Our Ref: **Magiq ID:** 156872 **File:** P16-23 & 06508-00000-000 **JN:SM**
Your Ref: Queensland Pathways State College Campus – Mount Isa

DECISION NOTICE APPROVAL

(Given under section 63 (2) of the *Planning Act 2016*)

6 September 2024

Department of Education C/- QBuild
PO Box 626
CANNON HILL QLD 4170

Attention: Ms Tamara Peverill

Dear Ms Tamara Peverill

The development application described below was properly made to the Council on 19 July 2024.

*APPLICANT DETAILS**

Applicant name:	Department of Education C/- QBuild
Applicant contact details:	Tamara.peverill@epq.qld.gov.au

APPLICATION DETAILS

Application number:	P16-23
Approval sought:	Material Change of Use
Nature of development proposed:	Educational Establishment
Description of the development proposed:	Queensland Pathways State College Campus

LOCATION DETAILS

Street address:	5-9 Thomson Road
Real property description:	Lot 46 on plan RD142
Local government area:	Mount Isa City

Mount Isa City Council is collecting your personal information on this form in order to comply with its responsibilities and obligations as a Local Government. The information will only be accessed by authorised Council employees who have a legitimate need for the information to process applications, requests etc. Your personal information will not be given to any other person or agency unless you have given us permission to do so or we are required to do so by law.

DECISION

Date of decision: 5 September 2024

Decision details: ☒ approved in full with conditions*
(refer to the conditions contained in Attachment 1)

*Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.

DETAILS OF APPROVAL

This application is ☐ / is not ☒ taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	**Development Permit**	**Preliminary Approval**
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval			
• Building Work Not Associated with a Material Change or Use		☐	
• Plumbing or Drainage Work		☐	☐
• Material Change of Use		☒	☐
• Reconfiguration of a Lot		☐	☐
• Operational Work		☐	☐

CONDITIONS

This approval is subject to the conditions in Attachment 1.

FURTHER DEVELOPMENT PERMITS

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Building Approval/Compliance Certificate
2. Plumbing Approval
3. Works on Council Property Application

APPROVED PLANS AND SPECIFICATIONS

Copies of the following plans, specifications and / or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Development Assessment Report	Queensland Government	26.06.2024	Healy State School – Pathways School	V3
Traffic Engineering Assessment (Statement)	PTT Traffic & Transport Engineering	07.06.2024	24-064	
Email Correspondence RE Child Care Facility	PTT Traffic & Transport Engineering	23.08.2024		
Stormwater Management Plan	Group 6 Civil and Structural Engineers	08.06.2024	Project No. 1713	
Locality Plan – Proposed	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A01-02	A
Site Plan – Proposed	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A01-05	A
Site Plan -Cover	Vabasis – Value Based Architecture	13.06.2024	Project No. 2024040. Dwg No.A01-06	B
Floor Plan – Overall	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A02-01	A
Roof Plan- Overall	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A02-40	A
Elevations – Overall	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A04-01	A
Elevations – Buildings 1, 2 & breezeway	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A04-02	A
Perspectives	Vabasis – Value Based Architecture	07.06.2024	Project No. 2024040. Dwg No.A00-02	A

Landscape Concept Plan (as amended in red)	RARLA	06.07.2024	Project No. LA 152. Dwg No. LC-01	A
Planting and Material Images	RARLA	06.07.2024	Project No. LA 152. Dwg No. LC-02	A

CURRENCY PERIOD FOR THE APPROVAL (Section 85 of the Planning Act 2016)

Six (6) years from the date of the Decision Notice.

STATEMENT OF REASONS

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development was a code assessable development for the zone; and
- Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity, or can be conditioned to comply with the relevant code requirements; and
- The proposed development complies or can be conditioned to comply with the relevant State Planning Policy and the North Queensland Regional Plan.

The evidence or other material on which the findings were based are:

- The development application material; and
- The City of Mount Isa Planning Scheme 2020; and
- State Planning Policy; and
- North Queensland Regional Plan; and
- Observations made by Council officers on a site inspection of the property.

2. Assessment Benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	**Benchmark reference**
Community Facilities Zone Code	*City of Mount Isa Planning Scheme 2020 – Part 6 -Other Zones Categories – 6.7.1*
Community And Recreation Activities Code	*City of Mount Isa Planning Scheme 2020 – Part 9 -Other Development Codes – 9.4.6*
Parking, Access and Loading Code	*City of Mount Isa Planning Scheme 2020 – Part 9 -Other Development Codes – 9.4.6*
Landscaping Code	*City of Mount Isa Planning Scheme 2020- Part 9 -Other Development Codes – 9.4.5*
Water Quality Code	*City of Mount Isa Planning Scheme 2020- Part 9 -Other Development Codes – 9.4.4*
Engineering Works and Service Code	*City of Mount Isa Planning Scheme 2020 Part 9 -Other Development Codes – 9.4.2*

3. Compliance with Benchmarks

Benchmark reference	**Reasons for the approval despite non-compliance with benchmark**
Community And Recreation Activities Code	
PO 8 Fencing must: a) contribute positively to the character of the streetscape; and b) enable casual surveillance of the street; and c) enable use of private open space; and d) enhance the amenity of the site; and e) provide buffering from potentially incompatible adjacent uses nearby; and f) protect the privacy of adjoining and nearby premises; and g) be constructed of high-quality materials; and h) provide for adequate sight lines.	*The proposed fencing is considered acceptable as it will be constructed of both a high-quality material and is atleast 50% transparent which both permits onsite landscaping to be visible and enable passive surveillance*.
PO 14 The traffic and parking generated by the proposed development does not: a) adversely affect the surrounding or future planned road network; and b) adversely affect the amenity of the surrounding neighbourhood; and c) create safety conflicts with pedestrians; and d) result in an increased demand for on street car parking	The proposed development is stated to only increase traffic by approximately 50 vehicles per day with all vehicles associated with Queensland Pathways State College (QSPC) able to be confined with the campus including a bus loading/unloading area
Parking, Access and Loading Code	
PO 3 Driveway widths are minimised to maintain amenity and character of local area.	*While the proposed driveway exceeds the maximum width, this have been determined acceptable as it allows for a light rigid vehicle (bus) to be able to enter and leave the site. The amenity and character of the local area is unchanged*

4. Matters Prescribed by Regulation

- The State Planning Policy - Part E
- North Queensland Regional Plan
- City of Mount Isa Planning Scheme 2020

APPEAL RIGHTS

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016).*

APPEAL BY AN APPLICANT

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

APPEAL BY A SUBMITTER

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 3 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

Should you have any further queries, please contact Council's Development and Land Use section on (07) 4747 3200.

Yours faithfully

Tim Rose
Chief Executive Officer

CC:

Encl: **Attachment 1—Conditions of the approval**

Part 1—Conditions imposed by the Assessment Manager *(Mount Isa City Council)*

Attachment 2 – Approved Plans
Attachment 3—Extract on Appeal Rights *(Planning Act 2016)*

ATTACHMENT 1

PART 1

CONDITIONS IMPOSED BY ASSESSMENT MANAGER

(MOUNT ISA CITY COUNCIL)

Application: PP16-23 for a Material Change of Use for an Educational Establishment (Queensland State Pathways School) at 5-9 Thomson Road, Mount Isa.

Council advise that the Development Application was approved by Mount Isa City Council's Chief Executive Officer through Delegated Authority (Delegated Authority No. 2057) on 5 September 2024 for the Material Change of Use for an Educational Establishment (Queensland State Pathways School) at 5-9 Thomson Road, Mount Isa, described as Lot X on plan XXX, subject to the following conditions:

NUMBER	CONDITION	TIMING
PLANNING		
General		
1.	The development shall be carried out generally in accordance with the approved documents, plans and drawings attached to this approval except where conditions of this approval dictate otherwise *For clarity, any change to the development that is not generally in accordance with the approved plans and drawings must be approved by Council pursuant to a 'change application" under Chapter 3, Part 5, Division 2, Subdivision 2 of the Planning Act 2016*	*At all times*
2.	The applicant shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfaction	*At all times*
3.	The applicant is to contact Mount Isa Mines Limited to obtain advice regarding safeguards during the construction process so as not to impact or affect the use of the air-monitoring station or surrounding area	*As specified*
4.	The owner must provide written approval for Mount Isa City Council to register and provide notification of new secondary address Queensland Pathways State College, 5A Thomson Road Healy QLD 4825	*Prior to Commencement of Use*

Amenity		
5.	All lighting is to be designed in accordance with AS 4282: Control of the Obtrusive Effects of Outdoor Lighting so as not to cause a nuisance to the surrounding residential properties;	*At all times*
6.	Services and utilities such as air conditioners, refrigeration and ventilation plant/equipment, hot water systems and garbage bin storage areas are to be screened from public view, where directly visible from a public area;	*At all times*
7.	The premises must be kept tidy and all buildings, fences, landscaping and paved or sealed surfaces must be maintained in good condition at all times;	*At all times*
8.	The front fence is to be constructed of the fencing material that is at least 50% transparent material	*At all times*
9.	Any gates situated along the road boundary must open inwards and NOT outwards onto Council's road reserve/verge	*At all times*
Landscaping		
10.	All landscaping shall be installed in accordance with the approved Landscaping Plan	*Prior to Commencement of Use*
11.	The applicant shall install an automatic water irrigation system to all landscaping to promote healthy robust growth;	*Prior to Commencement of Use & Ongoing*
12.	The applicant shall adequately maintain the landscaping and irrigation system in accordance with the approved Landscaping Plan and ensure it is neat and tidy at all times and not overgrown and/or unsightly;	*At all times*
Environmental		
13.	The operator must achieve the 'general environmental duty' to mitigate any environmental harm and/or nuisance described under the *Environmental Protection Act 1994*. (a) there is no discharge of contaminants to land or water that may harm the environment or create a nuisance from the operation of the activity. (b) there is discharge of contaminants to air that may harm the environment or create a nuisance from the operation of the activity. (c) noise nuisance is prevented or minimised at noise sensitive places. (d) Waste production and disposal must be minimised, and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.	At all times

14.	Chemicals and other liquids such as fuels, solvents, oils, batteries, and coolants must be kept within a secondary containment system that is impervious to the materials stored within it and must be managed to prevent the release of contaminants to waters or land or air. Bunding must be installed for any liquid-based substances that is kept in a secondary containment system to prevent spilling. Any release must be reported to the Department of Environment and Science (DES) Pollution Hotline or Council. Any such release must be reported as soon as practicable but no later than 24 hours, after becoming aware of the release.	*At all times*
15.	Any asbestos containing material handled during construction and demolition must be handled according to the provisions of the *"**How to Manage and Control Asbestos in the Workplace Code of Practice 2011**"*	*During Construction/ At all times*
16.	The release of dust and/or particulate matter resulting from the activity must not cause environmental harm or cause environmental nuisance at any nuisance sensitive or commercial place.	*At all times*
17.	The release of dust and particulate matter from parking and driveway from vehicle activities. Parking facilities and driveways access must be hard surface to avoid dust and particulate matter entering the air.	*At all times*
18.	A contaminant must not be placed in a position where it could reasonably be expected to move or wash into a roadside gutter, stormwater drain or waters i.e., Leichhardt River.	*At all times*
19.	Prevent/minimise the emission of noise that causes or is likely to cause environmental nuisance at sensitive or commercial place. All work must be undertaken within the prescribed timeframe as per the *Environmental Protection Act 1994.*	*At all times*
ENGINEERING		
General		
20.	***Prior to commencement of works*****,** identify and locate other underground services through 'Dial Before You Dig 1100' for any relevant requirements. Do not bury any services pits under any circumstances;	*As specified*
21.	The owner/developer must provide a separate water connection to the proposed facility at their cost	*Prior to Commencement of Use*

Access, Grades, Maneuvering, Carparks and Signs		
22.	The 19 onsite carparking spaces & 2 vehicle set down spaces as per plan, Site Plan – Proposed – Project No. 2024040 Dwg No. A01-05 Rev A Prepared by Vabasis shall be provided and maintained ***for the life of the development***;	*At all times*
23.	Provide, construct and delineate or sign (as required) the following requirements as indicated on the approved plans: a) Pavement (including associated drainage) to any new areas where motor vehicles will be driven or parked, vehicle access and carpark areas are to have a durable, dust free surface. This requires all surfaces to be sealed, concreted or paved. b) Crossovers in accordance with Australian Standards AS2890.1; c) Carparking, internal driveways and manoeuvring in accordance with AS/NZS 2890.1 (Off-street Car Parking): i. Disabled car parking shall be provided in accordance with AS/NZS 2890.6 and AS 1428.1 (Design for Access and Mobility). ii. The internal paved areas are to be signed and delineated in accordance with AS 1742, Manual of Uniform Traffic Control Devices	*Prior to Commencement of Use*
Stormwater		
24.	Complete and implement the works in accordance with the approved Stormwater Management Plan	*Prior to Commencement of Use*
25.	The owner/developer must submit a Works on Council Property Application for the proposed new crossover and to connect to stormwater access chamber DM14.PIT.055 for Council's approval and provisions of specifications.	*Prior to Works Occurring*
Works on Footpath		
26.	Any disturbance or damage to Council's infrastructure including, but not limited to, water services, sewer services, stormwater infrastructure, footpath, road pavement including road furnishings or to other public assets (electricity, telecommunications etc.) is to be reinstated by the applicant to Council's satisfaction at applicant's expense.	*Prior to commencement of use*
Waste		
27.	Refuse container storage areas are: (a) located on-site; and (b) not located within any required setback or landscaping areas; and (c) not located within a *flood hazard area*; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from finished ground level; and	*At all times*

	(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a tap; and large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use	
COMPLIANCE WITH CONDITIONS		
28.	The owner/developer shall contact Council to arrange a compliance inspection of the property to assess compliance with all Conditions of Approval and the approved plans.	Prior to Commencement of Use

The applicant is reminded that, in addition to the conditions of this permit, compliance is required with all applicable Commonwealth and Queensland legislation.

