

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

### 1) Applicant details

Applicant name(s) (individual or company full name)	Townsville Christian Education association Limited trading as Annandale Christian College c/- RPS AAP Consulting Pty Ltd
Contact name (only applicable for companies)	Stacey Devaney - RPS
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 4276 1033
Email address (non-mandatory)	stacey.devaney@rpsconsulting.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	604-PDPLNCNS-17498

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		9	Jonquil Crescent	Annandale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	6	RP747166	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer  
 Name of water body, watercourse or aquifer: \_\_\_\_\_

On strategic port land under the *Transport Infrastructure Act 1994*  
 Lot on plan description of strategic port land: \_\_\_\_\_  
 Name of port authority for the lot: \_\_\_\_\_

In a tidal area  
 Name of local government for the tidal area (if applicable): \_\_\_\_\_  
 Name of port authority for tidal area (if applicable): \_\_\_\_\_

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Material Change of Use (Educational Establishment)

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application



**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

**6.4) Is the application for State facilitated development?**

- Yes - Has a notice of declaration been given by the Minister?
- No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

- |                        |   |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot    | <input type="checkbox"/> Yes – complete division 2  |
| Operational work       | <input type="checkbox"/> Yes – complete division 3  |
| Building work          | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>                                |

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Inclusion within Annandale Christian College	Educational Establishment	Not applicable	

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

- Yes
- No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?**

--

**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

- |   |  |
|---|--|
| <input type="checkbox"/> Subdivision (complete 10)          | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)   |
| <input type="checkbox"/> Boundary realignment (complete 12) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13) |



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



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- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

**Matters requiring referral to the local government:**

- Airport land
- Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No



## 23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000*?**

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000*?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995*?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.



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### Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



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**25) Applicant declaration**

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



# 9 JONQUIL CRESCENT, ANNANDALE

## Planning Report for Material Change of Use (Educational Establishment)



AU017498/R82916/SD  
A  
28 November 2024

[rpsgroup.com](http://rpsgroup.com)

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Planning Report	S. Devaney	P. Clifton	P Clifton	25/11/2024
B	Client review	S. Devaney	J. Davis		27/11/2024

### Approval for issue

Stacey Devaney



28 November 2024

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

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Appendix A Certificate of Title

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## SUMMARY

**Table 1: Summary**

Details			
Site Address:	9 Jonquil Crescent, Annandale		
Real Property Description:	Lot 6 on RP747166		
Site Area:	801m <sup>2</sup>		
Regional Plan Land Use Designation:	Urban Footprint		
Zone/Precinct:	Low Density Residential Zone		
Owner(s):	Townsville Christian Education Association Limited trading as Annandale Christian College		
Proposal			
Brief Description/ Purpose of Proposal	Development Permit for Material Change of Use (Educational Establishment)		
Development Staging	nil		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Assessment Category</b>	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
<b>Public Notification</b>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes: 15 BD	
<b>Superseded Planning Scheme Application</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity	Date	Contact Name	
Council DA Team	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other			
<b>Applicant contact person</b>	Stacey Devaney Senior Planner D: +61 7 4276 1033 E: <a href="mailto:stacey.devaney@rpsconsulting.com">stacey.devaney@rpsconsulting.com</a>		

# 1 INTRODUCTION

RPS APP Consulting Pty Ltd has been engaged by the Townsville Christian Education Association Limited trading as Annandale Christian College (the 'College') to seek development approval for a Material Change of Use to facilitate the expansion of the existing Annandale Christian College on land located at 9 Jonquil Crescent, Annandale, described as Lot 6 on RP747166.

9 Jonquil Crescent (Lot 6 on RP747166) is a residential lot that is improved by a detached dwelling and ancillary shed. Access to Lot 6 on RP747166 is provided via a constructed crossover from Jonquil Crescent and the site is serviced by all urban services.

The area containing the site is characterised by conventional detached residential development to the north, and west of the site. Annandale Christian College immediately adjoins the site to the south and east on land described as Lot 3 on SP256056 and Lot 2 on RP850718.

The proposal comprises the material change of use from the existing dwelling house to educational establishment to facilitate expansion of the College facilities. The College proposes to use the dwelling house for the benefit of additional administration and learning support centre for staff and students in the short term. Longer term, the College proposes to demolish the dwelling house for potentially additional car parking or additional educational facilities, this would be determined at a later date and subject of a future application.

The existing dwelling house has a total floor area of approximately 375m<sup>2</sup> and a gross floor area of approximately 200m<sup>2</sup>. The existing dwelling house is comprised of three (3) bedrooms, 2 bathrooms, kitchen, living and dining area. The proposal seeks to utilise the three bedrooms as office space and the main, living and dining areas as offices/learning support areas. Existing amenities and kitchen areas would be maintained. The proposal would not require any structural changes or internal fit out.

A double garage and detached Class 10 shed is located at the rear of the dwelling adjacent to the common boundary with Annandale Christian College. The College would utilise the existing double garage for car parking and in tandem car parking for two (2) additional off-street car parks.

In accordance with the Townsville City Council Planning Scheme 2017 (2022/02), the subject site, Lot 6 on RP747166 is located within the Low Density Residential Zone and the current school site (Lot 2 on RP850718 and Lot 3 on RP256046) is located within the Community Facilities and Open Space Zones and are affected by the following overlays:

- Overlays
  - Airport Environs; and
  - Development Constraints – Flood hazard.

In accordance with the Tables of Assessment and advice from Council Officers, the development of 9 Jonquil Crescent, Annandale for the purposes of Educational Establishment has been identified as requiring an Impact Assessable Material Change of Use application. As an Impact Assessable application, the proposal is required to be the subject of public notification where members of the public are able to make representations in respect of the application. These representations are then required to be considered by Council in the determination of the application. The public notification includes the placement of signs on the road frontage, a public notice in the local newspaper and letters of notification to the adjoining landowners.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

### 2.1 Site Particulars

The subject site is a regular shaped residential lot with a site area of 801m<sup>2</sup> and frontage to Jonquil Crescent of approximately 30 metres. The site is improved by a detached dwelling, curtilage and ancillary shed. Access to Lot 6 on RP747166 is provided via a constructed crossover from Jonquil Crescent and the site is serviced by all urban services.

The area containing the site is characterised by conventional detached residential development to the north, and west of the site. Annandale Christian College immediately adjoins the site to the south and east.

Key details of the subject site are as follows:

**Table 2: Site Particulars**

Site Particulars	
Site Address	9 Jonquil Crescent, Annandale
Real Property Description	Lot 6 on RP747166
Site Area	801m <sup>2</sup>
Landowner(s)	Townsville Christian Education Association Limited trading as Annandale Christian College

The site location and its extent are shown in **Figure 1** and **Figure 2** below respectively.

Certificate of title confirming site ownership details are included at **Appendix A**.

Aerial photograph / site photographs of the site and its context are shown in **Figures 1 - 3** below.





Figure 1 Site Locality in relation to Annandale Christian College

Source: Queensland Globe



**Figure 2 Site Location**

Source: Queensland Globe



**Figure 3 - Street View of 9 Jonquil Crescent**

Source: Google Street View

## 2.2 Planning Context

The planning context of the site includes the following:

**Table 3 Planning Context**

Instrument	Designation
<b>State Planning Policy Mapping</b>	
Safety and Resilience to Hazards	<ul style="list-style-type: none"> <li>Natural Hazards Risk and Resilience                             <ul style="list-style-type: none"> <li>Flood hazard area – Level 1 – Queensland floodplain assessment overlay</li> <li>Flood hazard area – Local Government flood mapping area</li> </ul> </li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>Strategic Airports and Aviation Facilities                             <ul style="list-style-type: none"> <li>Wildlife hazard buffer zone</li> <li>Height restriction zone 90m</li> <li>Aviation facility</li> </ul> </li> </ul>
<b>Development Assessment Mapping</b>	
DA Mapping	<ul style="list-style-type: none"> <li>Native vegetation clearing                             <ul style="list-style-type: none"> <li>Category X on regulated vegetation management map</li> </ul> </li> </ul>
<b>North Queensland Regional Plan 2020</b>	
Regional Plan Map:	<ul style="list-style-type: none"> <li>Townsville urban area</li> </ul>
<b>Townsville City Council 2014 Planning Scheme – Townsville City Plan (version 2022/02)</b>	
Zoning:	Low Density Residential Zone
Overlays:	<ul style="list-style-type: none"> <li>Airport Environs Overlay</li> <li>Development Constraints Overlay – Flood hazard</li> </ul>

Zoning of the subject site and surrounding lands is shown on **Figure 3**.

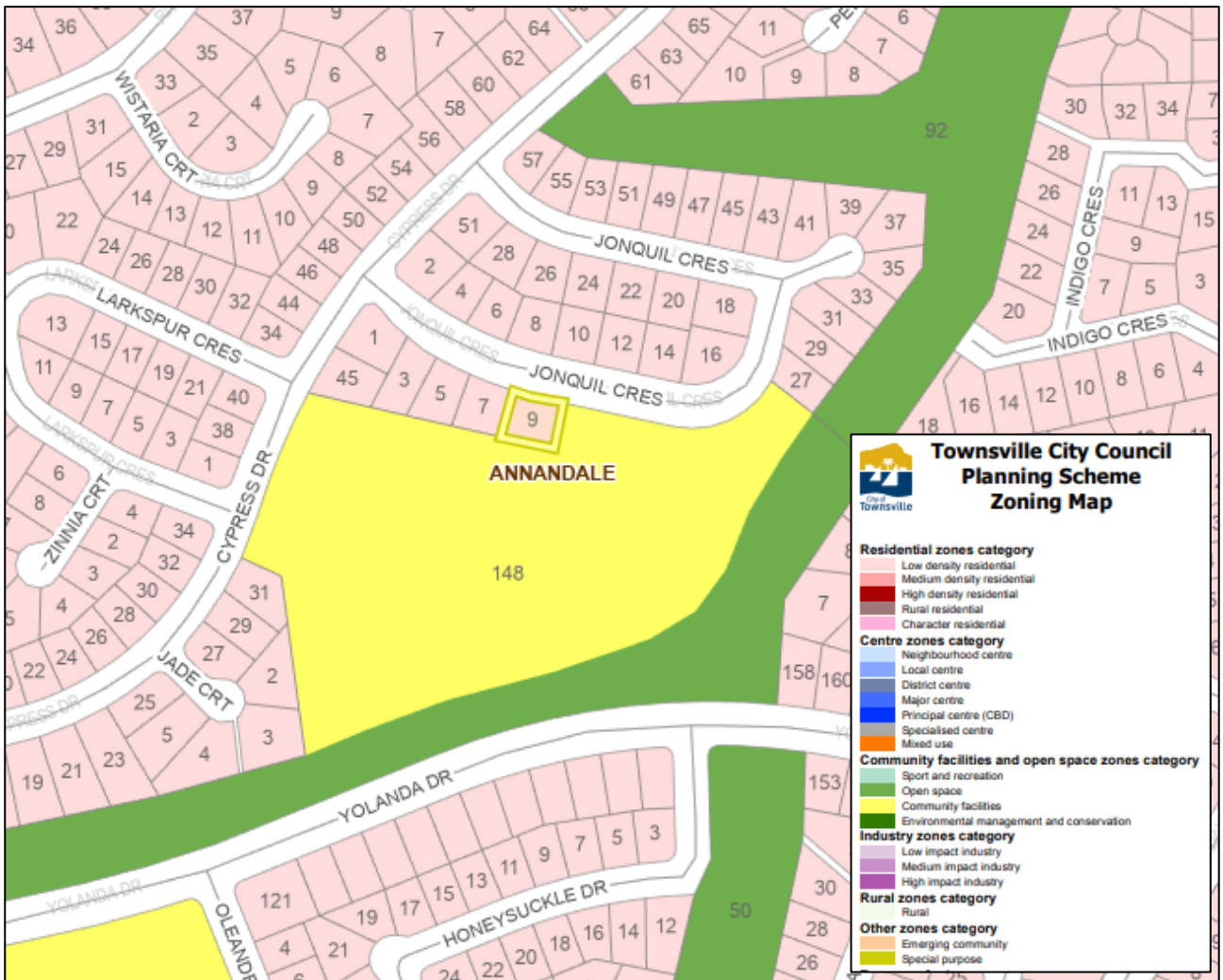


Figure 4 Zoning

Source: Townsville City Council Planning Scheme 2014 (v 2022/02)



## 3 PROPOSAL

### 3.1 Overview

This application seeks development approval for a Material Change of Use (Educational Establishment) on land located at 9 Jonquil Crescent, Annandale, described as Lot 6 on RP747166.

The intent of the application is to facilitate approval for the expansion of the Annandale Christian College over the existing dwelling house site. The proposal would not alter existing infrastructure and services. The proposed development would be located immediately adjacent to Annandale Christian College, an existing educational establishment.

Despite recent infrastructure and building improvements, the majority of buildings within the College were established during the school's inception and are in need of replacement to adequately accommodate students and enhance student learning opportunities. On this basis, the College has acquired the existing dwelling for the purposes of providing suitable temporary administration offices during the proposed redevelopment work, which would be subject of future applications. Longer term, the College proposes to demolish the dwelling house to potentially accommodate demand for additional car parking associated with the proposed expansion of the College, or potentially educational facilities, which is yet to be determined and would be subject of future applications.

The College have acknowledged that whilst the dwelling would require internal fit-out for long term use, in the short-term, bedrooms and living areas within the dwelling would provide sufficient space to establish administrative offices and temporary learning support areas, meeting rooms and amenities facilities for staff. This proposal would not alter the building façade, with the exception of signage, or require the provision of additional services or infrastructure. Landscaping on the site would be retained and the Class 10 shed located adjacent to the rear boundary would be retained for storage purposes.

The applicant has determined that the existing inground swimming pool was surplus to the needs of the College. Consequently, an application was submitted to Townsville City Council on 25 October 2024 and subsequently approved to demolish the swimming pool.

The proposed site on Jonquil Crescent adjoins the rear boundary of Annandale Christian College and is ideally suited for the expansion of the educational facility. The site is positioned immediately adjacent to the existing College, with the Jonquil Crescent car park located immediately to the east and the subject site would be readily accessible from both the College and car park. The site is well connected for pedestrians and cyclists and the frontage of the site adjoins the Jonquil Crescent 1.5m wide concrete pathway.

The proposal comprises the use of the site as a staged expansion, detailed as follows:

- Stage 1 :
  - Temporary housing of administration offices during proposed redevelopment works, subject of future approval; and
  - Use of the existing dwelling for the purposes of staff and student learning support centre.
- Stage 2:
  - Proposed demolition of the dwelling for redevelopment potentially as a car park to facilitate additional car parking or alternatively additional educational facilities. The future use is yet to be determined and would be subject of a separate application.

The proposed development is generally consistent with the Planning Scheme and achieves the purpose of the relevant codes, particularly with regard to Community Facilities Code, as follows:

- The proposal supports existing community related facilities, being Annandale Christian College;
- The development is sited, designed and would be operated to minimise adverse impacts on adjoining residential development; and
- The proposal would support the expansion of the existing approved educational establishment.

The detail of the proposal is discussed further below.

### **3.2 School Operations**

Annandale Christian College is an existing educational facility with approximately 700 enrolled students. ACC has been expanded and modified since its establishment at the existing site in 1988. The majority of these expansions/modifications were undertaken in accordance with separate development permits for a Material Change of Use (MCU); however, some building works have been granted exemptions for development in accordance with the 'Building the Education Revolution'. The purpose of the proposed development is to facilitate temporary administrative and learning support areas, whilst purpose-built facilities are redeveloped on the campus as part of a separate application process.

