APPENDIX 4

PLANNING SCHEME CODES ASSESSMENT

Part 3 Strategic framework

The development proposal is consistent with, and advances the achievement of, the Strategic Framework for the planning scheme. The development will further the purpose of the current zoning of the site, which is for Sport and recreation purposes. The predominate use of the site for a water park anchored theme park (Tourist.attraction as defined by the planning scheme) which directly aligns with the purpose of the Sport and recreation zone. These activities are proposed to be supported by framing commercial and retail uses at a suitable scale to take advantage of the patronage that will be attracted to the location and to maximize the variety of offerings and convenience the overall development can provide to the greater community.

The proposed Plan of Development aligns with the strategic framework for, but not limited to, the following reasons:

- The Plan of Development seeks to unlock the development potential of a large, strategically located, vacant brownfield land parcel.

- The development will be anchored by a community recreation activity that is in response to established, and long standing, social need and community expectation.

- The proposed mix of uses provides commercial flexibility and economic resilience which can complement, and not detract from, the centres hierarchy.

- The Plan of Development seeks to encourage medium rise residential living opportunities, contributing to the delivery of dwelling stock and diversity in a key location.

- The proposed PoD reflects the highest and best use for the site, in particular as it relates to social and economic benefits to the community, and in doing so furthers the achievement of the strategic intent.

In more general best practice terms, the proposal is supported on the following planning grounds:

- The site is acknowledged as being within the Sport and recreations zone, but this does not prevent the assessment of alternative land use outcomes in response to site and locality specific characteristics and circumstances.

- The site is not identified as being susceptible to an unacceptable or unmanageable natural hazard or infrastructure constraints.

- It is not uncommon for land use decisions to be inconsistent with a zoning designation in response to site specific circumstances which change over the life of a planning scheme.

Compliance with the strategic framework of the planning scheme is further demonstrated by the applicant's direct response to each of the four themes which cover the main aspects of land use

planning and development governance. A dot point summary of why the development proposal is consistent with and advances the achievement of the Strategic Framework for the planning scheme is provided below.

3.2 Strategic Intent

- The development is a tangible and significant step towards cementing Townville as the major economic and service center for North Queensland and Northern Australia.
- The development contributes to the range of high order community and commercial services available in Townsville and the region.
- It underpins the City's trajectory of growth and economic diversification and contributes to the attractiveness of Townsville as a place to live, work and play.
- The Plan of Development includes the required provisions to deliver a high quality community asset that will create a reference point for North Queensland.
- The development site does not contain any identified matters of high environment significance and a such will not detract from Townsville continuing to be a biodiverse city.
- The proposal is a major form of brownfield, infill development that helps consolidate the urban form and improves the cost effective provision of infrastructure.
- The development encourages the delivery of additional dwelling stock in a key location to improve dwelling choice and lifestyle options.
- The development directly advances economic growth in the key tourism sector.

3.3 Theme – Shaping Townsville

- Element – City shape and housing - Specific outcomes (1) and (7):
    - The site is not within a designated infill strategy plan area, but is a major form of brownfield, infill development that helps consolidate the urban form and improves the cost effective provision of infrastructure. The Plan of Development seeks to achieve 'place making' outcomes through the create of a unique recreation hub for the region with high quality public space.
    - The development will seek to encourage greater housing diversity by offering medium rise apartment opportunity in precinct 2 within close proximity to existing and proposed shops, community facilities and major streets/roads.

- Element – Character and heritage - Specific outcomes (4):
    - The proposal will not detract from, and will compliment, the heritage values associated with the adjoining site.

- Element – Activity centres - Specific outcomes (5), (6), (7), (28), (29):
    - The proposal is considered to be a form of 'specialized centre' established in direct response to social and economic need outside of the scope of what the planning scheme has to ability to strategically envisage and direct. This 'centre' is a new tourism and recreation based node with a specific yet generally limited function. It

has the ability to accommodate supporting accommodation, commercial and retail uses at a scale that responds to established economic need and will not compromise the centers hierarchy.
    - This new 'centre' does not incorporate the breadth and depth of activities of other activity centres, but instead provides specific higher order, regional and national functions focussed on a specific tourism and recreation market.

- Element – Integrated infrastructure planning and provision - Specific outcomes (1) – (4):
    - The proposal is a form of consolidated, infill development that improves the cost effective provision of infrastructure and minuses the dilution of infrastructure investment across multiple development fronts.
    - The development is for the co-location of community recreation facilities and activities within a new activity node that is highly accessible.
    - Due to the size of the land available and the absence of adjoining incompatible land uses, the development has the required level of flexibility to become an activity hub with limited high rise built form while also sensitively integrating into the surrounding locality.

3.4 Theme – Strong and connected community

The development will predominantly facilitate a tourist attraction with additional supportive uses, co-located to benefit the operations of the site and the surrounding local community. Through the proposed master plan, a distinct site character will be created, established by its urban design and interaction with the local community. To ensure the development is consistent with this Theme, the Plan of Development directly integrates a range of specific outcomes into the purpose of the Plan of Development Code.

3.5 Theme – Environmentally sustainable future

The site does not contain any areas of significant environmental importance and the development will not result in any adverse environmental impacts. The site is a vacant infill urban allotment surrounded by high order road corridors, which are currently undergoing major upgrades and disturbance. The only feature of note is a low-level designated watercourse, which has been appropriately managed, with water quality control measures to be put in place as proposed in the engineering Report included Appendix 6.

3.6 Theme – Sustainable economic growth

- Strategic outcomes (7):
    - The site is considered an appropriate, strategic and 'opportunity maximizing' location given the design flexibility that comes with being a large, vacant, brownfield infill site.

- Co-location with the Turf Club creates a unique tourism destination that is highly accessible and does not conflict with any other tourism activities or surrounding uses.

- Element – Tourism - Specific outcomes (1):
  - The development is supported by an Economic Impact Assessment, included in Appendix 6, that concludes the project will have a meaningful contribution to achieving the strategic tourism and development goals for North Queensland.

6.4.1 Sport and recreation zone code

6.4.1.1 Application

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

6.4.1.2 Purpose

1. The purpose of the Sport and recreation zone code is to provide for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure.

   It includes built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, where required to meet community needs.

2. The particular purpose of the code is to ensure:

   (a) residents have convenient access to sport and recreation activities which are safe, attractive and appropriate for the community's needs; and

   (b) development minimizes impacts on surrounding land.

3. The purpose of the zone will be achieved through the following overall outcomes:
   (a) local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure;
   (b) development directly supports the primary recreational function of the site or provides for the co-location of a complementary and compatible community-related activity;
   (c) development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities;
   (d) development provides for safe and convenient internal pedestrian and cyclist pathways and external connections to existing and proposed public transport infrastructure and surrounding activities wherever possible;
   (e) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
   (f) facilities are sited, designed and operated to minimise adverse impacts on surrounding land; and
   (g) adverse impacts on any ecological values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas.

4. The purpose of the zone will also be achieved by the following additional outcomes for particular precincts:

Cluden precinct:

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

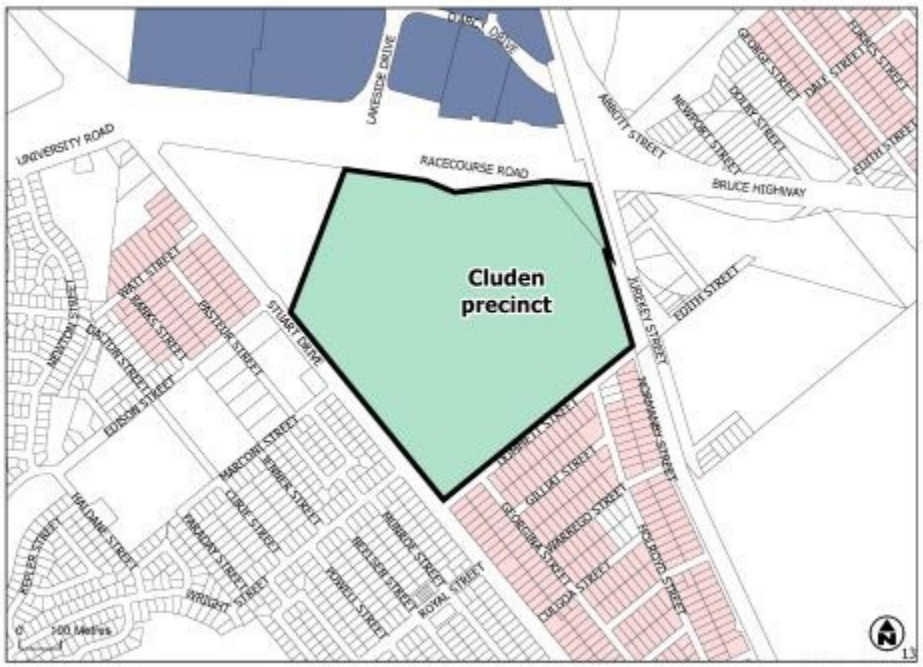


Figure 6.150 - Cluden precinct

Applicant Response:

The predominate use applied through the Plan of Development for the site is a Tourist attraction for a water theme park. The activities of a water theme park significantly align with the intended activities and purpose of the Sport and recreation zone, which is to predominately promote physical activities, and particularly provide built infrastructure to support these activities such as swimming pools. The provided master plan and supporting documents demonstrate that the Plan of Development has been specifically designed to promote convenient, accessible and safe recreational spaces, while minimize the impacts to environmental hazards to the site and surrounding local area.

Regarding the Cluden precinct which the site is positioned in, the Plan of Development involves a boundary realignment, which will separate the Cluden racecourse from the site, allowing it to continue operations for horse racing while providing the opportunity for the balance land to be separately titled and independently contribute to the intended sport and recreation outcomes for the locality.