Materials used in the assessment of the application included:

- The development application material and submitted plans
- Information Request Response and Further Advice Response
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.4), as published by the department
- The Development Assessment Rules
- State Planning Policy Interactive Mapping System

The assessment of this application has not included an examination of the compliance with applicable legislation, with the exception of those aspects which have been examined by any referral agency, and the issue of the permit is not to be taken as evidence or assertion of such compliance.

ATTACHMENT 2

APPROVED PLANS

Queensland Good jobs Better services Great lifestyle

Development Assessment Report

Healy State School – Pathways College

5-9 Thomson Road, Mount Isa, QLD, 4825

Queensland Government

Document history

Version	Date	Status	Key changes	Author	Reviewer
V1	04.04.2024	Draft		TP	NW
V2	21.06.2024	Draft	For client review	DoE	
V3	24.06.2024	Final	Lodgment	TP	

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

Table of Contents

PART A – INTRODUCTION

1 Development Application

QBuild has been appointed to prepare this planning assessment, on behalf of the Department of Education (DoE), regarding the proposed delivery of infrastructure at Healy State School (SS) for the purposes of development of a Queensland Pathways State College (QPSC) campus.

This planning report is for the following Development Application:

1. Approval Type: Development Permit for Material Change of Use (MCU)
2. Proposed Use: Educational Establishment

The QPSC is a senior transition program for 15 to 17 year olds who face significant barriers in accessing mainstream education.

The Healy SS is located at 5 – 9 Thomson Road, Mount Isa QLD 4825 and is described as Lot 46 on SP223903 (the subject site). The project seeks to develop part of the existing school site to deliver a single storey building with approximately 950m^2 of gross floor area.

This report provides information in support of a Development Application for a MCU as triggered by the *City of Mount Isa Planning Scheme* 2020 (Planning Scheme). The proposal triggers a Code Assessable development under Part 5 Tables of Assessment – Material Change of Use, Table 5.5.11 Community Facilities Zone of the Planning Scheme.

Please note that the proposed Building Works associated with this MCU will progress under Schedule 7 of the *Planning Regulation 2017* (PR 2017) as Accepted development, part 1, item 2.

In support of this report are the following Appendix documents:

Appendix 1	Property Information
Appendix 2	Proposal Plans
Appendix 3	Traffic Impact Statement
Appendix 4	Arborist Report
Appendix 5	Landscape Plan
Appendix 6	Civil Works Plans
Appendix 7	Code Assessment
Appendix 8	DA Form 1 and Owners Consent

2 Site and Application Overview

2.1 Site Details

Site Details	
Street address	5-9 Thomson Road, Mount Isa QLD 4825
Real property description	Lot 46 on SP223903
Site area	6 hectares
Registered owner	The State of Queensland (Represented by Department of Education)
Tenure	Freehold
Easements and Encumbrances	The site is not encumbered by any easements or lease interests.
Local Authority	Mount Isa City Council
Planning Scheme	City of Mount Isa Planning Scheme (the Planning Scheme)
Planning Scheme Zone	Community Facilities
Planning Scheme Overlays	N/A

2.2 Application Details

Application Overview	
Proposal	Material Change of Use – Educational Establishment
Land Owner	The State of Queensland (Represented by Department of Education)
Applicant	Department of Education C/- QBuild
Contact Person	C/- Tamara Peverill QBuild – Technical Services Department of Housing, Local Government, Planning and Public Works Phone: 0460 012 678 Email: tamara.peverill@epw.qld.gov.au Mail: PO Box 626, Cannon Hill QLD 4170
Elements of Application	
Level of Assessment	Code Assessable
Planning Scheme Requirements	• Community facilities zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code

PART B – EXISTING SITE AND CONTEXT

3 Site Characteristics

3.1 Site Context

The subject site is an irregular shaped lot with an area of approximately 6ha, located in southern suburb of Healy in Mount Isa. The subject site contains the Healy SS, which offers schooling from Prep to Year 6. Improvements on the site include, but are not limited to, carparking, staff facilities, classrooms, outdoor sporting fields and undercover shelter shed.

Surrounding uses are as follows:

- **North**: Stormwater basin and existing single-story dwellings
- **East**: Existing single-story dwellings and McNamara Street
- **South**: Thomson Road and existing single-story dwellings
- **West**: Community sports and recreational field

Thomson Road (a local government road) provides all vehicular access to the premises and a bus set down area for Healy State School.

3.2 Infrastructure

The site is located within an urban area and has appropriate service connections to infrastructure. In particular:

- **Water**: Water service connections are available on Thomson Road
- **Sewer**: Sewer service connections are available at the northern corner of the premises.
- **Stormwater**: Stormwater service connection is available on Thomson Road

3.3 Easements and Encumbrances

The title search and survey plan (refer ***Appendix 1***) indicates the site is not encumbered by any lease or easement interests.

3.4 Heritage

The site is not included on any local or State heritage register.

3.5 Environmental

A preliminary search of environmental mapping has been undertaken and the results are below:

- Regulated vegetation: The mapping identifies the subject site as mapped as ‘Category X’. Any removal of Category X vegetation is exempt clearing work on freehold land, meaning no development approval is required.
- Protected plants: The site is not located within a high-risk area for protected plants under the *Nature Conservation Act 1992*.
- Referable wetlands: The site is not within a Wetland Protection Area or affected by HES or GES Wetland).

Taking into consideration the nature of the proposed works and that the applicant is the owner of the site, it is determined that there are no relevant environmental matters for consideration.

Figure 1 – Aerial

Legend *Source: QGlobe*

	Site Boundary
	Indicative New QPSC Campus

3.6 Contamination

There has been no evidence of notifiable activities having occurred over the site. The site is not listed on the EMR/CLR. A search is provided in ***Appendix 1***.

3.7 Development Approval History

There is no publicly accessible digital mechanism on the Council's web page to undertake a search into development applications recorded against the property.

3.8 Pre-lodgement History

A pre-lodgement meeting with representatives of Mount Isa City Council was held on 28 March 2024.

The key outcomes of this meeting were:

- Council was generally supportive of the development; however, a development application will be required for detailed consideration.
- Stormwater: Stormwater quality measures are not required.
- Traffic management statement would be sufficient to identify movements through the site, and associated car parking requirements, access points, and manoeuvrability.
- Infrastructure charges for the proposed development will be levied in accordance with Council's current Infrastructure Charges Resolution (No. 3) 2020.

PART C – DEVELOPMENT APPLICATION PROPOSAL

4 Proposal Details

The proposed development seeks to establish a standalone Educational Establishment facility on the Healy SS site to provide for a new QPSC campus. Proposal Plans are provided in ***Appendix 2*** and illustrate the proposed development.

The proposal will be contained within the south-western corner of the site with frontage to Thomson Road. The site has an area of approximately 3,536m^2 and is proposed to be fully fenced. The QPSC campus is intended to operate independently from the existing school with separate use areas, service connections, parking and setdown.

The proposal will be accommodated within a single storey building with approximately 950m^2 of gross floor area. The proposal includes the following functional areas:

- One (1) general learning areas and one (1) flexible learning area.
- Outdoor learning environment and recreation area including a half court and yarning circle.
- Administration, staffroom, recreation room and amenities.
- Provision for 19 car parks (staff and public) including one (1) space for Persons with a Disability (PWD) and two (2) vehicle setdown spaces.
- Bus garage, set down area and path from the entrance gate.
- Bicycle enclosure.

4.1 Proposed Student and Staffing Numbers

The proposed QPSC campus has capacity for a maximum enrolment of 50 students. However, it has been advised that QPSC students commonly attend class in a part-time capacity (i.e. less than five days a week and/ or with reduced hours on days when they do attend).

It is anticipated that approximately 35 students may be expected on-site on a typical day, with up to 40 students on busier days. A maximum of 11 staff (comprising full-time staff plus occasional specialist staff) are expected on-site at any one time.

4.2 Built Form Description

The built form of the proposed campus building is intended to provide an appropriate scale and appearance of a civic building, whilst complementing the character of surrounding buildings.

The proportions of the building and its height are in keeping with the surrounding buildings on the site, whilst providing a clearly recognisable front entry to the building.

4.3 Materials and Finishes

The building is proposed to be constructed with a mixture of building material and colour. Materials are proposed to include colour bond steel cladding, fibre cement cladding, powder coated weathered steel and timber decking.

The external finishes and colours have also been selected to reflect the colours and textures of local native flora. A combination of soft hues has been chosen to provide a less institutional appearance, whilst creating a warm and welcoming environment for students, staff and visitors.

4.4 Car Parking

The proposal includes the provision of 19 car parks (staff and public) including one (1) PWD space and two (2) vehicle setdown spaces.

Noting the characteristics of the user group and access to private car and bus services it is anticipated that most students would travel to the campus by the school bus or dropped off in a private car. Given this, the proposal includes the provision for a bus shelter to facilitate drop-offs in addition to the vehicle setdown area with capacity for two (2) spaces.

The proposal is supported by a Traffic Impact Statement contained in ***Appendix 3***.

4.5 Landscaping

Due to the nature of the proposed development existing mature vegetation is intended to be retained where possible. The proposal is informed by an arborist assessment (refer ***Appendix 4***) which documents vegetation that is proposed to be impacted and retained.

Additional planting as documented on the proposed Landscape Plan (refer ***Appendix 5***). Plant selection will be appropriate to the site location with tolerance to weather conditions, functionality of the use and maintenance obligations of the user group.

PART D – STATE & LOCAL PLANNING FRAMEWORK

5 Assessment Framework

5.1 Regional Planning

The site is located within the North West Regional Plan. The proposal involves the provision of additional educational infrastructure to service the established and growing community of Mt Isa. The planning scheme, for which this development application is assessed against appropriately advances the North West Queensland Regional Plan.

5.2 State Planning Policy

The State Planning Policy (SPP) July 2017 sets out 17 state interests that must be reflected in local planning scheme, regional plans and where designating premises for infrastructure. At the time of writing, Part 3 of the *City of Mount Isa Planning Scheme 2017* states that all SPP state interests have been appropriately integrated into the planning scheme. Notwithstanding, SPP state interests relevant to the proposal and site are outlined below.

SPP State Interests	Applicability
Planning for liveable communities and housing	
Liveable communities	N
Housing supply and diversity	N
Planning for economic growth	
Agriculture	N
Development and construction	N
Mining and extractive resources	N
Tourism	N
Planning for the environment and heritage	
Biodiversity	N
Coastal environment	N
Cultural heritage	N
Water quality	N
Planning for natural hazards, risk and resilience	
Emissions and hazardous activities	N
Natural hazards, risk and resilience	Y Land to the north of the existing SS is mapped under the Planning Scheme in the flood overlay. The proposal is not located in the mapped extent and further assessment of flood hazard is not considered necessary.
Planning for infrastructure	
Energy and water supply	N
Infrastructure integration	N
Transport infrastructure	N
Strategic airports and aviation facilities - Obstacle limitation surface area - Obstacle limitation surface contours	Y The proposal involves the establishment of an additional educational service on an existing school. The proposal is single storey in height and will not

SPP State Interests	Applicability
- Wildlife hazard buffer zone - Aviation facility	adversely impact on existing airport or aircraft operations. The site will be suitably managed and will not be an attractor to wildlife.
Strategic ports	N

5.3 Planning Regulation 2017

Section 55(2) of the *Planning Act 2016* states that:

"For any other referral agency, a regulation may prescribe the matters the referral agency–

a) may, must or must only assess a development application against; and

b) may, must, or must only have regard to for the assessment."

Part 4, Section 22(1) of the PR 2017 states that:

"Schedules 9 and 10 prescribe—

a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules; and

b) for section 55(2) of the Act, the matters the referral agency—

i) may or must assess the development application against; and

ii) may or must assess the development application having regard to."

An assessment of Schedule 10 of the PR 2017 has identified the application in its current form **does not** trigger referral to the State Assessment and Referral Agency in accordance with Schedule 10.

The proposal does not involve any aspect of development that requires assessment by the Chief executive as assessment manager.

