to Council's reticulated water supply system through connections designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO12</b></p> <p>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.</p>	<p><b>AO12.1</b></p> <p>Where within an area designated for urban development, the development is connected to the council’s reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines.</p> <p>OR</p> <p><b>AO12.2</b></p> <p>Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.8 On-Site Sewerage Facilities.</p>	<p><b>Complies with AO12.1</b></p> <p>The proposed development is connected to Council’s reticulated sewerage system.</p> <p>Therefore, <b>AO12.2</b> is not applicable.</p>
	<p><b>AO12.3</b></p> <p>Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.</p>	<p><b>Complies with AO12.3</b></p> <p>The proposed development is connected to Council’s reticulated sewerage system through connections designed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.</p>
	<p><b>AO13</b></p>	<p><b>Complies with AO13</b></p>
<p><b>PO13</b></p>	<p><b>AO13</b></p>	<p><b>Complies with AO13</b></p>



Performance Outcomes	Acceptable Outcomes	Response
<p>The design and management of the development integrates water cycle elements having regard to:</p> <ul style="list-style-type: none"> <li>a) reducing potable water demand;</li> <li>b) minimising wastewater production;</li> <li>c) minimising stormwater peak discharges and run-off volumes;</li> <li>d) maintaining natural drainage lines and hydrological regimes as far as possible;</li> <li>e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and</li> <li>f) efficient use of water.</li> </ul>	<p>Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.</p>	<p>The proposed development incorporates integrated water management practices in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.</p>
<p><b>PO14</b></p> <p>The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p><b>AO14</b></p> <p>For other than the Rural zone, premises are serviced by:</p> <ul style="list-style-type: none"> <li>(a) an underground electricity supply approved by the relevant energy authority; or</li> <li>(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<sup>2</sup> within an area where the existing supply is overhead.</li> </ul>	<p><b>Complies with AO14</b></p> <p>The proposed development is serviced by adequate electricity infrastructure.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>Editor's note—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p>	
<p><b>PO15</b></p> <p>Premises are connected to a telecommunications service approved by the relevant authority.</p>	<p><b>AO15</b></p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> <p>Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services provides additional information regarding the supply of telecommunications.</p>	<p><b>Complies with AO15</b></p> <p>The proposed development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p><b>PO16</b></p> <p>Provision is made for future telecommunications services (for example fibre optic cable).</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO16</b></p> <p>The proposed development is designed to cater for future changes in telecommunication services.</p>
<p><b>PO17</b></p> <p>Where available, provision is made for reticulated gas.</p>	<p><b>AO17</b></p> <p>Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p> <p>Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.</p>	<p><b>Complies with AO17</b></p> <p>The proposed development ensures the provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO18</b></p> <p>Adequate access is provided to public services and utilities for future maintenance.</p>	<p>No acceptable outcome is nominated.</p> <p>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.</p>	<p><b>Complies with PO18</b></p> <p>The proposed development is equipped to provide access to public services and utilities for future maintenance.</p>
<p><b>Earthworks</b></p> <p>Editor's note—Applicants should be aware that some retaining walls constitute building works that are assessable under the Building Regulation 2006. No approval is required under the Building Regulation 2006 for retaining walls if:</p> <ul style="list-style-type: none"> <li>a. there is no surcharge loading; and</li> <li>b. the height of wall or height of fill or excavation is not more than 1m; and</li> <li>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).</li> </ul> <p>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.</p>		
<p><b>PO19</b></p> <p>Filling and excavation does not result in contamination of land or pose a health and safety risk.</p>	<p><b>AO19</b></p> <p>Filling and excavation does not:</p> <ul style="list-style-type: none"> <li>a) use contaminated materials as fill;</li> <li>b) excavate contaminated material; and</li> <li>c) use waste material as fill.</li> </ul> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built form. No earthworks are proposed.</p>
<p><b>PO20</b></p>	<p><b>AO20</b></p>	<p><b>Not Applicable</b></p>



Performance Outcomes	Acceptable Outcomes	Response
Earthworks result in stable landforms and structures.	Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	The proposed development occurs within the approved built form. No earthworks are proposed.
<b>PO21</b>	<b>AO21.1</b>	<b>Not Applicable</b>
Earthworks are undertaken in a manner that:	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	The proposed development occurs within the approved built form. No earthworks are proposed.
a) maintains natural landforms as far as possible; and		
b) minimises height of retaining walls and batter faces.	<b>AO21.2</b>	<b>Not Applicable</b>
	Retaining walls are designed and constructed:	The proposed development occurs within the approved built form. No earthworks are proposed.
	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.	
<b>PO22</b>	<b>Not Applicable</b>	<b>Not Applicable</b>
Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	The proposed development occurs within the approved built form. No earthworks are proposed.
<b>PO23</b>	<b>Not Applicable</b>	<b>Not Applicable</b>
Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	The proposed development occurs within the approved built form. No earthworks are proposed.