The proposed Plan of Development is seeking to establish a new localize planning framework, with a basis derived from the existing sport and recreation zoning. This will involve varying the existing Zone Code and adapting the associated outcomes to create a new Plan of Development Code that acknowledges and takes advantage of the opportunities presented by location and delivers the highest and best use of the land. Despite this, an assessment of the development proposal against the existing Sport and recreation zone code is provided to highlight the existing level of consistency, specifcally at the Performance Outcome level.

6.4.1.3 Assessment benchmarks

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Built form		
PO1 Development does not substantially exceed the height of existing buildings in the area or is	**AO1** Building height does not exceed 3 storeys.	The POD provides an ability to sympathetically transition building heights from the framing land uses i.e. Stuart Drive residential/commercial uses and the

designed to sympathetically transition from lower rise neighbouring buildings.		Racecourse, into the central Hotel focus point. Even at the proposed 15 storey limit, the is a significant amount of vacant, volumetric airspace around the Hotel which will transition down to the precinct 1 and 2 built form in the direction of the Racecourse and down to at grade parking towards Stuart Drive. Ensuring there are no excessive scale or bulk form impacts on surrounding land uses. This is evident on the Site Elevation plan included on page 6 of the Concept Master Plan document included in Appendix 8. Complies with PO1.
PO2 Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.	**AO2** Buildings are set back from street and road frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 6m.	The local area consists of a vast range of different land uses and streetscape characteristics. In general, the locality is dominated by the highway exchange environment which a low level of human scale (street level) amenity in place. By internalizing the development and producing a new endemic streetscape and character, while also ensuring transitioning build heights as discussion in PO1 above, the development can create a modern, attractive, destination style character and streetscape that will not impact to continued enjoyment of established external streetscapes.

		Complies with PO2.
PO3 Development minimises the bulk of buildings to assist integration with surrounding development.	**AO3** Walls are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.	AO3 can be complied with at the land us specific MCU development application stage. The POD does not remove or prejudice this ability. Complies with PO3.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Amenity		
PO4 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	**AO4.1** Buildings and structures are set back 6m or half of the building height, whichever is greater from any boundary shared with a residential use or land within a residential zone.	The sites characteristics lend itself to a regionally significant tourist attraction. The established level of residential amenity in the area is already low given the influence of the highway exchange environment and absence of any residential uses, other than long Sturt Drive. Stuart Drive being a high order, national highway level road corridor means the level of ambient residential amenity experienced is already less than that of a typical suburban street. This by no means suggests these residents deserve less consideration, but it does mean the
	AO4.2 Site access and parking, servicing or outdoor storage areas are setback 6m from any boundary shared with a residential use or land within a residential zone.	
	AO4.3 Where buildings, parking, servicing or outdoor storage areas are located within 15m of any boundary shared with an residential use or land	

	within a residential zone, the following is provided: a) a minimum 1.8m high solid screen fence; or b) a landscaped buffer area consisting of dense screen planting of a minimum 3m width. **Editor's note—**Landscaping is to be provided to a standard specified in the Landscape code.	benchmark for amenity impacts, especially noise and traffic, are already low. A considerable amount of street level landscaping and road way upgrades will be undertaken to significantly improve the current level of amenity experience by residents in their day to day interaction with the Stuart Drive streetscape and the site in general. Not Applicable.
	AO4.4 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	
PO5 Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.	**AO5** The open area used for the storage of refuse, vehicles, machinery, goods and materials on the site is: a) located no closer than 3m from any boundary; and b) are screened from view by a 1.8m high solid screen fence.	The Plan of Development provides appropriate requirements to facilitate desirable outcomes regarding refuse storage areas. Complies with PO5.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Caretaker's accommodation		
NOT APPLICABLE		

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Community use and club		
NOT APPLICABLE		

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Uses		
PO8 The site predominantly accommodates sport and recreational activities and facilitates	No acceptable outcome is nominated.	The use of a tourist attraction aligns with the purpose of the Sport and recreations zone as

optimum use of the land for the intended sport or recreational purpose.		the fundamental activities of a tourist attraction, particularly a water theme park, is outdoor physical activity and recreations. It is fundamentally a recreation activity. Specifically, the development will facilitate built infrastructure such as swimming pools, and changing areas to support the recreational activities. While the overall development predominantly accommodates recreation activities, it is acknowledged that these activities are proposed to be supported by framing commercial uses at a suitable scale to take advantage of the patronage that will be attracted to the location and to maximize the variety of offerings and convenience the overall development can provide the community. Complies with PO8.
PO9 Non-recreation uses occur only where they: a) directly support the primary function of the site; or b) are a compatible community-related activity.	No acceptable outcome is nominated.	While the overall development predominantly accommodates recreation activities, it is acknowledged that these activities are proposed to be supported by framing commercial uses at a suitable scale to take advantage of the patronage that will be attracted to the location and to maximize the variety of offerings and convenience the overall development can provide the community.

		Complies with PO9.
PO10 Development does not impede public access to and use of facilities.	No acceptable outcome is nominated.	There are no instances of public access impediments. Complies with PO10.
PO11 Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities, and provide for multiple or shared use of facilities where practicable.	No acceptable outcome is nominated.	The Concept Master Plan demonstrates compliance with PO11, specifically on page 5. Precinct 3 will create significant opportunities for shared private and public facilities. Complies with PO11.

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Amenity		
PO12 Development maintains a high level of general amenity within the site and for surrounding areas, having regard to: a) noise; b) hours of operation;	No acceptable outcome is nominated.	The Plan of Development provides appropriate requirements to facilitate desirable outcomes regarding amenity. There will be the typical refinement of certain development controls through the subsequent land use specific MCU approvals i.e. hours of operation. However th Concept Master Plan and the technical supporting documents establish a workable framework

c) traffic; d) visual impact; e) signage; f) odour and emissions; g) lighting; h) access to sunlight; i) privacy; and j) outlook. Editor's note–Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.		to achieve this and avoid any adverse impacts on general amenity. Complies with PO12.
PO13 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No acceptable outcome is nominated.	The Plan of Development provides appropriate opportunities for future development to establish requirements for suitable landscaping outcomes. Complies with PO13.

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Crime prevention through environmental design		
PO14 Development facilitates the security of people and property having regard to: a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	The Plan of Development provides appropriate opportunities for future development to address CPTED outcomes. Complies with PO14.

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Accessibility		
PO15 Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated	The Concept Master Plan demonstrates a high level of connectivity within the theme park for internal pedestrians and onto the wider local and state road networks. The Plan of Development provides appropriate requirements to facilitate desirable outcomes regarding accessibility for ancillary uses, such as accommodation. Complies with PO15 and PO16.
PO16 Safe and convenient pedestrian and cyclist circulation is provided for as an integrated component of the site layout.	No acceptable outcome is nominated	

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Protection of natural values		
PO17 The site layout and design responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by: a) minimising earthworks; b) maximising retention of natural drainage patterns; c) ensuring existing drainage capacity is not reduced; d) maximising the retention or enhancement of existing vegetation and ecological corridors; and e) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated	The site layout has been specifically designed to respond to on-site and surrounding topography, drainage patterns, and ecological values. These factors have heavily influenced the associated bulk earthworks master plan outlined in the Engineering Report included in Appendix 6. Complies with PO17.

8.2.1 Airport environs overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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

8.2.1.3 Assessment benchmarks

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Operational airspace (overlay map OM-01.1)		
PO1 Development does not involve permanent or temporary physical obstructions that will adversely affect the airport's operational airspace area identified on overlay map OM-01.1. Editor's note—The Defence.(Areas. Control).Regulation (DACR) is a Commonwealth regulation under the Defence.Act.1969. Development in the area covered by this regulation which exceeds certain heights will require a separate assessment process under Regulation 8 of the DACR by the Department of Defence. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered by forwarding "as constructed" information to Airservices	AO1.1 Development involving a permanent or temporary building, structure or landscaping does not enter operational airspace areas identified on overlay map OM-01.1. Editor's note-Alternative heights which enter the operational airspace areas may be possible. In particular, building heights which meet the acceptable outcomes for a particular zone or precinct under this planning scheme. However, applicants should note the requirement for assessment under the Defence (Areas Control) Regulation (DACR) for development which exceed AO1 above.	It is not anticipated that any buildings facilitated by the Plan of Development will enter the operational airspace over the site, which is 90m above ground level. This would be the equivalent of a circa 30 storey building. Complies with AO1.1.
	AO1.2 Development on land within the area identified on overlay map OM-01.1 as operational airspace areas does not involve transient intrusions within the operational airspace.	The development does not anticipate transient intrusions into the operational airspace, and is not promoted in the Plan of Development. Complies with AO1.2.

Australia at the following email address: vod@airservices.com.		
PO2 Emissions do not significantly affect air turbulence, visibility or aircraft engine operation in the airport's operational airspace area identified on overlay map OM-01.1.	AO2 Development does not generate: (a) a gaseous plume with a velocity exceeding 4.3m per second; or (b) smoke, dust, ash or steam that will penetrate operational airspace areas identified on overlay map OM-01.1.	The Plan of Development does not anticipate facilitating any of the listed activities. Complies with AO2.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Wildlife hazard buffer zones (overlay map OM-01.2)		
PO3 Development does not attract a significant number of flying vertebrates, such as birds and bats, into areas identified on overlay map OM-01.2.	AO3.1 Within 13km of airport runways, development does not involve a putrescible waste disposal facility.	The Plan of Development does not anticipate facilitating a putrescible waste disposal facility. Complies with AO3.1.
	AO3.2 Within 8km of airport runways, development does not involve: (a) aquaculture; or	Not Applicable.