Assessment Triggered by Planning Regulation		
Schedule 6	Part 3(8) Operational work by or for a public sector entity is accepted development where the entity is authorised under a state law to carry out the work.	
Schedule 7	Part 1(2) Building work by or for the State or a public sector entity is not assessable against a local government's planning scheme.	
Schedule 10	**Development Assessment**	**Applicability**
	Part 1 Airport land	N
	Part 2 Brothels	N
	Part 3 Clearing native vegetation	N
	Part 4 Contaminated land	N
	Part 5 Environmentally relevant activities	N
	Part 6 Fisheries	N
	Part 7 Hazardous chemical facilities	N
	Part 8 Heritage places	N
	Part 9 Infrastructure-related referrals	N
	Part 10 Koala habitat area	N
	Part 11 Noise sensitive place on noise attenuation land	N
	Part 12 Operational work for reconfiguring a lot	N
	Part 13 Ports	N

Assessment Triggered by Planning Regulation		
	Part 14 Reconfiguring a lot under Land Title Act	N
	Part 15 SEQ development area	N
	Part 16 SEQ regional landscape and rural production area and SEQ rural living area	N
	Part 17 Tidal works or work in a coastal management district	N
	Part 18 Urban design	N
	Part 19 Water-related development	N
	Part 20 Wetland protection area	N
	Part 21 Wind farms	N

5.4 Other Legislation

5.4.1 Aboriginal Cultural Heritage Act 2003 – Duty of Care

In accordance with the *Aboriginal Cultural Heritage Act 2003* (ACHA), s28 duty of care requirements, the developer is required to identify reasonable and practicable measures for ensuring activities are managed to avoid Aboriginal cultural heritage.

The proposed development is to be located within an existing developed site. Therefore, the nature of the activity is likely to be classified as 'area previously subject to significant disturbance' – Category 4, under the ACHA, Section 28 Duty of Care Guidelines. Subject to measures set out in paragraph 5.6 – 5.12 under Category 4 of the Duty of Care Guidelines, the proposed activities can proceed without further cultural heritage assessment.

5.4.2 Queensland Heritage Act 1992

The site is not identified as a State Heritage Place.

6 Planning Scheme Provisions

Planning Scheme Information	
Planning scheme	City of Mount Isa Planning Scheme
Zoning	Community Facilities Zone
Neighbourhood plan	Not applicable
Overlays	Not Applicable
Existing Land Use	Educational Establishment
Proposed Use	Educational Establishment

The local planning provisions attributed by the City of Mount Isa Planning Scheme are reviewed in this section.

A detailed assessment against all relevant codes is provided in ***Appendix 7*** of this application.

6.1 Community Facilities Zone

The existing Healy SS is located in the Community Facilities Zone.

The proposal as an MCU for the QPSC is subject to Code Assessment where located in the Community Facilities Zone in accordance with Table 5.5.12 of the Planning Scheme.

The purpose of the community facilities zone code is to:

provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example –

(a) identify land that is intended for an urban purpose in the future; and

(b) protect land that is identified for an urban purpose in the future from incompatible uses; and

(c) provide for the timely conversion of non-urban land to land for urban purposes.

The proposal is considered to meet the purpose of the code and reflects efficient land use planning. The proposed development has been considered against the Community Facilities Zone code and determined to be generally consistent with the overall purpose of the code.

Below is a response to the Community Facilities Zone Code.

6.2 Overlays

The Planning Scheme identifies the subject site as not being affected by any overlays.

6.3 Level of Assessment

A Material Change of Use (MCU) for “Educational Establishment” is code assessable in the Community Facilities Zone. The site is not subject to overlays which has no effect on the change of assessment.

The proposed development will therefore be assessed against the following codes:

- Community Facilities Zone Code
- Community and recreation activities code
- Parking, access and loading code
- Landscaping code

- Excavation and filling code
- Water quality code (if applicable)
- Engineering works and services code

An assessment against the afore-mentioned Planning Scheme codes is included at ***Appendix 7***.

6.4 Code Assessment – Performance Outcomes

The proposal seeks a number of Performance Outcomes as detailed herein.

Fencing	
Community and recreation activities code *PO8 Fencing must:* *(a) contribute positively to the character of the streetscape; and* *(b) enable casual surveillance of the street; and* *(c) enable use of private open space; and* *(d) enhance the amenity of the site; and* *(e) provide buffering from potentially incompatible adjacent uses nearby; and* *(f) protect the privacy of adjoining and nearby premises; and* *(g) be constructed of high quality materials; and* (h) *provide for adequate sight lines.*	**Performance Outcome** Appropriate fencing is already provided along the shared western side boundary. Type one security fencing (2.1m in height) will be provided around the whole site to delineate the QPSC from Healy State School and in keeping with Departmental standards for school sites. The proposal achieves the performance criteria and does not adversely impact on the existing or future amenity of adjoining and nearby land uses.
Driveway Width	
Parking, access and loading code *PO3 Driveway widths are minimised to maintain amenity and character of local area*	**Performance Outcome** The largest vehicle expected on-site during normal operations is a Small Rigid Vehicle (SRV), as discussed below. To accommodate SRV access, AS2890.22 recommends a minimum driveway width of 6.2m. In addition, based on the number of car parking spaces proposed on-site (ie 19), AS2890.1 specifies a minimum driveway width of 5.5m to facilitate simultaneous two-way passenger vehicle access and egress. The proposed driveway is 6.5m wide and complies with both AS2890.1 and AS2890.2 requirements in this regard.
Stormwater Management Plan	
Water quality code *PO 1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives*	**Performance Outcome** At the time of submission of the development application a stormwater management plan was not provided. The proposal is informed by civil engineering advice and we request that the provision of a stormwater management plan is conditioned. The proposed stormwater strategy for the proposed development is intended to be serviced by a new in ground stormwater drainage system designed and sized in accordance with AS.3500.3 and will be documented to connect into the nominated civil point of connection. Final

	connection point to be confirmed by the civil engineer prior to detailed design phase. Civil drawings are provided in ***Appendix 6*** and document the intended connection.

6.5 Building and Operational Work

6.5.1 Build Works

This application does not involve Building Work assessable against the Planning Scheme.

The works are self-assessable building work in accordance with the PR 2017, Schedule 7, Part 1, Item 2.

6.5.2 Operational Works

Operational Works by of for a public sector agency are not assessable development under a local categorising instrument in accordance with Schedule 6, Part 3, item 8 of the PR 2017.

PART E – CONCLUSION

7 Conclusion and Recommendations

It is considered that this application seeking approval for MCU is in accordance with relevant provisions of the planning scheme and should be approved.

The proposal will facilitate delivery of the proposed development and the efficient and timely supply of infrastructure; and satisfy statutory requirements and budgetary commitments of the State for the supply of the infrastructure.

The assessment provided within this Development Assessment Report provides details with respect to the proposed works and has undertaken an assessment of the proposed infrastructure against the relevant statutory frameworks, incorporating local and state assessment criteria and legislation.

APPENDIX 2 - PROPOSAL PLANS

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

HEALY STATE SCHOOL
LOT 46 ON SP223903
PARISH: HASLINGDEN
COUNTY: ROCHEDALE
5.6375 ha

EXISTING SPORTS FIELD

EXTENT OF PROPOSED BOUNDARY

PROPOSED
SITE AREA - 3536m^2

EXISTING DROP OFF ZONE

THOMSON ROAD

EXISTING AIR MONITORING STATION

1 LOCALITY PLAN - PROPOSED
1 : 600

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

LEGEND: SITE

- EXISTING BUILDINGS
- EXISTING WALKWAY
- PROPOSED BUILDINGS
- PROPOSED TURFED AREAS
- PROPOSED SOFT LANDSCAPING
- LEASED AREA
- HYDRANT BOOSTER
- PROPERTY BOUNDARY
- PROPOSED BOUNDARY
- DETE SECURITY TYPE 1 FENCE
- EXTENT OF DEMOLITION WORKS

LEGEND: SITE LANDSCAPEING

- NATIVE SHADE TREE
- PLANTED MULCHED GARDEN, LOW TO MEDIUM HEIGTH TO 3m
- PLANTED MULCHED GARDEN, VERY LOW HEIGTH TO 500mm

NOTE:
PLANT SPECIES SELECTED FOR LOCAL ENVIRONMENTALLY HARSH CONDITIONS.

LANDSCAPE BUFFER PLANTING TO COMPLY WITH MT ISA PLANNING SCHEME. TO BE A COMBINATION OF:
- LARGE TREES, 8 METRE CENTRES, OR
- SMALL TREES, 3 METRE CENTRES, OR
- SHRUBS, 1.5 METRE CENTRES, OR
- GROUND COVER, 0.5 - 1 METRE CENTRES.
- SHADE TREES IN THE CARPARKS AT EVERY 4 CARBAYS.

LEGEND: SITE SERVICES

- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING FIRE
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER

NOTE:
DO NOT SCALE THIS DRAWINGS
VERIFY ALL DIMENSIONS ON SITE

DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
CIVIL	GROUP 6 07 5578 9183
STRUCTURAL	GROUP 6 07 5578 9183
HYDRAULIC	BSI 0411215667
MECHANIC	BSI 0411215667
ELETRICAL	BSI 0411215667
ACCESS	KNISCO 0421797409
ACOUSTIC	SOUND BASE 0432442213
LANDSPACE ARCHITECT	RARLA 0412626211
ENERGY CONSULTANT	ERC 0418197686
CERTIFIER	BRISBANE CERTIFICATION GROUP 1300 130 168

CLIENT:
DEPARTMENT OF EDUCATION
Queensland Government
Department of Education and Training

CONTRACTOR:

vabasis™
value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

SCALE:
As indicated FULL SIZE @ A1

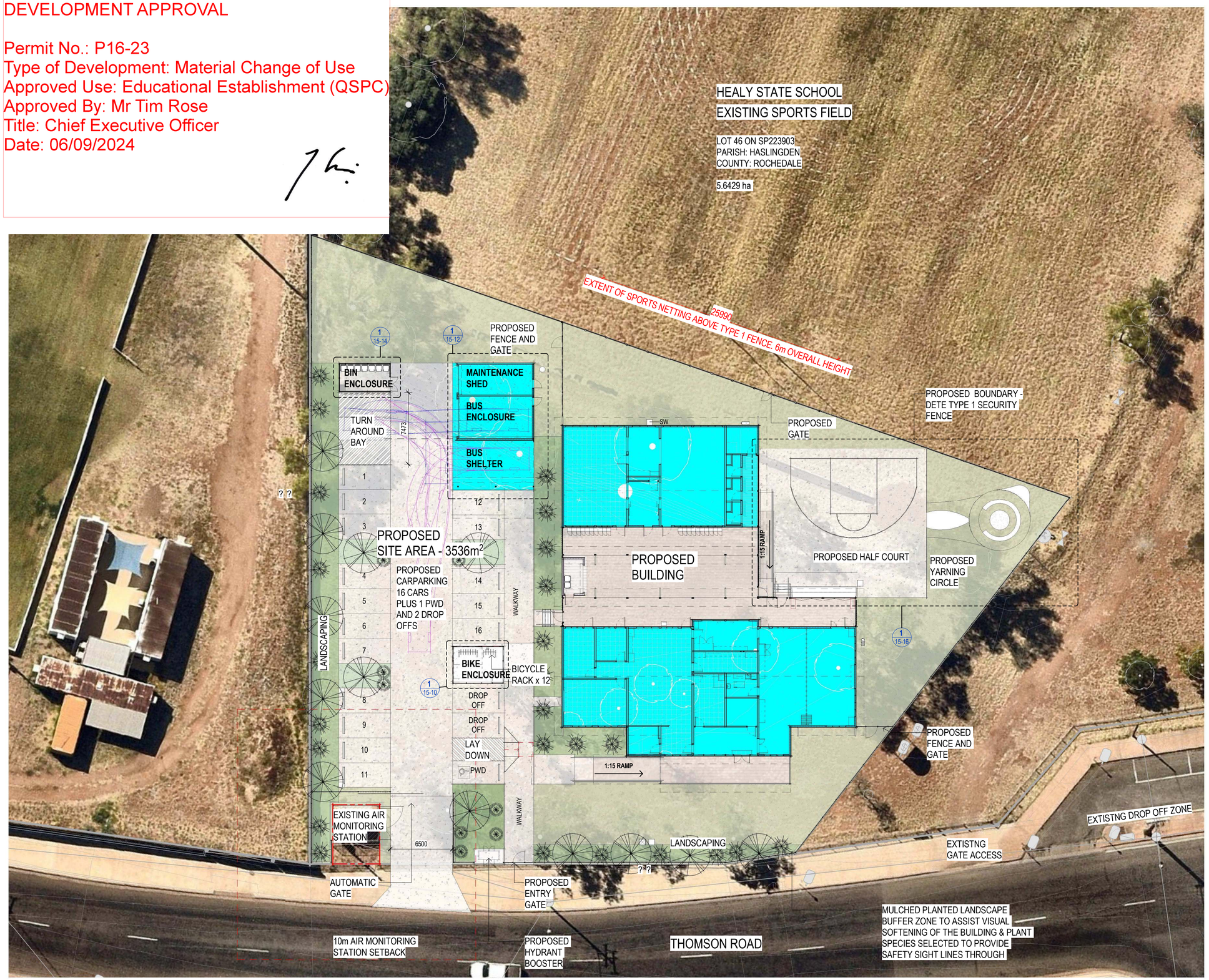
PROJECT NUMBER:
2024040

TITLE:
LOCALITY PLAN - PROPOSED

DRAWING NUMBER: A01-02
REVISION: A

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024



1 SITE - PROPOSED
1 : 200

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

GRAPHIC SCALE: 1:200

LEGEND: SITE

- EXISTING BUILDINGS
- EXISTING WALKWAY
- PROPOSED BUILDINGS
- PROPOSED TURFED AREAS
- PROPOSED SOFT LANDSCAPING
- LEASED AREA
- HYDRANT BOOSTER
- PROPERTY BOUNDARY
- PROPOSED BOUNDARY
- DETE SECURITY TYPE 1 FENCE
- EXTENT OF DEMOLITION WORKS

LEGEND: SITE LANDSCAPEING

- NATIVE SHADE TREE
- PLANTED MULCHED GARDEN, LOW TO MEDIUM HEIGTH TO 3m
- PLANTED MULCHED GARDEN, VERY LOW HEIGTH TO 500mm

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- LARGE TREES, 8 METRE CENTRES, OR
- SMALL TREES, 3 METRE CENTRES, OR
- SHRUBS, 1.5 METRE CENTRES, OR
- GROUND COVER, 0.5 - 1 METRE CENTRES.
- SHADE TREES IN THE CARPARKS AT EVERY 4 CARBAYS.

