
Appendix 13



TOWNSVILLE CITY PLAN 2014 – WORKS CODE

Performance Outcome/Acceptable Outcomes		Response
Access and Parking		
PO1 to PO5 apply only to Accepted Development Subject to Requirements.		
Services and Utilities		
PO6 to PO10 apply only to Accepted Development Subject to Requirements.		
Service and Utilities		
<p>PO11: A portable water supply is provided that is adequate for the needs of the intended use.</p>	<p>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.</p> <p>OR</p> <p>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.</p> <p>AO11.3: Water supply systems and connections are designed and constructed in accordance with the development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.2 water supply and SC6.4.4.8 standard drawings.</p>	<p>R11: Complies The proposed development will be connected to the Council's reticulated water network.</p> <p>The water supply systems and connections of the proposed development are to be designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.2 Water supply and SC6.4.4.8 Standard drawings.</p>
<p>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.</p>	<p>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-SC6.4.3.21 Townsville Water planning and design guidelines.</p> <p>OR</p> <p>AO12.2: Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning</p>	<p>R12: R7: Complies The proposed development will be connected to the Council's reticulated wastewater network.</p> <p>The wastewater systems and connections of the proposed development are to be designed and constructed in accordance with Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.</p>



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	<p>scheme policy no. SC6.4-SC6.4.3.10 On-site sewerage facilities.</p> <p>AO12.3: Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.3.21 Townsville Water planning and design guidelines, SC6.4.3.23 Water and sewer network modelling guidelines, SC6.4.6.3 Sewerage systems and SC6.4.4.8 Standard drawings.</p>	
<p>PO13: The design and management of the development integrates water cycle elements having regard to:</p> <ul style="list-style-type: none"> a) reducing potable water demand; b) minimising wastewater production; c) minimising stormwater peak discharges and run-off volumes; d) maintaining natural drainage lines and hydrological regimes as far as possible; e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and f) efficient use of water. 	<p>AO13: Integrated water management practices and infrastructure are implemented in accordance with development manual planning scheme policy no. SC6.4 – SC6.4.3.8 stormwater quality management plans for development and SC6.4.3.9 water sensitive urban design guidelines.</p>	<p>R13: Complies The Stormwater Quality Improvement Device (SQID's) proposed for the development include BioBasins and Swales to provide stormwater quality treatment. The MUSIC modelling of the proposed treatment train demonstrates the SPP's Pollutant Load SMDO's are achieved. On this basis we recommend acceptance of the proposed treatment solution, refer Appendix 6.</p>
<p>PO14: The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.</p>	<p>AO14: For other than the Rural zone, premises are serviced by:</p> <ul style="list-style-type: none"> 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. 	<p>R14: Complies The proposed development will be provided an adequate underground energy supply via Ergon Energy.</p>
<p>PO15: Premises are connected to a telecommunications service</p>	<p>AO15: The development is connected to telecommunications</p>	<p>R15: Complies The proposed development will be provided an adequate</p>



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approved by the relevant authority.	infrastructure in accordance with the standards of the relevant regulatory authority.	telecommunications service approved by the relevant authority.
PO16: Provision is made for future telecommunications services (for example fibre optic cable).	No acceptable outcome	R16: Complies If required, the proposed development allows for the provision of future telecommunications services, such infrastructure would have been provided as part of the RAL approval to facilitate connections for end users.
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-SC6.4.3.20 Public lighting and utility services.	R17: Not Applicable The proposed development will not be connected to the reticulated gas network.
PO18: Adequate access is provided to public services and utilities for future maintenance.	No acceptable outcome	R18: Complies Adequate access will be afforded to any public services and utilities.
Earthworks		
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.	R19: Complies Any excavating and filling through the construction phase of the proposed development, will not result in the use or excavation of contaminated material.
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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R20: Not Applicable No retaining walls or batters are proposed.
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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R21: Complies Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction). No retaining walls or batters are proposed.
	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	