	(b) food handling or processing of an industrial nature; or (c) stock handling or slaughtering; or (d) pig production; or (e) fruit production; or (f) turf production; or (g) the keeping or protection of wildlife outside enclosures.	
	AO3.3 Within 3km of airport runways, development does not involve: (a) the keeping, handling or racing of horses; or (b) outdoor dining, food handling or food consumption.	NOT APPLICABLE.

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Public safety areas (overlay map OM-01.2)		
PO4 A significant increase in the numbers of people living,	AO4 Within a public safety area identified on overlay	NOT APPLICABLE

working or congregating in public safety areas identified on overlay map OM-01.2 is avoided.	map OM-01.2, development does not involve the following: (a) residential uses; or (b) a new building or an increase in the gross floor area of an existing building accommodating a non-residential use, other than an industrial use; or (c) any activities involving the manufacture or bulk storage of hazardous or flammable materials.	

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Aviation facilities (overlay map OM-01.3)		
NOT APPLICABLE		

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		

Australian noise exposure forecast contours (overlay map OM-01.4)
NOT APPLICABLE

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Lighting area buffer zones (overlay map OM-01.5)		
NOT APPLICABLE		

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

8.2.3.2 Purpose

1. The purpose of the Coastal environment overlay code is to ensure development in the coastal zone is planned, designed, constructed and operated to:

    (a) avoid risk to people and property from coastal hazards, including storm tide inundation and coastal erosion, and taking into account the predicted effects of climate change; and

    (b) manage the coast to protect coastal resources and allow for the natural fluctuations of coastal processes as far as possible.

2. The purpose of the code will be achieved through the following overall outcomes:

    (a) the foreshore and foreshore ecosystems are protected and managed to maintain their protective functions and allow for natural fluctuations to continue as far as possible;
    (b) the exposure of communities and development to coastal hazards is minimised;
    (c) urban and rural residential development does not expand into coastal hazard areas beyond areas zoned for urban and rural residential purposes;
    Editor's note—To remove any doubt areas zoned for urban purposes includes the Emerging community zone.
    (d) in areas zoned for urban and rural residential purposes and located in a coastal hazard area, the risks of storm tide inundation and erosion are avoided, or are mitigated and managed;
    (e) opportunities for sustainable coastal-dependent development are protected;
    (f) coastal-dependent development is undertaken in a manner that minimises impacts on coastal resources;
    (g) public access to the foreshore is maintained and enhanced for current and future generations; and
    (h) wherever practicable, facilities with a role in emergency management and vulnerable community services are located and designed to function effectively during and immediately after coastal hazard events.

8.2.3.3 Assessment benchmarks

Table 8.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
Development in coastal hazard areas – erosion prone area		
NOT APPLICABLE.		

Table 8.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
Development in coastal hazard areas – storm tide inundation areas		
PO7 Development is located outside high or medium storm tide inundation areas and erosion areas from sea level rise identified on overlay maps OM-03.1 and OM-03.2 unless it: (a) does not result in an increase in the intensity of development on the site; or (b) is located within the inner city area shown on Figure 8.1 — Coastal hazard areas: storm tide inundation areas and provides measures to	No acceptable outcome is nominated.	The development will be managed by way of a detailed hydrological regime. This includes full consideration of both storm tide and flood based inundation events. Implementation of the proposed earthworks and stormwater management regime will ensure the development avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation). See the Engineering Report in Appendix 6.

ensure critical services remain operational up to the defined storm tide event; or (c) avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation).		Complies with PO7.
PO8 Development in storm tide inundation areas and erosion areas from sea level rise identified on overlay maps OM-03.1-OM-03.2 is located, designed, constructed and operated to: (a) ensure structures can sustain flooding from a defined storm tide event; and (b) maintain the safety of people living and working on the premises from a defined storm tide event.	**AO8.1** Development within a high or medium storm tide inundation area identified on overlay maps OM-03.1-OM-03.2 ensures: (a) habitable rooms of built structures are located above the defined storm tide event level; (b) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund above the defined storm tide event level; and (c) where reconfiguring a lot, at least one evacuation route remains passable for emergency evacuations during a defined storm tide event. **Editor's note—**For Townsville the defined storm tide event level can be taken as RL 4.5m AHD, within 100m of the coastline or RL 3.9m AHD in other areas.	The Plan of Development can facilitate compliance with PO8 as part of subsequent use specific MCU and RAL approvals through the application of standard conditions of approval at the time of development. Complies with PO8.
	AO8.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a defined storm tide event.	
PO9 Facilities with a role in	**AO9.1** Development is either:	NOT APPLICABLE.

emergency management and vulnerable community services are located, designed and constructed to ensure it is able to function during and after a storm tide inundation event.	(a) located in an area that is above the storm tide event level specified for that activity in table 8.2.3.3(b); or (b) designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by storm tide inundation are above the storm tide event level for that activity in table 8.2.3.3(b).	
	AO9.2 Emergency services and shelters, police facilities and hospitals, and associated facilities have an emergency rescue area above the storm tide event level specified for that infrastructure in table 8.2.3.3(b).	NOT APPLICABLE.

Table 8.2.3.3(a)-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
Public access		
PO10 Development maintains or enhances safe and convenient public access to the foreshore.	No acceptable outcome is nominated.	The site does not involve a foreshore. NOT APPLICABLE.

Table 8.2.3.3(a)-Accepted subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response

For assessable development		
Canals and artificial waterways		
PO11 Development that involves the construction of canals or artificial waterways connected to tidal water (either directly or indirectly) does not adversely affect coastal resources and their values.	No acceptable outcome is nominated.	No artificial waterways will be connected to tidal water. NOT APPLICABLE.
PO12 The design, location, construction and operation of artificial tidal waterways are to maintain the tidal prism volume of the natural waterway to which it is connected.	No acceptable outcome is nominated.	No artificial waterways will be connected to tidal water. NOT APPLICABLE.

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

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters; (b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility and residential care facility.	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

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

8.2.4.2 Purpose

1. The purpose of the Cultural heritage overlay code is to ensure:
    (a) the cultural heritage of Townsville continues to be a major contributor to the identity of the city and local communities;
    (b) the cultural heritage of Townsville is conserved for present and future communities;
    (c) development is consistent with the Burra Charter;
    (d) new development reflects and respects cultural heritage significance; and
    (e) places of cultural heritage significance are appropriately re-used.
2. The purpose of the code will be achieved through the following overall outcomes:
    (a) places having cultural heritage significance in Townsville are conserved;
    (b) change is managed to ensure significant heritage features and values of a place are retained;
    (c) any demolition, removal or relocation of a heritage place does not have an adverse impact on the heritage significance of that place;
    (d) development on or adjoining a heritage place does not detract from the cultural heritage significance of the heritage place and its cultural heritage values;
    (e) development on or adjoining a heritage place is visually subservient to the heritage place and does not cause adverse impacts on significant views or the visual setting of the heritage place;
    (f) development on or adjoining a place of cultural heritage significance incorporates features which complement rather than replicate the heritage place;

(g) restoration or reconstruction of known earlier states of heritage places is encouraged where practical; and

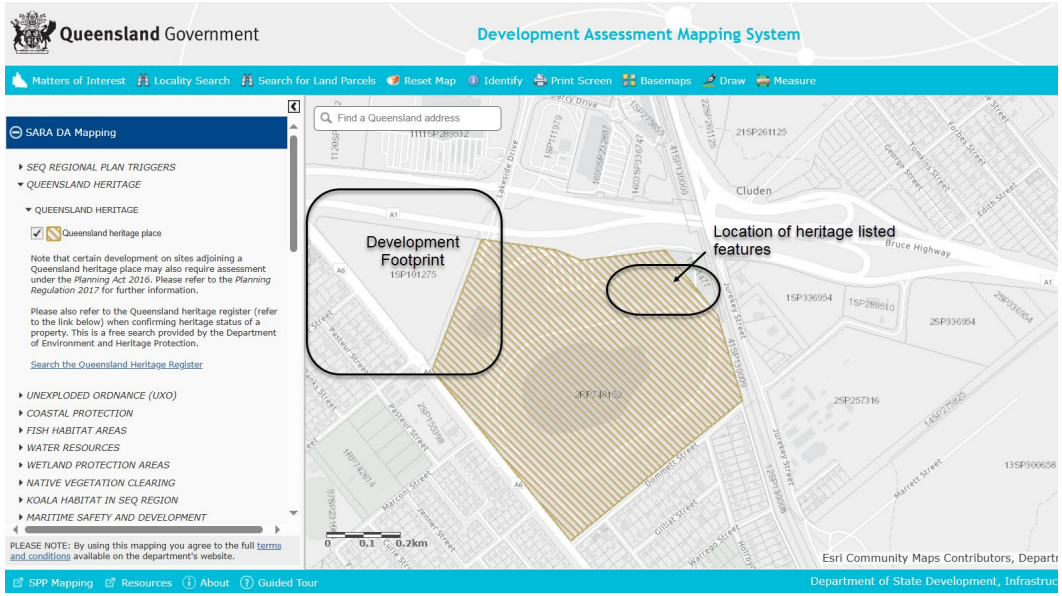
(h) places of Aboriginal and Torres Strait Islander cultural heritage significance are conserved and managed in a culturally appropriate way.

Editor's note—Cultural heritage planning scheme policy no. SC6.3 will provide applicants with guidance in meeting the requirements of this code.

Editor's note—Council's process for adding or removing a place within Schedule 7 Places of cultural heritage value is stated in the Cultural heritage planning scheme policy SC6.3.