The proposal would not result in an increase of parents/caregivers utilising Jonquil Crescent for the "drop off" and "pick up" of students, given that the existing arrival and departure arrangements would be maintained.

### **3.3 Access and Car Parking**

The subject site has an existing vehicle crossover from Jonquil Crescent. The proposal provides for the provision of a minimum of four (4) on-site car parks. Two within the double garage and two (2) vehicles parked in tandem at the front of the garage. The off-street car parks would be utilised solely by administration staff positioned with the temporary administration building.

### **3.4 Civil Services**

The proposed development would be contained within an existing building. The building is connected to all urban infrastructure and services in accordance with the Planning Scheme, and the proposal does not alter the existing infrastructure and services.

The proposal would use the existing crossover on Jonquil Crescent for provision of four (4) off-street car parks.

### **3.5 Stormwater Management**

The proposed development will maintain existing stormwater drainage for lawful disposal to Council's stormwater drainage network. The existing building has a slightly raised ground floor for flood protection and as the development is not for residential use, therefore there are no habitable rooms.

### **3.6 Flood Immunity**

Review of the Townsville City Council Flood mapping indicates that the subject site is not affected by the flood mapping.

### **3.7 Earthworks**

No excavation or filling is required as part of this application.



## 4 LEGISLATIVE REQUIREMENTS

### 4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Townsville City Council.

### 4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

**Table 4 Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Material Change of Use	Townsville City Council Planning Scheme 2014 (v2022/02), Table 5.5.1 – Low Density Residential	Impact Assessable

### 4.3 Referrals

In accordance with Schedule 10 of the *Planning Regulation 2017*, the proposed development does not trigger referral.

### 4.4 Public Notification

This application will require public notification as it is subject to Impact Statutory Planning Assessment. The public notification period will run for 15 business days. Public Notification would consist of the publishing a public notice complying with the public notice requirements stated in the confirmation notice, the placement of signs on the land and letters to the adjoining landowners.

## 5 STATUTORY PLANNING ASSESSMENT

### 5.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to impact assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified within section 45(5) of the *Planning Act 2016* and sections 30 and 31 of the *Planning Regulation 2017*.

As Townsville City Council is the assessment the relevant local authority categorising instrument is the Townsville City Council Planning Scheme 2014 (v2022/02).

### 5.2 State and Regional Assessment Benchmarks

#### 5.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It is understood that the minister has identified that the State Planning Policy has been appropriately integrated into the Townsville City Council Planning Scheme 2014 (v.2022/02) and consequently no further assessment is required in this instance.

#### 5.2.2 Regional Plan

The *Planning Regulation 2017* at section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified as being appropriately integrated into the planning scheme.

The Minister has identified that Townsville City Council 2014 (version 2022/02), specifically the strategic framework, appropriately advances the North Queensland Regional Plan 2020, as it applies in the planning scheme area, on that basis, no further assessment is required in this instance.

#### 5.2.3 Development Assessment under Schedules 9 and 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identifies the matters that the assessment manager and/or referral agency assessment must have regard to.

As there are no referral triggers for the proposed development, no State Development Assessment Provisions (SDAP) apply to the proposal.

### 5.3 Local Authority Assessment Benchmarks

This application is to be assessed against Townsville City Council Planning Scheme 2014 (version 2022/02). The assessment benchmarks applicable under the Planning Scheme are addressed below.

#### 5.3.1 Strategic Framework

##### 5.3.1.1 Theme – Shaping Townsville

###### Element – Integrated infrastructure planning and provision

###### *City Shape*

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

The proposal provides for expansion of the existing educational establishment on land immediately adjacent to the existing facility, enabling future growth of community facilities to service the district centre and wider community without adverse impact. The subject site is fully serviced by all urban infrastructure networks.

**Safety and efficiency**

- (6) *Encroachment of facilities by sensitive land uses is avoided and reasonable standards to manage impacts are established where development already exists. These facilities include:*
  - a. *energy-related infrastructure including electricity transmission lines, substations, gas lines and the like;*
  - b. *Lake Ross, Lake Paluma and other water supply areas;*
  - c. *water and waste water treatment plants and major distribution facilities;*
  - d. *solid waste treatment and disposal facilities;*
  - e. *transport and freight networks;*
  - f. *various Department of Defence landholdings and installations; and*
  - g. *community facilities and infrastructure.*

The proposal provides for expansion of existing community facilities and would be utilised for administrative offices and learning support areas. The proposal would not create adverse environmental nuisance impacts for adjoining land uses.

**5.3.1.2 Theme – Strong and connected community**

**Element – Managing the impacts of development**

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

The proposal is for the establishment of an educational facility within an existing dwelling house, immediately adjacent to the existing Annandale Christian College It would accommodate administration and learning support facilities within the existing building as ancillary to the existing school. The proposal would not result in any additional adverse impacts on adjoining residential development.

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

The proposal would facilitate use of the existing building for temporary administrative offices and learning support areas. The proposal would not create adverse social impacts or environmental nuisance on adjoining residential development.

**Table 5: Planning Scheme Code Responses**

<b>Planning Scheme Codes</b>	<b>Applicability</b>	<b>Comment</b>
<b>Zone code</b>		
Low Density Residential Zone Code	Applies	Complies with relevant Assessment Benchmarks
<b>Overlay Codes</b>		
Airport Environs Code	Applies	Complies with relevant Assessment Benchmarks
Development Constraints Overlay – Flood Hazard Code	Applies	Complies with relevant Assessment Benchmarks
<b>Development Codes</b>		
Healthy Waters Code	Applies	Complies with relevant Assessment Benchmarks
Landscape Code	Not applicable	Complies with relevant Assessment Benchmarks

## REPORT

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Planning Scheme Codes	Applicability	Comment
Transport Impact, Access and Parking Code	Applies	Complies with relevant Assessment Benchmarks
Works Code	Applies	Complies with relevant Assessment Benchmarks

### 5.4 Statement of Compliance

The proposed development is consistent with the applicable Assessment Benchmarks. A detailed assessment against the relevant Planning Scheme Codes is provided at **Appendix D**.

### 5.5 Infrastructure Charges

Infrastructure charges would apply to the development in accordance with the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

The existing use of the site for a dwelling house includes one (1) dwelling. We request that council apply a credit for this existing dwelling when calculating the infrastructure charges.

## 6 CONCLUSION

RPS APP Consulting Pty Ltd has been engaged by the Townsville Christian Education Association Limited trading as Annandale Christian College (the 'College') to seek development approval for Material Change of Use to facilitate expansion of the College on land located at 9 Jonquil Crescent, Annandale, described as Lot 6 on RP747166.

9 Jonquil Crescent (Lot 6 on RP747166) is improved by a detached dwelling, its curtilage and ancillary shed. Access to Lot 6 on RP747166 is provided via a constructed crossover from Jonquil Crescent and the site is serviced by all urban services.

The area containing the site is characterised by conventional detached residential development to the north, and west of the site. Annandale Christian College immediately adjoins the site to the south and east on land described as Lot 3 on SP256056 and Lot 2 on RP850718.

The proposal comprises the material change of use from the existing dwelling house to educational establishment to facilitate expansion of the College facilities. The College proposes to use the dwelling house for additional administration offices and a learning support centre for staff and students. Longer term, the College proposes to demolish the dwelling house for potentially additional car parking or additional educational facilities, this would be determined at a later date and subject of a future application.

The existing dwelling house has a total floor area of approximately 375m<sup>2</sup> and a gross floor area of approximately 200m<sup>2</sup>. The existing dwelling house is comprised of three (3) bedrooms, 2 bathrooms, kitchen, living and dining area. The proposal seek to utilise the three bedrooms as office space and the main, living and dining areas as offices/learning support areas. Existing amenities and kitchen areas would be maintained. The proposal would not require any structural changes or internal fit out.

A double garage and detached Class 10 shed is located at the rear of the dwelling adjacent to the common boundary with Annandale Christian College. The College would utilise the existing double garage for car parking and in tandem car parking for two (2) additional on-site car parks.

In accordance with the Townsville City Council Planning Scheme 2017 (2022/02), the subject site, Lot 6 on RP747166 is located within the Low Density Residential Zone and the balance lots (Lot 2 on RP850718 and Lot 3 on RP256046) is located within the Community Facilities and Open Space Zones and has the following designations/classifications:

- Overlays
  - Airport Environs; and
  - Development Constraints – Flood hazard.

In accordance with the Tables of Assessment and advice from Council Officers, the development of 9 Jonquil Crescent, Annandale for the purposes of Educational Establishment has been identified as requiring an Impact Assessable Material Change of Use application. As an Impact Assessable application, the proposal is also required to be the subject of public notification, which includes the placement of signs on the road frontage, a public notice in the local newspaper and letters of notification to the adjoining landowners.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

# Appendix A

## Certificate of Title

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21409124	<b>Search Date:</b> 25/11/2024 09:05
<b>Date Title Created:</b> 10/08/1989	<b>Request No:</b> 50123798
<b>Previous Title:</b> 21350193	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 6 REGISTERED PLAN 747166  
Local Government: TOWNSVILLE

#### REGISTERED OWNER

Dealing No: 723516917 06/09/2024

TOWNSVILLE CHRISTIAN EDUCATION ASSOCIATION LIMITED A.C.N.  
010 333 418

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10321229 (POR 53)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

## Appendix B

# Planning Context Mapping



# State Assessment and Referral Agency

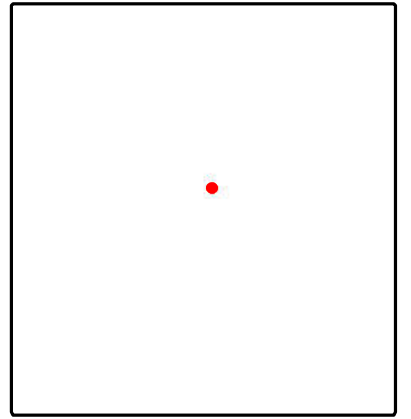
Date: 14/08/2024



Queensland Government

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## Matters of Interest for all selected Lot Plans

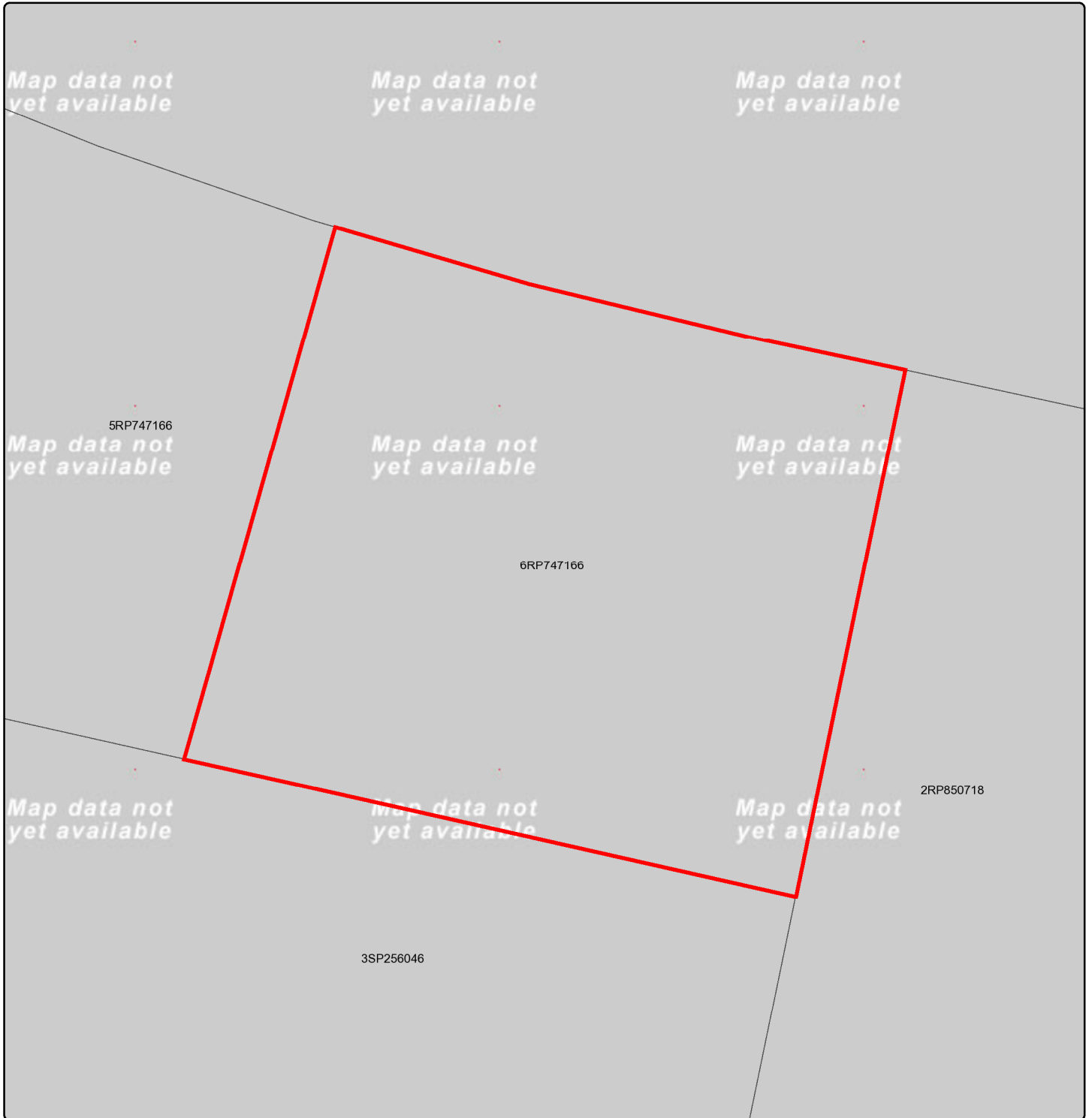
### Matters of Interest by Lot Plan

Lot Plan: 6RP747166 (Area: 801 m<sup>2</sup>)

# State Planning Policy - Lot Plan Search

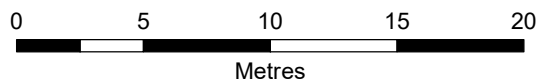
Making or amending a local planning instrument  
and designating land for community infrastructure

Date: 14/08/2024



Queensland Government

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# State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

## **NATURAL HAZARDS RISK AND RESILIENCE**

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay\*
- Flood hazard area - Local Government flood mapping area\*

## **STRATEGIC AIRPORTS AND AVIATION FACILITIES**

- Wildlife hazard buffer zone
- Height restriction zone 90m
- Aviation facility



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## **State Planning Policy** **Making or amending a local planning instrument** **and designating land for community infrastructure**

Date: 14/08/2024

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# State Planning Policy mapping layers for each selected Lot Plan

**Lot Plan: 6RP747166 (Area: 801 m<sup>2</sup>)**

**NATURAL HAZARDS RISK AND RESILIENCE**

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay\*

- Flood hazard area - Local Government flood mapping area\*

**STRATEGIC AIRPORTS AND AVIATION FACILITIES**

- Wildlife hazard buffer zone

- Height restriction zone 90m

- Aviation facility



Queensland Government

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**State Planning Policy**  
**Making or amending a local planning instrument**  
**and designating land for community infrastructure**

Date: 14/08/2024

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# Cultural Heritage Database and Register Search Report

Search report reference number: 156845

The Aboriginal and Torres Strait Islander Cultural Heritage Database (cultural heritage database) and Aboriginal and Torres Strait Islander Cultural Heritage Register (cultural heritage register) have been searched in accordance with the location description provided, and the results are set out in this report.

