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Site

60 Penelope Street,
STUART

Proposal

Medium Impact Industry - E-Waste Facility

Approvals

Material Change of Use - Development Permit

URBAN PLANNING REPORT

March 2025

Document Control

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1 DEVELOPMENT SUMMARY

1.1 Site Details

Address	60 Penelope Street, Stuart
Description	Lots 82 on SP345445
Area	1ha
Easements	Yes
Land Owner	WMR Investments Pty Ltd

1.2 Application Details

Proposal	Medium Impact Industry – E-Waste Facility
Approval Sought	Material Change of Use – Development Permit

1.3 Assessment Framework

State Government	Townsville State Development Area
Planning Scheme	Townsville SDA Development Scheme

1.4 Administration Details

Applicant	WMR Investments Pty Ltd
Contact	Mark Kierpal
Phone	07 3367 1582
Email	planning@urbicus.com.au
Project Reference	URB24-270

2 INTRODUCTION

Proposal Outline

This application (the Application) seeks a development permit for a Material Change of Use (MCU) for a Medium Impact Industry (E-Waste Facility) (the Proposal).

The site is located at **60 Penelope Street, Stuart** (The Site) and the Townsville State Development Area (SDA) that is administered by the Office of the Coordinator General (OCG).

The proposed use is defined as:

Medium impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
- (b) generates high traffic flows in the context of the locality or road network
- (c) generates an elevated demand on local infrastructure network
- (d) potential for noticeable offsite impacts in the event of fire, explosion or toxic release
- (e) onsite controls are required for emissions and dangerous goods risks
- (f) the use is primarily undertaken indoors
- (g) evening or night activities are undertaken indoors and not outdoors.

Note: Examples of medium impact industry include spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).

Response:

The proposal fundamentally involves the sorting and distributing of E-waste products. The use will primarily be undertaken indoors and has the potential to produce offsite impacts however there will not be significant adverse impacts. Controls will be undertaken to ensure that any potential for emissions or impacts will be minimised. The proposal will be predominantly commercial in nature and any public access will be highly limited.

Therefore, the proposed use falls within the definition of Medium Impact Industry and is a supported use within the Medium Impact Industry Precinct and Cleveland Bay Industrial Park.

Under the Townsville SDA Development Scheme, a MCU for Medium Impact Industry Function Facility is SDA assessable development. The proposed use is considered to support the preferred development intent. OCG have confirmed that the Application does not require public notification. Refer to Section 4.

This report will:

- Describe the sites and surrounds;
- Outline the nature of the proposal;
- Detail the type of development approvals sought;
- Address the relevant Statutory Frameworks;
- Address the provision of the Development Scheme; and
- Identify and address other planning instruments of relevance to the application.

Supporting Information

This report is accompanied by the supporting information identified in the Table below:

Document / Plan / Report	Consultant	Location
Architectural Package	McCabe Architects	Appendix A
Fee Waiver Confirmation	OCG	Appendix B

Table 2-1 Consultants Supporting information

Site Context

Stuart is bounded to the north-east by the Coral Sea. The North Coast railway line forms the western boundary, with the Stuart railway station serving the suburb. The Bruce Highway passes from the south-east to the north-west through the suburb. The Flinders Highway passes from the south-west to its junction with the Bruce Highway. Townsville Connection Road exits to the west, and Townsville Port Road exits to the north-west.

Most of this large suburb is undeveloped land with the developed land mostly used for infrastructure and industrial purposes. There is a small amount of residential development.

2.4 Site Description

The site is located in the Medium Impact Industry Precinct of the Townsville SDA and within the Cleveland Bay Industrial Park. Sites within the Medium Impact Industry Precinct and Cleveland Bay Industrial Park are generally envisioned to accommodate various industrial and commercial uses, notably medium impact industry.

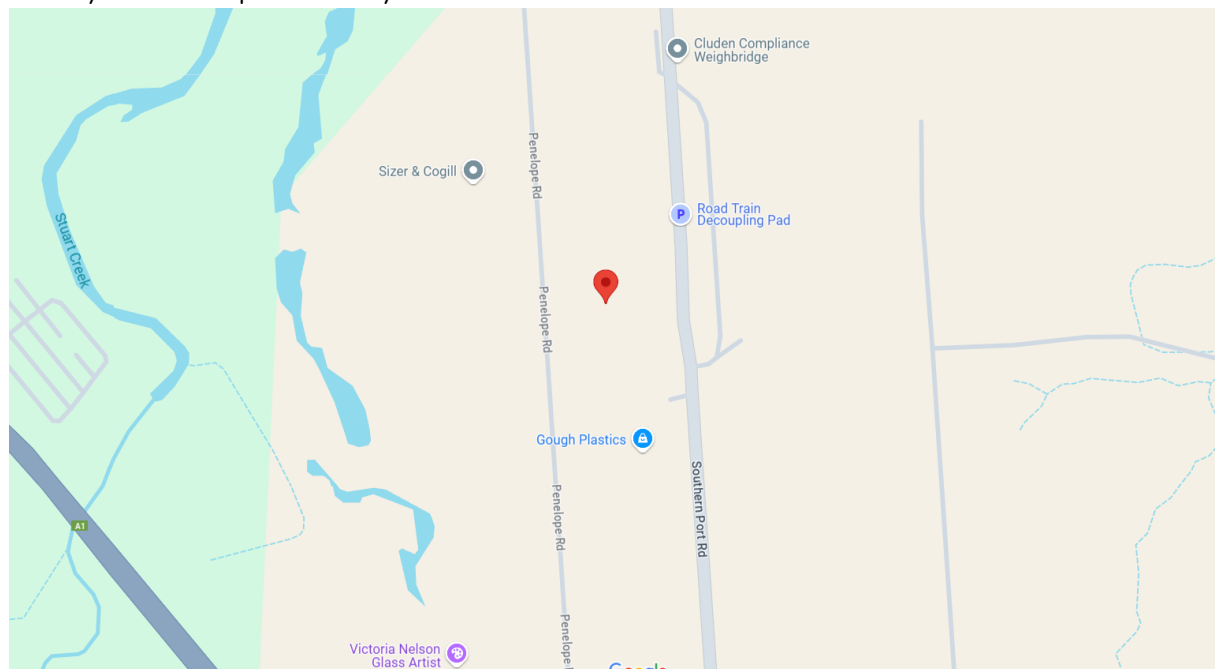


Figure 2-1 Location Map

Source: Google Maps



Figure 2-2 **Aerial Photo (01/10/2024)**

Source: *NearMap*



Figure 2-3 **Site viewed from Ron Mclean Drive**

Source: *Google Maps*

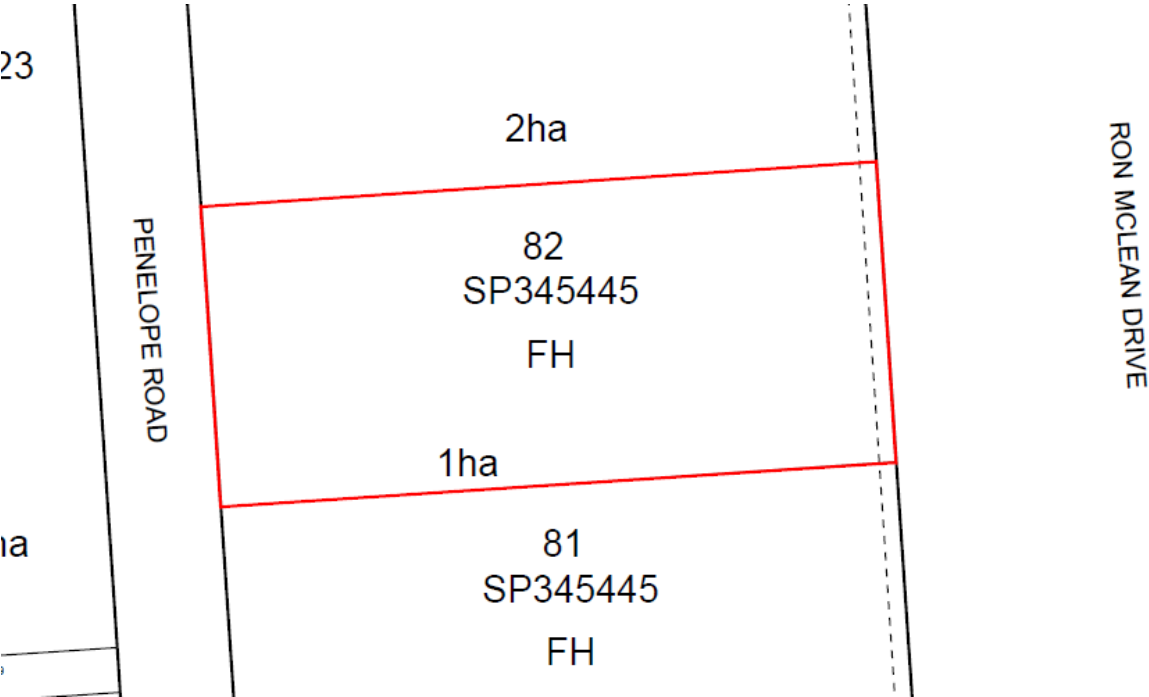


Figure 2-4
Source: **SmartMap Extract**
DNRM SmartMap

Table 2-2 details the particulars of The Site.

Site Description Table	60 Penelope Street, Stuart
Lot Description	Lot 82 on SP345445
Existing Use:	Vacant
Area:	10,000m ²
Site Frontage:	Penelope Road – 66.67m Ron McLean Drive – 66.67m
Dimensions (approx.):	66.67m x 150m
Slope:	Site is generally flat
Access / Cross Over:	Penelope Road
Footpath:	Grass
Street Trees	Nil
Flooding:	No
Easements:	Yes

Table 2-2 Site Description Table



Figure 2-5 Precinct Map

3 PROPOSED DEVELOPMENT

Proposal Details

The building, designed by McCabe Architects, provides for a “warehouse style” building which accommodates the proposed E-waste facility. The structure is consistent with historical development approvals and existing structures within the Cleveland Bay Industrial Park.

The proposed facility is also supported by an ancillary office structure located on the western side of the structure addressing Penelope Road. The proposal incorporates sufficient carparking and hardstand area to appropriately facilitate the relevant activities within the site. The proposal incorporates an attractive façade to Penelope Street including a water feature, green wall and landscaping.