Applicant Response:

The development involves a boundary realignment between Lot 2 on RP748152 which contains a State heritage listed place (Grandstand, former totalisator building and main entrance gates, Cluden Racecourse) and Lot 1 on SP101275 which is not on the State heritage register or the Local heritage register but does adjoin Lot 2. No changes are proposed to the operation of the Racecourse, its existing built form, open space areas or any features within the gates of the Turf Club itself. In this way, the cultural heritage values of the Racecourse will remain unaffected and in ways complimented by the Development. In that in that it will result in the co-location of two tourist attractions and would encourage patronage between the two facilities. In turn promoting access to and enjoyment of the heritage features of the Cluden Racecourse. As the site of the Plan of Development is fundamentally positioned on a separate land parcel to the Cluden racecourse through this boundary realignment, it is considered that the development occurs on land adjoining to a heritage place, rather than within a heritage place. More specifically, the proposed title boundary realignment does not result in any potential impacts on State heritage values and as such a Heritage Impact Statement/Assessment is not considered necessary to be able to assess and determine compliance with State code 14. The assessment provided below, combined with the common material forming the associated development application, provide the required level of certainty



8.2.4.3 Assessment benchmarks

Table 8.2.4.3-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response
Development adjoining a heritage place		
PO13 Development is sympathetic to and consistent with the features and values of the heritage place, including: (a) maintaining views to and from the heritage place where significant; (b) consistency of built form and setback; (c) potential for overshadowing; and (d) consistency with open space and landscaping features.	No acceptable outcome is nominated. **Editor's note—**Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.	Future built form occurring as a result of the MCU component of the development, both at this stage and as part of future stages, will be in excess of 250m from the heritage related built form elements. This distance provides an inherent proximity buffer where by new built form has limited ability to directly or adversely impact the existing significant of the heritage place.

		The significant views from the most prominent position of the heritage place, the grandstand, will be maintained as they face away from the site and onto the racecourse. This view will not be impacted. Additionally, views of the racecourse from any adjoining street will not be obscured by the development. The Plan of Development maintains wide areas of open space to utilise as stormwater catchment areas, which balance built form and open space outcomes that compliant that of the Racecourse. Complies with PO13
PO14 Reconfiguring a lot does not: (a) reduce public access to the heritage place; or (b) create the potential to adversely affect significant views to and from the heritage place; or (c) obscure, destroy or disrupt any pattern of historic subdivision, the historical context, the landscape settings or the scale and consistency of the built environment relevant to the heritage place.	No acceptable outcome is nominated.	The boundary realignment is minimal and of no material consequent to the continued operation of the heritage listed place. The development does not involve any interaction with, works upon or works within close proximity to, the built form elements of the heritage place. As such the setting that forms part of the heritage listed place remain unchanged. The boundary realignment will not impact access to the heritage place, any historical values, or significant views. Complies with PO14.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

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

8.2.6.2 Purpose

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

8.2.6.3 Assessment benchmarks

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

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

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
PO1 Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding. Editor's note—The Building.Regulation. 866❷may also establish requirements with which development will need to comply. The defined flood event is identified in this planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-	AO1.1 Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard — further investigation area, new buildings containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard — further investigation area; or (b) are sited on the highest part of the site. OR AO1.2 Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2:	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO1.

exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the Building. Regulation.866❷	(a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and Editor's note—Class 10 buildings are identified under the Building Code of Australia and includes carports and outbuildings. (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	
PO2 Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.	AO2.1 Development in high hazard areas do not involve: (a) filling with a height greater than 150mm; or (b) block or solid walls or solid fences; or (c) garden beds or other structures with a height more than 150mm; or (d) the planting of dense shrub hedges.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO2.

Table 8.2.6.3(a)-Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
PO3 Development does not intensify use in high hazard areas, in order to avoid risks to people and property. Editor's note—High hazard areas are those likely to experience deep and/or fast moving water in a defined flood event.	AO3.1 New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO3.
	AO3.2 New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO3.
	AO3.3 Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.	NOT APPLICABLE.
PO4 Siting and layout of development maintains the safety of people and property in medium hazard areas. Editor's note—The Building.Regulation. 866❷ establishes requirements with which development will need to comply. The defined flood event is identified in this	On existing lots AO4.1 Floor levels for residential buildings are 300mm above the defined flood level. Editor's note—In medium hazard — further investigation area, a flood assessment in accordance with the Flood hazard planning scheme policy no. SC6.7 may be needed to establish the defined flood level.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO4.

planning scheme as the 1% annual exceedance probability (AEP) flood and is mapped as the combined extent of the high and medium flood hazard areas identified on overlay map OM-06.1 and 06.2. Other than in the medium hazard — further investigation area, council will be able to make available the height of the flood level for any particular location upon request. Applicants must be aware that in some areas storm tide hazard areas will also co-exist with flood hazard areas. In these instances, the floor levels and other design responses will need to be sufficient to comply with this code, the Coastal environment overlay code and the Building. Regulation.866❷	AO4.2 Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level. Editor's note—Class 10 buildings are identified under the Building.Code.of Australia and includes carports and outbuildings.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO4.
	AO4.3 Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	NOT APPLICABLE.
	AO4.4 Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2.	NOT APPLICABLE.
	Where reconfiguring a lot AO4.5 Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO4.

	AO4.6 In new subdivisions, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.	The development does not propose any new arterial, sub-arterial or major collector roads, only local roads. NOT APPLICABLE.
	AO4.7 Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.	The Plan of Development does not propose cul-de-sacs or dead end streets. Complies with AO4.7.
PO5 Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	AO5 Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO5.
PO6 Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site. Editor's note—Impacts on a range of floods may need to be assessed and in most instances can be evaluated by analysing the minor drainage system capacity event and the defined flood event for the catchment wide critical duration, unless the site is located in an area noted in the Flood hazard planning scheme policy SC6.7.	No acceptable outcome is nominated.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO6.

PO7 Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or (d) flow acceleration or retardation; or (e) reduction in flood warning times. Editor's note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.	No acceptable outcome is nominated.	Please find attached the Flood Impact Assessment within the Engineering Report in Appendix 6. Complies with PO7.
PO8 Facilities with a role in emergency management and vulnerable community services are able to function effectively during	AO8 The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	NOT APPLICABLE.

and immediately after flood events. Editor's note—This provision applies to high, medium and low flood hazard areas.		
PO9 Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	AO9.1 Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.	The Plan of Development does not anticipate facilitating any activities involving hazardous materials. Complies with AO9.1.
	AO9.2 Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.	The Plan of Development does not anticipate facilitating any activities involving hazardous materials. NOT APPLICABLE.

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

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters; (b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility and residential care facility.	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

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

9.3.4.2 Purpose

1. The purpose of the reconfiguring a lot code is to:

    (a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and

    (b) protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.

2. The purpose of the code will be achieved through the following overall outcomes:
    (a) lot reconfiguration creates safe, convenient, functionally efficient and attractive neighbourhoods and districts that are consistent with the intended character of the area;

    (b) lot reconfiguration creates walkable residential neighbourhoods and centres, and accessible community facilities and employment opportunities;

    (c) lot reconfiguration is responsive to the local environment, including topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;

    (d) lot reconfiguration near infrastructure corridors and other major facilities ensures that sensitive land uses are protected from activities generating amenity impacts;

Editor's note—Applicants will also need to have regard to the relevant overlays dealing with natural hazards, including bushfire, landslide, storm surge, coastal erosion and flooding.

    (e) lot reconfiguration assists in protecting areas containing important ecological values or providing important environmental services;
    (f) lot reconfiguration does not facilitate fragmentation or alienation of land that would prejudice the productive use of rural land resources;

(g) lot reconfiguration facilitates compatible relationships between different land uses and with the natural environment;
(h) lot design and lot sizes are suited to the intended use of the land having regard to the ability to accommodate buildings, vehicle access, parking, on-site services and open space;
(i) lot orientation facilitates the conservation of non-renewable energy sources and the siting of buildings that is appropriate for the local climatic conditions;
(j) infrastructure is supplied to all lots in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided;
(k) the street system provides for high levels of permeability and safety for all users and in particular, facilitates high levels of accessibility by public transport, walking and cycling; and
(l) public open space is attractive and accessible and equitably meets user requirements for recreational, social and cultural activities.

9.3.4.3 Assessment benchmarks

Table 9.3.4.3(a)-Assessable development (Part)

Editor's note—In order to demonstrate compliance with this code, council may request the preparation of a structure plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The structure plan should be prepared in accordance with the guidance provided in the Emerging community planning scheme policy no. SC6.6. Such a plan may form the basis of a preliminary approval for development in an area.

Editor's note—Applicants should also have regard to Crime Prevention through Environmental Design Guidelines for Queensland when addressing relevant sections of the code.

Performance outcomes	Acceptable outcomes	Applicant response.
General design elements		
PO1 The layout of roads, streets, lots and infrastructure avoids or minimises impacts on environmental features of the locality by:	No acceptable outcome is nominated.	PO1 – PO8 generally relate to estate-style subdivision projects. As a relatively minor boundary realignment, these General design elements are largely non-applicable. The development has been specifically designed to maximise integration into the existing locality and

(a) following the natural topography and minimising earthworks; (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; (c) maintaining natural drainage features and hydrological regimes; and (d) maintaining important ecological corridors and habitat areas.		avoid adverse environmental impacts. The RAL plans show how the realignment does not create any new potential design element issues. Complies with PO1-PO8.
PO2 The development is well integrated with the surrounding locality, having regard to: (a) the layout of, and connections to, surrounding roads, streets, pedestrian and cycle networks and other infrastructure networks; (b) open space networks, habitat areas or corridors; (c) connections to centres and employment areas;	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.	As per PO1.

