
Appendix 10

TOWNSVILLE CITY PLAN 2014 – MEDIUM IMPACT INDUSTRY ZONE CODE

Performance Outcome/Acceptable Outcomes		Response
Built Form		
PO1: Development is consistent with the scale of surrounding buildings.	AO1.1: Site cover does not exceed 80%.	R1: Complies The proposed development does not exceed 80% of the total site cover. Proposed buildings are to be set back a minimum of 6 m from the road frontage.
	AO1.2: Buildings are set back from street and road frontages: <ul style="list-style-type: none"> a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 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.	R2: Complies The proposed development involves an entrance that is legible and safe. Particularly noting, the entrance is to the front of the proposed office building making it highly visible entrances for visitors and visible from car parking areas. Given the nature of the proposed uses it is unlikely that there will be a high throughput of visitors. The office building and/ or proposed development will be appropriately numbered. The proposed development will be provided with external lighting sufficient to provide safe ingress and egress for site users.
	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.	
	AO2.3: Each building or tenancy is provided with a highly visible street and unit number respectively.	
	AO2.4: Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.	
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.	AO3: Utility elements are: <ul style="list-style-type: none"> 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. 	R3: Complies The proposed development will ensure that utility elements are screened from view from the street and there are no sensitive land uses in close proximity to the site.
PO4: Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.	AO4: Landscaping is provided for a minimum depth of: <ul style="list-style-type: none"> a) 4m along an arterial or sub-arterial road; or b) 2m along any other road or street frontage. 	R4: Complies The proposed development involves a 2 m wide landscaping along the road frontage.

Performance Outcome/Acceptable Outcomes		Response
General		
<p>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.</p>	<p>A05.1: Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p>	<p>R5: Alternative Acceptable Outcome The proposed development will operate in accordance with the relevant standards.</p> <p>The proposed development will achieve the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>The proposed development will achieve the air quality objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>The front section of the subject site will be concrete hardstand, with this range in depth from 10 m to 28 m (the car parking area). The Applicant acknowledges Council's requirement on exit point that the requirement will be a 10 m concrete apron and a 10 m rumble strip, in order to contain small particles within the subject site.</p> <p>Lighting associated with the development will be in accordance with the relevant Australian Standards.</p>
	<p>A05.2: Development achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p>	
	<p>A05.3: Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>	
	<p>A05.4: All external areas are sealed, turfed or landscaped.</p>	
	<p>A05.5: Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	
	<p>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>.</p>	
<p>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.</p>	<p>A06.1: Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p>	<p>R6: Complies If required, all potentially contaminated substances will be appropriately stored, to meet the required standards.</p> <p>Roof water is to be piped away from any areas identified as being of potential contamination</p>
	<p>A06.2: Roof water is piped away from areas of potential contamination.</p>	
<p>PO7: The site layout and design: a) minimises earthworks; b) maximises retention of natural drainage patterns; and c) ensures existing drainage capacity is not reduced.</p>	<p>A07: Development does not involve earthworks involving more than 100m³.</p>	<p>R7: Complies Earthworks associated with the development will be minimised to achieve maximum retention of natural drainage patterns and to ensure the existing drainage capacity is not reduced, given earthworks were completed as of the subdivision civil works.</p>
Defence Land		
<p>PO8:</p>	<p>A08: All buildings and operational</p>	<p>R8: Complies</p>

Performance Outcome/Acceptable Outcomes		Response
Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.	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.	The proposed development will not adversely affect the safe and efficient operation of the nearest defence land as it is located more than 6 km from the subject site.
Caretaker's Accommodation		
PO9: Development does not compromise the viability of the primary use of the site.	AO9: No more than one (1) caretaker's accommodation dwelling is established on the site.	R9: Not Applicable The proposed development does not involve a caretaker's 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.	R10: Complies The proposal involves an ancillary office that does not exceed 250 m ² of GFA.
For Assessable Development		
Uses		
PO11: Development within the zone facilitates: <ul style="list-style-type: none"> 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 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. 		R11: Complies The purpose of the proposed development is to establish a mobile concrete batching plant, which is considered to be a medium impact industry use over the subject site. The subject site was chosen by the Applicant as it provides a large lot which have appropriate separation distances from sensitive receptors and are strategically located in the context of key transport infrastructure.
PO12: Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.		R12: Not Applicable The proposed development does not involve direct retail sales, given the nature of the proposed industrial use.
PO13: Development does not significantly detract from the availability or utility of land for industry purposes.		R13: Complies The purpose of the proposed development is to establish a complimentary medium industrial use over the subject site. Therefore, the proposal will not detract from the availability or utility of land for industrial purposes.
Crime Prevention Through Environmental Design		
PO14: Site layout facilitates the security of people and property having regard to: <ul style="list-style-type: none"> 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; 		R14: Complies The proposal has been designed to ensure appropriate CPTED principles have been incorporated. For example, the development will implement appropriate fencing and lighting.

Performance Outcome/Acceptable Outcomes	Response
<ul style="list-style-type: none"> 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. 	
Community and Environmental Risk	
<p>PO15: Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	<p>R15: Complies The proposed development will adhere to the appropriate standards regarding protection of community health and safety and will implement appropriate measures to avoid unacceptable risks to life and property. The Applicant has been operating for more than 5 years and will adopt their current management practices to the new site.</p>
<p>PO16: The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> 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. 	<p>R16: Complies The subject site has been developed to ensure the land is above the defined Q100 (1% AEP) flood level as part of the CBIP Western Precinct subdivision approval. Therefore, the development will utilise the wider stormwater arrangement established as part of the industrial estate.</p>