Refer to Figures 3-1 to 3-3 below for visual context of the proposed design.

Proposed Use/Activities

The proposed facility is to be used as the “first step” in the process of recycling E-waste, which is the sorting of E-waste to be appropriately transferred to a dedicated processing facility (“the processing site”). The proposal **does not alter the physical form** of the materials, but rather separates relevant components of the items to ensure a more efficient and safe processing of the items and materials at the processing site.

We provide the following specific information regarding the proposed development as requested by the OCG:

Sorting Procedures

The proposal initially will collect batteries from large commercial retailers of E-Waste such as Bunnings, Coles, Woolworths, Aldi, Big W, Supercheap Auto, Total Tools, Mitre 10 etc. These items are then sent in bulk to the processing plant which the applicant operates.

Internal Layout

The exact layout and internal processes are yet to be exactly determined, however indicatively at this stage the proposal will involve cabinetry, drums and bins with forklifts, a truck and van for the operations.

Projected Input

As mentioned above, the proposal will accept various types of E-Waste, primarily in the form of batteries, computers, mobile phones, TV's, laptops, modems, keyboards etc. The main suppliers of the E-Waste will be the companies mentioned above in processing procedures (Coles, JB Hi Fi, Mitre 10 etc). As per the above, the proposal will primarily be processing mixed batteries with various types and ranges of batteries and various sizes, such as Dolphin, A AA, AAA, D, Button Cell, Car, Bus, Truck, Storage, Jumper packs, power banks, etc. Some laptops, monitors, TV's, mobile phones, hard drives, etc and some embedded batteries like Shavers, Toothbrushes, Toys will also be received.

Projected Output

The proposal is for collection and transportation to major yards in bulk, with no processing to occur. The applicants potential customers range across various companies, however specific details will not be provided at this stage given commercial confidentiality.

This proposal is detailed within the architectural plans prepared by McCabe Architects and is summarised as follows:

Proposed Development Table	
Material Change of Use – Medium Impact Industry	
Lot Description:	Lot 82 on SP345445
Lot Size:	10,000m ²
Proposed Use:	Medium Impact Industry
Total GFA	3,018m ²
Number of Storeys:	2
Building Height:	10m (approx.)
Parking Spaces:	15 Car Parking Spaces (1 PWD)
Front Setback:	14m (approx.)
Side Setbacks:	Northern Boundary: 18.068m Southern Boundary: 10.00m
Rear Setback:	46.53m (to OMP)
Crossover Width:	10.00m (North and South)

Table 3-1 Proposed Details



Figure 3-1 Proposed View from Penelope Street

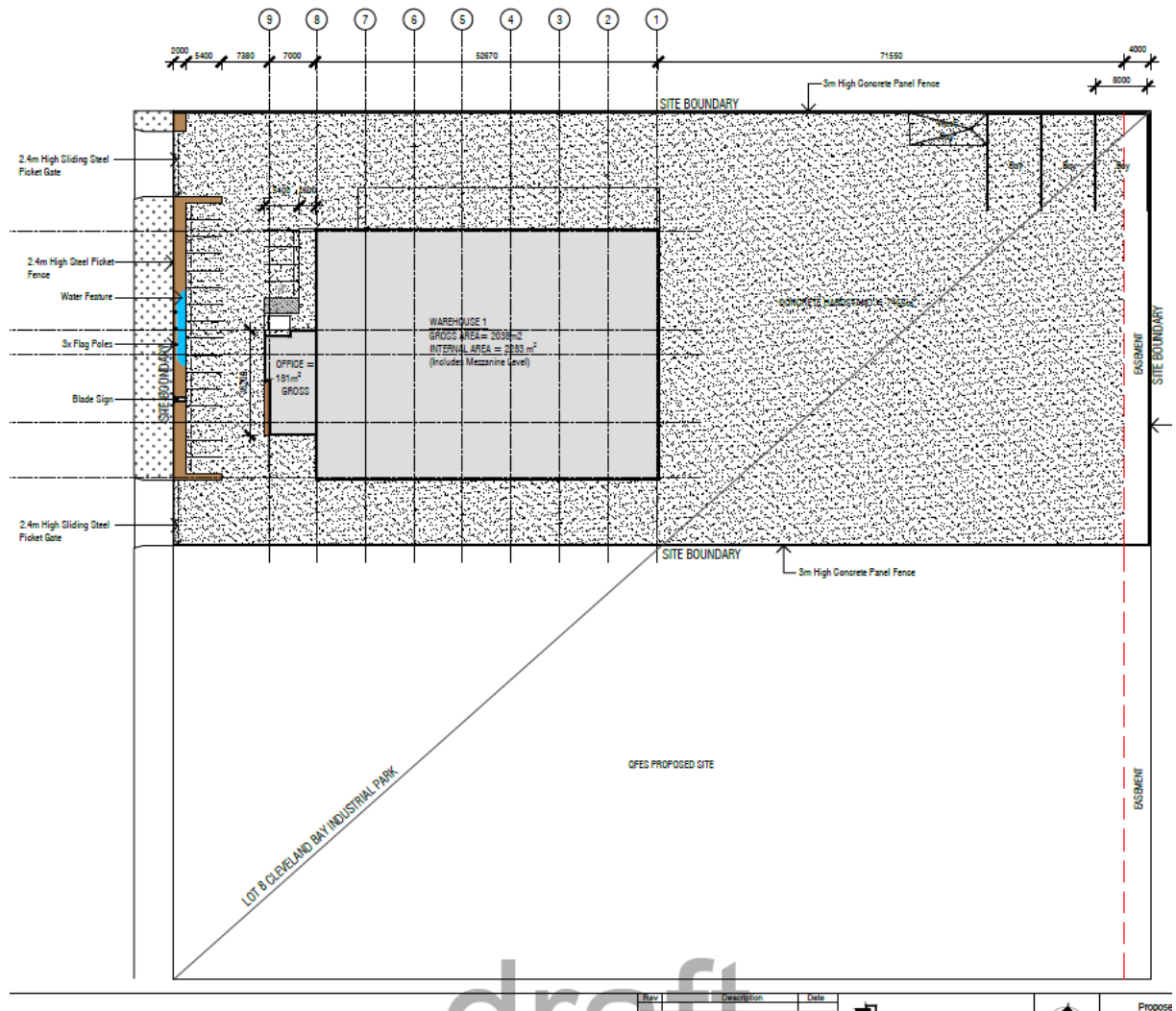


Figure 3-2 Proposed Site Plan

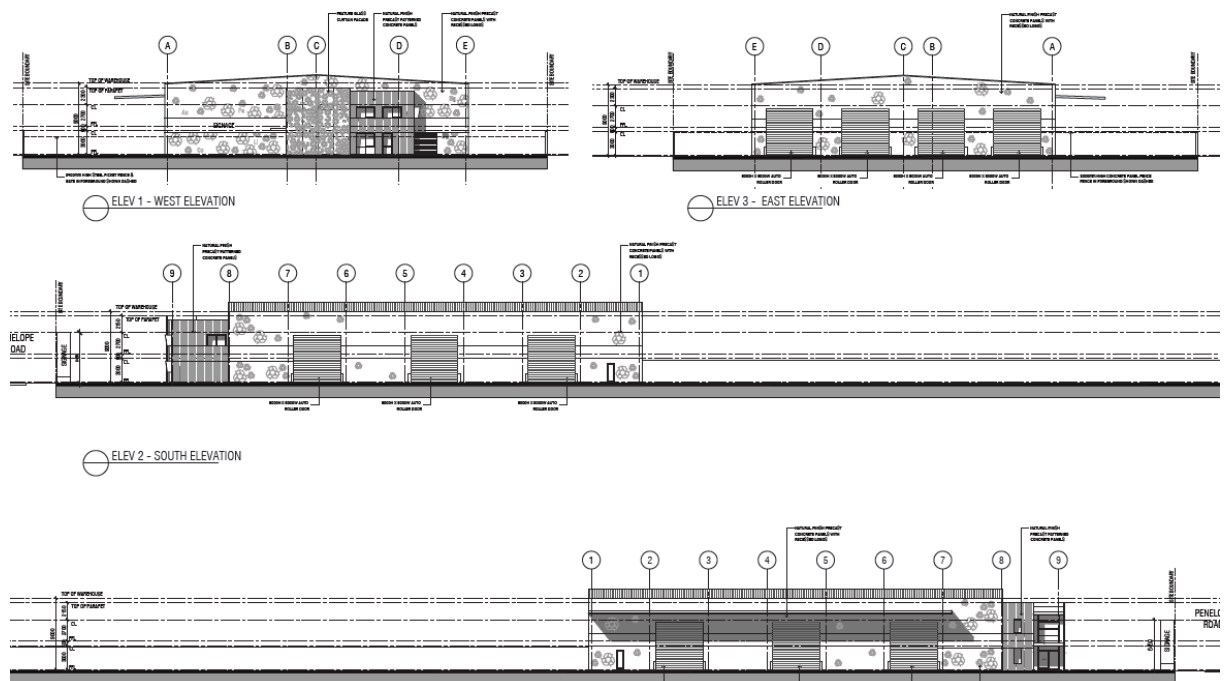


Figure 3-3 Proposed Side Elevations

Easements and Encumbrances

The Site is encumbered by a stormwater easement located along the eastern boundary of the site.