(d) opportunities for shared use of public facilities; (e) surrounding landscaping and streetscape treatments; and (f) the interface between incompatible land uses.		
PO3 The design of urban street blocks encourages walking.	No acceptable outcome is nominated. Editor's note—Applicants may refer to Figure 16-3 in Complete Streets: Guidelines for urban street design to assist in compliance with this performance outcome. Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.	The proposal does not form a larger urban pattern subdivision. NOT APPLICABLE.
PO4 Street blocks and lot types are generally in a grid pattern and arranged to provide: (a) an efficient development pattern that supports walking, cycling and public transport use; (b) regular shaped lots; and (c) development that is consistent with the intent of the zone.	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.	The proposal does not form a larger urban pattern subdivision. NOT APPLICABLE.

PO5 New development optimises views and physical connections to important landscape features to enhance legibility and sense of place.	No acceptable outcome is nominated.	The proposed master plan maintains optimised views and physical connections, particularly regarding the adjoining heritage place. Please see response to the Cultural heritage overlay code and State code 14 for further details. Complies with PO5.
PO6 Reconfiguring a lot does not facilitate development that would be visually obtrusive on ridgelines and prominent landscape features, or does not intensify development where already occurring on such features.	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.15 Steep Land Developmentprovides applicants with guidance and additional information.	The site contains no ridgelines, nor prominent landscape features. NOT APPLICABLE.
PO7 Development maintains or rehabilitates vegetated buffers to coastal waters where practicable.	No acceptable outcome is nominated.	The site contains no vegetation buffers to coastal waters. NOT APPLICABLE.
PO8 Where a reconfiguration involves the creation of a new road or street (other than in the Rural zone), streetscape and landscape treatments are provided that: (a) create an attractive and legible environment which	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides applicants with guidance and additional information.	The RAL component of the development application does not result in new road reserves,. However the MCU component does outline an intent to extend and create new road reserves in the future. The development proposes a streetscape and landscape treatment appropriate for expanded access to the site and the adjoining Cluden racecourse. These elements will form part of a future RAL application that will create new land parcels separated by new

establishes character and identity; (b) enhance safety and comfort, and meet user needs; (c) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (d) support safe pedestrian and cycling movement; (e) maximise infiltration of stormwater runoff wherever practicable; and (f) minimise maintenance and whole of lifecycle costs.		road reserves as part of the subsequent stage of development. Complies with PO8.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Parks and open space Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.		

Editor's note—The Development manual planning scheme policy SC6.4 - SC6.4.12 Landscaping and Open Space provides applicants with guidance and additional information regarding parks and open space.
The reconfiguration does not facilitate parkland to complement residential areas. NOT APPLICABLE.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Climatic response		
NOT APPLICABLE.		

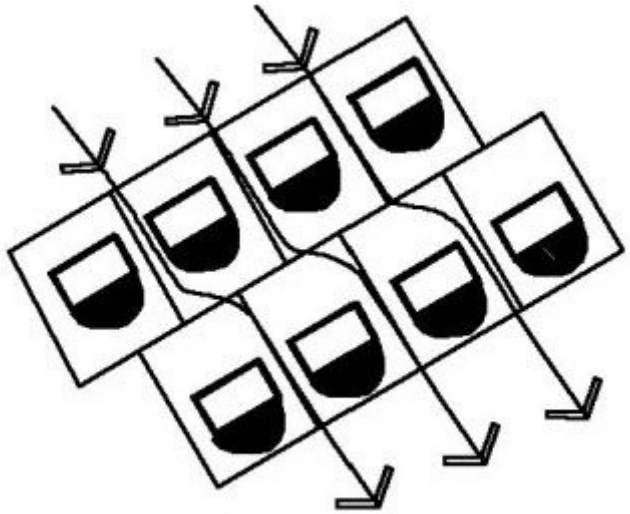


Figure 9.3 - Staggered parallel boundaries

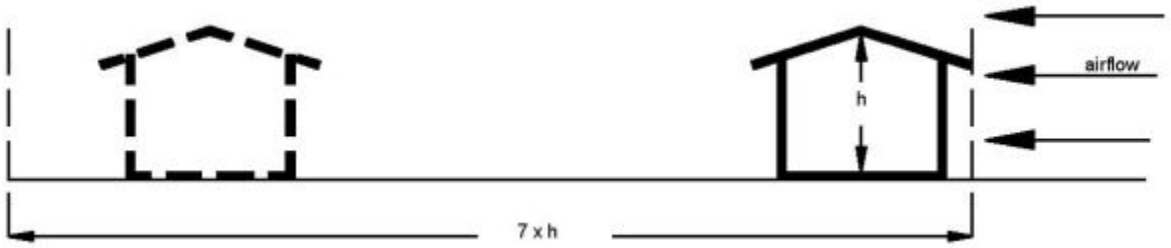


Figure 9.4 - Airflow and barriers

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Development near infrastructure corridors and other major facilities		
NOT APPLICABLE		

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Services		
PO25 Services, including water supply, stormwater drainage management, sewerage infrastructure, reticulated gas, public lighting, waste disposal, electricity	No acceptable outcome is nominated. Editor's note—Section 9.3.2 Healthy waters code, Section 9.3.6 Works code and the Development manual planning scheme policy SC6.4, set out standards for the design and construction of services.	Overall servicing considerations are outlined in detail in the Engineering Report included in Appendix 6. Further detail on the management of services and infrastructure will be provided at the detailed design stage of the operational works application, as a standard condition of approval for the subsequent

and telecommunications, are provided in a manner that: (a) is efficient; (b) is adaptable to allow for future infrastructure upgrades; (c) minimises risk of adverse environmental or amenity-related impacts; (d) promotes total water cycle management, the efficient use of water resources and the protection of environmental values and water quality objectives of receiving waters; and (e) minimises whole of life cycle costs for that infrastructure. Editor's note—The environmental values and water quality objectives are established under the Environment.Protection.Policy. (8666)¡ For Townsville, they are specified in the Ross River Basin Environmental Values and Water Quality Objectives 2012 and Black River Basin Environmental Values and Water Quality Objectives (2012).		MCU and RAL applications lodged under the Plan of Development. Complies with PO25.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Lot sizes and design		
PO26 Reconfiguration creates lot sizes that: (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not compromise the future development potential of land in the Emerging community zone for urban purposes; (c) are sufficient to protect the productive capacity, environmental and landscape values of rural land resources; (d) are sufficient to protect ground and surface water quality in the Rural residential zone; and	AO26 Minimum lot size is in accordance with Table 9.3.4.3(c).	While not in the Balgal Beach Golf Course Precinct, there is no designated minimum lot size benchmarked for the Sport and recreation zone. Nonetheless, the boundary realignment provides appropriate lot sizes for both the continued operations of the Cluden Racecourse and the proposed water theme park, maintaining appropriate setbacks and sufficient space to facilitate future development, as demonstrated in the attached master plan. Complies with PO26.

(e) are sufficient to protect areas with significant ecological values.		
PO27 Lots have regular shape and dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: (a) buildings and structures appropriate to the zone, precinct or sub-precinct; (b) adequate usable open space and landscaping; (c) ventilation and sunlight; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any required on-site services and infrastructure such as effluent disposal areas.	AO27 The dimensions of lots are in accordance with Table 9.3.4.3(c).	The two lots have been reconfigured to maximise development efficiency, realigning surplus land from the Cluden racecourse to the undeveloped Lot 1 to facilitate more effective development. This boundary realignment will support the Plan of Development according to the master plan, while maintaining the Cluden Precinct and heritage place unfragmented. While not in the Balgal Beach Golf Course Precinct, there is no designated minimum frontage and minimum depth benchmarked for the Sport and recreation zone. Regardless, the space of the lots provided are appropriate to facilitate the existing and future uses of the lots, as demonstrated in the Master plan. Complies with PO27.
PO28 Where rear lots are created, they:	AO28.1 Only one rear lot is provided behind each standard lot.	NOT APPLICABLE

(a) provide for an appropriate level of amenity; (b) incorporate direct access of a sufficient width for the use of the lot; and (c) ensure infrastructure services to the lot can be easily constructed, monitored and maintained. Editor's note— Applicants should also address any performance outcomes of the relevant zone code which may affect whether rear lots are appropriate.	AO28.2 No more than two rear lot access strips directly adjoin each other.	
	AO28.3 No more than two rear lots gain access from the head of a cul-de-sac.	
	AO28.4 Where a rear lot is proposed in a residential zone, a square building envelope with sides of 17m is capable of being contained entirely within the lot.	
	AO28.5 An access strip for a rear lot has a minimum width of: (a) 8m in a rural or rural residential zone for access lengths up to 50m and greater than 50m, 15m width; or (b) 3.5m in urban residential zones; or (c) 8m in an industry zone; or (d) in any other zone, no acceptable outcome is nominated.	

	AO28.6 A passing bay is provided for access strips greater than 30m in length.	
PO29 Realignment of boundaries in the Rural zone only occurs where this contributes to: (a) a reduction in the number of lots or level of fragmentation in the zone; or (b) potential for improved land management practices; or (c) improved protection and management of significant ecological values.	No acceptable outcome is nominated.	NOT APPLICABLE.