The cultural heritage database is intended to be a research and planning tool to help Aboriginal and Torres Strait Islander parties, researchers, and other persons in their consideration of the cultural heritage values of particular areas.

The cultural heritage register is intended to be a depository for information for consideration for land use and land use planning, and a research and planning tool to help people in their consideration of the Aboriginal cultural heritage values of particular objects and areas.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the [Aboriginal Cultural Heritage Act 2003](#) and the [Torres Strait Islander Cultural Heritage Act 2003](#) (the Cultural Heritage Acts), even if the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (the Department) has no records relating to it.

The placing of information on the database is not intended to be conclusive about whether the information is up-to-date, comprehensive or otherwise accurate.

Under the Cultural Heritage Acts, a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

Please refer to the Department website <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care> to obtain a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the Cultural Heritage Acts.


The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

Should you have any further queries, please do not hesitate to contact the department via email: [cultural.heritage@dssdsatsip.qld.gov.au](mailto:cultural.heritage@dssdsatsip.qld.gov.au) or telephone: 1300 378 401.

# Cultural Heritage Database and Register Search Report



## LEGEND

-  CH Parties
-  CH Bodies
-  CHMPs
-  Study Areas
-  DLAs

Reference Number: 156845

Search Type: Lot/Plan







Lot: 2

Plan: RP850718

Shire: Townsville City

Buffer Distance: 50m

## Cultural Heritage Sites

-  Pre-2015 Point Site
-  Post-2015 Point Site
-  Mitigated Point Site
-  Pre-2015 Area Site
-  Post-2015 Area Site
-  Mitigated Area Site

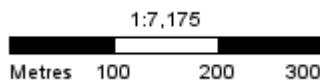
Map Projection: Geographic Latitude & Longitude (GDA2020).

The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) is the custodian of spatial data provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties.

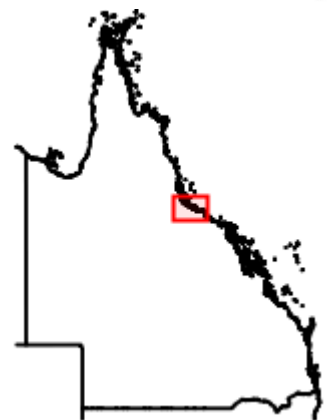
Features shown on this map have been obtained from available sources. It is possible that errors and omissions may exist. The DSDSATSIP disclaims any liability for any errors or omissions that appear in this document.

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Map produced by the Cultural Heritage Unit, DSDSATSIP, Brisbane, Queensland, Australia on 28 March 2024.



## LOCALITY





# Cultural Heritage Database and Register Search Report

There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in your specific search area.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.

## Cultural Heritage Party/ies for the area:

Reference No.	Federal Court No.	Name	Contact Details
QC2016/005	QUD503/2016	Bindal People #2	Bindal People #2 Just Us Lawyers PO Box 120 RED HILL QLD 4059  Phone: (07) 3315 2727 Email: ted.besley@justuslaw.com

## Cultural Heritage Body/ies for the area:

Departmental Reference No.	Name	Contact Details	Registration Date
CHB020009	Gudjuda Reference Group Aboriginal Corporation	Gudjuda Reference Group Aboriginal Corporation PO Box 255 AYR QLD 4807  Phone: (07) 4782 8451 Email: info@gudjuda.com.au	05/07/2021

There are no Cultural Heritage Management Plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Cultural Heritage Study Areas recorded in your specific search area.

There are no National Heritage Areas (Indigenous values) recorded in your specific search area.

# Cultural Heritage Database and Register Search Report

## Glossary

**Cultural Heritage Body:** An entity registered under Part 4 of the Cultural Heritage Acts as an Aboriginal or Torres Strait Islander cultural heritage body for an area. The purpose of a cultural heritage body is to:

- identify the Aboriginal or Torres Strait Islander parties for an area
- serve as the first point of contact for cultural heritage matters.

**Cultural Heritage Management Plan (CHMP):** An agreement between a land user (sponsor) and Traditional Owners (endorsed party) developed under Part 7 of the Cultural Heritage Acts. The CHMP explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander cultural heritage.

**Cultural Heritage Party:** Refers to a native title party for an area. A native title party is defined as:

- Registered native title holders (where native title has been recognised by the Federal Court of Australia).
- Registered native title claimants (whose native title claims are currently before the Federal Court of Australia).
- Previously registered native title claimants (the 'last claim standing') are native title claims that are no longer active and have been removed from the Register of Native Title Claims administered by the National Native Title Tribunal. Previously registered native title claimants will continue to be the native title party for that area providing:
  - o there is no other registered native title claimant for the area; and
  - o there is not, and never has been, a registered native title holder for the area.

The native title party maintains this status within the external boundaries of the claim even if native title has been extinguished.

**Cultural heritage site points (pre 2015):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **before** 1 July 2015.

**Cultural heritage site points (post 2015):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **after** 1 July 2015.

**Cultural heritage site points (post 2015 mitigated):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data after 1 July 2015 where the recorder has advised the department that the site has been mitigated.

**Cultural heritage site polygons:** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as a polygon.

**Designated Landscape Areas (DLA):** Under the repealed *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*, an area was declared a 'designated landscape area' (DLA) if it was deemed necessary or desirable for it to be preserved or to regulate access.

**Indigenous Protected Areas (IPA):** Areas of land and sea managed by Indigenous groups as protected areas for biodiversity conservation through voluntary agreements with the Australian Government. For further information about IPAs visit <https://www.environment.gov.au/land/indigenous-protected-areas>

**National Heritage areas:** Places listed on the National Heritage List for their outstanding heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. For further information about the National Heritage List visit <https://www.environment.gov.au/heritage/about/national>

**National Heritage Areas (Indigenous values):** Places listed on the National Heritage list (Indigenous values) are recognised for their outstanding Indigenous cultural heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. These areas are now included in the cultural heritage



# Cultural Heritage Database and Register Search Report

register.

**Registered Cultural Heritage Study Areas:** Comprehensive studies of Aboriginal and or Torres Strait Islander cultural heritage in an area conducted under Part 6 of the Cultural Heritage Acts for the purpose of recording the findings of the study on the register.

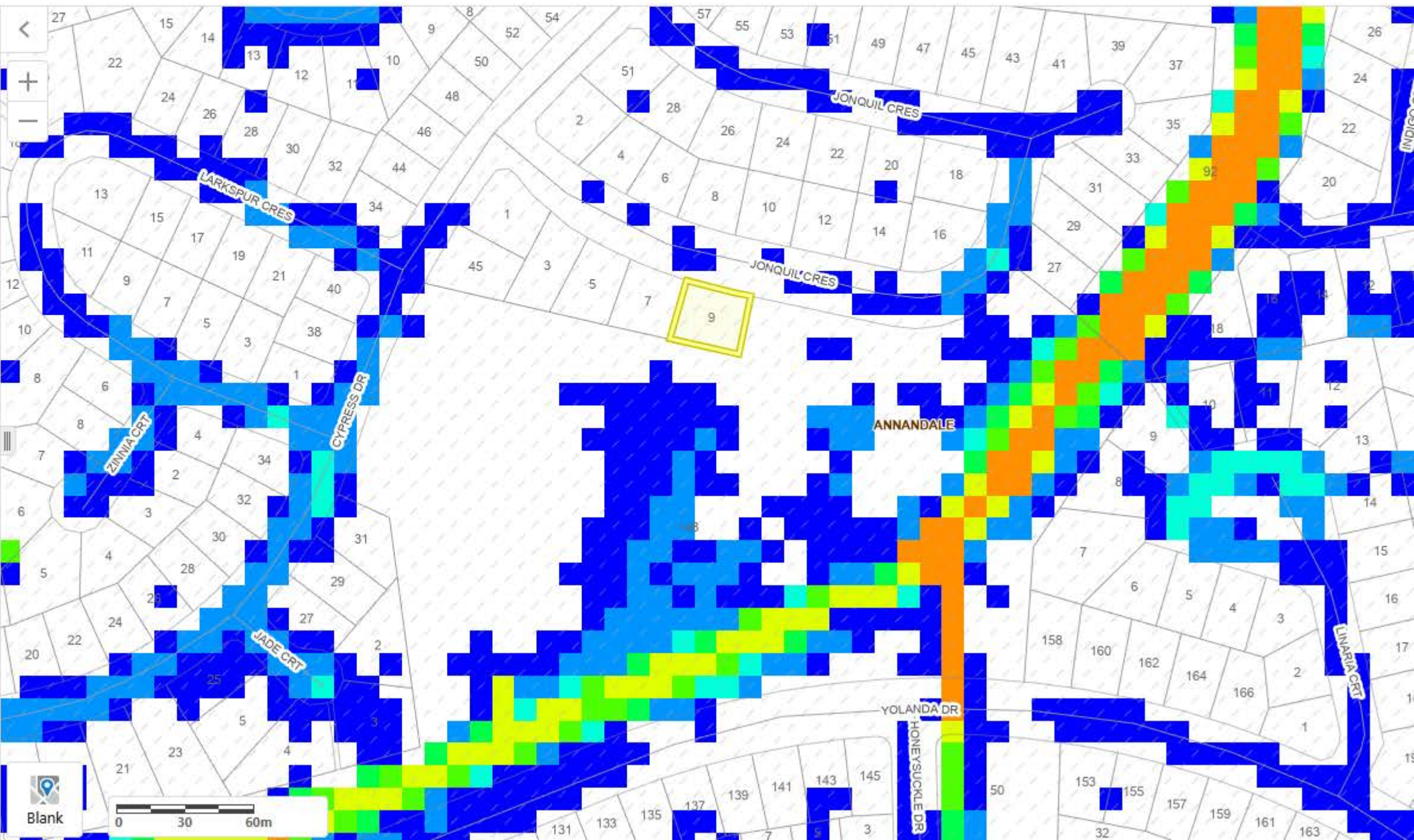
**Traditional Use of Marine Resources Agreement (TUMRA):** Areas subject to agreement between Great Barrier Reef Traditional Owners and the Australian and Queensland governments on the management of traditional use activities on their sea country. For further information about TUMRAs visit <https://www.gbrmpa.gov.au/our-partners/traditional-owners/traditional-use-of-marine-resources-agreements>

**World Heritage Areas:** Places inscribed on the World Heritage List pursuant to the World Heritage Convention adopted by the United Nations Education, Scientific and Cultural Organisation (UNESCO) and are protected under the [Environment Protection and Biodiversity Conservation Act 1999](#). For further information about World Heritage places in Queensland visit <https://parks.des.qld.gov.au/management/managed-areas/world-heritage-areas>

**Disclaimer:** *The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is the custodian of spatial data and information provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties. Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is not responsible for the accuracy of information provided by third parties or any errors in this search report arising from such information.*

Export Map Image Print Asset Infrastructure Full Legend Reference

CORE - Properties (1)  
 ☆ Properties (ID:328922)  
 9 Jonquil Crescent ANNANDALE QLD 4814



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# Appendix C

## Proposal Plan





# Jonquil Cres

## Appendix D

# Planning Scheme Code Responses

## 6.2.1 Low density residential zone code

### 6.5.1.1 Application

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

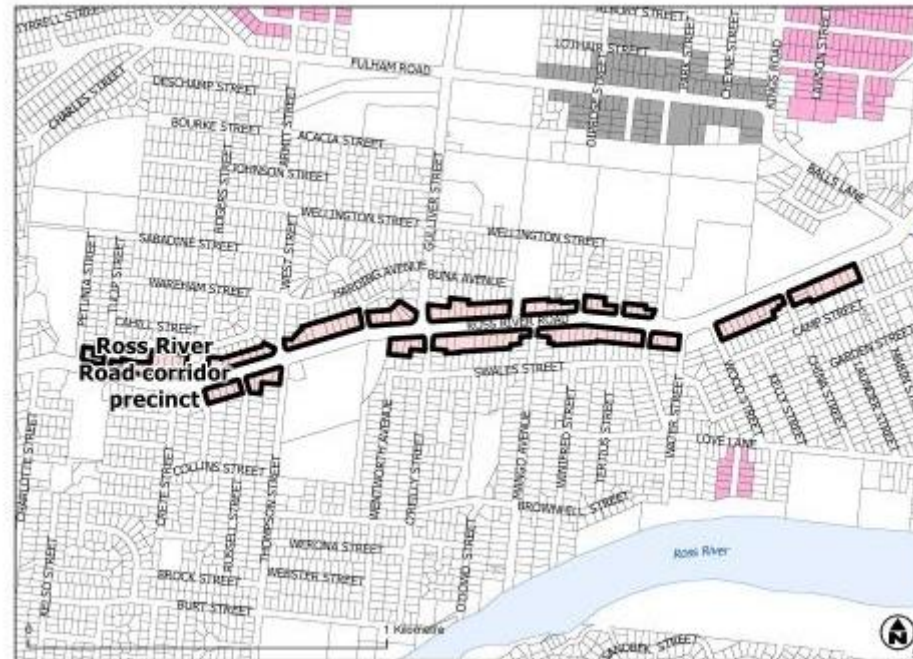
When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

### 6.2.1.2 Purpose

1. The purpose of the Low density residential zone code is to provide for predominately dwelling houses.
2. The particular purpose of the code is to:
  - (a) primarily accommodate dwelling houses and dual occupancy dwellings;
  - (b) provide for housing choice and affordability by allowing for a range of lot sizes;
  - (c) maintain the low-rise and lower density character of Townsville's suburbs;
  - (d) maintain a high level of residential amenity; and
  - (e) achieve accessible, well-serviced and well-designed communities.
3. The purpose of the zone will be achieved through the following overall outcomes:
  - (a) built form is of a house compatible scale and consistent with the local streetscape character;
  - (b) reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m<sup>2</sup> or greater (unless otherwise intended in a precinct);
  - (c) development maintains a high level of residential amenity on the site and in the neighbourhood;
  - (d) residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;
  - (e) the design of development promotes accessibility by walking, cycling and public transport;
  - (f) the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;
  - (g) low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;
  - (h) non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;
  - (i) development minimises impacts on remaining areas of ecological significance within the zone; and
  - (j) the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Ross River Road corridor precinct:

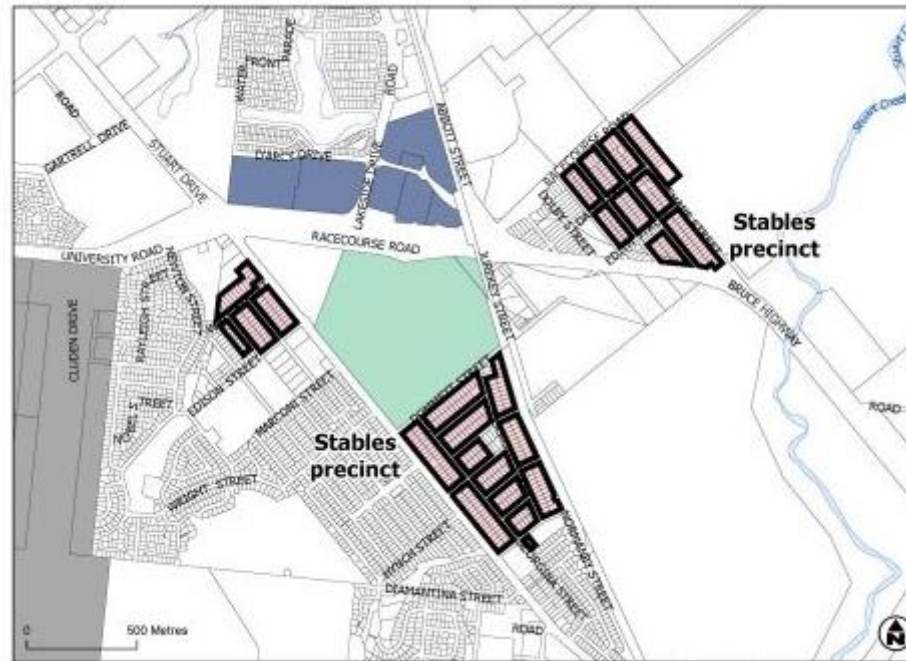
- (a) existing non-residential uses continue operation without significantly expanding;
- (b) no additional non-residential development is established within the precinct to avoid the continuation of strip commercial development; and
- (c) redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities.