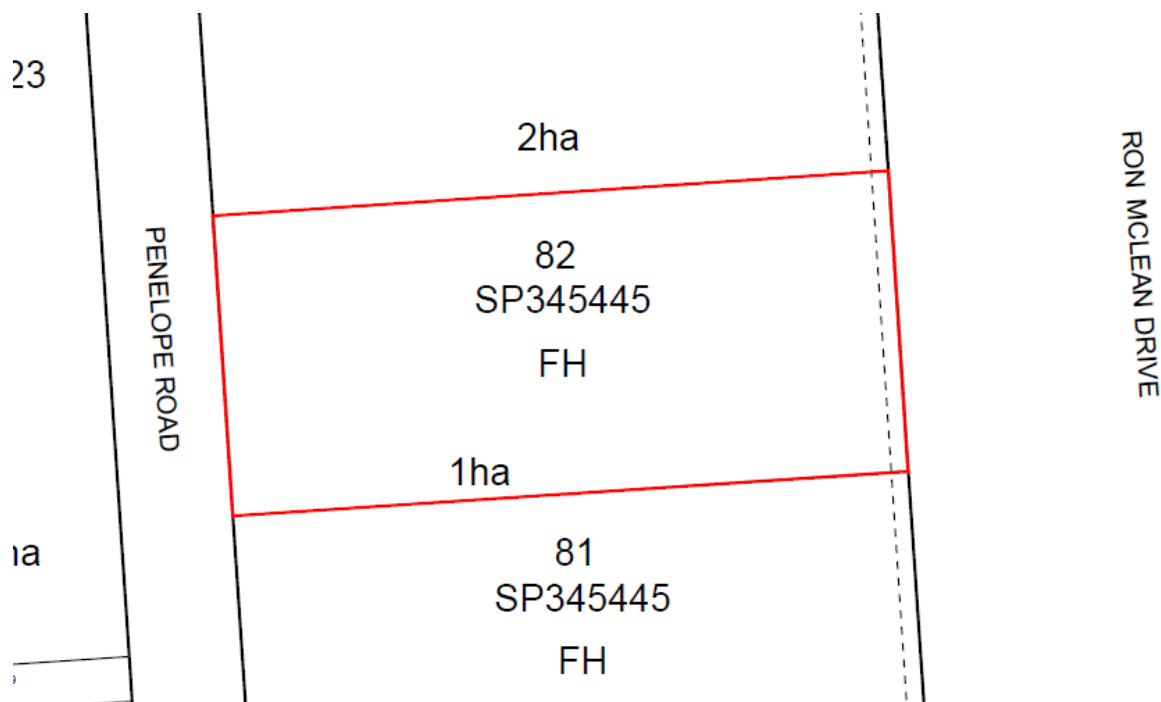


Figure 3-4 Stormwater Easement

Source: DNRM SmartMap

Infrastructure Charges

Infrastructure charges will apply according to the Townsville City Council Infrastructure Charges.

3.3 Flooding

The site is subject to Low Impact Flooding within the Townsville City Council City Plan. The CBIP is constructed to appropriate flood immunity.

Contamination

The Site is not on the EMR/CLR Registers and is not known to be contaminated.

Site History & Previous Approvals

The site was registered as part a historical Reconfiguring a Lot application and Material Change of Use for a Warehouse. Particulars of the application are as follows:

Reference Number: AP2023/008

Application Type: SDA application for a material change of use for a Warehouse and reconfiguring a lot (1 lot into 2 lots)

Proponent: Cleveland Property Holding No 1 Pty Ltd c/- Milford Planning PO Box 5463 Townsville QLD 4810

Land Subject to the SDA Application: Lot 8 on SP338023, 54 Penelope Road, Stuart QLD 4811

State development area: Townsville State Development Area

Decision date: 19 December 2023

Currency period: 19 December 2027

The proposed design is a fundamentally similar design to the approved warehouse design, both in terms of scale and appearance. Refer to Figures

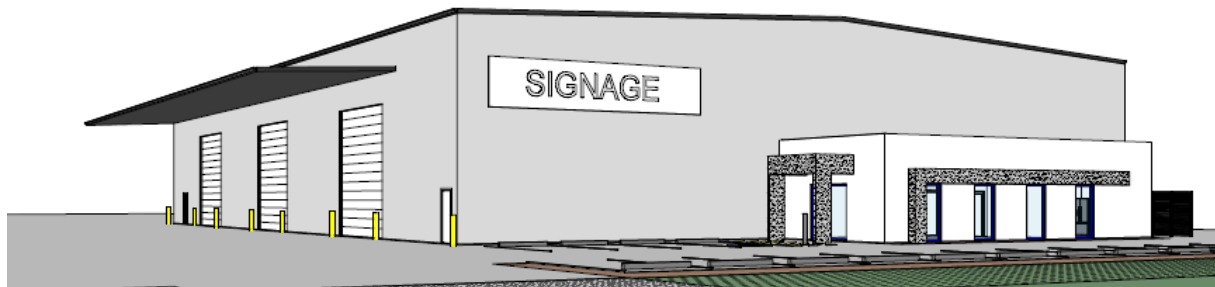
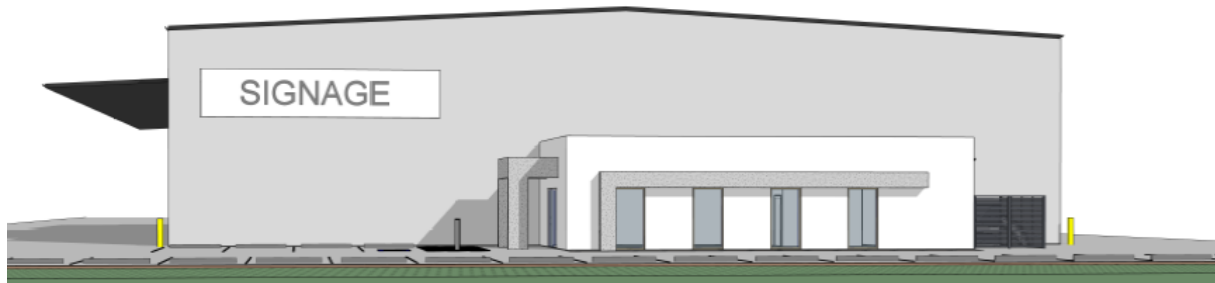


Figure 3-5 Approved Warehouse Façade

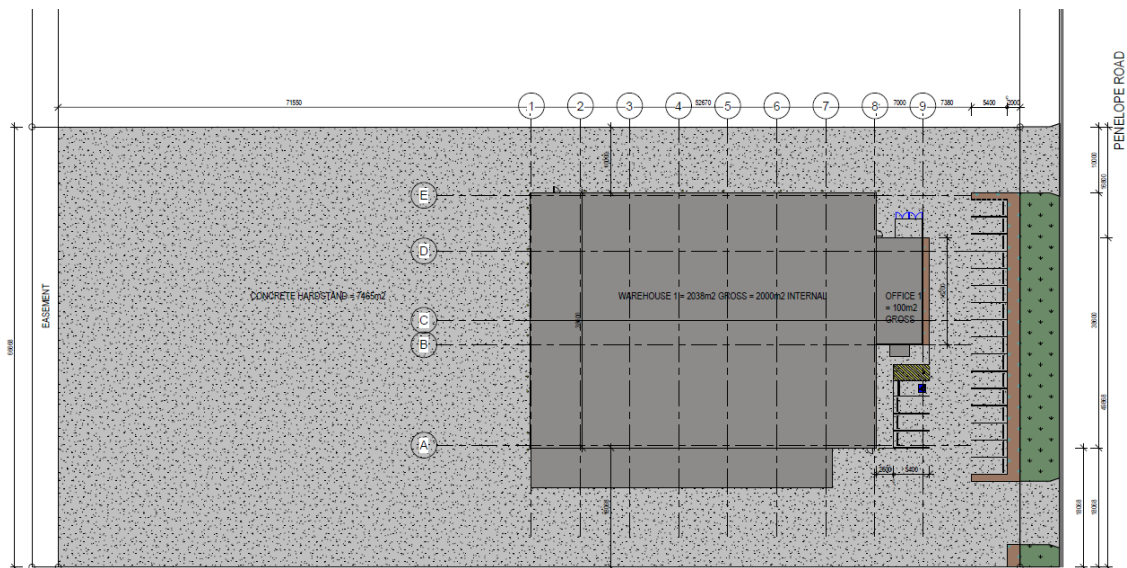


Figure 3-6 Approved Site Plan

4 PRELODGEEMENT ADVICE

Two (2) pre-lodgement meetings were held with OCG regarding the proposal. The first meeting was held on 28th October 2024 in which the following was established:

1. Confirmation of Proposed Use
 - Confirmation from the OCG was provided that the proposal fits the definition of Medium Impact Industry.
2. Confirmation of Necessary Application
 - It was also confirmed that a Material Change of Use application was required in lieu of an other change application to the historical approval. OCG also confirmed that the application does not require public notification.
3. Fee Waiver Discussion
 - OCG confirmed that the proposal may be considered for a fee waiver.
4. Referral Agencies
 - Potential referral agencies for the application were provided as the following:
 - Townsville City Council (TCC)
 - Department of Transport and Main Roads
 - DESI
 - Office of Industrial Relations
5. Specialist Reporting
 - It was confirmed that specialist reporting may be required to support the application, including:
 - Traffic Impact Assessment
 - Updated Stormwater management plan
 - Noise and air quality modelling and reporting
 - Risk assessment and mitigation report

Subsequent to the first prelodgement meeting, a second pre-lodgement meeting was held to further refine the scope of the requirement for lodgement. Refer to Table 4-1 below for a summary of the items raised and comments.

Item/Topic	Comment
Chemical Processing & Hazards Concerns were raised over the processing of lead batteries due to potential EPA thresholds being triggered.	Lead batteries are not anticipated to be processed in major quantities such to result in a trigger for referral or pose a significant safety risk.
Private Sewer Infrastructure OCG raised Condition 10.2 of the historical approval (AP2023/008), requiring the installation of privately owned pressure sewer equipment to connect to Council's low-pressure system.	This can be conditioned as part of an approval for installation.
Referral Process OCG noted the referral agencies likely to be involved in the application are Townsville City Council and Department of Transport and Main Roads.	Noted. The proposal is not anticipated to be conflict with any referral agency requirements.

5 PLANNING REQUIREMENTS & ASSESSMENT

5.1 Townsville SDA Development scheme

Within the Townsville SDA Development Scheme (TSDA), the site is included within the:

- Medium Impact Industry Precinct
- Cleveland Bay Industrial Park



Figure 5-1 Zoning Map

Source: OCG Interactive Mapping

An assessment of the Proposal against relevant provisions of the Development Scheme is provided below and within the Codes Report.

5.2 TSDA Overall Objectives

The purpose of the TSDA will be achieved through the following overall objectives:

Overall Outcomes	Nature of Proposal
Development within the Townsville SDA:	
(a) capitalises on the Townsville SDA's strategic location, supports the role and function of the Port of Townsville and stimulates economic growth	Complies. Proposal capitalises on Townsville SDA's strategic location and stimulates economic growth.
(b) ensures lots are appropriately sized to accommodate preferred development	Complies. Proposed lot size is appropriate for the proposed development.
(c) ensures the integrity and functionality of the Townsville SDA is maintained and protected from incompatible development	Complies. Proposal ensures the integrity and functionality of the TSDA is maintained.
(d) avoids or minimises adverse impacts on sensitive land uses	Not Applicable. Proposal is not located near sensitive land uses.
(e) ensures design, construction and operation is consistent with current best practice	Complies. Proposal will be in accordance with current best practice.