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO24</b></p> <p>Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.</p>	<p><b>AO24</b></p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built form. No earthworks are proposed.</p>
<p><b>PO25</b></p> <p>Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.</p>	<p><b>AO25</b></p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built form. No earthworks are proposed.</p>
<p><b>PO26</b></p> <p>Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.</p>	<p><b>AO26</b></p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built form. No earthworks are proposed.</p>
<p><b>PO27</b></p> <p>Filling or excavation does not prevent or create difficult access to any property.</p>	<p><b>AO27</b></p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built form. No earthworks are proposed.</p>
<p><b>PO28</b></p> <p>Earthworks do not cause significant impacts through truck</p>	<p><b>AO28</b></p> <p>Earthworks are undertaken in accordance with the</p>	<p><b>Not Applicable</b></p> <p>The proposed development occurs within the approved built</p>





Performance Outcomes	Acceptable Outcomes	Response
<p>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.</p>	<p>Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.</p>	<p>form. No earthworks are proposed.</p>
<p><b>Movement networks</b></p>		
<p><b>PO29</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) paved roadway;</li> <li>b) appropriate pavement edging (including kerb and channel);</li> <li>c) pedestrian paths and cycleways;</li> <li>d) streetscaping and street tree planting;</li> <li>e) stormwater drainage;</li> <li>f) street lighting systems; and</li> <li>g) conduits to facilitate the provision of and other utility services.</li> </ul>	<p><b>AO29</b></p> <p>Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.</p> <p>Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); SC6.4.14.3 Utility Services; SC6.4.8 Stormwater Management; SC6.4.9 Stormwater Quantity; SC6.4.10 Stormwater Quality; SC6.4.6.2 Pavement Design &amp; Seal Design; SC6.4.4 Active Transport Infrastructure; SC6.4.12 Landscaping and Open Space; SC6.4.6.1 Geometric Road Design; SC6.4.20.1 Footpath Treatment Policy; and SC6.4.23 Construction Management, Quality Management, Inspection and Testing.</p>	<p><b>Complies with AO29</b></p> <p>The proposed development provides all required infrastructure and finishes along the road frontage, in accordance with the Development manual planning scheme policy no. SC6.4.</p>
<p><b>PO30</b></p> <p>Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p>	<p><b>AO30</b></p> <p>Streetscaping works, footpaths and cycle paths are provided in accordance with Development</p>	<p><b>Complies with AO30</b></p> <p>The proposed development provides adequate active transport infrastructure and connections in accordance with</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>a) the current and projected level of usage;</p> <p>b) the desired streetscape character; and</p> <p>c) activities which are anticipated to occur within the verge.</p>	<p>manual planning scheme policy no. SC6.4.</p> <p>Editor’s note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 -SC6.4.20.1 Footpath Treatment Policy; SC6.4.6.1 Geometric Road Design; SC6.4.5.1 Townsville Road Hierarchy; SC6.4.4 Active Transport Infrastructure; SC6.4.12 Landscaping and Open Space; SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); and SC6.4.14.3 Utility Services in demonstrating compliance.</p>	<p>Development manual planning scheme policy no. SC6.4.</p>
<p><b>PO31</b></p> <p>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.</p>	<p><b>AO31</b></p> <p>Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Complies with AO31</b></p> <p>The development provides car parking areas in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>
<p><b>PO32</b></p> <p>Movement networks can be easily and efficiently maintained.</p>	<p><b>AO32</b></p> <p>Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>	<p><b>Complies with AO32</b></p> <p>The proposed development provides movement infrastructure in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</p>
<p><b>Waste management</b></p>		
<p><b>PO33</b></p>	<p><b>AO33</b></p>	<p><b>Complies with AO33</b></p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <p>a) is of adequate size to accommodate the expected amount of refuse to be generated by the use;</p> <p>b) is in a position that is conveniently accessible for collection at all times;</p> <p>c) is able to be kept in a clean, safe and hygienic state at all times; and</p> <p>d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</p>	<p>Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management.</p> <p>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-SC6.4.22 Waste Management.</p>	<p>The proposed development provides waste management facilities in appropriate locations and in accordance with the Development manual planning scheme policy no. SC6.4.</p>
<b>Construction management</b>		
<p><b>PO34</b></p> <p>Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Complies with PO34</b></p> <p>Construction for the development will be undertaken in a manner which will minimise impact on surrounding areas.</p>
<p><b>PO35</b></p> <p>While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Complies with PO35</b></p> <p>The proposed development will minimise impact on the surrounding road network during the construction phases.</p>
<p><b>PO36</b></p> <p>Traffic and parking generated during construction are managed to minimise impact on</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning</p>	<p><b>Complies with PO36</b></p> <p>The proposed development will manage potential increases in traffic and parking generated</p>



Performance Outcomes	Acceptable Outcomes	Response
the amenity of the surrounding area.	scheme policy no.SC6.4 for assistance in complying with this outcome.	during construction to minimise impact on surrounding areas.
<p><b>PO37</b></p> <p>Council's infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Complies with PO37</b></p> <p>The development will ensure no Council infrastructure is damaged during the construction phases.</p>
<p><b>PO38</b></p> <p>The integrity of new infrastructure is maintained.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management; and SC6.4.24 Acceptance of Completed Works in demonstrating compliance.</p>	<p><b>Complies with PO38</b></p> <p>The proposed development provides new infrastructure in accordance with the Development manual planning scheme policy no. SC6.4.</p>
<p><b>PO39</b></p> <p>Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.</p>	<p><b>AO39</b></p> <p>Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management.</p>	<p><b>Complies with AO39</b></p> <p>The proposed development ensures construction activities are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management.</p>
<p><b>PO40</b></p> <p>Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.</p>	<p><b>AO40</b></p> <p>Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.7.1 Clearing and Grubbing.</p> <p>Editor's note—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</p>	<p><b>Complies with AO40</b></p> <p>The proposed development ensures construction activities are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.1 Clearing and Grubbing to ensure vegetation is protected, where applicable.</p>