LEGEND: SITE SERVICES

- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING FIRE
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER

NOTE:
DO NOT SCALE THIS DRAWINGS
VERIFY ALL DIMENSIONS ON SITE

DISCIPLINE:
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CLIENT:
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Department of Education and Training

CONTRACTOR:
vabasis™ value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

SCALE:
1 : 200 FULL SIZE @ A1

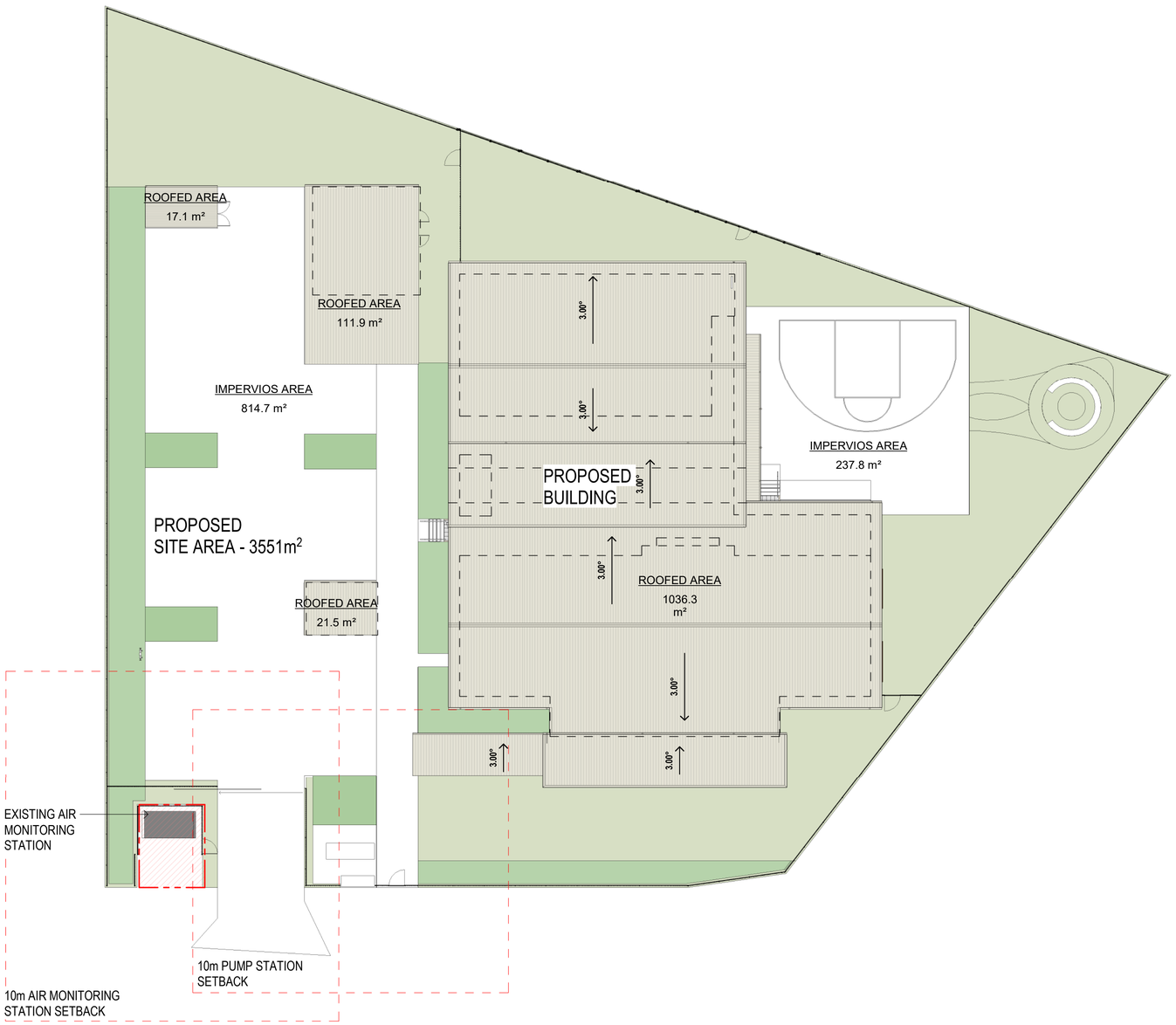
PROJECT NUMBER:
2024040

TITLE:
SITE PLAN - PROPOSED

DRAWING NUMBER: A01-05
REVISION: A

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024



1 / 04-01 SITE COVER PLAN
1 : 200

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

GRAPHIC SCALE: 1:200 (0 4 8 12 16 20)

LEGEND: SITE

- EXISTING BUILDINGS
- EXISTING WALKWAY
- PROPOSED BUILDINGS
- PROPOSED TURFED AREAS
- PROPOSED SOFT LANDSCAPING
- LEASED AREA
- HYDRANT BOOSTER
- PROPERTY BOUNDARY
- PROPOSED BOUNDARY

LEGEND: SITE COVER

PROPOSED SITE AREA - 3551m²
PROPOSED ROOFED AREA - 1036.3m² + 111.9m² + 21.5m² + 17.1m² = 1186.8m²

TOTAL SITE COVER - 33%

NOTE:
DO NOT SCALE THIS DRAWINGS
VERIFY ALL DIMENSIONS ON SITE

DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
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Department of Education and Training

CONTRACTOR:
vabasis™
value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM
B	13.06.24	SITE COVER PLAN	MW

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

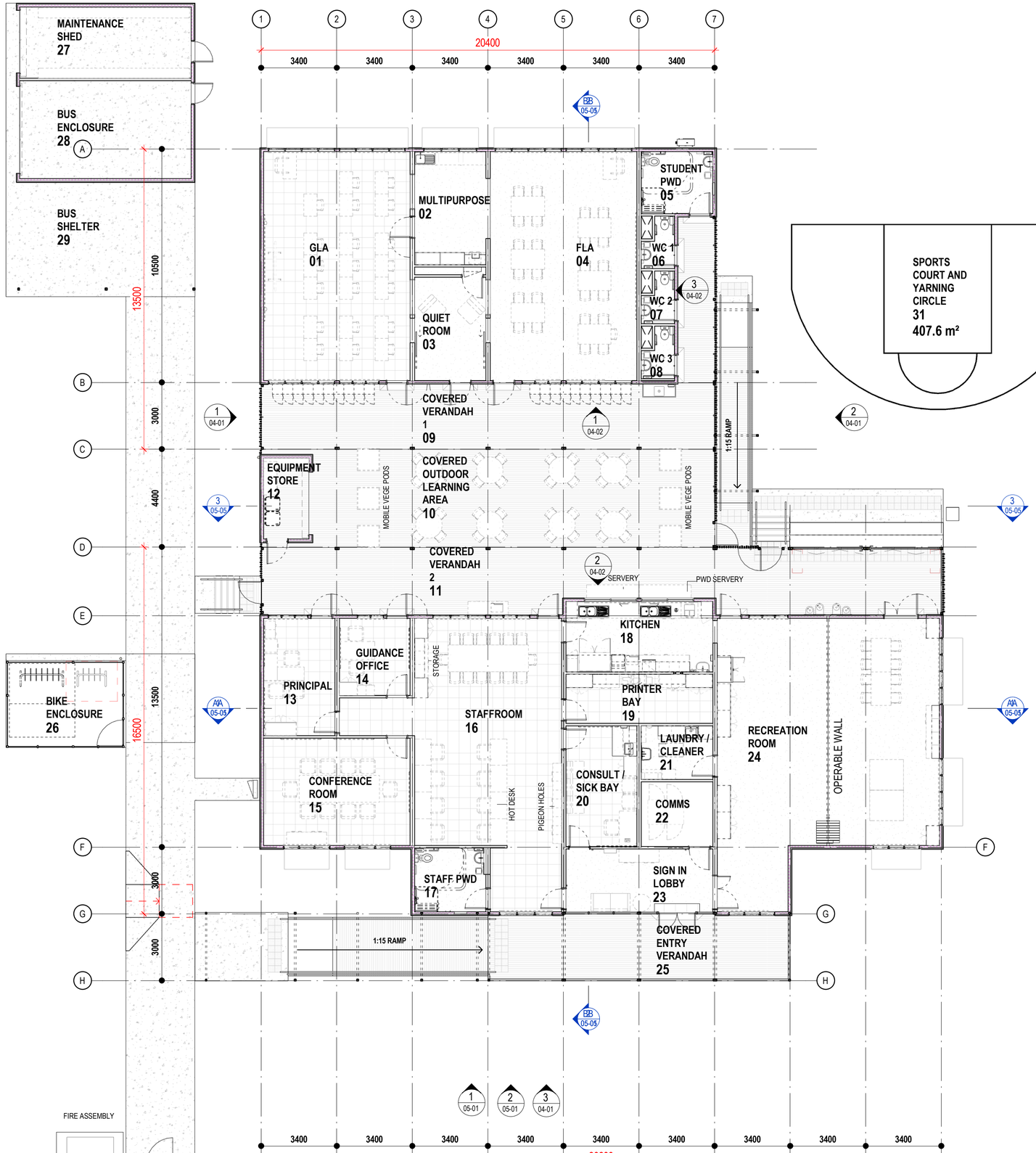
ORIENTATION:

SCALE:
1 : 200 FULL SIZE @ A1

PROJECT NUMBER:
2024040

TITLE:
SITE COVER PLAN

DRAWING NUMBER: A01-06
REVISION: B



1 04-01 GROUND FLOOR PLAN - OVERALL
1 : 100

SCHEDULE - ROOMS AREA		
NO.	NAME	AREA
01	GLA	68.0 m²
02	MULTIPURPOSE	16.6 m²
03	QUIET ROOM	16.3 m²
04	FLA	68.3 m²
05	STUDENT PWD	8.9 m²
06	WC 1	2.9 m²
07	WC 2	2.9 m²
08	WC 3	2.9 m²
09	COVERED VERANDAH 1	60.2 m²
10	COVERED OUTDOOR LEARNING AREA	80.6 m²
11	COVERED VERANDAH 2	87.2 m²
12	EQUIPMENT STORE	7.4 m²
13	PRINCIPAL	16.8 m²
14	GUIDANCE OFFICE	11.1 m²
15	CONFERENCE ROOM	32.0 m²
16	STAFFROOM	82.7 m²
17	STAFF PWD	9.2 m²
18	KITCHEN	21.0 m²
19	PRINTER BAY	14.5 m²
20	CONSULT / SICK BAY	17.4 m²
21	LAUNDRY / CLEANER	7.8 m²
22	COMMS	9.3 m²
23	SIGN IN LOBBY	19.0 m²
24	RECREATION ROOM	111.7 m²
25	COVERED ENTRY VERANDAH	39.8 m²
26	BIKE ENCLOSURE	19.9 m²
27	MAINTENANCE SHED	24.6 m²
28	BUS ENCLOSURE	34.1 m²
29	BUS SHELTER	31.7 m²
30	BIN ENCLOSURE	15.3 m²
31	SPORTS COURT AND YARNING CIRCLE	407.6 m²

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

NOTE:
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DISCIPLINE:
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CONSULTANTS:

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AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