(f) avoids adverse impacts on environmental, cultural heritage and community values, or minimises, mitigates or offsets impacts where they cannot be avoided	Complies. Proposal will avoid adverse impacts on relevant environmental, cultural heritage and community values.
(g) uses water and energy efficiently and minimises potential impacts on water quality and climate change	Complies. Proposal will use water and energy efficiently and minimises potential impacts on water quality and climate change.
(h) manages impacts of air quality on the capacity of the Townsville airshed	Complies. Proposal is not anticipated to generate any significant adverse impacts to air quality.
(i) uses land and infrastructure efficiently and does not compromise or adversely impact on infrastructure, infrastructure corridors and future development opportunities	Complies. Proposal will not compromise or adversely impact on infrastructure.
(j) is adequately serviced by infrastructure, generally in accordance with established infrastructure planning	Complies. Proposal will be adequately serviced.
(k) manages the risks associated with natural hazards, to protect people and property	Complies. Proposal appropriately manages natural hazard risks.
(l) achieves appropriate levels of flood immunity consistent with current best practice	Not applicable. Proposal is not subject to flooding.
(m) ensures no net worsening of flood levels on land for existing and potential urban uses and on environmental values.	Not Applicable. Proposal is not subject to flooding.

5.3 Medium Impact Industry

The intent of the Medium Impact Industry is achieved through the following overall outcomes:

Overall Outcomes	Nature of Proposal
Development within the Medium Impact Industry Precinct:	
(a) This precinct is to accommodate medium impact industrial development that: (i) includes the manufacturing and processing of products that are associated with identifiable and measurable impacts (ii) requires buffers from sensitive land uses (iii) is reliant on and maximises the use of key transport and supply chain infrastructure.	Complies. Proposal is for the storage and transfer of materials and impacts are measurable/negligible. The subject site is appropriately buffered and maximises the use of key transport and supply chain infrastructure.
(b) Transport, freight and logistics industries are accommodated in locations with key rail and road linkages, including the section of the precinct adjoining the existing intermodal facility south of Marrett Street.	Not Applicable. Proposal is not for transport, freight and logistics industries.
(c) The scale, intensity and bulk of industrial development is appropriate for the location having regard to its proximity to adjacent sensitive land uses, e.g. the residential areas of Cluden and Wulguru	Complies. Proposed scale is appropriate for the scale, intensity and bulk of industrial development.
(d) The expansion of existing uses within the precinct will be supported where appropriate	Not Applicable. Subject site is currently vacant.
(e) Only one intersection from the Townsville Port Access Road to this precinct will be supported.	Complies. Proposal does not involve an additional intersection

(f) Defined uses that support the preferred development intent are: (i) freight terminal (ii) infrastructure facility (iii) **medium impact industry** (iv) research and technology industry (v) transport depot (vi) utility installation (vii) warehouse.

Complies. Proposal is for medium impact industry.

5.4 Strategic vision for the Townsville SDA

Overall Outcomes	Nature of Proposal
(1) The vision for the Townsville SDA is to: (a) be the preferred location in North Queensland for the establishment of industrial development of regional, State and national significance, including supporting infrastructure, which is reliant on direct access to one or more of the Port of Townsville, national freight rail and major road networks (b) ensure development of the Townsville SDA occurs in a logical sequence and is equally focused on the short- and long-term economic benefits to the region and State (c) facilitate the continued operation and future expansion of existing industrial operations and regionally significant extractive resources (d) facilitate a coordinated approach to the delivery of infrastructure, and maximise the efficient use of existing and future port, road, rail and ancillary infrastructure (e) recognise and protect environmental, cultural heritage and community values (f) contribute to maintaining the outstanding universal value of the Great Barrier Reef World Heritage Area. (2) The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Townsville SDA.	Complies. Proposal provides for a Medium Impact Industry use which is reliant on access to Major Road networks. Complies. Proposal is for an E-waste facility that will generate economic benefits in the short and long term given the long-term necessity for such facilities and is a logical development within the overall precinct. Not Applicable. Proposal is not for existing industrial operations. Complies. Proposal facilitates the coordinated approach to the delivery of infrastructure in concert with the wider infrastructure delivery within CBIP. Complies. Proposal will not impact on the environmental, cultural heritage and community values. Complies. Proposal will not impact on the Great Barrier Reef World. Complies. Proposal is consistent with the preferred development intent for the precinct and overall objectives.

5.5 SDA Wide Assessment Criteria

Refer to the Codes Report below for responses to the applicable SDA Wide Assessment Criteria as set out in Section 5.4 of the TSDA.

5.6 Townsville City Plan 2014

Given Townsville City Council is anticipated to be a referral agency for the application, the proposal has been assessed against the applicable codes of the Townsville City Plan 2014, specifically the following codes:

Zone Code	Addressed By:
Medium impact industry zone code	Urbicus
Development Codes	
Healthy Waters Code	Urbicus
Landscape Code	Urbicus
Transport impact, access and parking code	Urbicus
Works code	Urbicus

We note that the site is located within the Special Purpose Zone under the Townsville City Plan, however this is a byproduct of the sites underlying zoning and it is considered that the Medium Impact Industry Zone is a suitable zoning.

6 RECOMMENDATIONS

This urban planning report demonstrates that the proposed development and associated development application complies with relevant provisions of the Townsville SDA Development Scheme and therefore should be approved subject to reasonable and relevant conditions.

7 APPENDICES

7.1 APPENDIX A – Architectural Plans by McCabe Architects

7.2 APPENDIX B – Fee Waiver Confirmation provided by OCG



CODE REPORT

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1. SDA Wide Assessment Criteria

2.5 SDA wide assessment criteria	Responses
2.5.1 Infrastructure and services	
1) Development maximises the use of and minimises the cost for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy networks.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal maximises the use of and minimises the cost for infrastructure and does not propose any elements which are inconsistent with the historical approval's provisioning of infrastructure. The proposal will utilise infrastructure incorporated as part of the CBIP Eastern Precinct Development.
2) Development plans for and manages impacts on existing and future known telecommunications, transport, water, wastewater, recycled water and energy networks.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal has planned for and manages impacts on existing future known infrastructure. The CBIP Eastern Precinct has been appropriately designed to ensure long term infrastructure planning, in addition to the historical subdivision approval. All future infrastructure connections and services will be in accordance with the relevant standards.
3) Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will be adequately serviced. This can be conditioned as part of an approval.
4) Development incorporates waste minimisation practices and considers refuse collection or disposal.	☒ Complies ☐ Performance Solution

	☐ Not Applicable Proposal will adopt adequate waste minimisation and appropriate refuse collection to ensure the proposal is consistent with the relevant standards.
5) Development avoids or minimises adverse impacts on existing or proposed State or local government infrastructure and services.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not impact on existing or proposed infrastructure and services, with the CBIP Eastern Precinct envisioning works similar in scale and nature to the proposal.
6) Development provides for and protects the safety, functionality and efficiency of the Bruce Highway, North Coast rail line, TPAR and Flinders Highway (Stuart Bypass) and the Townsville Eastern Access Rail Corridor (TEARC).	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not located near the nominated transport areas.
2.5.2 Emissions	
1) Development is designed to avoid or minimise: (a) adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals (b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is designed to avoid emissions impacts and will not generate any significant adverse impacts. The proposed footprint is comparable in scale to the approved warehouse over the site and has appropriate separation from nearby sensitive uses.
2) Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal supports the objectives of the relevant policies and is not expected to generate any significant noise or emission generating activities and is consistent with the planned activities within the Medium Impact Industry Zone under the Townsville SDA Area.

	Notwithstanding the existing approval over the site (AP2023/008), we note that various sites nearby (AP2019/006) have been approved for developments which will be similar in terms of potential acoustic and air quality impacts such that the proposal will be inconsistent with the prevailing pattern of development.
3) Development with the potential to impact on the air quality of Townsville will be expected to conduct air shed modelling, in accordance with current best practice, to demonstrate compliance with air quality standards.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not anticipated to impact on the air quality of Townsville.
2.5.3 Contaminated land	
1) Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is not registered or likely to be registered on the EMR or CMR.
2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal is not anticipated to cause any potential additional contamination, and the subject is not currently understood to be contaminated.
2.5.4 Acid sulfate soils	
1) Development, in accordance with current best practice, is to: (a) avoid the disturbance of acid sulfate soils (ASS) or (b) ensure that the disturbance of ASS avoids or minimises the mobilisation and release of acid and metal contaminants.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal is not anticipated to encounter or impact on acid sulfate soils given the proposal does not involve any notable or significant earthworks are required over the site.
2.5.5 Climate change	
1) Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.	☒ Complies ☐ Performance Solution ☐ Not Applicable

	The proposal is not anticipated to generate any notable greenhouse gas emissions given the proposal will not involve any extensive processing of the materials.
2.5.6 Transport	
1) Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses and road networks.	☒ Complies ☐ Performance Solution ☐ Not Applicable Traffic for the proposed development is not expected to be significant and will be approximately 4 truck movements per day within the initial 2 years of the project.
2) Local road networks within the Townsville SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal is located with the CBIP Eastern Precinct and therefore the proposed vehicle types and traffic volumes will appropriately accommodated and consistent with surrounding developments.
3) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of transport infrastructure.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal involves two (2) separate crossovers which allow for appropriate ingress and egress and will not impact on the traffic network.
4) Adequate car parking for the number and nature of vehicles expected are provided on site.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal incorporates 15 Car Parks (1 PWD) and therefore appropriately accommodates for the staff and potential visitors on site.
2.5.7 Environment, cultural heritage and community	
1) Environmental values, cultural heritage values, and community values of the premises on which the development is undertaken, and immediate surrounds, are identified and managed, consistent with current best practice. Note: Duty of Care under Section 23 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement for all development.	☒ Complies ☐ Performance Solution ☐ Not Applicable