**Figure 6.1 – Ross River Road corridor precinct**

Stables precinct:

- (a) stables are established in a manner that minimises impacts on residential amenity; and
- (b) residential uses in the precinct do not intensify.



**Figure 6.2 – Stable precinct**

Marlow Street precinct:

- (a) residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover;
- (b) lots are not smaller than 750m<sup>2</sup> and the minimum average lot size across the whole of the precinct is not less than 1,700m<sup>2</sup>;
- (c) development facilities viable wildlife corridors through the precinct; and
- (d) built form and infrastructure is sub-ordinate to the vegetation and the natural landform.





**6.2.1.3 Assessment benchmarks**

**For accepted development subject to requirements and assessable development**

**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance Outcome	Acceptable Outcome	Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>Home based business</b>		
<b>PO1</b>	<b>AO1.1</b> The home based business:	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).

Performance Outcome	Acceptable Outcome	Response
<p>The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<ul style="list-style-type: none"> <li>a) is carried out in an existing building or structure;</li> <li>b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>c) involves at least one or more residents of the dwelling house;</li> <li>d) involves not more than one non-resident employee;</li> <li>e) where bed and breakfast accommodation, does not exceed three bedrooms;</li> <li>f) does not generate more than 1 heavy vehicle trip per week;</li> </ul> <p><b>Editor's note</b>—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> <li>(g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>(h) contains visitor parking within the site;</li> <li>(i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site.</li> </ul> <p><b>Editor's note</b>—home based business operators should also refer to signage requirements under Table 5.8.2 -Operational work being placing an advertising device on a premises and Section 9.3.1-Advertising devices code.</p>	
	<p><b>AO1.2</b></p> <p>Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p>	<p><b>Not applicable</b></p> <p>The proposal is for Material Change of Use (Educational Establishment).</p>
	<p><b>AO1.3</b></p>	<p><b>Not applicable</b></p>

Performance Outcome	Acceptable Outcome	Response
	Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.	The proposal is for Material Change of Use (Educational Establishment).
	<b>AO1.4</b> Noise levels do not exceed acoustic quality objectives under the <a href="#">Environmental Protection (Noise) Policy 2008</a> .	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).
<b>PO2</b> Commercial vehicle parking:  a) has a direct nexus with a home based business carried out on the site; and b) does not adversely affect the amenity of neighbouring properties.	<b>AO2.1</b> Not more than one commercial vehicle is parked on the site.	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).
	<b>AO2.2</b> While on-site, vehicles:  a) are not left idling for more than 5 minutes at any one time; and b) do not have a refrigeration unit running.	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).
	<b>AO2.3</b> Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).
	<b>AO2.4</b> Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.	<b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment).

Performance Outcome	Acceptable Outcome	Response
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**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance Outcome	Acceptable Outcome	Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>Sales office</b>		
<p><b>PO3</b></p> <p>The use does not adversely impact on the amenity of the surrounding land uses and local character.</p>	<p><b>AO3</b></p> <p>Development of the sales office is in place for no more than two years.</p>	<p><b>Not applicable</b></p> <p>The proposal is for Material Change of Use (Educational Establishment).</p>

**Low density residential zone code - Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Performance Outcome	Acceptable Outcome	Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>Secondary dwelling</b>		
<p><b>PO4</b></p> <p>Secondary dwellings are:</p> <ul style="list-style-type: none"> <li>a) are subordinate, small-scaled dwellings;</li> <li>b) contribute to a safe and pleasant living environment; and</li> <li>c) does not cause adverse impacts on adjoining properties.</li> </ul>	<p><b>AO4</b></p> <p>The secondary dwelling:</p> <ul style="list-style-type: none"> <li>a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</li> <li>b) is located not more than 20m from the primary house.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for Material Change of Use (Educational Establishment).</p>

Performance Outcome	Acceptable Outcome	Response
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**Additional benchmarks for accepted development subject to requirements in precincts**

**Table 6.2.1.3-Accepted development subject to requirements and assessable development (Part)**

Additional benchmarks for accepted development subject to requirements and assessable development in precincts		
<p><b>Note</b>—Townsville City Council has an animal keeping local law that also sets out requirements for stables. These must also be complied with.</p>		
For accepted development subject to requirements and assessable development		
Stables precinct		
<p><b>PO5</b> Only dwelling houses or caretaker’s accommodation are established in the precinct.</p>	<p><b>AO5</b> The development does not involve a dual occupancy, rooming accommodation, multiple dwelling, retirement facility, residential care facility, short-term accommodation or tourist park.</p>	<p><b>Not applicable</b> The subject site is not located within the Stables precinct.</p>
<p><b>PO6</b> Reconfiguration does not result in additional lots being created.</p>	<p><b>AO6</b> Lot size is no less than 1,000m<sup>2</sup>.</p>	<p><b>Not applicable</b> The subject site is not located within the Stables precinct.</p>
<p><b>PO7</b> The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.</p>	<p><b>AO7</b> Where stables are proposed, the site has a minimum area of 1,000m<sup>2</sup>.</p>	<p><b>Not applicable</b> The subject site is not located within the Stables precinct.</p>
<p><b>PO8</b> Stables are established where provision is made for a manager living on-site.</p>	<p><b>AO8</b> Stables are established on the same site as a dwelling house or caretaker’s accommodation.</p>	<p><b>Not applicable</b> The subject site is not located within the Stables precinct.</p>
<p><b>PO9</b></p>	<p><b>AO9.1</b></p>	<p><b>Not applicable</b></p>

Performance Outcome	Acceptable Outcome	Response
Residential uses in the precinct do not intensify.	Not more than one dwelling house or caretaker's accommodation unit is established on each lot.	The subject site is not located within the Stables precinct.
	<p><b>AO9.2</b></p> <p>The caretaker's accommodation unit has a gross floor area of no more than 70m<sup>2</sup>.</p>	<p><b>Not applicable</b></p> <p>The subject site is not located within the Stables precinct.</p>
<b>For assessable development</b>		
<b>Amenity</b>		
<p><b>PO10</b></p> <p>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) visual impact;</li> <li>e) odour and emissions;</li> <li>f) lighting;</li> <li>g) access to sunlight;</li> <li>h) privacy; and</li> <li>i) outlook.</li> </ul>	No acceptable outcome is nominated.	<p><b>Complies with PO10</b></p> <p>The site is located immediately adjacent to existing school and the proposed MCU would limit operational hours to 8am – 4pm, Monday – Friday. Traffic generation would be equivalent to dwelling and the noise impacts would be negligible or equivalent to the adjoining school.</p>
<p><b>PO11</b></p> <p>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.	<p><b>Complies with PO11</b></p> <p>Existing landscaping would be retained.</p>

Performance Outcome	Acceptable Outcome	Response
<p><b>PO12</b> Development for the purposes of a sensitive use within 500m of land included in the High impact industry zone or Special purpose zone, or within 250m of land in the Medium impact industry zone:</p> <ul style="list-style-type: none"> <li>a) achieves indoor noise levels consistent with the objectives set out in the <a href="#">Environmental Protection (Noise) Policy 2008</a>;</li> <li>b) achieves air quality levels consistent with the objectives set out in the <a href="#">Environmental Protection (Air) Policy 2008</a> and the relevant national standard; and</li> <li>c) does not experience offensive odours.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is not for a sensitive use and the site is not located within 500m of the High Impact Industry Zone.</p>
<p>Crime prevention through environmental design</p>		
<p><b>PO13</b> Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> <li>a) opportunities for casual surveillance and sight lines;</li> <li>b) exterior building design that promotes safety;</li> <li>c) adequate lighting;</li> <li>d) appropriate signage and wayfinding;</li> <li>e) minimisation of entrapment locations; and</li> <li>f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Crime Prevention through Environmental Design Guidelines for Queensland</a>.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO13</b> The existing building would be retained, which provides for casual surveillance. The College would implement security lighting for safety.</p>



Performance Outcome	Acceptable Outcome	Response
<b>General</b>		
<p><b>PO14</b> Development minimises impacts on remaining areas of ecological significance within the zone.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is designated as Category X on the regulated vegetation management map.</p>
<p><b>PO15</b> On elevated or steeply sloping sites:</p> <ul style="list-style-type: none"> <li>a) development is sympathetic to the natural landform through the use of terraced or split level building forms;</li> <li>b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</li> <li>c) buildings avoid highly reflective finishes.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is generally flat.</p>
<b>Parking and servicing</b>		
<p><b>PO16</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.</p>	<p><b>AO16.1</b> Vehicle parking structures are located:</p> <ul style="list-style-type: none"> <li>a) behind the building setback; or</li> <li>b) behind the building; or</li> <li>c) at basement level.</li> </ul> <p>Figure 6.4 – Concealment of parking structure illustrates.</p>	<p><b>Complies with AO16.1</b> The existing double garage is located behind the building setback.</p>

Performance Outcome	Acceptable Outcome	Response
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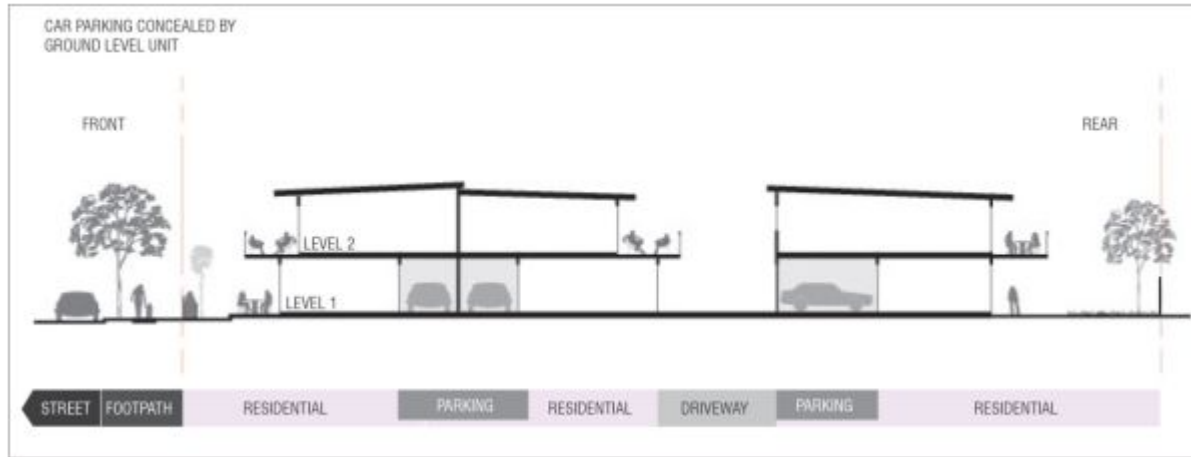


Figure 6.6 Concealment of parking structure

<p><b>PO17</b></p> <p>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p> <p>The College would utilise existing waste disposal and recycling facilities.</p>
<p><b>For assessment development – where a non-residential or tourist accommodation use</b></p>		
<p><b>PO18</b></p> <p>Non-residential uses are established only where:</p> <ul style="list-style-type: none"> <li>a) compatible with local character and amenity;</li> <li>b) limited in scale and supporting the day-to-day needs of the local community; and</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to <a href="#">Economic impact assessment planning scheme policy no. SC6.5</a> for guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>Complies with PO18</b></p> <p>The site adjoins the existing school and the proposed MCU would provide for expansion of the College to support the growing needs of the community. The proposal would not adversely affect the amenity of the locality and is consistent the existing character.</p>

Performance Outcome	Acceptable Outcome	Response
<p>c) not impacting on the role and function of the city’s network of centres or more appropriately located in another zone.</p>		
<p><b>PO19</b> Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO20</b> Development is of a house compatible scale.</p>	<p><b>AO20.1</b> The use does not involve any building work or only minor building work. OR</p>	<p><b>Complies with AO20.1</b> No external building work is proposed. The proposal would require an internal fit-out only.</p>
	<p><b>AO20.2</b> Where a new building is proposed:</p> <ul style="list-style-type: none"> <li>a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;</li> <li>b) the building does not exceed 250m<sup>2</sup> in gross floor area;</li> <li>c) site cover does not exceed 60%; and</li> <li>d) the maximum length of any wall is 12m.</li> </ul>	<p><b>Not applicable</b> Not new building is proposed or required.</p>
<p><b>For assessable development – where a multiple dwelling, residential care facility or retirement facility development</b></p>		
<p><b>Location</b></p>		
<p><b>PO21</b> Multiple dwelling, residential care facility or retirement facility development occur only in locations where:</p>	<p><b>AO21</b> The premises:</p> <ul style="list-style-type: none"> <li>a) is located within 400m of a centre zone or public transport stop on a major road;</li> </ul>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>

Performance Outcome	Acceptable Outcome	Response
<ul style="list-style-type: none"> <li>a) they can be designed to be compatible with local character and low density scale of development;</li> <li>b) having convenient walkable access to the city's network of centres;</li> <li>c) having convenient walkable access to public transport; and</li> <li>d) having convenient walkable access to recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>b) has a minimum site area of 1,000m<sup>2</sup> and 20m frontage where for a multiple dwelling;</li> <li>c) has a minimum site area of 3,000m<sup>2</sup> and 20m frontage where for a residential care facility or retirement facility; and</li> <li>d) is located within 400m of a park.</li> </ul>	
<p><b>PO22</b> Buildings are low-rise and of a house compatible scale.</p>	<p><b>AO22</b> Building design achieves:</p> <ul style="list-style-type: none"> <li>a) a site cover that does not exceed 65% of site area;</li> <li>b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and</li> <li>c) the maximum length of any wall is 12m.</li> </ul>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO23</b> Building setbacks and landscaping:</p> <ul style="list-style-type: none"> <li>a) create an attractive, consistent and cohesive streetscape;</li> <li>b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>c) do not prejudice the development or amenity of adjoining sites.</li> </ul>	<p><b>AO23.1</b> Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> <li>a) within 20% of the average front setback of adjoining buildings; or</li> <li>b) where there are no adjoining buildings, 3m.</li> </ul> <p>Figure 6.5 – Appropriate front setbacks illustrates.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
	<p><b>AO23.2</b> A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p> <p>Figure 6.6 – Appropriate front and rear setbacks illustrates.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>

Performance Outcome	Acceptable Outcome	Response
	<p><b>AO23.3</b> The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> <li>a) 1.5m for a wall up to 4.5m high;</li> <li>b) 2m for a wall up to 7.5m high; and</li> <li>c) 2.5m for any part of a wall over 7.5m high.</li> </ul> <p><b>Editor's note</b>—Development should also comply with the requirements of AO21 (b), such that any part of the building that is 3 storeys is 10m or more from a site boundary.</p>	<p><b>Not applicable</b></p> <p>The proposal is for MCU (Educational Establishment).</p>
	<p><b>AO23.4</b> The rear boundary setback is a minimum of 6m. Figure 6.6 - Appropriate front and rear setbacks illustrates.</p>	<p><b>Not applicable</b></p> <p>The proposal is for MCU (Educational Establishment).</p>