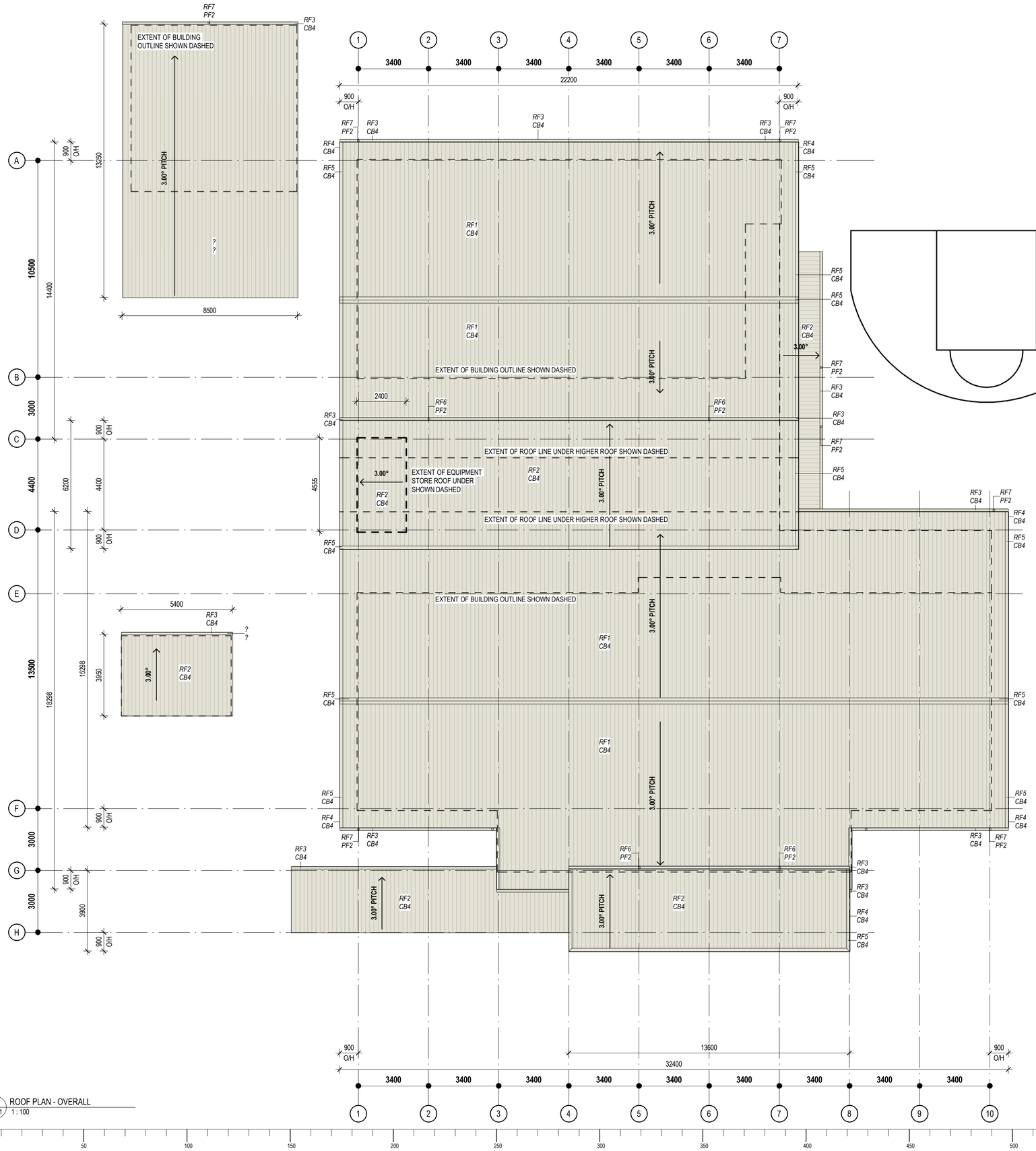
SCALE:
1 : 100 FULL SIZE @ A1

PROJECT NUMBER:
2024040

TITLE:
FLOOR PLAN - OVERALL

DRAWING NUMBER: A02-01
REVISION: A

GRAPHIC SCALE: 1:100



1 ROOF PLAN - OVERALL
04-01 1 : 100

SCHEDULE - ROOF

CODE	ITEM
RF1	METAL ROOF DECKING, TRIMDEK PROFILE
RF2	SANDWICH PANEL, TRIMDEK PROFILE
RF3	COLORBOND QUAD 175 GUTTER
RF4	COLORBOND FASCIA
RF5	COLORBOND CAPPING & FLASHING
RF6	SPREADER PVC DOWNPIPE WITH PAINT FINISH
RF7	100mm PVC DOWNPIPE
RF8	BUS SHELTER & SHED, METAL ROOF DECKING, TRIMDEK PROFILE

SCHEDULE - ROOF FINISHES

IMAGE	CODE	DESCRIPTION
	CB1	PRODUCT: COLORBOND COATED STEEL CLADDING - PALE EUCALYPT
	CB2	PRODUCT: COLORBOND COATED STEEL CLADDING - EVENING HAZE
	CB3	PRODUCT: COLORBOND COATED STEEL CLADDING - GULLY
	CB4	PRODUCT: COLORBOND COATED STEEL ROOF ELEMENTS - SURFMIST
	ET1	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - LINES, SANDSTONE
	ET2	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - TECTIVA, TE10
	ET3	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - TECTIVA, TE60
	FF1	PRODUCT: BROOMED FINISH CONCRETE (R10) - EXTERNAL AREAS
	FF2	PRODUCT: BROOMED FINISH CONCRETE (R11)
	FF3	PRODUCT: JARRAH TIMBER DECK NATURAL FINISH (R10)
	GAL	PRODUCT: HOT DIPPED GALVANIZED
	PC1	PRODUCT: POWDERCOAT FINISH - WEATHERED STEEL
	PF1	PRODUCT: PAINT FINSH - EXTERNAL DOORS SUBSTRATE: DOOR LEAF SUBSTARTE: PRESSED METAL DOOR FRAMES DULUX - HARRIEVILLE
	PF2	PRODUCT: EXTERNAL PAINT FINISH ABOVE 1800 FROM GL AND GALV STEEL SHROUD FROM GL TO 1800, COLORBOND SURFMIST

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

NOTE:
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DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
CIVIL	GROUP 6 07 5578 9183
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CERTIFIER	BRISBANE CERTIFICATION GROUP 1300 130 168

CLIENT:
DEPARTMENT OF EDUCATION
Queensland Government
Department of Education and Training

CONTRACTOR:

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

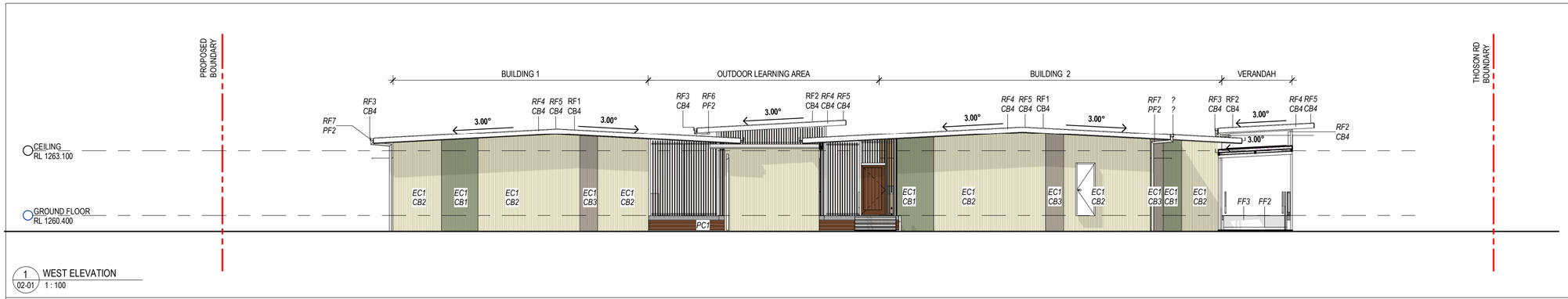
SCALE:
1 : 100 FULL SIZE @ A1

PROJECT NUMBER:
2024040

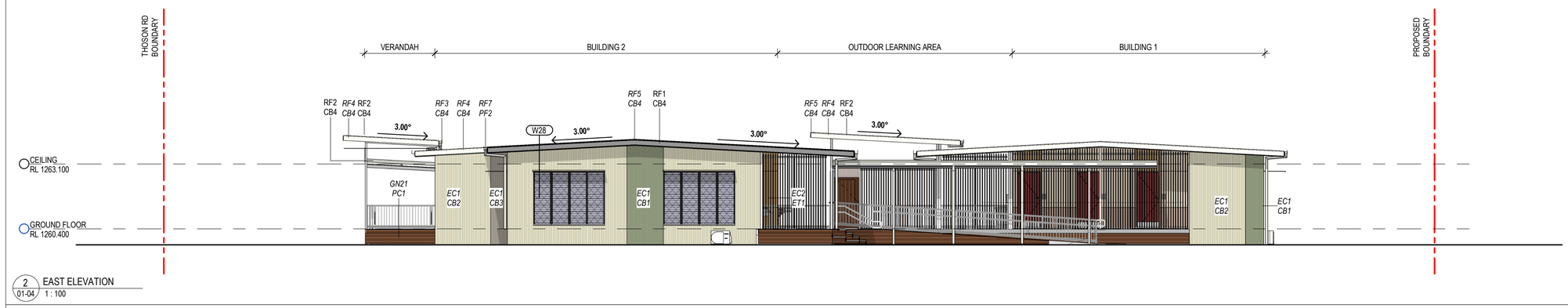
TITLE:
ROOF PLAN - OVERALL

DRAWING NUMBER: A02-40
REVISION: A

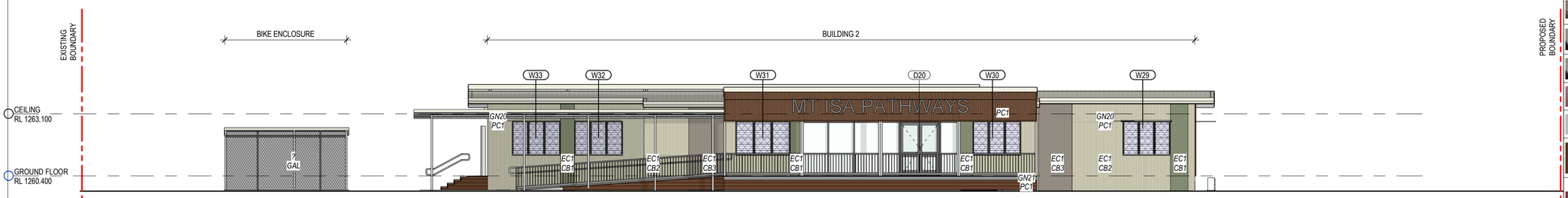
GRAPHIC SCALE: 1:100



1 02-01 WEST ELEVATION 1 : 100



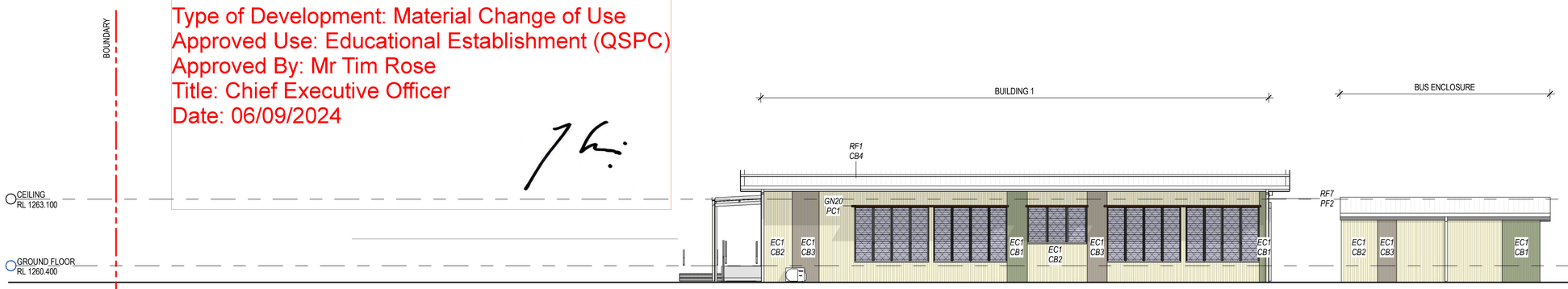
2 01-04 EAST ELEVATION 1 : 100



3 02-01 SOUTH ELEVATION 1 : 100

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024



4 01-04 NORTH ELEVATION 1 : 100

SCHEDULE - ROOF

CODE	ITEM
RF1	METAL ROOF DECKING, TRIMDEK PROFILE
RF2	SANDWICH PANEL, TRIMDEK PROFILE
RF3	COLORBOND QUAD 175 GUTTER
RF4	COLORBOND FASCIA
RF5	COLORBOND CAPPING & FLASHING
RF6	SPREADER PVC DOWNPIPE WITH PAINT FINISH
RF7	100mm PVC DOWNPIPE
RF8	BUS SHELTER & SHED, METAL ROOF DECKING, TRIMDEK PROFILE

SCHEDULE - EXTERNAL CLADDING

CODE	ITEM
EC1	EXTERNAL CLADDING - COLORBOND COATED STEEL, COLORBOND FINISH
EC2	EXTERNAL CLADDING - COMPRESSED FIRBE CEMENT, EQUITONE LINES FINISH
EC3	EXTERNAL CLADDING - COMPRESSED FIRBE CEMENT, EQUITONE TECTIVA FINISH

SCHEDULE - SCREEN & FENCING

CODE	ITEM
GN20	ALUMINIUM, PERFORATED SCREEN,POWDERCOAT FINISH
GN21	ALUMINIUM SUBFLOOR SCREEN & GATE, POWDERCOAT FINISH
GN22	ALUMINIUM PALISADE FENCE & GATE,, POWDERCOAT FINISH
GN23	ALUMINIUM VERTICAL BATTEN SCREEN & GATE, POWDERCOAT FINISH