	Environmental values, cultural heritage values and community values of the premises will not be compromised.
2) Development is designed and sited to: (a) avoid adverse impacts on environmental values including matters of local, State and national environmental significance, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset (b) maintain ecological connectivity and processes (c) maintain the outstanding universal value of the Great Barrier Reef World Heritage Area (d) avoid adverse impacts on cultural heritage and community values, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is not anticipated to generate notable adverse impacts to the environmental values or ecological connectivity. We note that the site is currently vacant and devoid of any vegetation and as such the proposal is not expected to generate any impacts.
3) Environmental offsets are provided in accordance with the relevant commonwealth or State environmental offset framework.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not require or involve any Commonwealth or State Government environmental impacts or require offsets.
4) Environmental offsets should be accommodated within the Environmental Management Precinct before seeking solutions external to the Townsville SDA.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.
5) Where the development requires a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not require a buffer.
2.5.8 Engineering and design standards	
1) Development is designed and constructed in accordance with the relevant engineering and design standards (and any subsequent revisions to the relevant standards) stated in Table 8 below. Alternative innovative solutions that demonstrate compliance with the relevant standards are encouraged.	☒ Complies ☐ Performance Solution

Table 8 Relevant engineering and design standards <table border="1"> <tr> <td>Sewer and water</td><td> - Standards of the relevant water and sewerage service provider </td></tr> <tr> <td>Soil erosion</td><td> - International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control </td></tr> <tr> <td>Filling</td><td> - AS3798 – Guidelines on Earthworks for Commercial and Residential Developments </td></tr> <tr> <td>Stormwater quality</td><td> - Water sensitive urban design: Design objectives for urban stormwater management - Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands - Concept Design Guidelines for Water Sensitive Urban Design - Standard Drawings for Water Sensitive Urban Design - Table B (Appendix 2) of the State Planning Policy 2017 - Environmental Protection (Water) Policy 2009 (Townsville region) - Water Quality Guidelines for the Great Barrier Reef Marine Park (2010) </td></tr> <tr> <td>Stormwater quantity</td><td> - Queensland Urban Drainage Manual (QUDM) - Australian Rainfall and Runoff (ARR) - where referenced by QUDM </td></tr> <tr> <td>Roads (major)</td><td> - Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual - DTMR's Guide to Traffic Impact Assessment - DTMR Pavement Design Manual - DTMR Bridge Design Manual - QUDM - Chapter 7 - DTMR Drainage Design Manual - Manual of Uniform Traffic Control Devices - DTMR Guide to Pavement Markings - Australian Standard AS1158 (Street Lighting) - Complete Streets Manual 2010 (Section 17: Industrial Streets). </td></tr> <tr> <td>Roads (minor)</td><td> - Relevant local government construction standards. </td></tr> <tr> <td>Site access</td><td> - Relevant local government construction standards. </td></tr> <tr> <td>Car parking</td><td> - Relevant local government standards </td></tr> <tr> <td>Footpaths and cycle paths</td><td> - Relevant local government construction standards - Austrroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths </td></tr> <tr> <td>Rail</td><td> - DTMR's Guide to Development in a Transport Environment - Rail </td></tr> </table> <i>Note: Where any inconsistencies arise between relevant engineering standards listed in Table 8, the relevant local government construction standards prevail.</i>	Sewer and water	Standards of the relevant water and sewerage service provider	Soil erosion	International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control	Filling	AS3798 – Guidelines on Earthworks for Commercial and Residential Developments	Stormwater quality	- Water sensitive urban design: Design objectives for urban stormwater management - Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands - Concept Design Guidelines for Water Sensitive Urban Design - Standard Drawings for Water Sensitive Urban Design - Table B (Appendix 2) of the State Planning Policy 2017 - Environmental Protection (Water) Policy 2009 (Townsville region) - Water Quality Guidelines for the Great Barrier Reef Marine Park (2010)	Stormwater quantity	- Queensland Urban Drainage Manual (QUDM) - Australian Rainfall and Runoff (ARR) - where referenced by QUDM	Roads (major)	- Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual - DTMR's Guide to Traffic Impact Assessment - DTMR Pavement Design Manual - DTMR Bridge Design Manual - QUDM - Chapter 7 - DTMR Drainage Design Manual - Manual of Uniform Traffic Control Devices - DTMR Guide to Pavement Markings - Australian Standard AS1158 (Street Lighting) - Complete Streets Manual 2010 (Section 17: Industrial Streets).	Roads (minor)	Relevant local government construction standards.	Site access	Relevant local government construction standards.	Car parking	Relevant local government standards	Footpaths and cycle paths	- Relevant local government construction standards - Austrroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths	Rail	DTMR's Guide to Development in a Transport Environment - Rail	☐ Not Applicable The proposal will be in accordance with the applicable engineering and design standards. Compliance can be conditioned as part of an approval.
Sewer and water	Standards of the relevant water and sewerage service provider																						
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2.5.9 Other government matters																							
1) Development is to demonstrate consistency with any other relevant legislative requirements for the development to proceed and operate. Development, to the extent practicable, is to be consistent with regional plans, the State Planning Policy, and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal is not considered to contravene or be inconstant with any other legislative requirements, notably the following:																						

	- The proposal is generally compliant with the relevant provisions of the <i>Townsville City Plan 2014</i> as per the code responses provided below - The proposal does not contravene any provisions of the State Referral requirement as per the <i>Planning Regulation 2017</i>.
2.5.10 Energy and water efficiency	
1) Building, site design and layout maximises energy efficiency having regard to: (a) building orientation and passive solar design (b) maximising opportunities for cross ventilation (c) appropriate shade treatments (d) landscaping treatments to the western side of the building.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposed building design is the most efficient and effective for energy efficiency with appropriate orientation and minimising the potential climate impacts. We note the proposed design is comparable to the approved warehouse design with only minor amendments.
2) Water efficiency is optimised through the use of alternative water supply sources, including: (a) rainwater harvesting systems (b) recycled water source.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will connect to the reticulated water system.
2.5.11 Visual impacts	
1) Visual impacts of buildings, retaining structures or other development are minimised through building design, landscaping or other mitigation measures when viewed from a publicly accessible view point such as major roads, public parks or Cleveland Bay.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not result in a built form inconsistent with the surrounding precinct and will not produce adverse visual impacts from major view points.
2) Development incorporates high quality urban design and landscape treatments particularly for those areas highly visible from public roads.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is consistent with surrounding developments and industrial design. The proposal incorporates landscaping to Penelope Road and a water feature which ensures an attractive and considered design.

2.5.12 Built form	
1) The scale, character and built form of development contributes to a high standard of amenity.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal built form is consistent with the surrounding expectations of amenity. We note again that the proposal is generally designed in accordance with the approved warehouse design and incorporates various components such as landscaping and significant setbacks.
2) Development must incorporate crime prevention through environmental design (CPTED) principles.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal incorporates appropriate CPTED principles.
2.5.13 Reconfiguring a lot	
1) Development provides lawful, safe and practical access.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for a Reconfiguring a Lot.
2) Infrastructure is provided generally in accordance with established infrastructure planning.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for a Reconfiguring a Lot.
3) Lot sizes are adequate to accommodate a development footprint consistent with the preferred development intent of each precinct. A range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following: (a) Low Impact Industry Precinct – 1 hectare (ha) (b) Medium Impact Industry Precinct – 2 ha (c) High Impact Industry Precinct – 25 ha (d) Port Industry Precinct – 2 ha.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for a Reconfiguring a Lot.

4) Further subdivision of the Environmental Management, Infrastructure Corridors, and Resources Precincts is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for a Reconfiguring a Lot.
2.5.14 Landscaping	
1) Development provides landscaping that: (a) minimises the visual impacts of the development (b) incorporates at least 50% local species (c) maintains and enhances significant vegetation (d) is low maintenance.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal incorporates appropriate landscaping along the extent of Penelope Road which will reduce any visual impacts and local species.
2.5.15 Natural hazards – flooding, including storm tide inundation	
1) Development, in accordance with current best practice: (a) achieves an appropriate level of flood immunity (b) does not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties or the State transport network. This includes potential impacts from changes to stormwater flows and local flooding (c) avoids, minimises or mitigates adverse impacts from flooding to protect people and property, and enhances the community's resilience to flooding (d) supports, and does not hinder disaster management capacity and capabilities (e) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal has appropriate flood immunity resulting from the historical subdivision and will not hinder disaster management capacity.
2) Where development includes flood mitigation works: (a) development may consider flood mitigation works within the Environmental Management Precinct where it cannot otherwise be accommodated within the development precinct. Development will demonstrate that the extent of such works must be proportional to the total flood balance and must not restrict the development of other land (b) any flood mitigation works are to integrate environmental, cultural heritage and stormwater management outcomes.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve flood mitigation works.
2.5.16 Natural hazards – other	

1) Development, in accordance with current best practice: (a) identifies relevant natural hazards that may impact upon the development (b) appropriately manages risk associated with identified hazards (c) avoids increasing the severity of the natural hazard (d) for coastal hazards, avoid erosion prone areas wherever possible.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is subject to Low Hazard Area within the Flood Overlay however the proposal is located above the defined Q100 flood level and therefore will have minimal natural hazards impact.
2.5.17 Water quality	
1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from: (a) altered stormwater quality and hydrology (b) wastewater (other than contaminated stormwater and sewage) (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilisation of nutrients and sediments.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal is not anticipated to generate adverse impacts on environmental values of receiving waters. We refer to the historical SWMP as part of the historical MCU Application for a warehouse which is comparable in size and scale to the proposed development.
2) Development encourages a precinct-wide stormwater management approach that achieves an improved water quality outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed Stormwater Management Plan is appropriately integrated with surrounding precinct.