Performance Outcome

Acceptable Outcome

Response

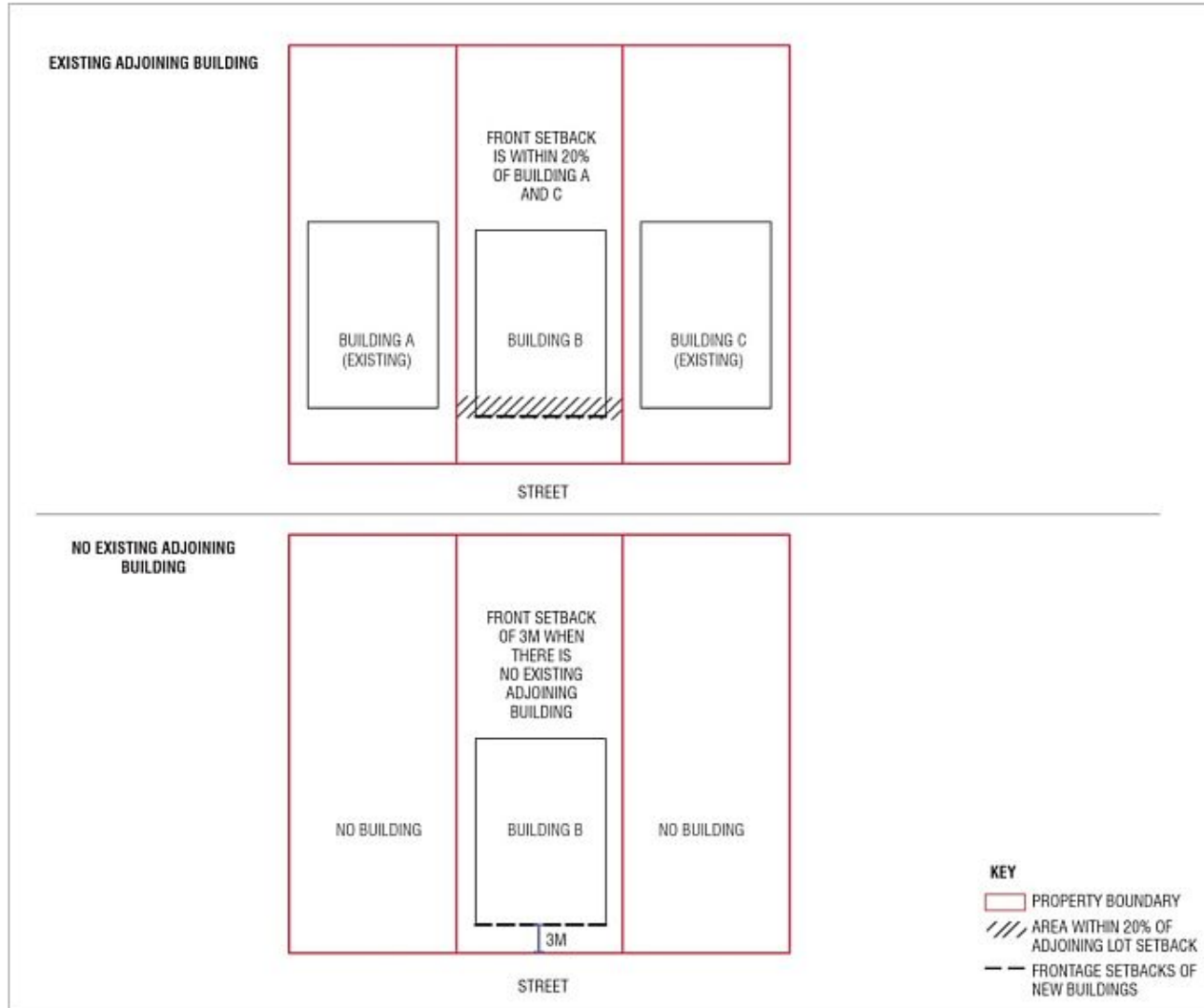


Figure 6.5 Appropriate front setbacks



Performance Outcome

Acceptable Outcome

Response

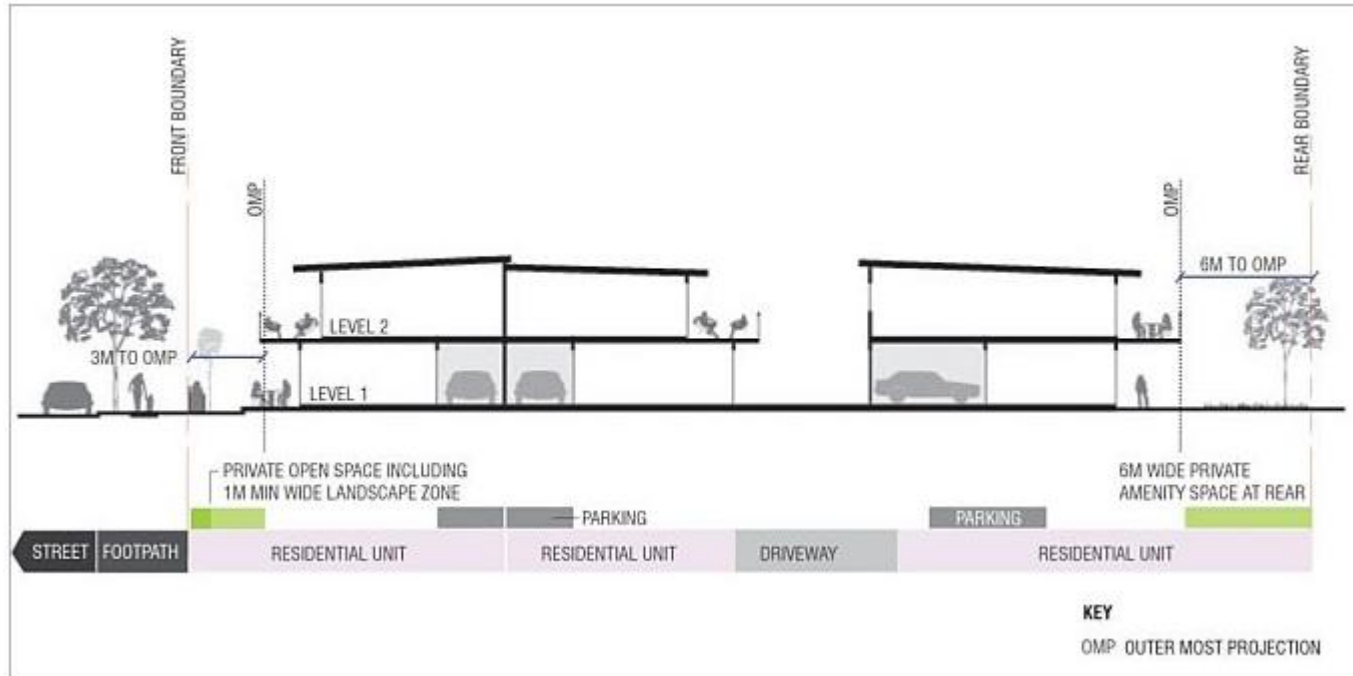


Figure 6.6 Appropriate front and rear setbacks

<p><b>PO24</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>	<p><b>AO24</b> Built to boundary walls:</p> <ul style="list-style-type: none"> <li>a) are for non-habitable rooms or spaces only;</li> <li>b) are not located within the front or rear setback;</li> <li>c) are not located within 1.5m of a habitable room or house on an adjoining lot;</li> <li>d) have a maximum height of 3m; and</li> <li>e) have a maximum length of 9m.</li> </ul>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
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Performance Outcome	Acceptable Outcome	Response
<p><b>PO25</b> Buildings are designed to achieve good solar access by:</p> <ul style="list-style-type: none"> <li>a) minimising the extent of shadows on usable private open space or public spaces; and</li> <li>b) providing adequate sunlight to habitable rooms.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO26</b> Design elements contribute to an interesting and attractive streetscape and building through:</p> <ul style="list-style-type: none"> <li>a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li> <li>b) variations in material and building form;</li> <li>c) modulation in the façade, horizontally or vertically;</li> <li>d) articulation of building entrances and openings;</li> <li>e) corner treatments to address both street frontages;</li> <li>f) elements which assist in wayfinding and legibility; and</li> <li>g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> <p>Figure 6.7 – Building design elements provides indicative guidance.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO27</b> Roof form assists in reducing the appearance of</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

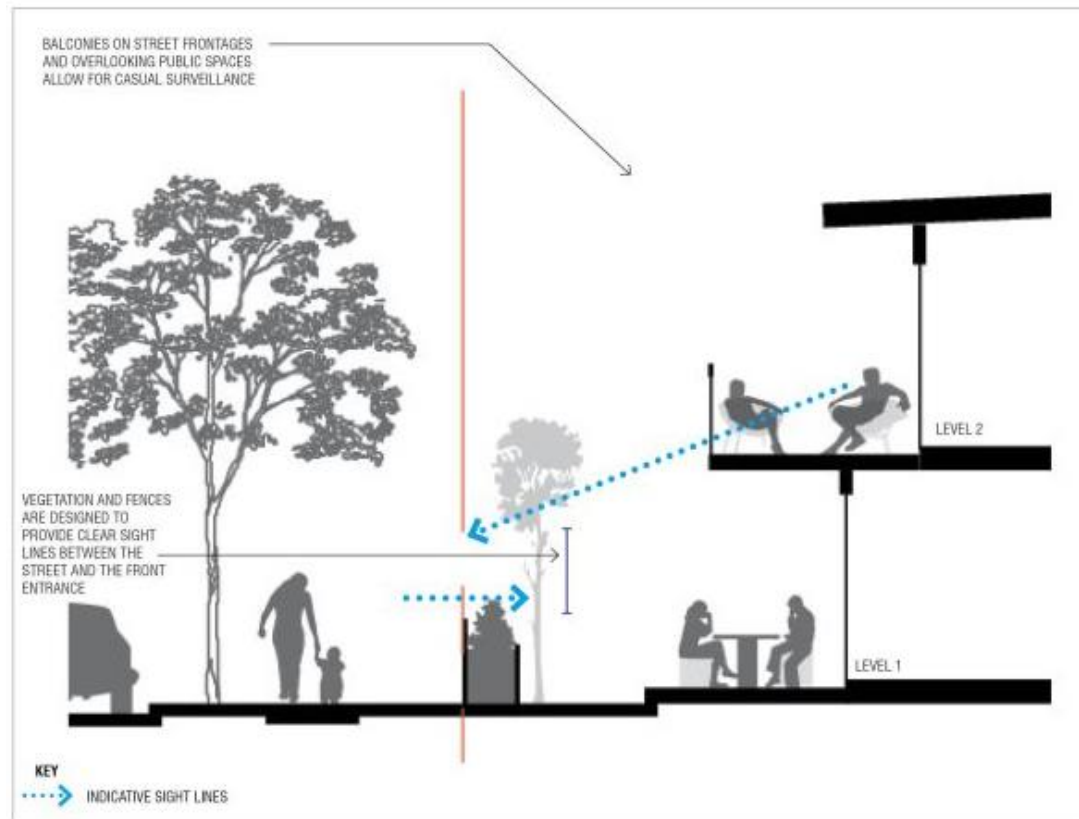
Performance Outcome	Acceptable Outcome	Response
building bulk by:  a) articulating individual dwellings; and b) incorporating variety in design through use of roof pitch, height, gables and skillions. Figure 6.7 – Building design elements provides indicative guidance.		The proposal is for MCU (Educational Establishment).



Figure 6.7 Building design elements

<b>PO28</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	<b>AO28.1</b> Buildings are designed to have balconies, windows and building openings overlooking streets and other public	Not applicable
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Performance Outcome	Acceptable Outcome	Response
	spaces. Figure 6.8 – Design for casual surveillance illustrates.	The proposal is for MCU (Educational Establishment).
	<b>AO28.2</b> Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.	<b>Not applicable</b> The proposal is for MCU (Educational Establishment).



Performance Outcome	Acceptable Outcome	Response
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**Figure 6.8 Design for casual surveillance**

<p><b>PO29</b> Development provides private open space that is:</p> <ul style="list-style-type: none"> <li>a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>b) provides a high level of privacy for residents and neighbours; and</li> <li>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<p><b>AO29.1</b> For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with:</p> <ul style="list-style-type: none"> <li>a) a minimum area of 35m<sup>2</sup>;</li> <li>b) a minimum dimension of 3m; and</li> <li>c) clear of any utilities such as gas, water tanks or air-conditioning units.</li> </ul>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
	<p><b>AO29.2</b> For a dwelling above ground storey, private open space is provided as a balcony with:</p> <ul style="list-style-type: none"> <li>a) a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit;</li> <li>b) a minimum dimension of 3m; and</li> <li>c) clear of any utilities such as air conditioning units or drying space.</li> </ul>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
	<p><b>AO29.3</b> Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
	<p><b>AO29.4</b> Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO30</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>

Performance Outcome	Acceptable Outcome	Response
<p><b>PO31</b> Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>PO32</b> Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for MCU (Educational Establishment).</p>
<p><b>Additional benchmarks for assessable development in precincts</b> <b>Note</b>—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>		
<p><b>Ross River Road corridor precinct</b></p>		
<p><b>PO33</b> No new non-residential development is established within the precinct.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is not located within the Ross River Road corridor precinct.</p>
<p><b>PO34</b> Expansion of existing non-residential development is minor in nature and does not significantly increase the intensity of non-residential activity.</p>	<p><b>AO34</b> New gross floor area is only added through internal building work to an existing building.</p>	<p><b>Not applicable</b> The subject site is not located within the Ross River Road corridor precinct.</p>
<p><b>Marlow street precinct</b></p>		
<p><b>PO35</b> Reconfiguration creates large residential lots which support the protection of environmental values.</p>	<p><b>AO35</b> Lots are not smaller than 750m<sup>2</sup> and the minimum average lot size across the whole of the precinct is not less than 1,700m<sup>2</sup>.</p>	<p><b>Not applicable</b> The subject site is not located within the Marlow Street precinct.</p>



Performance Outcome	Acceptable Outcome	Response
<p><b>PO36</b> Residential development occurs primarily in the form of dwelling houses on large lots with a limited site cover.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is not located within the Marlow Street precinct.</p>
<p><b>PO37</b> Built form and infrastructure is subordinate to vegetation and the natural landform.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is not located within the Marlow Street precinct.</p>