Table 9.3.4.3(a)-Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Movement network design Editor's note—The Transport impact, access and parking code and the Development manual planning scheme policy no. SC6.4 sets out other requirements relating to movement network design.		
PO30 The movement network has a legible structure, with roads and	No acceptable outcome is nominated. Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the	The plan of development efficiently facilitates movement through the site, providing an effective

streets that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.	Development manual planning scheme policy no.SC6.4.5.2 Traffic Impact Assessment (TIA) will assist in informing the movement network design. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4-SC6.4.5.3 Public Transport Facilities; SC6.4.5.4 Car Parking; SC6.4.22 Waste Management; SC6.4.5.1 Townsville Road Hierarchy; SC6.4.6.1 Geometric Road Design; SC6.4.12 Landscaping and Open Space; SC6.4.10.2 Water Sensitive Urban Design; SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); SC6.4.14.3 Utility Services; and SC6.4.9 Stormwater Quantity to assist in complying with this outcome.	road network with on street parking, footpaths, and landscaping. Specifically, the road network was designed to be incorporated into the existing stormwater management regime of the greater local area, draining stormwater to existing stormwater infrastructure through the road network and providing new stormwater catchment areas. See the Traffic Impact Assessment included in Appendix 6. Complies with PO30.
PO31 The road and street network provides for convenient and safe movement	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.	The applicant provides the attached Engineering Report which includes a Traffic Impact Assessment to

between local streets and higher order roads.	SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA) to assist and comply with this outcome.	demonstrate safe, convenient and efficient connections to the existing road network. Complies with PO31.
PO32 A cul—de—sac is not included in the road and street design unless no other practical options exist.	No acceptable outcome is nominated.	Cul-de-sacs are not proposed in the Plan of Development. Complies with PO32.
PO33 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy, and SC6.4.5.2 Traffic Impact Assessment (TIA) to assist and comply with this outcome.	In response, the applicant provides the attached Traffic Impact Assessment in Appendix 6. Complies with PO33.
PO34 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy, and SC6.4.5.2 Traffic Impact Assessment (TIA) to assist and comply with this outcome.	The application provides the attached Traffic Impact Assessment to demonstrate safe, convenient and efficient intersections in Appendix 6. Complies with PO34.
PO35 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy, and SC6.4.5.2 Traffic Impact Assessment (TIA) to assist and comply with this outcome.	The access arrangements of the proposed lots will not adversely impact the safety and efficiency of the road network. See response to Transport impact, access and parking code and attached Engineering Report in Appendix 6 for further details. Complies with PO35.

PO36 Rear lanes are designed to: (a) provide enough width to enable safe vehicle movement, including service vehicles; (b) connect to other streets at both ends; (c) enable safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses, obstructed access or allow uninvited access opportunities into rear yards; and	AO36 Rear lanes are designed and provided in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.21 Rear Lanes.	NOT APPLICABLE

(g) not provide for visitor parking within the lane.		
PO37 Reconfigurations, where involving a frontage to an existing or historical rear lane are designed to not diminish the character of the rear lane.	AO37.1 Lots have primary frontage to a street or road, other than rear lane.	All lots have primary frontage to a street or road, and rear lanes are not proposed. Complies with AO37.1 and AO37.2.
	AO37.2 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 - SC6.4.21 Rear Lanes.	

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Road design Editor's note—The Transport impact, access and parking code sets out other requirements relating to road design.		
PO38 The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is	AO38 Roads are designed in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 — SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.22 Waste Management and SC6.4.3 Standard Drawings.	Roads have been designed according to all relevant standards. See attached Traffic impact assessment in Appendix 6 for further details. Complies with AO38.

not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots; (f) ensure design has regard and includes treatment to address the function, the necessary legibility and place making to support adjoining land uses; and (g) accommodate appropriate bicycle, pedestrian and shared paths.		

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Pedestrian and cyclist facilities		
PO39 A network of bicycle, pedestrian and shared paths is provided which encourage pedestrian activities and cycling for transportation and recreational purposes and that links open space networks, employment areas and community facilities, including public transport stops, activity centres and schools, and is designed having regard to: (a) topography; (b) cyclist and pedestrian safety; (c) cost effectiveness and maintenance costs; (d) likely user volumes and types; (e) convenience, including end of trip facilities; and (f) accessibility, including public lighting, signage and pavement making.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy, and SC6.4.5.2 Traffic Impact Assessment (TIA)to assist in complying with this outcome.	Footpaths with landscaping will be provided internally to facilitate pedestrian movement. This effectively connects features within the site, between different areas within the waterpark and between precincts. Pedestrian routes will also provided within the road reserve to connect the site to the greater existing community. This provides functional open space to the site to support active transportation and connect the site to public transport routes on Stuart Drive. See attached Traffic impact assessment in Appendix 6 for further details. Complies with PO39-PO41

PO40 The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; and (d) minimise potential conflict points with vehicles.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 for additional information to assist in achieving this outcome.	
PO41 Where possible, the bicycle, pedestrian and shared path design facilitates uninterrupted movement of users and safe street crossings are provided for pedestrians and cyclists across major roads.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy, SC6.4.6.1 Geometric Road Design, and SC6.4.3 Standard Drawings to assist in complying with this outcome.	

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Public transport		
PO42 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	AO42 Except in the Rural zone and the Rural residential zone, at least 90% of proposed lots are within 400m walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop. Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no. SC6.4.5.2 Traffic Impact Assessment (TIA) will assist in informing the design outcomes and alignment for public transport routes. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.4 Active Transport Infrastructure and SC6.4.6.1 Geometric Road Design to assist in complying with this outcome.	A response to the public transport matters is provided in the Traffic Impact Assessment included in Appendix 6. Specifically section 2.2. Complies with PO42 – PO44.
PO43 Residential densities are optimised within walking distance of existing and potential public transport stations, where this is consistent with	No acceptable outcome is nominated.	

the intended character of the zone or precinct in which the land is located.		
PO44 Public transport stops are located and designed to: (a) ensure adequate sight distances are available to and for passing traffic; (b) be part of the pedestrian network and allow for safe pedestrian crossing; (c) provide shelter or shade, seats, adequate lighting and timetable information; (d) be in keeping with the character of the locality; (e) be able to be overlooked from nearby buildings where in urban areas; and (f) minimise adverse impacts on the amenity of nearby dwellings.	No acceptable outcome is nominated. Editor's note—The outcomes of a Traffic impact assessment report undertaken as per the Development manual planning scheme policy no.SC6.4 - SC6.4.5.2 Traffic Impact Assessment (TIA) will assist in informing the design outcomes and alignment for public transport routes. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.4 Active Transport Infrastructure, and SC6.4.3 Standard Drawings and SC6.4.6.1 Geometric Road Design to assist in complying with this outcome.	

Table 9.3.4.3(a)—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response.
Additional requirements for volumetric subdivision		
NOT APPLICABLE		

Table 9.3.4.3(b)-Separation distances to electricity transmission line easement for habitable building or primary open space areas

Column 1 Nominal operating voltage of the transmission line	Column 2 Separation distance – measured from the edge of the easement
Up to 132 kV	20m
275 kV and 330 kV	30m
500kV	40m

Table 9.3.4.3(c)-Minimum lot size dimensions

Zone	Minimum Lot Size (Exclusive of any accessway associated with a rear lot)	Average Lot Size	Minimum Frontage (other than for a rear lot)	Minimum Depth
Low density residential	1,000m^2 if in the Stables precinct	-	8m	25m
	If in the Marlow Street precinct, no acceptable outcome is nominated.	1,700m^2 if in the Marlow Street precinct	-	-

	400m^2 otherwise	-	8m	25m
Medium density residential	400m^2	-	8m	25m
Character residential	500m^2 if In the Interwar to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct	-	8m	40m
	400m^2 otherwise	-	8m	25m
High density residential	800m^2	-	15m	25m
Centres zones	450m^2	-	8m	-
Mixed use	450m^2	-	8m	-
Low impact industry	1,000m^2	-	20m	50m
Medium impact industry	2,000m^2	-	30m	50m
High impact industry	5,000m^2	-	40m	50m
Special purpose	5,000m^2	-	40m	50m
Emerging community	If in the Burdell precinct, no acceptable outcome is nominated.	-	-	-

	10ha	-	-	-
Rural	40ha if in the Horticulture precinct	-	300m	-
	If in the Mixed farming precinct: (a) 400ha if on land to which the water resource catchment overlay applies; or (b) 40ha otherwise.	-	300m	-
	400ha if in the Grazing precinct	-	300m	-
	10ha if in the Jensen precinct	-	300m	-
	10ha if in the Cungulla precinct	-	300m	-
Rural residential	4ha if on land to which the water resource catchment overlay applies	-	40m	50m
	4,000m^2 otherwise	-	40m	50m
Sport and recreation zone	400m^2 if in the Balgal Beach golf course precinct	600m^2 if in the Balgal Beach golf course precinct	8m	25m
	Otherwise, no acceptable outcome is nominated	-	-	-
Any other zone	No acceptable outcome is nominated	-	-	-

9.3.2 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.8665
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	Applicant response
Stormwater management - protecting water quality		
PO1 Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable. Editor's note - The environmental values and water quality objectives are established under the Environmental Protection (Water and Wetland Biodiversity) Policy (2019). Catchment-specific Environmental Values (EVs) and Water Quality Objectives (WQOs) have been prepared for some catchments (including the Ross River and Black River catchments). The Queensland Water Quality Guidelines 2009 provides EVs and WQOs for waters where no catchment-specific values have been established.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	The applicant's response to Stormwater management (protecting water quality) matters is provided with in the Engineering Report prepared by Northern Consulting Engineers included in Appendix 5. Specifically, section 3.0 Complies with PO1 – PO5.
PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 — High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.	No acceptable outcome is nominated. Editor's note—Refer to the Queensland. Water.Quality Guidelines.(QWQG) for details on how to establish a minimum water quality data set for these areas.	