Performance Outcome/Acceptable Outcomes		Response
	fence of not more than 2 metres.	
PO22: Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	No acceptable outcome	R22: Complies Earthworks will not unduly impact on amenity or privacy for occupants of the site or on adjoining land.
PO23: Earthworks do not cause environmental harm.	No acceptable outcome	R23: Complies Earthworks 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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R24: Complies Filling or excavation will not worsen any flooding or drainage problems on the site or on neighbouring properties.
PO25: Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	AO25: Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R25: Not Applicable No restraining structures are proposed for fill or excavation works.
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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R26: Complies Earthworks will be undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO27: 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 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).	R27: Complies Earthworks will be undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.4.5 Earthworks (design) and SC6.4.6.10 Earthworks (construction).
PO28: 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 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.	R28: Complies Earthworks will be undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.6.10 Earthworks (construction) and SC6.4.5 Construction management.
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	AO29: Design and construction of external road works are undertaken in accordance	R29: Not Applicable The proposed development does not include the construction of external roads.



Performance Outcome/Acceptable Outcomes		Response
<p>road or street and the character of the locality:</p> <ul style="list-style-type: none"> 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. 	<p>with the Development manual planning scheme policy no. SC6.4.</p>	
<p>PO30: Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with:</p> <ul style="list-style-type: none"> a) the current and projected level of usage; b) the desired streetscape character; and c) activities which are anticipated to occur within the verge. 	<p>AO30: Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.</p>	<p>R30: Complies The subject site is within a newly established industrial precinct. The proposed use is not likely to attract pedestrians or cyclists, to require footpaths to be provided. Further there is limited road frontage to provide footpaths, given the multiple crossovers proposed.</p>
<p>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.</p>	<p>AO31: Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.5 Car parking and public transport facilities guidelines.</p>	<p>R31: Complies Parking area design and construction will be undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.5 Car parking and public transport facilities guidelines.</p>
<p>PO32: Movement networks can be easily and efficiently maintained.</p>	<p>AO32: Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.</p>	<p>R32: Complies Infrastructure will be provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.</p>
Waste Management		
<p>PO33: Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which:</p> <ul style="list-style-type: none"> a) is of adequate size to accommodate the expected amount of 	<p>AO33: Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines.</p>	<p>R33: Complies Waste management facilities will be provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.3.22 Waste management guidelines.</p>



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<p>refuse to be generated by the use;</p> <p>b) is in a position that is conveniently accessible for collection at all times;</p> <p>c) is able to be kept in a clean, safe and hygienic state at all times; and</p> <p>d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.</p>		
Construction Management		
<p>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.</p>	No acceptable outcome is nominated.	<p>R34: Complies The proposed development is anticipated to occur across one stage, so too reduce any unacceptable impacts on the surrounding areas as a result of associated dust, odour, noise or lighting.</p>
<p>PO35: While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.</p>	No acceptable outcome is nominated.	<p>R35: Complies During the construction phase stage of the proposal, maintenance of surrounding sites and roads will be kept in a tidy, safe and hygienic matter.</p>
<p>PO36: Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	No acceptable outcome is nominated.	<p>R36: Complies Any traffic and parking generated during the construction stages at each stage will be managed to minimise amenity impacts to the surrounding area.</p>
<p>PO37: Council's infrastructure is not damaged by construction activities.</p>	No acceptable outcome is nominated.	<p>R37: Complies The proposed development will not damage any of Council's infrastructure during construction activities within the site.</p>
<p>PO38: The integrity of new infrastructure is maintained.</p>	No acceptable outcome is nominated.	<p>R38: Complies The proposed development will retain the integrity of all new infrastructure created at each stage of the proposal.</p>
<p>PO39: Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.</p>	Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.	<p>R39: Complies All construction activities and works conducted at each stage of the proposal will be undertaken in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.5 Construction management.</p>
<p>PO40: Vegetation cleared from a site is</p>	Construction activities and works are carried out in accordance with	R40: Not applicable



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disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	Development manual planning scheme policy no. SC6.4 - SC6.4.6.11 Clearing and grubbing.	The proposed area for the proposed development does not involve vegetation clearing requirements.