## 8.2.1 Airport environs overlay code

### 8.2.1.1 Application

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

### 8.2.1.2 Purpose

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

### 8.2.1.3 Assessment benchmarks

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

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

Performance outcomes	Acceptable outcomes	Response
<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 <a href="#">map OM-01.1</a>.</p> <p><b>Editor’s note</b>—The <a href="#">Defence (Areas Control) Regulation</a> (DACR) is a Commonwealth regulation under the <a href="#">Defence Act 1903</a>. 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</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><b>Editor’s note</b>-Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed AO1 above.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a Material Change of Use (Educational Establishment) within an existing building below the OLS. No additional structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<p>elsewhere) are registered by forwarding "as constructed" information to Airservices Australia at the following email address: vod@airservices.com.</p>	<p><b>AO1.2</b> Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.</p>	<p><b>Not applicable</b> No transient intrusions are proposed.</p>
<p><b>PO2</b> Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay <a href="#">map OM-01.1</a>.</p>	<p><b>AO2</b> Development does not generate:</p> <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>	<p><b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment) only. No emissions are proposed.</p>
<b>Wildlife hazard buffer zones (overlay map OM-01.2)</b>		
<p><b>PO3</b> Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay <a href="#">map OM-01.2</a>.</p>	<p><b>AO3.1</b> Within 13km of airport runways, development does not involve a putrescible waste disposal facility.</p>	<p><b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment) only.</p>
	<p><b>AO3.2</b> Within 8km of airport runways, development does not involve:</p> <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> </ul>	<p><b>Not applicable</b> The proposal is for Material Change of Use (Educational Establishment) only.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>f) turf production; or</li> <li>g) the keeping or protection of wildlife outside enclosures.</li> </ul>	
	<p><b>AO3.3</b></p> <p>Within 3km of airport runways, development does not involve:</p> <p>the keeping, handling or racing of horses; or</p> <ul style="list-style-type: none"> <li>(a) outdoor dining, food handling or food consumption.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal is for Material Change of Use (Educational Establishment) only.</p>
<p><b>Public safety areas (overlay map OM-01.2)</b></p>		
<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 <a href="#">map OM-01.2</a> 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>The subject site is not located within a public safety area.</p>
<p><b>Aviation facilities (overlay map OM-01.3)</b></p>		
<p><b>PO5</b></p>	<p><b>AO5.1</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Response
<p>Development within the area identified on overlay <a href="#">map OM-01.3</a> is located and designed to protect the function of aviation facilities from physical obstructions, electrical or electromagnetic interference and deflection of signals.</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>The subject site is not located within 500m of a non-directional beacon.</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 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>Not applicable</b></p> <p>The subject site is not located within the buffer area of Townsville Airport.</p>
	<p><b>AO5.3</b></p> <p>Within the buffer area of the Townsville Airport VHF omni-directional 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> </ul>	<p><b>Not applicable</b></p> <p>The subject site is not located within the buffer area of Townsville Airport.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>b) the following are not located between 300m and 1,000m of the site:</p> <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> <li>(iv) trees and open lattice towers exceeding 10m in height; or</li> <li>(v) wooden structures exceeding 13m in height.</li> </ul>	
	<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> <ul style="list-style-type: none"> <li>a) 700m and 1,000m of the site if exceeding 6m in height; or</li> <li>b) 1,000m and 1,500m of the site if exceeding 8.7m in height.</li> </ul>	<p><b>Not applicable</b></p> <p>The subject site is not located within the buffer area of Townsville Airport.</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>The site is not within proximity of an aviation facility.</p>

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO5.6</b></p> <p>No buildings, fences or landscaping are established within the buffer area of the Townsville Airport localiser (as depicted on overlay map OM-01.3).</p>	<p><b>Not applicable</b></p> <p>The site is not within proximity of an aviation facility.</p>
<p><b>Australian noise exposure forecast contours (overlay map OM-01.4)</b></p>		
<p><b>PO6</b></p> <p>Development within the area identified on overlay <a href="#">map OM-01.4</a> 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><b>Editor's note</b>—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; or</li> <li>c) hospital.</li> </ul>	<p><b>Not applicable</b></p> <p>The site is not within an ANEF contour.</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>The site is not within an ANEF contour.</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>The site is not within an ANEF contour.</p>
	<p><b>AO6.4</b></p>	<p><b>Not applicable</b></p> <p>The site is not within an ANEF contour.</p>



Performance outcomes	Acceptable outcomes	Response
	The siting and design of any building is in accordance with Australian Standard AS2021 and Australian Standard AS/NZS2107.	
<b>Lighting area buffer zones (overlay map OM-01.5)</b>		
<p><b>PO7</b></p> <p>Development within the area identified on overlay <a href="#">map OM-01.5</a> does not involve external lighting or reflective surfaces that could distract or confuse pilots.</p> <p><b>Editor's note</b>—The standards specified in CASA Guidelines: Lighting in the vicinity of aerodromes: Advice to lighting designers, may be used to demonstrate compliance with this performance outcome.</p>	<p><b>AO7.1</b></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><b>Not applicable</b></p> <p>The subject site is not located within the lighting area 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>The subject site is not located within the lighting area 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>The subject site is not located within the lighting area buffer zone.</p>
	<p><b>AO7.4</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Response
	In zone C shown on overlay map OM-01.5, lighting does not exceed 150 candela.	The subject site is not located within the lighting area buffer zone.
	<p><b>A07.5</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>The subject site is not located within the lighting area buffer zone.</p>

## 8.2.6 Flood hazard overlay code

### 8.2.6.1 Application

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

### 8.2.6.2 Purpose

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

### 8.2.6.3 Assessment benchmarks

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

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

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

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

Performance outcomes	Acceptable outcomes	Comments
<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><b>Editor’s note</b>—The <a href="#">Building Regulation 2006</a> 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 <a href="#">Building Regulation 2006</a>.</p>	<p><b>AO1.1</b></p> <p>Where the development is located within an area shown on overlay <a href="#">map OM-06.1</a> or <a href="#">06.2</a> 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 areas identified on overlay map OM-06.1 or 06.2; and</li> </ul> <p><b>Editor’s note</b>—Class 10 buildings are identified under the <a href="#">Building Code of Australia</a> and includes carports and outbuildings.</p>	<p><b>Not applicable</b></p> <p>The proposal for educational establishment would be established within an existing building partially located within the Low hazard area.</p>
<p><b>PO2</b></p> <p>Development in high hazard areas does not significantly impede the flow of flood waters</p>	<p><b>AO2.1</b></p> <p>Development in high hazard areas do not involve:</p> <ul style="list-style-type: none"> <li>a) filling with a height greater than 150mm; or</li> </ul>	<p><b>Not applicable</b></p> <p>Th subject site is not identified as being a high hazard area.</p>

Performance outcomes	Acceptable outcomes	Comments
<p>through the site or worsen flood flows external to the site.</p>	<p>b) block or solid walls or solid fences; or c) garden beds or other structures with a height more than 150mm; or d) the planting of dense shrub hedges.</p>	
<b>For assessable development</b>		
<p><b>PO3</b> Development does not intensify use in high hazard areas, in order to avoid risks to people and property. <b>Editor's note</b>—High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.</p>	<p><b>AO3.1</b> New buildings are located outside high hazard areas identified on overlay <a href="#">map OM-06.1</a> or <a href="#">06.2</a>.</p>	<p><b>Not applicable</b> No new buildings are proposed.</p>
	<p><b>AO3.2</b> New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) within an existing building only.</p>
	<p><b>AO3.3</b> Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) within an existing building only.</p>
<p><b>PO4</b> Siting and layout of development maintains the safety of people and property in medium hazard areas. <b>Editor's note</b>—The <a href="#">Building Regulation 2006</a> 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</p>	<p><b>On existing lots</b> <b>AO4.1</b> Floor levels for residential buildings are 300mm above the defined flood level. <b>Editor's note</b>—In medium hazard — further investigation area, a flood assessment in accordance with the <a href="#">Flood hazard planning scheme policy no. SC6.7</a> may be needed to establish the defined flood level.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) within an existing building only.</p>

Performance outcomes	Acceptable outcomes	Comments
<p>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 <i>Building Regulation 2006</i>.</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><b>Editor’s note</b>—Class 10 buildings are identified under the <i>Building Code of Australia</i> and includes carports and outbuildings.</p>	<p><b>Complies with AO4.2</b></p> <p>The existing floor levels of the building are above the defined flood 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>No underground parking is proposed.</p>
	<p><b>AO4.4</b></p> <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 <a href="#">map OM-06.1</a> or <a href="#">06.2</a>.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) within an existing building only.</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>The proposal is for a material change of use (educational establishment) within an existing building only.</p>
	<p><b>AO4.6</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
	<p>In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.</p>	<p>The proposal is for a material change of use (educational establishment) within an existing building only.</p>
	<p><b>AO4.7</b> Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) within an existing building only.</p>
<p><b>PO5</b> Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.</p>	<p><b>AO5</b> Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.</p>	<p><b>Not applicable</b> The subject site is partly located within the low hazard area only.</p>
<p><b>PO6</b> Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. <b>Editor's note</b>—Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is not located within the high and medium hazard areas.</p>
<p><b>PO7</b> Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: a) increased scour and erosion; or</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The subject site is not located within the high and medium hazard areas.</p>



Performance outcomes	Acceptable outcomes	Comments
<p>b) loss of flood storage; or c) loss of or changes to flow paths; or d) flow acceleration or retardation; or e) reduction in flood warning times.</p> <p><b>Editor's note</b>—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>		
<p><b>PO8</b></p> <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><b>Editor's note</b>—This provision applies to high, medium and low flood hazard areas.</p>	<p><b>AO8</b></p> <p>The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) only.</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>The proposal is for a material change of use (educational establishment) only.</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>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) only.</p>

**Table 8.2.6.3(b)-Flood immunity for community services and facilities**

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: <ul style="list-style-type: none"> <li>a) emergency services;</li> <li>b) hospitals and associated facilities;</li> <li>c) major electricity infrastructure.</li> </ul>	0.2% AEP flood event
Development involving: <ul style="list-style-type: none"> <li>a) emergency/evacuation shelters;</li> <li>b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries);</li> <li>c) aeronautical facilities;</li> <li>d) telecommunication facilities;</li> <li>e) substations;</li> <li>f) water treatment plants;</li> <li>g) regional fuel storage;</li> <li>h) food storage warehouse;</li> <li>i) retirement facility and residential care facility.</li> </ul>	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

### 9.3.2 Healthy waters code

#### 9.3.2.1 Application

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

#### 9.3.2.2 Purpose

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

#### 9.3.2.3 Assessment benchmarks

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

Performance outcomes	Acceptable outcomes	Comments
<b>Stormwater management - protecting water quality</b>		
<b>PO1</b>	No acceptable outcome is nominated.  <b>Editor's note</b> - Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater	<b>Complies with PO1</b>  The proposed is for a material change of Use (educational establishment), which would be established within an existing building. The proposal

Performance outcomes	Acceptable outcomes	Comments
<p>Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.</p> <p><b>Editor's note</b> - The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.</p>	<p>Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.</p>	<p>would not adversely impact environmental values of any receiving waters.</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><b>Editor's note</b> -Refer to the <i>Queensland Water Quality Guidelines (QWQG)</i> for details on how to establish a minimum water quality data set for these areas.</p>	<p><b>Not applicable</b></p> <p>The subject site is not identified within the catchment of any high environmental value waters.</p>
<p><b>PO3</b></p> <p>The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> – Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.</p>	<p><b>Not applicable</b></p> <p>The proposed is for a material change of Use (educational establishment), which would be established within an existing building. No potential sediment or contaminants releases would occur.</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</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</p>	<p><b>Not applicable</b></p> <p>The proposed is for a material change of Use (educational establishment), which would be established within an existing building. No excavation or filling is required.</p>

Performance outcomes	Acceptable outcomes	Comments
<p>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> <ul style="list-style-type: none"> <li>(i). neutralises existing acidity and prevents the generation of acid and metal contaminants; and</li> <li>(ii). prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</li> </ul>	<p>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> <ul style="list-style-type: none"> <li>(i) actual acid sulfate soils being moved below the water table; or</li> <li>(ii) previously saturated acid sulfate soils being aerated.</li> </ul> <p>OR</p> <p><b>AO4.2</b></p> <p>Development manages waters so that:</p> <ul style="list-style-type: none"> <li>(a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals;</li> <li>(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);</li> <li>(c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;</li> <li>(d) there are no visible iron stains, flocs or sums in discharge water;</li> <li>(e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and</li> </ul>	

Performance outcomes	Acceptable outcomes	Comments
	<p>(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p> <p><b>Editor's note</b> -Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and relevant State Planning Policy. Applicants should also refer to the <i>Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland</i>, <i>Acid Sulfate Soils Laboratory Methods Guidelines</i> or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans, SC6.4.23.1 Construction Management; and SC6.4.6.1 - Water Sensitive Urban Design.</p>	<p><b>Not applicable</b></p> <p>The proposed is for a material change of Use (educational establishment), which would be established within an existing building. No construction activities are required.</p>
<p><b>Hydrological processes</b></p>		
<p><b>PO6</b></p> <p>The stormwater management system:</p> <ul style="list-style-type: none"> <li>(a) retains natural waterway corridors and drainage paths; and</li> <li>(b) maximises the use of natural channel design in constructed components.</li> </ul>	<p><b>AO6.1</b></p> <p>All existing waterways and overland flow paths are retained.</p> <hr/> <p><b>AO6.2</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.</p>	<p><b>Not applicable</b></p> <p>There are no existing waterways or overland flow paths on the site.</p>

Performance outcomes	Acceptable outcomes	Comments
<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>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.</p>	<p><b>Complies with PO7</b></p> <p>The proposed educational establishment would be established within an existing building with stormwater lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</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><b>Editor's note</b> -Frequent flow management is distinct from flood management purposes, which is concerned with the management of less frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.</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>Complies with AO8</b></p> <p>Stormwater from the existing building is lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
<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>Complies with AO9</b></p> <p>Stormwater from the existing building is lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>



Performance outcomes	Acceptable outcomes	Comments
<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>Not applicable</b></p> <p>Stormwater from the existing building would continue to lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
	<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>Not applicable</b></p> <p>Stormwater from the existing building would continue to lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</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>Not applicable</b></p> <p>Stormwater from the existing building would continue to lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</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>Not applicable</b></p> <p>Stormwater from the existing building would continue to lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
<p><b>PO13</b></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
<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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p>Stormwater from the existing building would continue to lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</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><b>Editor's note</b> -To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) only.</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> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) only.</p>

Performance outcomes	Acceptable outcomes	Comments
(b) avoids adverse impact on ecosystem health of receiving waters.		
<p><b>PO16</b></p> <p>Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.</p>	No acceptable outcome is nominated.	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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, frequency and intensity of coastal algal blooms.</p> <p><b>Editor's note</b> -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>	No acceptable outcome is nominated.	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<b>Constructed lakes and artificial waterways</b>		
<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> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>

Performance outcomes	Acceptable outcomes	Comments
<ul style="list-style-type: none"> <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><b>PO19</b> Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<p><b>PO20</b> 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><b>Editor's Note</b> - 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. <b>Editor's note</b> – Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.</p>

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO21</b></p> <p>The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.</p>	<p>For constructed lakes - No acceptable solution is nominated.</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><b>Editor's note</b> - Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<p><b>PO24</b></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	<b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	The proposal is for a material change of use (educational establishment) in an existing building only.
<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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</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><b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<b>Efficiency and whole of life cycle cost</b>		
<p><b>PO29</b></p> <p>Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation,</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
monitoring, maintenance, replacement and disposal costs.	<b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	The proposal is for a material change of use (educational establishment) in an existing building only.
<b>PO30</b> The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. <b>Editor's note</b> -Applicants should refer to the <a href="#">Development manual planning scheme policy SC6.4</a> for assistance in demonstrating this outcome.	<b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.
<b>PO31</b> The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:  <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> <li>(c) protecting the integrity of adjacent and downstream development.</li> </ul>	No acceptable outcome is nominated. <b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	<b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.
<b>PO32</b> Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. <b>Editor's note</b> -Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	<b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.
<b>PO33</b> Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	<b>AO33</b> The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9	<b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.