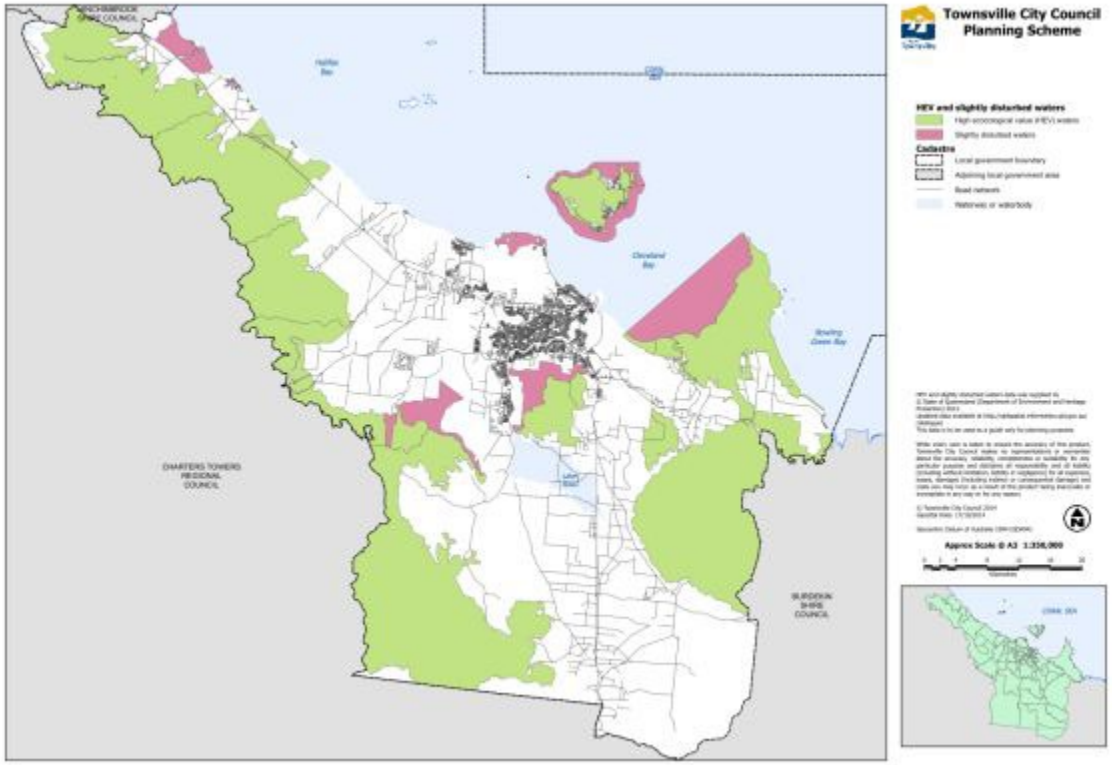


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Figure 9.1 - High environmental value waters and slightly disturbed waters

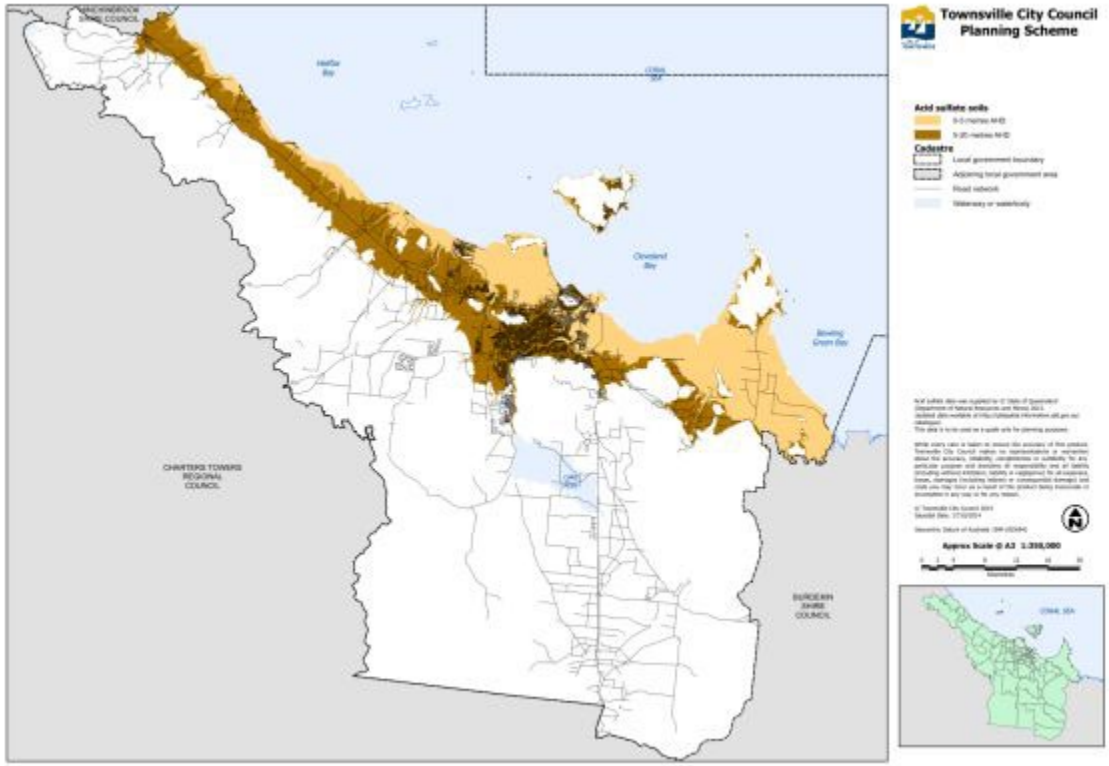
Table 9.3.2.3—Assessable development (Part)

PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater	

	Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	
PO4 Within the areas identified as potential acid sulfate soils on Figure 9.2 — Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by: (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: i. neutralises existing acidity and prevents the generation of acid and metal contaminants; and ii. prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.	AO4.1 Development does not: (a) involve excavating or removing 100m^3 or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m^3 or more with an average depth of 0.5m or greater that results in: i. actual acid sulfate soils being moved below the water table; or ii. previously saturated acid sulfate soils being aerated. OR AO4.2	

	Development manages waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and (f) infrastructure such as buried services, pipes,	

	culverts and bridges are protected from acid attack. Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on Figure 9.2 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland.Acid.Sulfate.Soil.Technical. Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines.for.Sampling.Analysis.of. Lowland.Acid.Sulfate.Soils.in.Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.	



Click here to view PDF high resolution map.

Figure 9.2 - Acid sulfate soils

Table 9.3.2.3—Assessable development (Part)

PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans, SC6.4.23.1	

	Construction Management; and SC6.4.10.2 - Water Sensitive Urban Design.	

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Hydrological processes		
PO6 The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	AO6.1 All existing waterways and overland flow paths are retained. AO6.2 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design.	The applicant's response to Hydrological processes matters is provided with in the Engineering Report prepared by Northern Consulting Engineers included in Appendix 5. Specifically, sections 2.0, 3.0 and Appendix IV – NCE Flood Impact Assessment. Complies with PO6 – PO9.
PO7 The development is designed to minimise run-off and peak flows by: (a) minimising large areas of impervious material; and (b) maximising opportunities for capture and reuse.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8.10 Stormwater Management Plans; and SC6.4.10.2 Water Sensitive Urban Design.	

PO8 Stormwater management is designed to: (a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and (b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions. Editor's note—Frequent flow management is distinct from flood management purposes, which is concerned with the management of less frequent, more extreme stormwater flows. The latter is an important part of integrated stormwater management and should in no way be compromised in pursuit of the management of more frequent flows for waterway health enhancement.	AO8 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.	
PO9 Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion-causing flows.	AO9 The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.	

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater drainage generally		
PO10 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	AO10.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	The applicant's response to Stormwater management (drainage) matters is provided within the Engineering Report prepared by Northern Consulting Engineers included in Appendix 5. Specifically, section 3.0 Complies with PO10 – PO13.
	AO10.2 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.	
PO11 Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.	AO11 The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater	

	Quantity; and SC6.4.10 Stormwater Quality.	
PO12 The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO12 Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	
PO13 The stormwater management system: (a) provides for safe access and maintenance; and (b) where relevant, provides for safe recreational use of stormwater management features.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Point source waste water management (other than contaminated stormwater and sewage)		
NOT APPLICABLE		

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Constructed lakes and artificial waterways		
NOT APPLICABLE		

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Efficiency and whole of life cycle cost		
PO29 Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	PO29-PO33 are taken to primarily relate to stormwater management. For PO29, in consultation with the Development manual, the stormwater management regime proposed in the attached Engineering Report offers a balance between achieving the required

		drainage and quality control outcomes while avoiding any unnecessary ongoing public or community burden. Whether they be in relation to ongoing maintenance costs or safety. Any such requirements are outweighed by the benefits of the mitigation works and their ability to deliver what is considered to be a development of regional and state economic and social significance. The applicant's response to Efficiency and whole of life cycle cost matters is provided within the Engineering Report prepared by Northern Consulting Engineers included in Appendix 5. Complies with PO29 – PO33.
PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	
PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to:	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning	

(a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	scheme policy SC6.4 for assistance in demonstrating this outcome.	
PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	
PO33 Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	AO33 The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Water management in reconfiguring a lot		
PO34 Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	The RAL component of this DA is minimal and limited to a boundary realignment. PO34 is generally related to estate-based subdivision projects. In addressing the MCU based water management matters the development inherently addresses PO34. The applicant's response to Water Management in reconfiguring a lot is provided through the Engineering Report in Appendix 5. Specially, section 3.0. Complies with PO34.