SCHEDULE - EXTERNAL FINISHES

IMAGE	CODE	DESCRIPTION
	CB1	PRODUCT: COLORBOND COATED STEEL CLADDING - PALE EUCALYPT
	CB2	PRODUCT: COLORBOND COATED STEEL CLADDING - EVENING HAZE
	CB3	PRODUCT: COLORBOND COATED STEEL CLADDING - GULLY
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	ET1	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - LINES, SANDSTONE
	ET2	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - TECTIVA, TE10
	ET3	PRODUCT: EQUITONE FINISH FIBRE CEMENT CLADDING - TECTIVA, TE60
	FF1	PRODUCT: BROOMED FINISH CONCRETE (R10) - EXTERNAL AREAS
	FF2	PRODUCT: BROOMED FINISH CONCRETE (R11)
	FF3	PRODUCT: JARRAH TIMBER DECK NATURAL FINISH (R10)
	GAL	PRODUCT: HOT DIPPED GALVANIZED
	PC1	PRODUCT: POWDERCOAT FINISH - WEATHERED STEEL
	PF1	PRODUCT: PAINT FINSH - EXTERNAL DOORS SUBSTRATE: DOOR LEAF SUBSTARTE: PRESSED METAL DOOR FRAMES DULUX - HARRIEVILLE
	PF2	PRODUCT: EXTERNAL PAINT FINISH ABOVE 1800 FROM GL AND GALV STEEL SHROUD FROM GL TO 1800, COLORBOND SURFMIST

NOTE:
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DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
CIVIL	GROUP 6 07 5578 9183
STRUCTURAL	GROUP 6 07 5578 9183
HYDRAULIC	BSI 0411215667
MECHANIC	BSI 0411215667
ELETRICAL	BSI 0411215667
ACCESS	KNISCO 0421797409
ACOUSTIC	SOUND BASE 0432442213
LANDSPACE ARCHITECT	RARLA 0412626211
ENERGY CONSULTANT	ERC 0418197686
CERTIFIER	BRISBANE CERTIFICATION GROUP 1300 130 168

CLIENT:
DEPARTMENT OF EDUCATION
Queensland Government
Department of Education and Training

CONTRACTOR:
vabasis™ value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
A	07.06.24	SDPP ISSUE	DGM

PROJECT:
MT ISA PATHWAYS COLLEGE

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

SCALE:
1 : 100 FULL SIZE @ A1

PROJECT NUMBER:
2024040

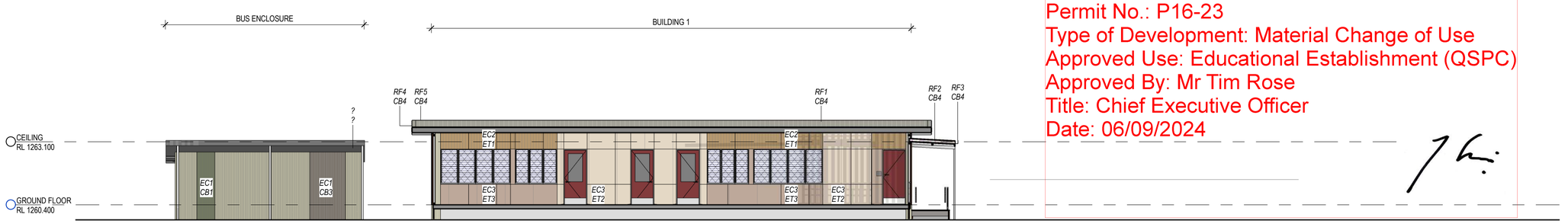
TITLE:
ELEVATIONS - OVERALL

DRAWING NUMBER: A04-01
REVISION: A

GRAPHIC SCALE: 1:100

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024



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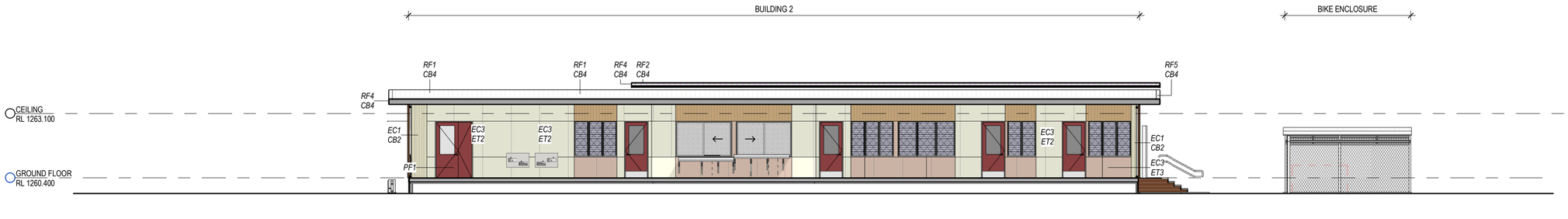
1 : 100



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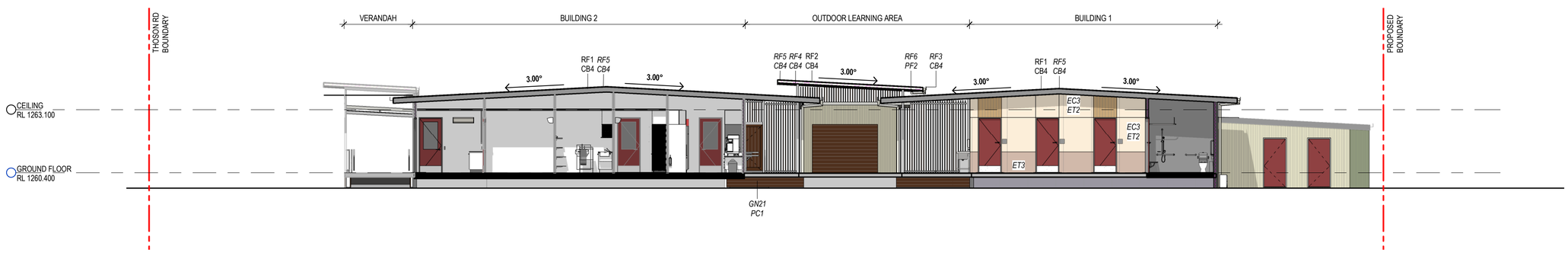

3 02-01 ELEVATION - BREEZEWAY
1 : 100

SCHEDULE - ROOF

CODE	ITEM
RF1	METAL ROOF DECKING, TRIMDEK PROFILE
RF2	SANDWICH PANEL, TRIMDEK PROFILE
RF3	COLORBOND QUAD 175 GUTTER
RF4	COLORBOND FASCIA
RF5	COLORBOND CAPPING & FLASHING
RF6	SPREADER PVC DOWNPIPE WITH PAINT FINISH
RF7	100mm PVC DOWNPIPE
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CLIENT:
DEPARTMENT OF EDUCATION
Queensland Government
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CONTRACTOR:
vabasis™ value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

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A	07.06.24	SDPP ISSUE	DGM

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6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

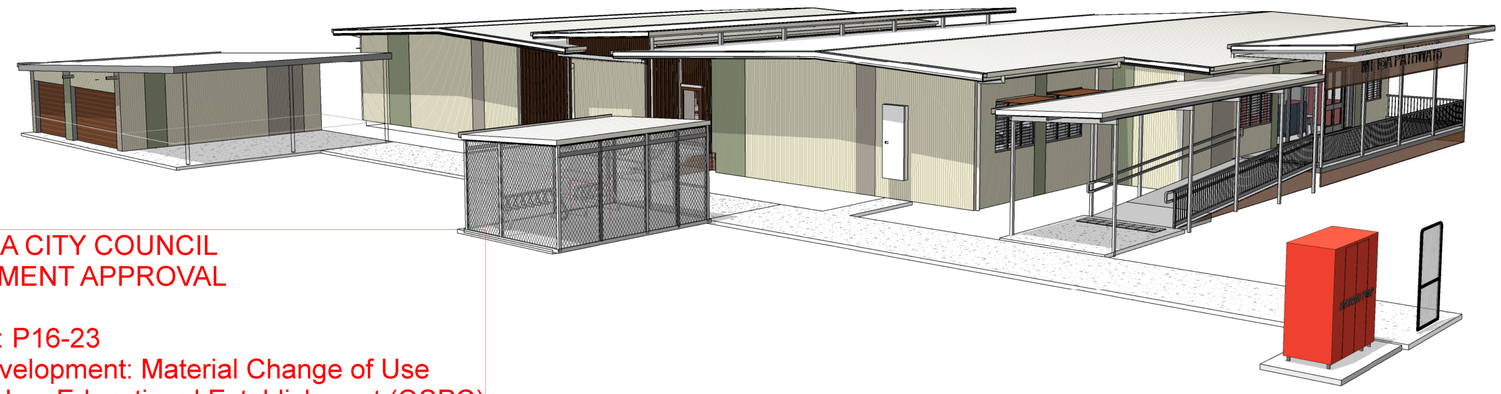
SCALE:
1 : 100 FULL SIZE @ A1

PROJECT NUMBER:
2024040

TITLE:
ELEVATIONS - BUILDING 1, 2 & BREEZEWAY

DRAWING NUMBER: A04-02
REVISION: A

GRAPHIC SCALE: 1:100



1 PERSPECTIVE 1

MOUNT ISA CITY COUNCIL
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Permit No.: P16-23
Type of Development: Material Change of Use
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Approved By: Mr Tim Rose
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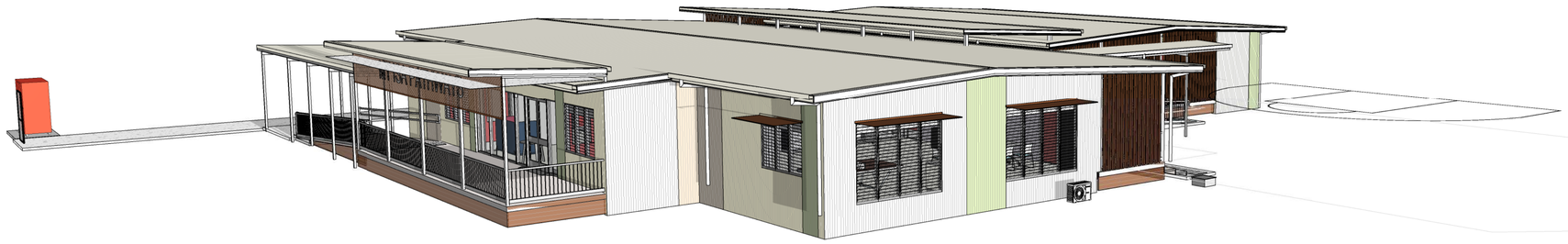

2 PERSPECTIVE 2

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DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
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2024040

TITLE:
PERSPECTIVES

DRAWING NUMBER: A00-02
REVISION: A

0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

APPENDIX 3 – TRAFFIC IMPACT STATEMENT

TRAFFIC & TRANSPORT ENGINEERING

Level 2 | 62 Astor Terrace | Spring Hill QLD 4000
PO Box 272| Spring Hill QLD 4004
ABN 96 067 593 962
P 07 3839 6771
E mail@ptt.com.au
WWW.PTT.COM.AU

7 June 2024

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
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Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

Department of Education
c/- RP Infrastructure
Suite 1, 57 Mitchell Street
North Ward, Townsville QLD 4810

Attention: Wendy Renner

Dear Wendy,

RE: MOUNT ISA PATHWAYS COLLEGE
TRAFFIC ENGINEERING ASSESSMENT

INTRODUCTION

This report has been prepared by PTT, as requested by RP Infrastructure on behalf of the Department of Education, to assess the traffic engineering aspects of a proposed educational establishment, located at 5-9 Thomson Road, Healy. The site currently accommodates Healy State School.

The aim of this assessment is to review the proposed development in terms of its site access arrangements, parking provision and design, servicing arrangements, pedestrian / cyclist facilities and likely traffic impact, with respect to Mount Isa City Council's (Council) Planning Scheme requirements.

EXISTING CONDITIONS

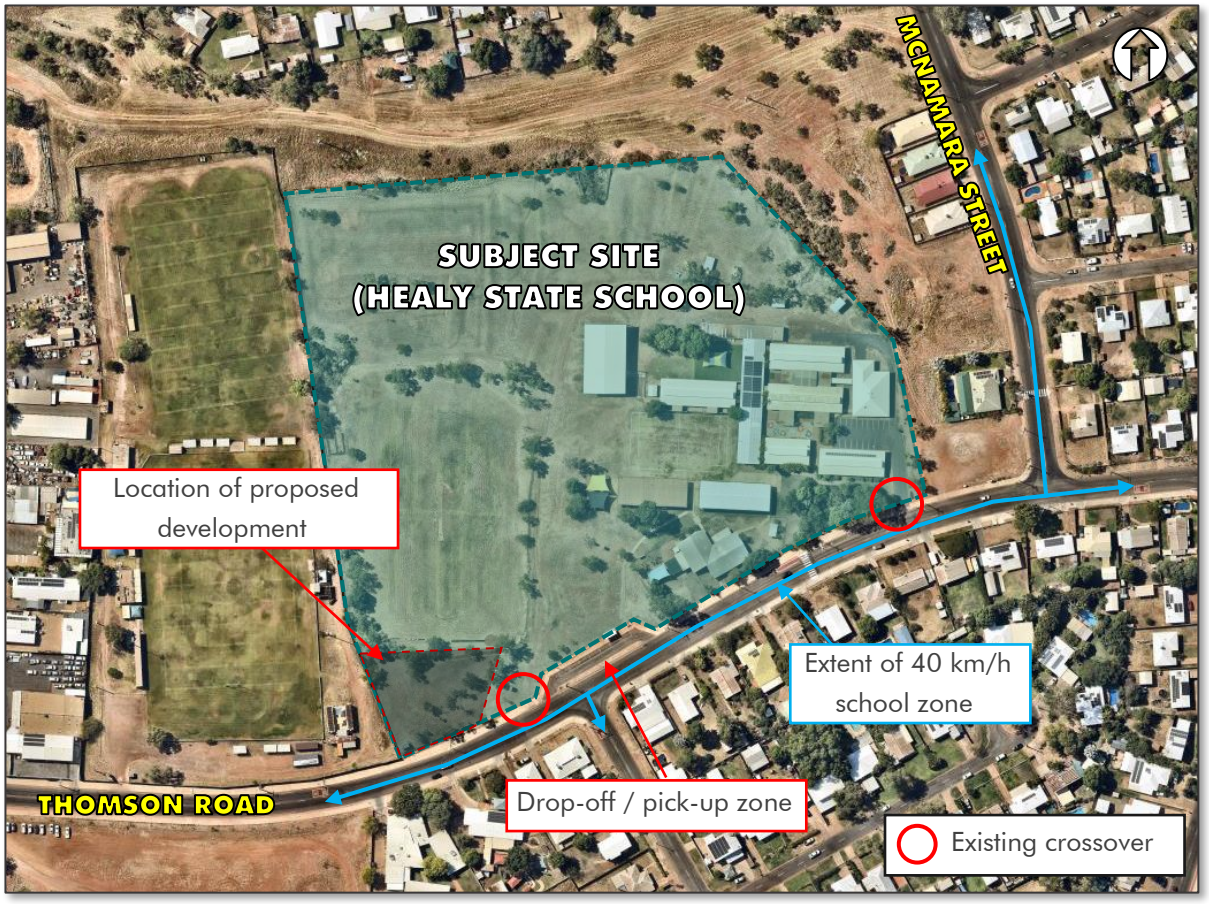
SUBJECT SITE

The subject site is formally described as Lot 46 on SP223903 and is zoned as Community Facilities according to Council's Planning Scheme. It is bounded to the north by vacant land, to the east by residential uses, to the south by Thomson Road and to the west by outdoor sports fields. The surrounding area comprises predominantly residential uses.