Performance outcomes	Acceptable outcomes	Comments
	Stormwater Quantity; and SC6.4.10 Stormwater Quality.	
<b>Water management in reconfiguring a lot</b>		
<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> <ul style="list-style-type: none"> <li>(a) minimise impacts on the water cycle;</li> <li>(b) protect waterway health by improving stormwater quality and reducing site run-off; and</li> <li>(c) avoid large areas of impervious surfaces.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> -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 proposal is for a material change of use (educational establishment) in an existing building only.</p>
<b>Ship-sourced pollutants</b>		
<p><b>PO35</b></p> <p>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.</p> <p><b>Editor's note</b> -Refer to: <i>Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<p><b>PO36</b></p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
<p>Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.</p>		<p>The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<p><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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.</p>
<p><b>PO38</b> Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.  <b>Editor's note</b> -Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2002</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for a material change of use (educational establishment) in an existing building only.</p>

### 9.3.3 Landscape code

#### 9.3.3.1 Application

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

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

#### 9.3.3.2 Purpose

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

#### 9.3.3.3 Assessment benchmarks

##### Assessable development (Part)

**Table 9.3.3.3 - Accepted development subject to requirements (Part)**

Performance outcomes	Acceptable outcomes	Comments
<b>Landscape design and character</b>		
<b>PO1</b>	<b>AO1</b>	<b>Complies with PO1</b>

Performance outcomes	Acceptable outcomes	Comments
<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>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>Otherwise, no acceptable outcomes nominated.</p> <p><b>Editor's note</b> - Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p>Existing landscaping would be retained at the frontage of the property.</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>Complies with AO2.2</b></p> <p>The existing site accommodates four (4) on-site car parking spaces, which would be retained as part of the proposal.</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>Not applicable</b></p> <p>The proposed would retain existing landscaping and no further landscaping is proposed or required as part of this application.</p>
	<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>PO3</b></p> <p>Where appropriate, provision is made for on-street planting that: complements the local streetscape;</p>	<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><b>Editor's note</b> - Applicants may also have reference to the</p>	<p><b>Not applicable</b></p> <p>Existing landscaping would be retained as part of this proposal.</p>

Performance outcomes	Acceptable outcomes	Comments
<ul style="list-style-type: none"> <li>(a) ensures visibility is maintained from entrances and exits to properties and at intersections;</li> <li>(b) establishes healthy vegetation of suitable species;</li> <li>(c) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and</li> <li>(d) does not limit or hinder pedestrian or vehicular flow and movement.</li> </ul>	<p>Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design.</p>	
<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 proposal is for material change of use (educational establishment). No additional streetscape treatments are proposed as part of this application.</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>Not applicable</b></p> <p>The subject site contains a constructed 1.5m wide concrete footpath along the street frontage.</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>Not applicable</b></p> <p>No streetscape furniture is required as part of the proposal.</p>
<p><b>PO5</b></p>	<p><b>AO5.1</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
<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>Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5-10 years of planting.</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>There is no communal recreation areas as part of the proposed development.</p> <p><b>Complies with AO5.2</b></p> <p>Existing landscaping along the site frontage of Jonquil Crescent would be retained as part of the proposal.</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><b>Editor's note</b> - Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</p>	<p><b>Not applicable</b></p> <p>No additional landscaping is proposed or required. Existing landscaping would be retained.</p>
<p><b>Edge treatments</b></p>		
<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 AO8</b></p> <p>Existing landscaping along the Jonquil Crescent frontage would be retained.</p>

Performance outcomes	Acceptable outcomes	Comments
<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><b>Editor's note</b> - 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>Not applicable</b></p> <p>The proposal in for a material change of use (educational establishment) within an existing building. No acoustic barriers are required.</p>
<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>Existing landscaping along the eastern and wester boundaries would be retained.</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>Existing landscaping includes a significant proportion of mature trees above the height of the eaves.</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><b>Editor's note</b> - 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>Not applicable</b></p> <p>There are no retaining walls on the site.</p>



Performance outcomes	Acceptable outcomes	Comments
<p><b>PO12</b></p> <p>Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> - 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 PO12</b></p> <p>Existing landscaping is appropriate for the proposal and would be retained.</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>Complies with AO10</b></p> <p>The proposed development would not adversely impact stormwater flows from the subject site. Stormwater would continue to be lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
<p><b>Maintenance, drainage, utilities, services and construction</b></p>		
<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>Not applicable</b></p> <p>No additional landscaping is proposed as part of the application.</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><b>Editor's note</b> - 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>No additional landscaping is proposed as part of the application. Existing landscaping to be retained and does not adversely affect stormwater discharge.</p>

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO15</b></p> <p>Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs.</p> <p><b>Editor's note</b> - 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><b>Editor's note</b> - 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>Not applicable</b></p> <p>Existing landscaping would be retained as part of the proposed development.</p>
<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><b>Editor's note</b> - 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>Existing turf would be retained as part of the proposal.</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>The proposed development does not contain any podium planters.</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><b>Editor's note</b> - 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>Existing irrigation measures would be maintained for landscape 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</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b> - 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>Existing landscaping would be retained and requires minimal on-site maintenance.</p>

Performance outcomes	Acceptable outcomes	Comments
leaf litter drop, pruning, watering and fertilising requirements.		
<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>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
<p><b>PO21</b></p> <p>Planting stocks are of a quality to ensure vigorous growth.</p>	<p><b>AO21</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 and SC6.4.12.6 Landscaping Construction Standards.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
<p><b>PO22</b></p> <p>Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.</p>	<p><b>AO22</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 and SC6.4.12.6 Landscaping Construction Standards.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
<p><b>PO23</b></p> <p>Site preparation works ensure a stable and enhanced landscape form.</p>	<p><b>AO23</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 and SC6.4.12.6 Landscaping Construction Standards.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>

Performance outcomes	Acceptable outcomes	Comments
<b>Sustainability</b>		
<p><b>PO24</b></p> <p>Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.</p>	<p><b>AO24.1</b></p> <p>Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
	<p><b>AO24.2</b></p> <p>Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
<p><b>PO25</b></p> <p>Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.</p>	<p><b>AO25.1</b></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><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping.</p>
	<p><b>AO25.2</b></p> <p>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></p> <p>The proposal would maintain existing landscaping.</p>
	<p><b>AO25.3</b></p> <p>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></p> <p>The proposal would maintain existing landscaping.</p>
	<p><b>AO25.4</b></p>	

Performance outcomes	Acceptable outcomes	Comments
	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><b>PO26</b></p> <p>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 and western summer sun; and</li> <li>(c) optimising shade to create useable and comfortable areas;</li> <li>(d) hydro-zoning planting.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</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>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</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><b>Editor's note</b> - Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</p>	<p><b>Not applicable</b></p> <p>The proposal would maintain existing landscaping. No additional planting is proposed or required.</p>
<p><b>PO29</b></p>	<p><b>AO29</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	Landscaping is provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space	The proposal would maintain existing landscaping. No additional planting is proposed or required.
<b>Safety</b>		
<p><b>PO30</b></p> <p>Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.</p> <p><b>Editor's note</b> - Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</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>The existing driveway and access provides sufficient area for on-site parking and is clearly defined from existing landscaped areas.</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>Existing landscaping would be retained.</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 existing building is largely screened by existing landscaping.</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>Existing compliant access arrangements would be maintained.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p><b>AO31.2</b> 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> Existing access arrangements would be retained, which clearly delineate between vehicle and pedestrian access.</p>
	<p><b>AO31.3</b> 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> Existing hard landscaping areas (driveway and pedestrian access to door) would be maintained.</p>



### 9.3.5 Transport impact, access and parking code

#### 9.3.5.1 Application

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

#### 9.3.5.2 Purpose

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

#### 9.3.5.3 Assessment benchmarks

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

Performance outcomes	Acceptable outcomes	Comments
<b>Transport impact</b> <b>Editor's note</b> —Applicants should note that the Department of Transport and Main Roads may have additional requirements. <b>Editor's note</b> —Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.		
<b>PO1</b> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy.  The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future	No acceptable outcome is nominated. <b>Editor's note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> , <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	<b>Complies with PO1</b> The subject directly adjoins Annandale Christian College and would be located within an existing building. The proposal would not generate any additional traffic along the local road network
<b>PO2</b> Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated. <b>Editor's note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> , <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	<b>Complies with PO2</b> Proposal is for material change of use (educational establishment) within an existing building. The proposal would

		not compromise the existing transport network or any proposed upgrades.
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Comments</b>
the safety or capacity of the road network or unduly impact on local amenity.	<b>AO2.2</b> Where an existing lawful premises and involves not more than 5% or 50m <sup>2</sup> (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.	<b>Not applicable</b> Proposal is for material change of use (educational establishment) within an existing building. No increase in GFA is proposed.
<b>PO3</b> On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks. <b>Editor's note</b> —To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.	No acceptable outcome is nominated. <b>Editor's note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a> , <a href="#">SC6.4.5.4 Car Parking</a> , <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a> , <a href="#">SC6.4.4 Active Transport Infrastructure</a> , <a href="#">SC6.4.6.1 Geometric Road Designs</a> , and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> .	<b>Complies with PO3</b> The existing use provides for four (4) on-site car parking spaces, which would be maintained as part of the proposed development. The existing crossover from Jonquil Crescent would be maintained.
<b>PO4</b> As far as practicable, development is designed to encourage travel by public transport, walking and cycling.	No acceptable outcome is nominated. <b>Editor's note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a> , <a href="#">SC6.4.5.4 Car Parking</a> , <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a> , <a href="#">SC6.4.4 Active Transport Infrastructure</a> , <a href="#">SC6.4.6.1 Geometric Road Design</a> , and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> .	<b>Complies with PO4</b> Pedestrian access is provided via existing footpaths. The subject site is located in close proximity to public transport infrastructure.
<b>Site Access</b> <b>Editor's note</b> —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.		
<b>PO5</b> Access arrangements are appropriate for:  (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and	<b>AO5</b> Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — <a href="#">SC6.4.5.5 Driveways</a> , <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a> . <b>Editor's note</b> — Applicants should refer to the Development	<b>Complies with AO5</b> Existing access arrangements from Jonquil Crescent would be maintained.

(d) the safety and efficiency of the road network.	manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a> and <a href="#">SC6.4.5.2 Traffic Impact Assessment (TIA)</a> .	
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Comments</b>
<b>PO6</b> Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated. <b>Editor's note</b> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a> .	<b>Complies with PO6</b> Access for pedestrians is clearly defined and would be maintained as part of the proposal.
<b>PO7</b> Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	<b>AO7</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 and <a href="#">SC6.4.3 Standard Drawings</a> <b>Editor's note</b> — 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.	<b>Complies with AO7</b> Existing access arrangements would be maintained as part of the proposal.
<b>PO8</b> All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	<b>AO8</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 and SC6.4.5.4 Car Parking.	<b>Complies with AO8</b> The existing driveway has been constructed in accordance with planning scheme policies.
<b>PO9</b> A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	<b>AO9</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 and SC6.4.3 Standard Drawings.	<b>Complies with AO9</b> The existing access has been constructed in accordance with planning scheme policies.
<b>PO10</b> Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	<b>AO10</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 AO10</b> The existing access has been constructed in accordance with planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
<p><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.</p>	<p><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.</p>	<p><b>Complies with AO11</b> The existing access has been constructed in accordance with planning scheme policy.</p>
<p><b>PO12</b> Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.</p>	<p><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.</p>	<p><b>Complies with AO12</b> The existing access has been constructed in accordance with planning scheme policies.</p>
<p><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.</p>	<p><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.</p>	<p><b>Complies with A013</b> The existing access has been constructed in accordance with planning scheme policies.</p>
Pedestrian and cyclist facilities		
<p><b>PO14</b> Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<p><b>Complies with PO14</b> The existing driveway provides sufficient area for connection between the pedestrian footpath fronting Jonquil Crescent and the building entrance.</p>

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO15</b> 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. <b>Editor’s note</b>—End of trip bicycle facilities will need to be provided for major development in accordance with <a href="#">the Queensland Development Code</a> Mandatory Part 4.1 — Sustainable Buildings. “Major development” is defined in MP4.1.</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.4 Active Transport Infrastructure</a>, <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a> and <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<p><b>Complies with PO14</b> The existing driveway provides sufficient area for connection between the pedestrian footpath fronting Jonquil Crescent and the building entrance.</p>
<p><b>PO16</b> 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, whilst allowing for appropriate sight lines;</li> <li>(d) minimising potential concealment points and assault locations;</li> <li>(e) minimising opportunities for graffiti and other vandalism; and</li> <li>(f) restricting unlawful access to buildings and between buildings.</li> </ul> <p><b>Editor’s note</b>—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</p>	<p>No acceptable outcome is nominated. <b>Editor’s note</b>— 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, <a href="#">SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural)</a>, <a href="#">SC6.4.14.3 Utility Services</a> and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</p>	<p><b>Complies with PO16</b> The proposed development provide for sufficient on-site parking for four (4) vehicles and adequate and safe access.</p>

Parking		
<p><b>PO17</b> Provision is made for on-site vehicle parking to:</p> <ul style="list-style-type: none"> <li>(a) meet the demand likely to be generated by the development; and</li> <li>(b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</li> </ul>	<p><b>AO17</b> Parking is provided in accordance with the standards identified in <a href="#">Parking rates planning scheme policy no. SC6.10</a>.</p> <p><b>Editor's note</b>— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.5.3 Public Transport Facilities</a>, <a href="#">SC6.4.5.4 Car Parking</a>, <a href="#">SC6.4.5.2 Traffic Impact Assessments (TIA)</a>, <a href="#">SC6.4.6.1 Geometric Road Design</a>, and <a href="#">SC6.4.5.1 Townsville Road Hierarchy</a></p>	<p><b>Complies with AO17</b> The proposal would retain the four (4) on-site car parking spaces.</p>
Performance outcomes	Acceptable outcomes	Comments
<p><b>PO18</b> Parking ensures access is provided for people with disabilities.</p>	<p><b>AO18</b> 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> Existing on-site car parking would be retained.</p>
<p><b>PO19</b> 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><b>Editor's note</b>— 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 <a href="#">SC6.4.12 Landscaping and Open Space</a> to assist in complying with this outcome.</p>	<p><b>Not applicable</b> The existing education establishment adjoining the site provides sufficient area for set-down and pick-up facilities. No additional demand would be generated by the proposed development.</p>
<p><b>PO20</b> 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> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>— 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, <a href="#">SC6.4.5.5 Driveways</a>, 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> Parking areas would be maintained.</p>

<ul style="list-style-type: none"> <li>(e) provide shading;</li> <li>(f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and</li> <li>(g) minimise any adverse impacts on the amenity of surrounding land.</li> </ul>		
<p><b>PO21</b> Vehicle spaces have adequate dimensions to meet user requirements.</p>	<p><b>AO21</b> Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.</p>	<p><b>Complies with AO21</b> Existing parking areas would be maintained.</p>

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO22</b> Pavement is constructed to an appropriate standard.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO22</b> Existing pavement would be retained.</p>
<p><b>PO23</b> 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>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies with PO23</b> Existing parking areas would be maintained.</p>
<p><b>PO24</b> Visitor parking for accommodation activities remains accessible and useable to visitors at all times.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> The proposal is for material change of use (educational establishment) to establish additional administrative offices within the existing building. No visitor parking would be generated by the proposal.</p>
<p><b>PO25</b> Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b> <b>No multi-level parking is proposed.</b></p>



Servicing		
<p><b>PO26</b> 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> Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.5.3 Public Transport Facilities</a> and <a href="#">SC6.4.5.4 Car Parking</a>.</p>	<p><b>Not applicable</b> No servicing areas are proposed by the proposed development. The existing educational establishment provides sufficient area for service vehicle access.</p>
Performance outcomes	Acceptable outcomes	Comments
<p><b>PO27</b> Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p><b>AO27</b> Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.22 Waste Management</a>, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>	<p><b>Not applicable</b> The proposed use of the existing building for additional administrative offices would not generate significant levels of waste. Waste generated would be adequately disposed via existing refuse collection facilities at Annandale Christian College.</p>
<p><b>PO28</b> 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>Not applicable</b> Existing servicing arrangements for Annandale Christian College would be maintained.</p>

### 9.3.6 Works code

#### 9.3.6.1 Application

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

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

#### 9.3.6.2 Purpose

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

#### 9.3.6.3 Assessment benchmarks

**Table 9.3.6.3**

Performance outcomes	Acceptable outcomes	Comments
<b>Access and parking</b>		
<b>PO1</b> Access arrangements are appropriate for: <ol style="list-style-type: none"> <li>a) the capacity of the parking area;</li> </ol>	<b>AO1</b> Access is provided in accordance with Australian Standard AS2890.1.	<b>Complies with AO1</b> The existing access has been constructed in accordance with AS and would be maintained as part of the proposed development.