2. Medium Impact Industry Zone Code

Performance outcomes	Acceptable outcomes	Responses
For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building <i>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</i>		
Built form		
PO1 Development is consistent with the scale of surrounding buildings.	AO1.1 Site cover does not exceed 80%.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed Site Cover does not exceed 80%.
	AO1.2 Buildings are set back from street and road frontages: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed setback is greater than 6m.
PO2 Building entrances are legible and safe.	AO2.1 Pedestrian entries are visible from the primary street frontage and visitor car parking areas, and are separate to vehicle access points.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed entrance is visible from Penelope Street.
	AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed doorway recess is appropriate and would not conceal a person.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will include a clear street number
	AO2.4	☒ Complies

	Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.	☐ Performance Solution ☐ Not Applicable Proposed external lighting will be sufficient.
Amenity		
PO3 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and sensitive land uses.	A03 Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <i>Editor's note</i> —Screening can be provided by any combination of the above treatments to meet the acceptable outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed utility elements will not be visible from Penelope Street.
PO4 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.	A04 Landscaping is provided for a minimum depth of: 4m along an arterial or sub-arterial road; or 2m along any other road or street frontage.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal provides landscaping along the site frontage.
For accepted development subject to requirements and assessable development		
General		
PO5 Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised. <i>Editor's note</i> —Applicants should have regard to relevant legislative, industry and licensing requirements.	A05.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not exceed the noise generation levels set out in the EPA policy.
	A05.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not exceed the air quality levels set out in the EPA policy.
	A05.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.	☐ Complies ☐ Performance Solution

		☐ Not Applicable
	A05.4 All external areas are sealed, turfed or landscaped.	☒ Complies ☐ Performance Solution ☐ Not Applicable All external areas will be sealed, turfed or landscaped.
	A05.5 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed lighting will be consistent with relevant standards. This can be conditioned as part of an approval.
	A05.6 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements</i> .	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
PO6 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. <i>Editor's note</i> —Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.	A06.1 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.	☒ Complies ☐ Performance Solution ☐ Not Applicable Any potential contaminating substances will be stored or used within the roofed facility/
	A06.2 Roof water is piped away from areas of potential contamination.	☒ Complies ☐ Performance Solution ☐ Not Applicable Roof water will be piped away from areas of potential contamination.
PO7 The site layout and design: (a) minimises earthworks;	A07 Development does not involve earthworks involving more than 100m ³ .	☒ Complies ☐ Performance Solution

(b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.		☐ Not Applicable Proposed does not involve significant earthworks.
Defence land		
PO8 Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	A08 All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for defence land.
Caretaker's accommodation		
PO9 Development does not compromise the viability of the primary use of the site.	A09.1 No more than one (1) caretaker's accommodation dwelling is established on the site.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve caretakers accommodation.
	A09.2 The caretaker's accommodation dwelling has a gross floor area of no more than 70m ² .	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve caretakers accommodation.
Ancillary office uses		
PO10 Offices are accommodated where they are ancillary to the primary industrial use on the site.	AO10 The area used for an office use does not exceed 250m ² or 10% of the gross floor area, whichever is the lesser.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed ancillary office does not exceed 250m ² .
Uses		
PO11 Development within the zone facilitates: (a) industrial activities whose impacts on sensitive land uses and the natural environment can be appropriately managed; or (b) uses which require larger sites in locations that are	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is for a medium impact industry use and is appropriately separated from nearby sensitive uses.

separated from sensitive land uses, and are not more appropriately accommodated in other zones; or (c) non-industrial uses which are small in scale and ancillary to or directly support the industrial functions of the area.		
PO12 Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve retail sales.
PO13 Development does not significantly detract from the availability or utility of land for industry purposes.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is utilising land for industrial purposes
Crime prevention through environmental design		
PO14 Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and wayfinding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. <i>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</i>	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal provides for adequate surveillance.
Community and environmental risk		
PO15	No acceptable outcome is nominated.	☒ Complies

Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.		☐ Performance Solution ☐ Not Applicable Proposal is designed and managed to provide appropriate protection.
PO16 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable The proposal responds sensitively to the site and surrounding drainage patterns.
Additional benchmarks for assessable development in precincts		
Roseneath medium impact industry precinct		
PO17 Development is supported by adequate infrastructure, including: (a) connection to reticulated water and sewage networks; (b) connection to a stormwater drainage system; and (c) constructed roads.	No acceptable outcome is nominated. <i>Editor's note—In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not located within the nominated precinct.
PO18 Development protects the environmental quality, existing riparian vegetation and hydraulic capacity of waterways including Stuart and Stoney Creeks.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not located within the nominated precinct.
PO19 Development does not compromise the safe use of the nearby magazine reserve.	AO19 The development does not compromise the protective works safety distance from explosive storage stipulated in AS2187-1 Explosives — Storage, transport and	☐ Complies ☐ Performance Solution ☒ Not Applicable

	use and is otherwise consistent with that standard. Editor's note—The magazine reserve is located on the following property descriptions, Lot 103 Plan EP2187 and Lot 220 Plan SP138418.	Proposal is not located within the nominated precinct.
PO20 Impacts on nearby residential uses are minimised as far as practicable. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not located within the nominated precinct.

3. Healthy Waters Code

Performance outcomes	Acceptable outcomes	Responses
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will contribute to the protection of environmental values.
PO2 High environmental value waters and slightly disturbed waters (shown on Figure 9.1 — High environmental value waters and slightly disturbed waters) are	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	☐ Complies ☐ Performance Solution ☒ Not Applicable

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.	<i>data set for these areas.</i>	Proposal is not located in the nominated area.
PO3 The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	No acceptable outcome is nominated. <i>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.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Potential entry of contamination will be avoided.
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);	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal does not involve significant earthworks.
		☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will appropriately manage waters.

	(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. <i>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.</i>	
PO5 Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	No acceptable outcome is nominated. <i>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 SC6.4.6.1 - Water Sensitive Urban Design.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed construction activities avoid adverse impacts on stormwater quality.
Hydrological processes		
PO6	AO6.1	☒ Complies

The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	All existing waterways and overland flow paths are retained.	☐ Performance Solution ☐ Not Applicable Proposal does not impact on existing waterways and overland flow paths.
	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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater management system will be in accordance with the relevant policies.
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. <i>Editor's note</i>—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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed minimises large areas of impervious material and maximises opportunities for capture and reuse.
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. <i>Editor's note</i>—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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Stormwater management system will be consistent with the relevant policies. This can be conditioned as part of an approval.

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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater management system will be designed in accordance with the Development manual planning scheme policy. This can be conditioned as part of an approval.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not result in an increase in the flood level or flood duration.
	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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater management system will be designed in accordance with the Development manual planning scheme policy. This can be conditioned as part of an approval.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.

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. <i>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.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater management system will provide safe access and maintenance.
Point source waste water management (other than contaminated stormwater and sewage)		
PO14 Waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. <i>Editor's note—To meet this outcome, a waste water management plan (WWMP) should be prepared by a suitably qualified person. The WWMP is to account for the waste water type, climatic conditions, Water Quality Objective (WQOs) and best practice environmental management.</i>	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed waste water will be managed in accordance with a water management hierarchy.
PO15 Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health of receiving waters.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not dispose of waste water to a waterway.
PO16 Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is not anticipated to disturb soil.

PO17 Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms. <i>Editor's note—Compliance with this outcome can be demonstrated by following the management advice in the Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland and associated technical guideline.</i>	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not dispose of waste water to a waterway.
Constructed lakes and artificial waterways		
PO18 Where established, a constructed lake or artificial waterway is designed to maintain a reasonable standard of water quality, having regard to factors affecting lake health, including: (a) nutrients and eutrophication; (b) gross pollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals.	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO19 Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC 6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO20 The location, design and operation of a constructed lake or artificial waterway:	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual</i>	☐ Complies ☐ Performance Solution

(a) protects environmental values in downstream and upstream waterways; (b) protects any groundwater recharge areas; (c) incorporates low lying areas of a catchment connected to an existing waterway; (d) does not disrupt natural wetlands and any associated buffer areas; (e) avoids disturbing soils or sediments; and (f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <i>Editor's Note—Monitoring and maintenance programs will be required to adaptively manage water quality and to achieve relevant water quality objectives.</i>	planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO21 The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.	For constructed lakes — No acceptable solution is nominated. AO21 For an artificial waterway: Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO22 The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management,</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable

waterways and wetlands.	SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Proposal does not involve the construction of a lake or artificial waterway.
PO23 A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO24 The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO25 A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO26 A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO27 A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
PO28 Opportunities for incorporation of accessible passive	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual	☐ Complies

and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	planning scheme policy no. SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	☐ Performance Solution ☒ Not Applicable Proposal does not involve the construction of a lake or artificial waterway.
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. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Life cycle costs will be minimised.
PO30 The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Site area is appropriate to accommodate an effective stormwater system.
PO31 The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regard to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will provide for the orderly development of stormwater infrastructure.
PO32 Proposed stormwater infrastructure remains fit for purpose for the life of the development.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater infrastructure will remain fit for the purpose for the life of the development.
PO33	AO33 The stormwater management system is designed in	☒ Complies

Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	accordance with the Development manual planning SC6.4.8 Stormwater Management , SC6.4.9 Stormwater Quantity ; and SC6.4.10 Stormwater Quality .	☐ Performance Solution ☐ Not Applicable Proposed stormwater management system will be designed in accordance with the Development manual planning scheme policy. This can be conditioned as part of an approval.
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. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy SC6.4 for assistance in demonstrating this outcome.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for an ROL.
Ship-sourced pollutants		
PO35 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities. <i>Editor's note</i> —Refer to: <i>Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.</i>	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal will not involve ship-sourced pollutants.
PO36 Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal will not involve ship-sourced pollutants.
PO37 Equipment to contain and remove spillages is stored in	No acceptable outcome is nominated.	☐ Complies

a convenient position near marina or berthing facilities and is available for immediate use.		☐ Performance Solution ☒ Not Applicable Proposal will not involve ship-sourced pollutants.
PO38 Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure. <i>Editor's note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</i>	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal will not involve ship-sourced pollutants.