Table 9.3.2.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Ship-sourced pollutants		
NOT APPLICABLE		

9.3.3 Landscape code

9.3.3.1 Application

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

9.3.3.2 Purpose

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

Assessment Against the Purpose of the Landscape Code

The ability to openly apply and demonstrate compliance with the Landscape code is difficult at this stage of development. Having said that, the development does not prejudice the future application of, and compliance with, the code at the approate stage of development. Being individual use based MCU DA stages and OPW applications for new road reserves and stormwater drainage reserves. Future development will be able to maintain a high quality streetscape to soften the anticipated built form and raise the amenity both within all proposed precincts. Landscaping can be provided in key areas to achieve other benefits, such as the following:

- Strong landscaping along the Stuart Drive road reserve to screen the large car parking area that front the road, while also breaking down the built form of the water theme park. This will also maintain the residential amenity of the existing residential uses on the opposite side of Stuart Drive.
- Landscaping within the stormwater catchment area and areas reserved for future development assist with filtering stormwater that will enter these undeveloped areas and maintain stormwater qualities.
- Landscaping surrounding the developed areas to break down the built form and screen building mass from the streetscape and adjoining heritage area. This landscaping will also boost the character of the water theme park to reinforce recreational activity and built connections between the three precincts and the outer existing community.

Formalization of compliance with the code can be ensured by requiring the Landscaping code to apply to future development proposal through the Plan of Development.

Complies with the Purpose and Overall Outcomes of the Code.

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.

Applicant Response:

A full response to the Transport impact, access and parking code is provided in Appendix.H.Development.code.responses of the Traffic Impact Assessment (TIA) prepared by Geleon included in Appendix 6.

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.

Applicant Response:

Site preparation works are currently being assessed by way of a parallel operational works development application that is within the Referral agency response period following a detailed information request response being issued to Council and The State assessment and referral agency on 16 October 2024. See OPW23/0105 (Find an Application (townsville.qld.gov.au)). The applicant relies on and defers to the details contained within this development application to demonstrate compliance with the Works code for the purposes of this Plan of Development approval (including the proposal boundary realignment).

More detailed operational works development application will be made subsequent to future use specific MCU and RAL applications made under the Plan of Development. OPW23/0105, in addition to the attached Engineering Report and Traffic Impact Assessment, provide the required certainty to confirm that the overall development is consistent with the purpose of the Works code.

9.3.6.3 Assessment benchmarks

Accepted development subject to requirements-Access and parking

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Access and parking		
NOT APPLICABLE		

Table 9.3.6.3—Accepted development subject to requirements (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Services and utilities		
NOT APPLICABLE		

Assessable development-Services and utilities

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Services and utilities		
PO11 A potable water supply is provided that is adequate for the needs of the intended use.	AO11.1 Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR AO11.2 Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.7 On-Site Water Supply.	The development will have direct and independent access to council's reticulated water supply system at the front of all residential lots. See attached Engineering report for the proposed water network in Appendix 6 for further details. Specially, section 4.0. Complies with AO11.1.
	AO11.3 Water supply systems and connections are designed and	Water supply systems will be designed in accordance with all relevant standards.

	constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction andSC6.4.3 Standard Drawings.	See attached Engineering report for the proposed water network in Appendix 6 for further details. Specially, section 4.0. Complies with AO11.3.
PO12 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.	AO12.1 Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines. OR AO12.2 Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.8 On-Site Sewerage Facilities.	All lots will have direct and independent access to council's reticulated sewerage system. See attached Engineering report for the proposed sewerage planning in Appendix 6 for further details. Specially, section 5.0. Complies with AO12.1.

	AO12.3 Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure,SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.	Waste water systems will be designed in accordance with all relevant standards. See attached Engineering report for the proposed sewerage planning in Appendix 6 for further details. Complies with AO12.3.
PO13 The design and management of the development integrates water cycle elements having regard to: (a) reducing potable water demand; (b) minimising wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and	AO13 Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.	Integrated water management practices and infrastructure have been implemented according to all relevant standards. See attached Engineering report in Appendix 6 for further details. Complies with AO13.

(f) efficient use of water.		
PO14 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	AO14 For other than the Rural zone, premises are serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m^2 within an area where the existing supply is overhead. Editor's note—Applicants should also have regard to the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services.	The site will be provided with electricity via an underground electricity supply. See attached Engineering report in Appendix 6 for further details. Specially, section 7.0. Complies with AO14.
PO15 Premises are connected to a telecommunications service approved by the relevant authority.	AO15 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant	The site will be connected to telecommunications infrastructure. See attached Engineering report in Appendix 6 for further details. Specially, section 7.0.

	regulatory authority. Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services provides additional information regarding the supply of telecommunications.	Complies with AO15.
PO16 Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.	Can comply at future stages.
PO17 Where available, provision is made for reticulated gas.	AO17 Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) and SC6.4.14.3 Utility Services. Editor's note—Applicants should also have regard to the metering requirements of other relevant authorities.	Can comply at future stages.
PO18 Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. Editor's note—The Development manual planning scheme policy no. SC6.4 provides additional information and requirements for applicants, including when council will require easements over public services and utilities.	Several strategies for providing necessary services and utilities are demonstrated in the attached Engineering report in Appendix 6 to provide adequate access to public services and utilities for future maintenance. Complies with PO18.

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Earthworks Editor's note—Applicants should be aware that some retaining walls constitute building works that are assessable under the Building.Regulation.866❷. No approval is required under the Building.Regulation.866❷for retaining walls if: (a) there is no surcharge loading; and (b) the height of wall or height of fill or excavation is not more than 1m; and (c) the wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall. In these cases, the "applicable code" for the purposes of the Act is the Building Code of Australia (refer to BCA Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar). Editor's note—Applicants should note that council may request the submission of an engineering report undertaken by suitably qualified engineer to demonstrate compliance with the performance outcomes, particularly where alternative solutions are proposed.		
PO19 Filling and excavation does not result in contamination of land or pose a health and safety risk.	AO19 Filling and excavation does not: (a) use contaminated materials as fill; (b) excavate contaminated material; and (c) use waste material as fill. Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	Any earthworks will not involve contaminated or waste material. All earthworks and construction will be undertaken in accordance with all relevant standards. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development and supporting engineering documentation, and through the imposition of standard conditions relating to earthworks and construction.

PO20 Earthworks result in stable landforms and structures.	AO20 Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Will be conditioned to comply with PO19 – PO28.
PO21 Earthworks are undertaken in a manner that: (a) maintains natural landforms as far as possible; and (b) minimises height of retaining walls and batter faces.	AO21.1 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	
	AO21.2 Retaining walls are designed and constructed: (a) certified as stable by a Registered Professional Engineer of Queensland; and (b) have a combined height of retaining wall and fence of not more than 2 metres.	

PO22 Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	
PO23 Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	
PO24 Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	AO24 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	
PO25 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	AO25 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	
PO26 Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	AO26 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	

PO27 Filling or excavation does not prevent or create difficult access to any property.	AO27 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	
PO28 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.	AO28 Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Movement networks		
PO29 The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality: (a) paved roadway;	AO29 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4. Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme	Roads have been designed according to all relevant standards. See attached Traffic Impact Assessment in Appendix 6 for further details. Complies with PO29 – PO32.

(b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and (g) conduits to facilitate the provision of and other utility services.	policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); SC6.4.14.3 Utility Services; SC6.4.8 Stormwater Management; SC6.4.9 Stormwater Quantity; SC6.4.10 Stormwater Quality; SC6.4.6.2 Pavement Design & Seal Design; SC6.4.4 Active Transport Infrastructure; SC6.4.12 Landscaping and Open Space; SC6.4.6.1 Geometric Road Design; SC6.4.20.1 Footpath Treatment Policy; and SC6.4.23 Construction Management, Quality Management, Inspection and Testing.	
PO30 Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO30 Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4. Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 -SC6.4.20.1 Footpath Treatment Policy; SC6.4.6.1 Geometric Road Design; SC6.4.5.1 Townsville Road Hierarchy; SC6.4.4 Active Transport Infrastructure; SC6.4.12 Landscaping and Open Space; SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); and SC6.4.14.3 Utility Services in demonstrating compliance.	
PO31 Parking areas are designed and constructed in a manner that is sufficiently durable for the	AO31 Parking area design and construction is undertaken in	

intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	
PO32 Movement networks can be easily and efficiently maintained.	AO32 Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).	

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Waste management		
PO33 Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which: (a) is of adequate size to accommodate the expected amount of refuse to be generated by the use;	AO33 Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management. Editor's note—Applicants may be requested to prepare a Waste management plan in accordance with the	Water management facilities will be provided in accordance with all relevant requirements. Further details will be provided in future land use specific operational works application. Complies with PO33.

(b) is in a position that is conveniently accessible for collection at all times; (c) is able to be kept in a clean, safe and hygienic state at all times; and (d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.	Development manual planning scheme policy no.SC6.4-SC6.4.22 Waste Management.	

Table 9.3.6.3—Assessable development (Part)

Performance outcomes	Acceptable outcomes	Applicant response
Construction management		
PO34 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	PO34 – PO40 to be conditioned to comply, as per standard conditions of approval.
PO35 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	
PO36 Traffic and parking generated during construction	No acceptable outcome is nominated.	

are managed to minimise impact on the amenity of the surrounding area.	Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	
PO37 Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated. Editor's note—Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome	
PO38 The integrity of new infrastructure is maintained.	No acceptable outcome in nominated. Editor's note—Applicants should have regard to the following sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management; and SC6.4.24 Acceptance of Completed Works in demonstrating compliance.	
PO39 Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	AO39 Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction Management.	
PO40 Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	AO40 Construction activities and works are carried out in accordance with Development manual planning	

	scheme policy no. SC6.4 - SC6.4.7.1 Clearing and Grubbing. Editor's note—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.	