Performance outcomes	Acceptable outcomes	Comments
<ul style="list-style-type: none"> <li>b) the volume, frequency and type of vehicle usage; and</li> <li>c) the function and characteristics of the access road and adjoining road network.</li> </ul>		
<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>Complies with AO2.1</b></p> <p>Existing parking on-site car parking would be maintained. The balance of the Annandale Christian College provides sufficient car parking.</p>
<p><b>PO3</b></p> <p>Parking 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) be safe for vehicles, pedestrians and cyclists; and</li> <li>d) provide spaces which meet the needs of people with disabilities.</li> </ul>	<p><b>AO3.1</b></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>Complies with AO3.1</b></p> <p>Existing parking areas have been designed in accordance with AS and would be maintained as part of the proposed development.</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> <ul style="list-style-type: none"> <li>a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and</li> </ul>	<p><b>Not applicable</b></p> <p>No shade trees are required.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces.</p> <p><b>Editor's note</b>—The Development manual planning scheme policy no. SC6.4 - SC6.4.3.6 Landscape policy 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 landscaping is maintained or improved.</p>	
<p><b>PO5</b></p> <p>Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that:</p> <ul style="list-style-type: none"> <li>a) is adequate to meet the demands generated by the development;</li> <li>b) is able to accommodate the design service vehicle requirements;</li> <li>c) is wholly contained within the site; and</li> <li>d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.</li> </ul>	<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>Servicing areas for Annandale Christian College would be maintained on the balance of the existing site. The proposal is solely for material change of use (educational establishment) for additional administration offices.</p>
<p><b>Services and utilities</b></p>		
<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-SC6.4.3.21 Townsville Water planning</p>	<p><b>Complies with AO6.1</b></p> <p>The proposed educational establishment would be established within an existing building that is connected to Council's reticulated water supply network.</p>

Performance outcomes	Acceptable outcomes	Comments
	and design guidelines and SC6.4.4.8 Standard drawings.  <b>Editor's note</b> —If a main exists, then an application for a water meter will be required.	
	<b>AO6.2</b>  Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings	<b>Not applicable</b>  The existing building is connected to Council's reticulated water supply network.
<b>PO7</b>  Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	<b>AO7.1</b>  The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	<b>Complies with AO7.1</b>  The proposed educational establishment would be established within an existing building that is connected to Council's reticulated sewerage system.
	<b>AO7.2</b>  Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.	<b>Not applicable</b>  The existing building is connected to Council's reticulated sewerage network.
<b>PO8</b>  Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	<b>AO8.1</b>  The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	<b>Complies with AO8.1</b>  The proposed development would be serviced by Annandale Christian College's existing waste management and refuse collection arrangements.

Performance outcomes	Acceptable outcomes	Comments
<p><b>Editor's note</b>—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> 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> Th subject site is not located within an industrial zone.</p>
<p><b>PO9</b> The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.</p>	<p><b>AO9.1</b> 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> The proposed development is for a material change of use (educational establishment) within an existing building. No additional development is proposed.</p>
	<p><b>AO9.2</b> Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.</p>	<p><b>Complies with AO9.2</b> Existing stormwater from impervious surfaces would be lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
<p><b>PO10</b> 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> 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>Complies with AO10</b> Existing stormwater from impervious surfaces would be lawfully discharged to Council's stormwater drainage network in Jonquil Crescent.</p>
<p><b>Assessable Development</b></p>		
<p><b>Services and utilities</b></p>		
<p><b>PO11</b></p>	<p><b>AO11.1</b></p>	<p><b>Complies with AO11.1</b></p>

Performance outcomes	Acceptable outcomes	Comments
<p>A potable water supply is provided that is adequate for the needs of the intended use.</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-<a href="#">SC6.4.3.21 Townsville Water planning and design guidelines</a>.</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-<a href="#">SC6.4.3.11 On-site water supply</a></p>	<p>The proposed development would be established within an existing building that is connected to Council's reticulated water supply system.</p>
<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>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-SC6.4.3.21 Townsville Water planning and design guidelines, <a href="#">SC6.4.3.23 Water and sewer network modelling guidelines</a>, <a href="#">SC6.4.6.2 Water supply</a> and <a href="#">SC6.4.4.8 Standard drawings</a>.</p>	<p><b>Not applicable</b></p> <p>The existing building is connected to Council's reticulated water supply system.</p>
<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-SC6.4.3.21 Townsville Water planning and design guidelines.</p> <p>OR</p> <p><b>AO12.2</b></p>	<p><b>Complies with AO12.1</b></p> <p>The proposed development would be established within an existing building that is connected to Council's reticulated sewerage system.</p>



Performance outcomes	Acceptable outcomes	Comments
	<p>Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4-<a href="#">SC6.4.3.10 On-site sewerage facilities</a>.</p>	
	<p><b>AO12.3</b>                      Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, <a href="#">SC6.4.6.3 Sewerage systems</a> and SC6.4.4.8 Standard drawings.</p>	<p><b>Not applicable</b>                      The existing building is connected to Council's reticulated sewerage system.</p>
<p><b>PO13</b>                      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><b>AO13</b>                      Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 – and <a href="#">SC6.4.3.9 Water sensitive urban design guidelines</a></p>	<p><b>Not applicable</b>                      The existing building is fully connected to Council's reticulated water supply system.</p>
<p><b>PO14</b>                      The development is provided with an adequate energy supply which maintains acceptable</p>	<p><b>AO14</b>                      For other than the Rural zone, premises are serviced by:</p>	<p><b>Complies with AO14</b>                      The existing building is serviced by underground electricity supply.</p>

Performance outcomes	Acceptable outcomes	Comments
standards of public health, safety, environmental quality and amenity.	<p>(a) an underground electricity supply approved by the relevant energy authority; or</p> <p>(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.</p> <p><b>Editor's note</b>—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.3.20 Public lighting and utility services</a>.</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><b>Editor's note</b>—The Development manual planning scheme policy no. SC6.4-SC6.4.3.20 Public lighting and utility services provides additional information regarding the supply of telecommunications.</p>	<p><b>Complies with AO15</b></p> <p>The existing building is serviced by NBN Fibre to the Premises (FTTN) services.</p>
<p><b>PO16</b></p> <p>Provision is made for future telecommunications services (for example fibre optic cable).</p>	No acceptable outcome is nominated.	<p><b>Not Applicable</b></p> <p>The site is already connected to FTTP.</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-SC6.4.3.20 Public lighting and utility services.</p>	<p><b>Not applicable</b></p> <p>The proposed development does not require reticulated gas.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.</p>	
<p><b>PO18</b> Adequate access is provided to public services and utilities for future maintenance.</p>	<p>No acceptable outcome is nominated. <b>Editor's note</b>—The <a href="#">Development manual planning scheme policy no. SC6.4</a> 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> Adequate access to public services and utilities is available from the road reserve.</p>
<p><b>Earthworks</b></p> <p><b>Editor's note</b>—Applicants should be aware that some retaining walls constitute building works that are assessable under the <i>Building Regulation 2006</i>. No approval is required under <a href="#">the Building Regulation 2006</a> for retaining walls if:</p> <ol style="list-style-type: none"> <li>there is no surcharge loading; and</li> <li>the height of wall or height of fill or excavation is not more than 1m; and</li> <li>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 <a href="#">BCA</a> 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> </ol> <p><b>Editor's note</b>—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> Filling and excavation does not result in contamination of land or pose a health and safety risk.</p>	<p><b>AO19</b> Filling and excavation does not:</p> <ol style="list-style-type: none"> <li>use contaminated materials as fill;</li> <li>excavate contaminated material; and</li> <li>use waste material as fill.</li> </ol> <p><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.6.10 Earthworks (construction)</a> and <a href="#">SC6.4.5 Construction management for additional information</a></p>	<p><b>Not applicable</b> The proposal is for material change of use (educational establishment) only. No filling or excavation is proposed or required as part of this application.</p>
<p><b>PO20</b></p>	<p><b>AO20</b> Earthworks and the construction of retaining walls and batters are undertaken in accordance with the</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Comments
Earthworks result in stable landforms and structures.	Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	No filling or excavation is proposed or required as part of this application.
<b>PO21</b> Earthworks are undertaken in a manner that: <ul style="list-style-type: none"> <li>a) maintains natural landforms as far as possible; and</li> <li>b) minimises height of retaining walls and batter faces</li> </ul>	<b>AO21.1</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	<b>Not applicable</b> No filling or excavation is proposed or required as part of this application.
	<b>AO21.2</b> Retaining walls are designed and constructed: <ul style="list-style-type: none"> <li>(a) certified as stable by a Registered Professional Engineer of Queensland; and</li> <li>(b) have a combined height of retaining wall and fence of not more than 2 metres.</li> </ul>	<b>Not applicable</b> No filling or excavation is proposed or required as part of this application.
<b>PO22</b> Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	<b>Not applicable</b> No filling or excavation is proposed or required as part of this application.
<b>PO23</b> Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	<b>Not applicable</b> No filling or excavation is proposed or required as part of this application.
<b>PO24</b> Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	<b>AO24</b> Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	<b>Not applicable</b> No filling or excavation is proposed or required as part of this application.

Performance outcomes	Acceptable outcomes	Comments
<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 - SC6.4.4.5 Earthworks(design) and SC6.4.6.10 Earthworks (construction).</p>	<p><b>Not applicable</b></p> <p>No filling or excavation is proposed or required as part of this application.</p>
<p><b>PO2</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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>	<p><b>Not applicable</b></p> <p>No filling or excavation is proposed or required as part of this application.</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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).</p>	<p><b>Not applicable</b></p> <p>No filling or excavation is proposed or required as part of this application.</p>
<p><b>PO28</b></p> <p>Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.</p>	<p><b>AO28</b></p> <p>Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.</p>	<p><b>Not applicable</b></p> <p>No filling or excavation is proposed or required as part of this application.</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</p>	<p><b>AO29</b></p>	<p><b>Complies with PO29</b></p>

Performance outcomes	Acceptable outcomes	Comments
<p>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>Design and construction of external road works are undertaken in accordance with the <a href="#">Development manual planning scheme policy no. SC6.4</a>.</p> <p><b>Editor's note</b>—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.3.20 Public lighting and utility services</a>; <a href="#">SC6.4.4.4 Stormwater drainage design</a>; <a href="#">SC6.4.4.2 Pavement design</a>; <a href="#">SC6.4.4.7 Bicycle, pedestrian and shared path design</a>; <a href="#">SC6.4.3.6 Landscape policy</a>, <a href="#">SC6.4.4.1 Geometric road design</a>, <a href="#">SC6.4.3.3 Footpath treatment policy</a> and <a href="#">SC6.4.6 Construction standards</a>.</p>	<p>The site fronts a constructed local road and a pedestrian footpath is provided along the full frontage of the site.</p> <p>No additional works are proposed or required.</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> <ul style="list-style-type: none"> <li>a) the current and projected level of usage;</li> <li>b) the desired streetscape character; and</li> <li>c) activities which are anticipated to occur within the verge.</li> </ul>	<p><b>AO30</b></p> <p>Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</p> <p><b>Editor's note</b>—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - <a href="#">SC6.4.3.3 Footpath treatment policy</a>; <a href="#">SC6.4.4.1 Geometric road design</a>; <a href="#">SC6.4.3.13 Townsville road hierarchy</a>, <a href="#">SC6.4.4.7 Bicycle, pedestrian and shared path design</a>; <a href="#">SC6.4.3.6 Landscape policy</a> and <a href="#">SC6.4.3.20 Public lighting and utility services</a> in demonstrating compliance.</p>	<p><b>Complies with AO30</b></p> <p>The subject site is provided with a footpath along the full frontage of the lot.</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 — <a href="#">SC6.4.3.5 Car parking and public transport facilities guidelines</a>.</p>	<p><b>Complies with AO31</b></p> <p>The proposal for a material change of use (educational establishment) would be established in an existing building with established on-site car parking, constructed in accordance with planning scheme policy.</p>

Performance outcomes	Acceptable outcomes	Comments
<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 — SC6.4.4.1 Geometric road design, <a href="#">SC6.4.3.13 Townsville road hierarchy</a> and <a href="#">SC6.4.3.14 Traffic impact assessment guidelines</a>.</p>	<p><b>Complies with AO32</b></p> <p>The subject site is fully serviced with all available urban infrastructure.</p>
<p><b>Waste Management</b></p>		
<p><b>PO33</b></p> <p>Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <ul style="list-style-type: none"> <li>a) is of adequate size to accommodate the expected amount of refuse to be generated by the use;</li> <li>b) is in a position that is conveniently\ accessible for collection at all times;</li> <li>c) is able to be kept in a clean, safe and hygienic state at all times; and</li> <li>d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</li> </ul>	<p><b>AO33</b></p> <p>Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – <a href="#">SC6.4.3.22 Waste management guidelines</a>.</p> <p><b>Editor's note</b>—Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.3.22 Waste management guidelines.</p>	<p><b>Complies with AO33</b></p> <p>The subject site would be serviced by Annandale Christian College’s existing waste management facilities and contracted services.</p>
<p><b>Construction Management</b></p>		
<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><b>Editor's note</b>—Applicants should refer to the <a href="#">Development manual planning scheme policy no.SC6.4</a> for assistance in complying with this outcome.</p>	<p><b>Not applicable</b></p> <p>The proposal is for a material change of use (educational establishment) within an existing building. No additional works are proposed or required.</p>

Performance outcomes	Acceptable outcomes	Comments
<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><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No additional works are proposed.</p>
<p><b>PO36</b></p> <p>Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No additional works are proposed.</p>
<p><b>PO37</b></p> <p>Council's infrastructure is not damaged by construction activities.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor's note</b>—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No additional works are proposed.</p>
<p><b>PO38</b></p> <p>The integrity of new infrastructure is maintained.</p>	<p>No acceptable outcome in nominated.</p> <p><b>Editor's note</b>—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 -<a href="#">SC6.4.5 Construction management</a>;<a href="#">SC6.4.6 Construction standards</a> and <a href="#">SC6.4.7 Acceptance of completed works</a> in demonstrating compliance.</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No additional works are proposed.</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 - SC6.4.5 Construction management.</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No additional works are proposed.</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</p>	<p><b>Not applicable</b></p> <p>The proposal would be established within an existing building. No vegetation clearing is proposed or required.</p>



Performance outcomes	Acceptable outcomes	Comments
	<p>scheme policy no. SC6.4 - <a href="#">SC6.4.6.11 Clearing and grubbing</a>.</p> <p><b>Editor's note</b>—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</p>	