Vehicular access to the subject site is currently provided via two all-movements crossovers on Thomson Road, as shown in Figure 1 and outlined as follows:

- the eastern crossover provides access to a staff parking and servicing area
- the western crossover provides for occasional emergency and maintenance vehicle access

Figure 1: SITE LOCALITY



ROAD NETWORK

In the vicinity of the subject site, Thomson Road is undivided with one lane of traffic in each direction and on-street parking permitted on both sides. It has a posted speed limit of 60 km/h with a 40 km/h school zone along the subject site frontage (as shown in Figure 1). There is an indented passenger set-down facility on the northern side of Thomson Street, which is used for student drop-off / pick-up at Healy State School. The set-down facility is restricted to two-minute parking, has capacity for seven cars and is signed for one-way (eastbound) operation. There are no restrictions on right-turn entry / exit to and from the set-down facility.

ACTIVE AND PUBLIC TRANSPORT

There are footpaths on both sides of Thomson Road in the vicinity of the site. The footpath on the northern side is signed for shared pedestrian / cyclist use and is generally of appropriate width (ie 3.5m) to cater for this shared use. Pedestrian (zebra) crossings are located on Thomson Road along the site's southern frontage and on McNamara Street to the east and facilitate pedestrian access between Healy State School and residential areas to the east and south. No public transport services currently operate in the vicinity of the site.

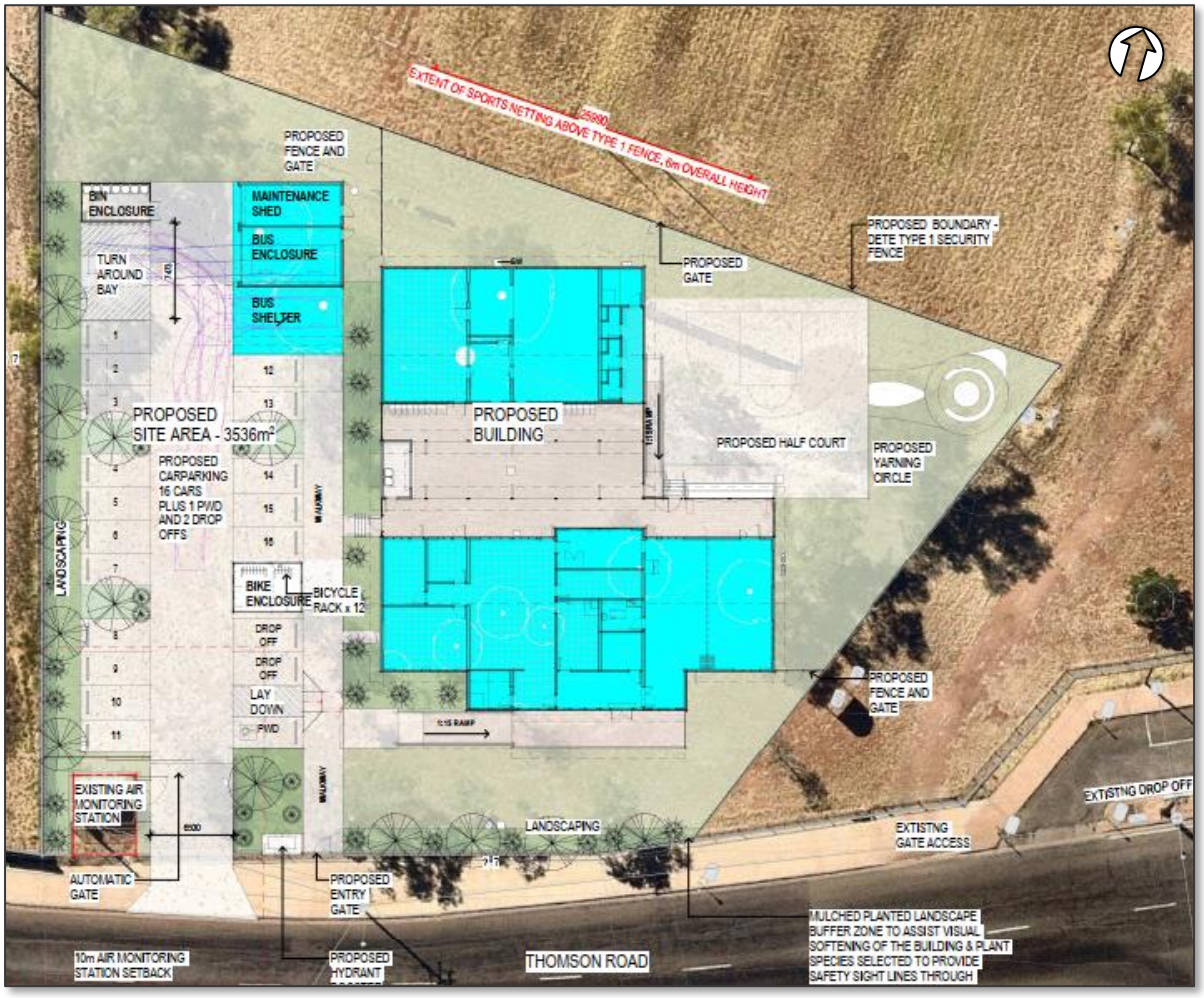
PROPOSED DEVELOPMENT

The proposed development involves a new Queensland Pathways State College (QPSC) campus on the south-west corner of the Healy State School site. QPSC is a senior transition program for 15-17 year olds (ie Year 10-12 students) who face significant barriers to accessing mainstream education. The proposed QPSC campus would operate independent of Healy State School, which is to remain unchanged.

The proposed QPSC campus has capacity for a maximum enrolment of 50 students. However, we have been advised that QPSC students commonly attend class in a part-time capacity (ie less than five days a week and/or with reduced hours on days when they do attend). As such, we have been advised that about 35 students may be expected on-site on a typical day, with up to about 40 students on busier days. A maximum of 11 staff (comprising full-time staff plus occasional specialist staff) are expected on-site at any one time.

The proposed QPSC campus layout is shown in Figure 2, with plans of development attached. No changes are proposed to any other areas of the site.

Figure 2: PROPOSED QPSC CAMPUS LAYOUT



ACCESS

REQUIREMENT

Vehicular access to the QPSC campus is proposed via a new all-movements crossover on Thomson Road, as indicated in Figure 2. Council's Parking, Access and Loading Code requires that access driveways be designed consistent with the requirements of AS2890.1[1] and the Institute of Public Works Engineering Australasia (IPWEA) Standard Drawings. Accordingly, the proposed crossover location and design has been assessed in accordance with these requirements.

LOCATION

AS2890.1 requires that driveway crossovers be located a minimum 6m from adjacent intersections. The proposed crossover is approximately 70m clear of the nearest adjacent intersection and comfortably complies with AS2890.1 requirements for location. It is also located well clear (ie approximately 60m) from the entry point to the indented student drop-off / pick-up facility on Thomson Road to the east. As such, the proposed crossover is not expected to adversely impact the operation of this facility.

DESIGN

The largest vehicle expected on-site during normal operations is a Small Rigid Vehicle (SRV), as discussed below. To accommodate SRV access, AS2890.2[2] recommends a minimum driveway width of 6.2m. In addition, based on the number of car parking spaces proposed on-site (ie 19), AS2890.1 specifies a minimum driveway width of 5.5m to facilitate simultaneous two-way passenger vehicle access and egress. The proposed driveway is 6.5m wide and complies with both AS2890.1 and AS2890.2 requirements in this regard. It is recommended that the driveway be designed with a 'General Wide' crossover in accordance with IPWEA Standard Drawing RS-051.

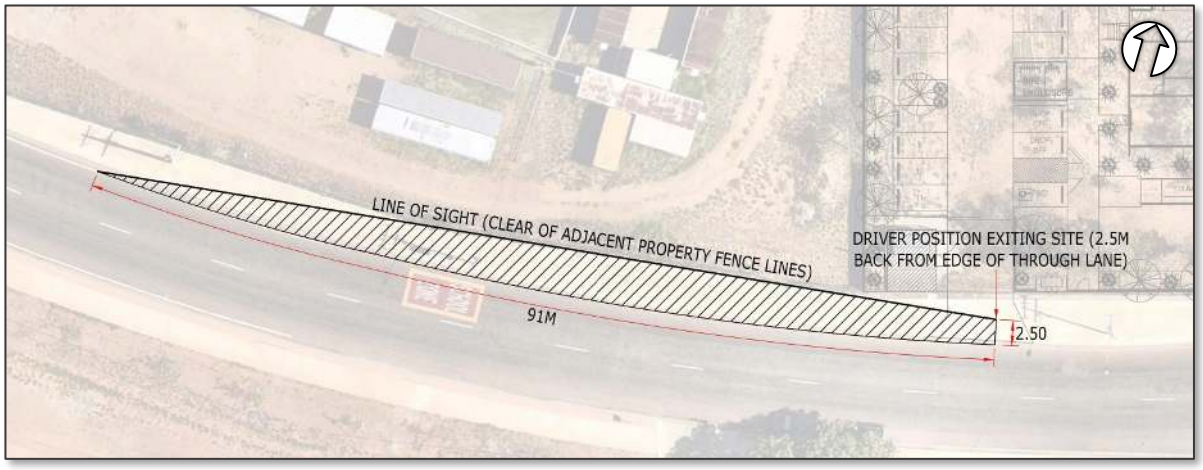
SIGHT DISTANCE

On a 60 km/h road (ie Thomson Street), AS2890.1 specifies a desirable sight distance of 83m and a minimum sight distance requirement of 65m at non-domestic driveways. This report has been prepared based on a desktop assessment of the subject site and surrounding road network. As such, an on-site assessment of sight distance at the proposed crossover location has not been undertaken. However, a review of historic aerial and street-view imagery indicates that Thomson Road is generally flat and level in the vicinity of the site. Therefore, in this instance, it is expected that the available sight distance at the proposed access location could be determined with reasonable accuracy through a desktop assessment.

As shown in Figure 3, our desktop assessment indicates that the proposed access location is expected to achieve approximately 91m sight distance to the west. The alignment of Thomson Road to the east of the proposed access is generally straight and it is expected that in excess of 200m sight distance would be be available in this direction. Therefore, the proposed access location is expected to comply with both the desirable and minimum sight distance requirements of AS2890.1, based on a posted speed limit of 60 km/h on Thomson Road. Additionally, it is expected that the majority of traffic generated by the proposal would enter / exit the site during the typical morning and afternoon school peak periods, at which times the 40 km/h school zone on Thomson Road would be in effect.

[1] Australian Standards AS2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking
[2] Australian Standards AS2890.2:2018 Parking Facilities Part 2: Off-Street Commercial Vehicle Facilities

Figure 3: DESKTOP ASSESSMENT OF SIGHT DISTANCE



PARKING

REQUIREMENT

The car parking requirement of the proposed development has been determined based on the parking provision rates outlined in Council's Parking, Access and Loading Code for educational establishments. As shown in Table 1, a minimum of 11 staff parking spaces are required to support the proposal, with suitable additional provision for passenger (ie student) drop-off / pick-up.