4. Landscape Code

Performance outcomes	Acceptable outcomes	
Landscape design and character		
PO1 The overall landscape design of both public and private spaces: (a) creates a sense of place that is consistent with the intended character of the streetscape, city or locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.	AO1 When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space , landscape design is in accordance with the requirements for that area. Otherwise, no acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not in an identified locality.
PO2 Tree and plant selection ensures: (a) climatically appropriate landscaping; (b) creation of a diverse palette: in form, texture and	AO2.1 Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable

seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and (d) cost effective and convenient maintenance over the long-term.		Species will be consistent with the relevant policies. This can be conditioned as part of an approval.
	AO2.2 Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Species will be consistent with the relevant policies. This can be conditioned as part of an approval.
PO3 Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.	AO3 Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space . <i>Editor's note—Applicants may also have reference to the Development manual planning scheme policy no. SC6.4 - SC6.4.6.1 Geometric Road Design.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Species will be consistent with the relevant policies. This can be conditioned as part of an approval.
PO4 Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	AO4.1 All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable All general streetscape elements will be provided in accordance with the relevant standards.
	AO4.2 Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable All general streetscape elements will be provided in accordance with the relevant standards.
	AO4.3	☐ Complies

	Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☐ Performance Solution ☒ Not Applicable Proposal will not provide streetscape furniture.
P05 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	A05.1 Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 — 10 years of planting.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not provide tree species within communal recreation areas.
	A05.2 A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed landscaping will provide a suitable balance of soft landscaping and planting.
P06 Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	A06 Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space . <i>Editor's note—Applicants should also have regard to requirements for local recreational parks in the Reconfiguring of a lot code.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed landscaping will be consistent with the relevant standards.
P07 The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	A07 Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Surface treatments will be consistent with the relevant standards.
Edge treatments		
P08 Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while	A08 Landscaped areas along the frontage of a site consists of: (a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the	☒ Complies ☐ Performance Solution ☐ Not Applicable

maintaining a safe environment for users.	site within 5 years of planting; (b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.	Proposed landscape areas will be appropriate. This can be conditioned as part of an approval.
PO9 Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	No acceptable outcome is nominated. <i>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not require acoustic barriers and long fences along road frontage.
PO10 Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.	AO10.1 Screen planting is provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and (b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.	☒ Complies ☐ Performance Solution ☐ Not Applicable Screen planting is not required.
	AO10.2 A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.	☒ Complies ☐ Performance Solution ☐ Not Applicable To be conditioned as part of an approval.
PO11 Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.	No acceptable outcome is nominated. <i>Editor's note—Guidance on desirable treatments in particular circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will consist of an appropriate combination and species of trees.
PO12	No acceptable outcome is nominated. <i>Editor's note—Guidance on desirable treatments in particular</i>	☒ Complies

Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	<i>circumstances is provided in the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.</i>	☐ Performance Solution ☐ Not Applicable Proposed planting will be appropriate for the space.
Maintenance, drainage, utilities, services and construction		
P013 Plant selection and location protects the integrity and function of overhead and underground services.	AO13 Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed planting will be consistent with the relevant standards.
P014 Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.	No acceptable outcome is nominated. <i>Editor's note—Applicants should also refer to Section 9.3.6 Works code and Section 9.3.2 Healthy waters code and the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed planting will not adversely affect stormwater quantity or quality.
P015 Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs. <i>Editor's note—Council may request a lifecycle cost analysis and maintenance cost plan for developments that create new public landscape embellishment to determine the appropriateness of landscaping treatment lifecycle costs to the community.</i>	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 to assist in demonstrating the outcome, including SC6.4.12 Landscaping and Open Space. and SC6.4.12.6 Landscaping Construction Standards.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed landscaping works, design and materials will minimise maintenance costs and whole of life cycle costs.
P016 All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 including SC6.4.12 Landscaping and Open Space. to assist in demonstrating the outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable

		Proposed turf areas are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.
PO17 Drainage of podium planters allows for flush out in future and are adequately drained.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposed does not involve podium planters.
PO18 Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	AO18 Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including - SC6.4.12 Landscaping and Open Space . <i>Editor's note—Irrigation systems should be minimized where practical, such as in natural areas or areas where landscaping is likely to endure due to landform and microclimate, for example.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Irrigation will be consistent with the relevant standards.
PO19 Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy SC6.4.12 Landscaping and Open Space to assist in demonstrating the outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Limited on-site maintenance will be required.
PO20 Container sizes and planting stock maturity is consistent with the intended role of the landscaping.	AO20 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Landscaping will be undertaken in accordance with the relevant policies.
PO21 Planting stocks are of a quality to ensure vigorous growth.	AO21 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards .	☒ Complies ☐ Performance Solution ☐ Not Applicable Landscaping will be undertaken in accordance with the relevant policies.
PO22	AO22 Landscaping is undertaken in accordance with the	☒ Complies

Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards .	☐ Performance Solution ☐ Not Applicable Landscaping will be undertaken in accordance with the relevant policies.
PO23 Site preparation works ensure a stable and enhanced landscape form.	AO23 Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space and SC6.4.12.6 Landscaping Construction Standards .	☒ Complies ☐ Performance Solution ☐ Not Applicable Landscaping will be undertaken in accordance with the relevant policies.
Sustainability		
PO24 Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	AO24.1 Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
	AO24.2 Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
PO25 Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	AO25.1 Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970- 2009 Protection of Trees on Development Sites.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
	AO25.2 Any required pruning or trimming work is undertaken in accordance with AS4373 — Pruning of Amenity Trees and is carried out by a qualified arborist.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
	AO25.3 Retained and significant vegetation damaged during	☐ Complies

	development or construction is treated to repair any damage to the extent practicable by a qualified arborist.	☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
	AO25.4 Protective measures and practices are employed for work adjacent to trees in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.23.1 Construction management .	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is devoid of vegetation.
PO26 Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; and (c) optimising shade to create useable and comfortable areas; (d) hydro-zoning planting.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed landscape design optimises water and energy efficiency.
PO27 Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.	AO27 Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed landscaping will be in accordance with the relevant policies.
PO28 Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is generally not surrounded by vegetation.
PO29 Landscaping elements are provided within parking areas, along driveways and internal roadways to	AO29 Landscaping is provided in accordance with the Development manual planning scheme policy no.	☒ Complies ☐ Performance Solution

provide adequate shading, and safe and legible parking areas.	SC6.4 - SC6.4.12 Landscaping and Open Space.	☐ Not Applicable Proposed landscaping will be in accordance with the relevant policies.
Safety		
PO30 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour. <i>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</i>	AO30.1 Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed access will be appropriately safe.
	AO30.2 Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.	☒ Complies ☐ Performance Solution ☐ Not Applicable To be conditioned.
	AO30.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve solid walls.
PO31 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.	AO31.1 Paving material, tactile indicators and construction complies with AS1428 - Design for Access and Mobility.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed materials will be consistent with Australian Standards.
	AO31.2 Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed materials will be appropriate for legibility and pedestrian and vehicular movement.

	A031.3 Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.	☒ Complies ☐ Performance Solution ☐ Not Applicable Hard landscaping materials will not be highly reflective or likely to generate safety impacts.
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5. Transport Impact, Access & Parking Code

Performance outcomes	Acceptable outcomes	Responses
Transport impact <i>Editor's note</i> —Applicants should note that the Department of Transport and Main Roads may have additional requirements. <i>Editor's note</i> —Applicants should also note that a transport impact assessment may be required to demonstrate compliance with this code.		
PO1 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The road hierarchy is shown on Figure 9.5 — Road hierarchy existing and Figure 9.6 Road Hierarchy Future	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA) .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal is located on an appropriate road.
PO2 Development does not compromise the orderly provision or upgrading of the transport network.	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.5.2 Traffic Impact Assessment (TIA) .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not compromise the upgrading of the transport network.
PO3 On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks. <i>Editor's note</i> —To demonstrate compliance with this performance outcome with regard to pedestrian and cyclist elements, applicants may be requested to provide a walk and cycle network plan to show connections to internal and external attractions, existing and proposed walk and cycle facilities and which respond to desire lines of all users.	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.2 Traffic Impact Assessments (TIA) , SC6.4.4 Active Transport Infrastructure , SC6.4.6.1 Geometric Road Designs , and SC6.4.5.1 Townsville Road Hierarchy .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed on-site transport network appropriately integrates and connects with surrounding networks.
PO4 As far as practicable, development is designed to	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual	☒ Complies

encourage travel by public transport, walking and cycling.	planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.2 Traffic Impact Assessments (TIA) , SC6.4.4 Active Transport Infrastructure , SC6.4.6.1 Geometric Road Design , and SC6.4.5.1 Townsville Road Hierarchy .	☐ Performance Solution ☐ Not Applicable Development is designed to encourage travel by public transport, walking and cycling as far as practicable.
Site access <i>Editor's note—Local government (or other service owner) approval must be obtained before interfering with any infrastructure or undertaking works in the road reserve. In addition, be aware that the location of a driveway may be influenced by an approved plan of development that applies to the site or by the location of existing infrastructure or existing vehicle crossovers.</i>		
PO5 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	A05 Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways , SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking . <i>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be provided in accordance with the relevant standards.
PO6 Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	No acceptable outcome is nominated. <i>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Access for pedestrians and cyclists is appropriate.
PO7 Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	A07 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings <i>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessment (TIA) and SC6.4.5.1 Townsville Road Hierarchy.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. Compliance can be conditioned.
PO8 All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	A08 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways , SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking .	☒ Complies ☐ Performance Solution ☐ Not Applicable

		Access will be consistent with the relevant standards. Compliance can be conditioned.
PO9 A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	AO9 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. Compliance can be conditioned.
PO10 Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	AO10 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. Compliance can be conditioned.
PO11 A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	AO11 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. Compliance can be conditioned.
PO12 Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	AO12 Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings.	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. Compliance can be conditioned.
PO13 All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	AO13 Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a	☒ Complies ☐ Performance Solution ☐ Not Applicable Access will be consistent with the relevant standards. All vehicles will be capable of accessing and exiting the site in a forward motion.

	three-point turn.	
Pedestrian and cyclist facilities		
PO14 Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no.SC6.4 — SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.4 Active Transport Infrastructure , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed pedestrian movement will be safe and convenient.
PO15 Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility. <i>Editor's note</i> —End of trip bicycle facilities will need to be provided for major development in accordance with the Queensland Development Code Mandatory Part 4.1 — Sustainable Buildings . "Major development" is defined in MP4.1.	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.4 Active Transport Infrastructure , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Provision for safe and convenient cycle movement.
PO16 Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimising potential concealment points and assault locations; (e) minimising opportunities for graffiti and other vandalism; and (f) restricting unlawful access to buildings and	No acceptable outcome is nominated. <i>Editor's note</i> — Applicants should refer to the Development manual planning scheme policy no. SC6.4 — SC6.4.4 Active Transport Infrastructure , SC6.4.5.3 Public Transport Facilities , SC6.4.5.4 Car Parking , SC6.4.5.1 Townsville Road Hierarchy , SC6.4.6.1 Geometric Road Design , SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural) , SC6.4.14.3 Utility Services and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed parking areas, pathways and other elements are designed to enhance public safety.

between buildings. <i>Editor's note—Crime Prevention through Environmental Design Guidelines for Queensland prepared by the State Government may provide applicants with guidance on these matters.</i>		
Parking		
PO17 Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; and (b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO17 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10. <i>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed parking is consistent with the historical parking rates over the site.
PO18 Parking ensures access is provided for people with disabilities.	AO18 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.4 Car Parking.	☒ Complies ☐ Performance Solution ☐ Not Applicable Parking areas are in accordance with the relevant standards.
PO19 Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sight lines.	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.12 Landscaping and Open Space to assist in complying with this outcome.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not require set-down and pick-up areas.
PO20 Parking and servicing areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) minimise large unbroken areas of hardstand to the extent practicable;	No acceptable outcome is nominated. <i>Editor's note—Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.5 Driveways, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.12 Landscaping and Open Space.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable All parking and servicing areas are appropriately design to ensure appropriate manouvering throughout the site.

(d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and (g) minimise any adverse impacts on the amenity of surrounding land.		
PO21 Vehicle spaces have adequate dimensions to meet user requirements.	AO21 Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed parking area will be consistent with the relevant standards.
PO22 Pavement is constructed to an appropriate standard.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Pavement is constructed to an appropriate standard.
PO23 Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Parking areas will be maintained for use during all hours of operation.
PO24 Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not for accommodation activities.
PO25 Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding	No acceptable outcome is nominated.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve multi-level parking areas.

technologies and aesthetic treatments are provided.		
Servicing		
PO26 Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	A026 Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed servicing area will be consistent with the relevant standards.
PO27 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	A027 Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management , SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	☒ Complies ☐ Performance Solution ☐ Not Applicable Refuse collection areas will be consistent with the relevant standards.
PO28 Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Servicing arrangements minimise adverse impacts.

6. Works Code

Performance outcomes	Acceptable outcomes	Responses
Access and parking		
PO1 Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage;	AO1 Access is provided in accordance with Australian Standard AS2890.1.	☒ Complies ☐ Performance Solution ☐ Not Applicable

and (c) the function and characteristics of the access road and adjoining road network.		Access will be provided in accordance with Australian standards.
PO2 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	A02.1 Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10. OR	☒ Complies ☐ Performance Solution ☐ Not Applicable Parking will be consistent with historical parking rates.
	A02.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing number of on-site parking is retained or increased.	☐ Complies ☐ Performance Solution ☒ Not Applicable Subject site is vacant.
PO3 Parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	A03.1 Parking areas are designed in accordance with Australian Standard AS2890.1. OR	☒ Complies ☐ Performance Solution ☐ Not Applicable Parking areas will be consistent with Australian Standards. Compliance can be conditioned as part of an approval.
	A03.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.	☐ Complies ☐ Performance Solution ☒ Not Applicable Subject site is vacant.
PO4 Landscaping is provided to soften the visual impact of parking areas and to provide shading.	A04.1 Shade trees within parking areas are provided at the following rate: (a) in single sided, angle or parallel bays - 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays - 1 tree per 6 parking spaces.	☒ Complies ☐ Performance Solution ☐ Not Applicable To be conditioned as part of an approval.

	<i>Editor's note—The Development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space sets out guidance on tree species and planting standards.</i> OR	
	AO4.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.	☐ Complies ☐ Performance Solution ☒ Not Applicable Site is currently vacant.
PO5 Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	AO5.1 Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed servicing areas will be provided and designed in accordance with Australian Standards.
	AO5.2 Where an existing lawful premises and involves not more than 5% or 50m² (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.	☐ Complies ☐ Performance Solution ☒ Not Applicable Subject site is currently vacant.
Services and utilities		
PO6 A potable water supply is provided that is adequate for the needs of the intended use.	AO6.1 The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings. <i>Editor's note—If a main exists, then an application for a water meter will be required.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed will be adequately serviced.
	AO6.2 Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.11.2	☒ Complies ☐ Performance Solution ☐ Not Applicable

	Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	Proposed water supply and connections will be in accordance with the relevant standards. Compliance can be conditioned.
PO7 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	A07.1 The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will be connected to reticulated sewer.
	A07.2 Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed waste water system will be consistent with the relevant planning scheme policies.
PO8 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. <i>Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance council's Trade Waste Policy supporting the Water Act 2000, Plumbing and Drainage Act 2002 and the Standard Plumbing Regulation 2003</i>	A08.1 The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	☒ Complies ☐ Performance Solution ☐ Not Applicable Bin storage area will be screened and has an impervious sealed pad.
	A08.2 On sites in an industrial zone that are greater than 2,000m ² in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 30 point turn.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed servicing areas allow for entry and exit in a forward direction.
PO9 The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	A09.1 The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal does not result in an increase in the flood level or flood duration.

	AO9.2 Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZS3500.3:2003.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed stormwater will be consistent with Australian Standards.
PO10 The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	AO10 Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed post development discharge is appropriate and will not flow to a downstream property.
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	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposed is not in an area designated for residential development.
	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 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed water supply will be consistent with the planning scheme policies. Compliance can be conditioned.
	AO11.3 Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines ,	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.

	SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	
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	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal is not within an area designated for urban development.
	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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed waste water supply will be consistent with the planning scheme policies. Compliance can be conditioned.
	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.	☐ Complies ☐ Performance Solution ☒ Not Applicable As above.
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;	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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed water management practices and infrastructure will be consistent with the relevant planning scheme policies.

(e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (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 2,500m² within an area where the existing supply is overhead. <i>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 SC6.4.12.3 Utility Services.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed will be service by underground electricity.
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 regulatory authority. <i>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.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will be connected to telecommunications infrastructure.
PO16 Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will appropriately provision for future telecommunications services.
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	☒ Complies ☐ Performance Solution

	(Urban, Urban Residential and Rural). <i>Editor's note</i> —Applicants should also have regard to the metering requirements of other relevant authorities.	☐ Not Applicable Proposed reticulated gas will be undertaken in accordance with the relevant policies.
PO18 Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome is nominated. <i>Editor's note</i> —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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Adequate access will be provided to public services and utilities.
Earthworks <i>Editor's note</i> —Applicants should be aware that some retaining walls constitute building works that are assessable under the Building Regulation 2006. No approval is required under the Building Regulation 2006 for retaining walls if: (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). <i>Editor's note</i> —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. <i>Editor's note</i> —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 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal does not involve any significant filling and excavation. Any proposed earthworks will be minor in nature and incidental to the proposed development. No contaminated materials will be used.
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 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed does not involve retaining walls and any minor earthworks will be undertaken in accordance with the relevant principles.

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.	☐ Complies ☐ Performance Solution ☒ Not Applicable Minor earthworks will be undertaken in accordance with the relevant principles.
	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.	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve retaining walls.
PO22 Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Any potential earthworks will be minor in nature and not impact on the amenity or privacy of occupants or adjoining land.
PO23 Earthworks do not cause environmental harm.	No acceptable outcome is nominated.	☒ Complies ☐ Performance Solution ☐ Not Applicable Any earthworks will be minor in nature and will not cause environmental harm.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable Any proposed earthworks will be undertaken in accordance with the relevant standards.
PO25 Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be	AO25 Earthworks are undertaken in accordance with the Development manual planning scheme policy no.	☒ Complies ☐ Performance Solution

a nuisance to neighbouring properties.	SC6.4 - SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	☐ Not Applicable As above.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
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.	☒ Complies ☐ Performance Solution ☐ Not Applicable As above.
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; (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.	AO29 Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 . <i>Editor's note—Applicants should have regard to the following sub-sections of the Development manual planning scheme policy no. SC6.4 - SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural); SC6.4.14.3 Utility Services; SC6.4.9 Stormwater Quantity; SC6.4.10 Stormwater Quality; 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.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Design and construction of external road works will be undertaken in accordance with the relevant policies.

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. <i>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.</i>	☐ Complies ☐ Performance Solution ☒ Not Applicable Proposal does not involve streetscaping works.
PO31 Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO31 Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed parking area design and construction will be in accordance with the relevant policies.
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).	☒ Complies ☐ Performance Solution ☐ Not Applicable Infrastructure will be provided in accordance with the relevant policies.
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; (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	AO33 Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management. <i>Editor's note—Applicants may be requested to prepare a Waste management plan in accordance with the Development manual planning scheme policy no.SC6.4-SC6.4.22 Waste Management.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed waste management facilities will be provided in accordance with the relevant policies.

(d) state at all times; and minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.		
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. <i>Editor's note</i> —Applicants should refer to the Development manual planning scheme policy no.SC6.4 for assistance in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed work will not impact on surrounding properties. Compliance can be conditioned as part of an 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. <i>Editor's note</i> —Applicants should refer to the <i>Development manual planning scheme policy no.SC6.4</i> for assistance in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposed works will ensure the site and adjoining road are maintained in a tidy, safe and hygienic manner. Compliance can be conditioned as part of an approval.
PO36 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the <i>Development manual planning scheme policy no.SC6.4</i> for assistance in complying with this outcome.	☒ Complies ☐ Performance Solution ☐ Not Applicable Traffic and parking generated during construction will be appropriately managed.
PO37 Council's infrastructure is not damaged by construction activities.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should refer to the <i>Development manual planning scheme policy no.SC6.4</i> for assistance in complying with this outcome	☒ Complies ☐ Performance Solution ☐ Not Applicable Proposal will not damage Council infrastructure.
PO38 The integrity of new infrastructure is maintained.	No acceptable outcome is nominated. <i>Editor's note</i> —Applicants should have regard to the following sections of the <i>Development manual planning scheme policy no. SC6.4</i> - SC6.4.23.1 Construction Management ; and SC6.4.24 Acceptance of Completed Works in demonstrating compliance.	☒ Complies ☐ Performance Solution ☐ Not Applicable

		Proposal will not impact on the integrity of new infrastructure.
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 .	☒ Complies ☐ Performance Solution ☐ Not Applicable Construction activities will be undertaken in accordance with the relevant policies. Compliance can be conditioned as part of an approval.
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 . <i>Editor's note—Applicants shall also refer to Development manual planning scheme policy no. SC6.4 for assistance in complying with this outcome.</i>	☒ Complies ☐ Performance Solution ☐ Not Applicable Construction activities will be undertaken in accordance with the relevant policies. Compliance can be conditioned as part of an approval.