Table 1: CAR PARKING REQUIREMENT

USE	SCALE	PARKING RATE	REQUIRED
Educational establishment (secondary school)	11 staff plus 50 students	1 space per staff plus provision for drop-off / pick-up	11 staff spaces plus drop-off / pick-up

PROVISION

A total of 19 car parking spaces are proposed on-site, including two dedicated drop-off / pick-up bays. We have been advised that only a small proportion of QPSC students are dropped-off / picked-up by a parent / guardian or have access to a vehicle to drive themselves (for students of driving age). Instead, it is proposed that a small (ie 10-seater) bus / van will be used to transport most students to and from the site (as discussed in more detail below). Based on the information provided to us, we understand this arrangement would be consistent with arrangements already in place at most existing QPSC campuses.

Therefore, the proposed development is not expected to generate significant demand for private vehicle drop-off / pick-up. The proposed parking provision of 19 spaces is expected to comfortably accommodate the likely staff parking and drop-off / pick-up demands of the proposal in accordance with the requirements of Council's Parking, Access and Loading Code.

PERSONS WITH DISABILITIES (PWD) PARKING

The National Construction Code (NCC) requires that PWD parking at schools be provided at a rate of one space per 100 regular spaces. The plans of development provide one PWD parking space on-site, which complies with NCC requirements based on a total on-site parking provision of 19 spaces.

DESIGN

Council's Parking, Access and Loading Code requires that car parking areas be designed in accordance with the requirements of AS2890.1. The proposed on-site parking facilities have been designed consistent with this requirement, in terms of minimum parking space dimensions and aisle width, and are typified by:

- regular parking spaces (including drop-off / pick-up bays) dimensioned 2.6m wide by 5.4m long
- PWD space dimensioned 2.4m wide by 5.4m long, with an adjacent 2.4m wide shared area
- an additional 0.3m clearance between parking spaces and adjacent walls and obstructions
- parking aisle dimensioned 6.5m wide
- a dedicated manoeuvring / turnaround area provided at the end of the parking aisle

QUEUING

SITE ENTRY GATE

A sliding gate is proposed on the site access driveway, at a point 7.0m inside the site boundary. We have been advised that the gate will be opened by the first staff member to arrive on-site in the morning and closed by the last to leave. There is sufficient space on the driveway, in front of the gate, for a staff member to store their vehicle fully within the site boundary while the gate is opened / closed. Therefore, the gate is not expected to adversely impact the operation or safety of the site access or external road network.

NORMAL OPERATIONS

AS2890.1 requires that sufficient vehicle queuing space be provided to allow a free influx of traffic which will not adversely affect traffic or pedestrian flows on the frontage road. The 95th percentile queue at the site access is considered to be an adequate measure of an acceptable queue.

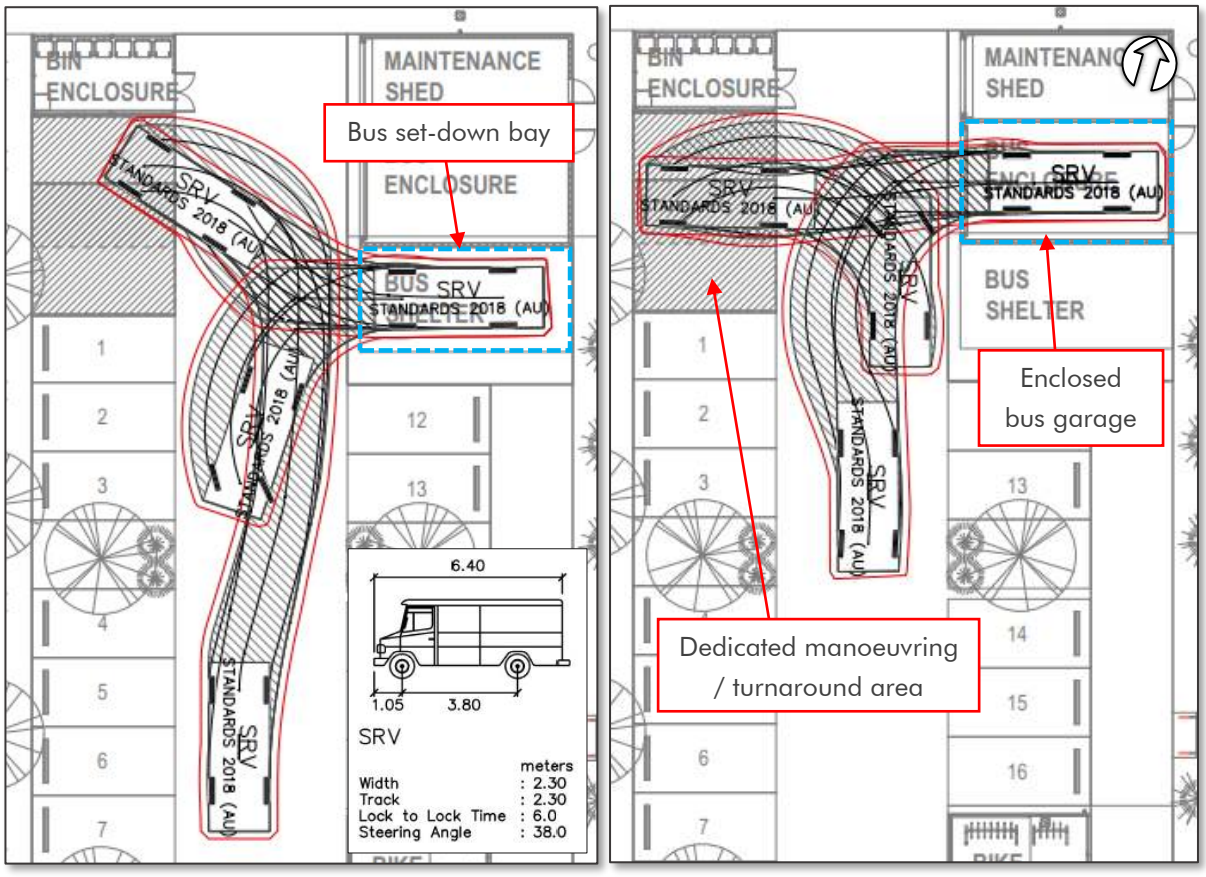
The predicted 95th percentile queue at the proposed site access has been calculated based on 16 vehicle arrivals in the peak hour (as outlined in Table 2) and using the queuing theory outlined in PTT's Queuing Practice Note (attached). The results of the analysis indicate a 95th percentile queue of less than one vehicle (ie 6.0m). The proposed layout provides 8.5m of queuing space, measured between the site boundary and the first on-site parking space, and is sufficient to accommodate the predicted vehicle queue. Accordingly, the proposed queuing provision is adequate.

SERVICING

The design service vehicle specified in Council's Parking, Access and Loading Code for educational establishments is a 6.4m long SRV. Based on a review of published vehicle specification data, it is expected that the small (ie 10-seater) bus / van that will be used to transport most students to and from the site would be no larger than an SRV.

A dedicated bus bay is proposed within the on-site parking area to facilitate safe and convenient student pick-up and set-down. An enclosed garage is also proposed for afterhours storage of the bus / van. AS2890.2 requires that SRV loading bays be dimensioned a minimum 3.5m wide by 6.4m long. The proposed bus set-down bay and enclosed garage are each dimensioned a minimum 4.0m wide by 7.7m long and comply with AS2890.2 requirements in this regard. In addition, swept path analyses of SRV manoeuvring to and from the set-down bay and enclosed garage have been undertaken, as shown in Figure 4 and attached in PTT drawing numbers 24-604-001 and 24-604-002. As demonstrated, the proposed layout is sufficient to facilitate SRV (ie bus) access to and from these areas with one reverse manoeuvre).

Figure 4: SRV (BUS) ON-SITE MANOEUVRING



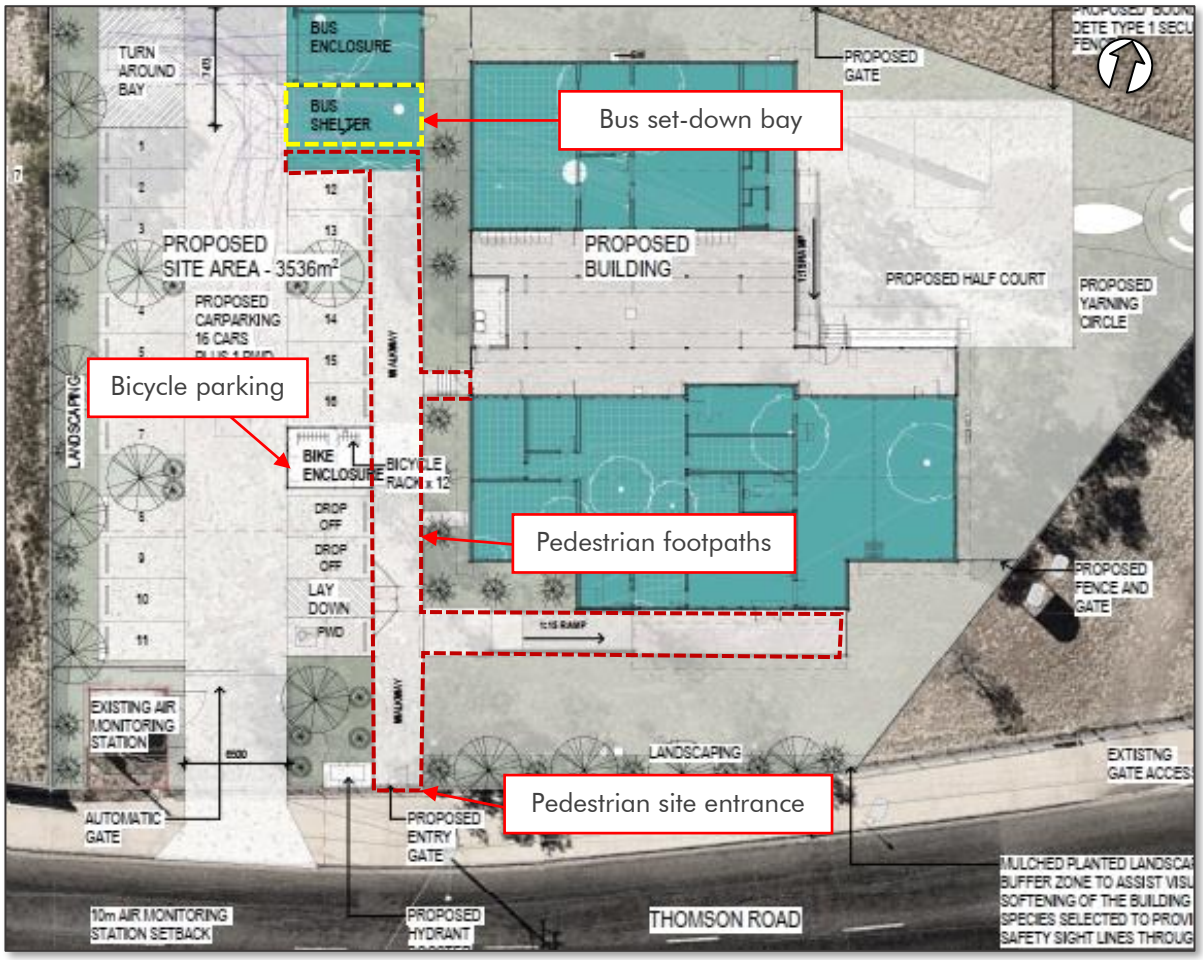
It is proposed that refuse collection will be undertaken on-street on Thomson Road using wheelie bins. This is consistent with the refuse collection arrangements already in place for residential properties along both sides of Thomson Road in the vicinity of the subject site. There is ample space (ie about 60m) for a refuse collection vehicle to stand kerbside along the frontage of the proposed QPSC campus, between the proposed access driveway and the existing drop-off / pick-up facility to the east. The eastbound traffic lane on this section of Thomson Road is approximately 6m wide, which is sufficient to accommodate kerbside refuse collection without obstructing through traffic. Accordingly, the proposed refuse collection arrangement is not expected to significantly impact the operation or safety of Thomson Road.

ACTIVE TRANSPORT

PEDESTRIANS

Pedestrian access to the site is proposed via a dedicated pedestrian entrance from Thomson Road, on the eastern side of the vehicular access. Footpaths are proposed along the eastern side of the on-site car parking area and along one side of the bus set-down / pick-up bay, as shown in Figure 5. The proposed pedestrian facilities are expected to facilitate safe and convenient pedestrian access to / from the site and the on-site car parking and bus set-down bays.

Figure 5: PROPOSED PEDESTRIAN AND CYCLIST FACILITIES



CYCLISTS

Council's Parking, Access and Loading Code requires that bicycle parking be provided at educational establishments at a minimum rate of one space per five students in Year 4 or above. Based on the proposed enrolment capacity of 50 students, a minimum 10 bicycle parking spaces are required to support the proposed development.

A bicycle parking enclosure with capacity for 12 bicycles is proposed on-site, in an area conveniently accessible via the pedestrian site entry and on-site footpaths as indicated in Figure 5. Therefore, the proposed bicycle parking arrangements comply with Council's Parking, Access and Loading Code requirements.

TRAFFIC OPERATIONS

TRAFFIC GENERATION

The likely peak hour traffic generation of the proposed development has been calculated based on first principles. The following assumptions have been made, which are expected to be conservative:

- a typical daily attendance of 35 students (ie 70% of capacity) and 11 staff, as outlined above
- 100% of staff travelling by private vehicle, with an average occupancy of one staff per vehicle
- 42% of students travelling by private vehicle, with an average occupancy of 1.7 students per vehicle
- 70% of trips occurring in the peak hours, based on analysis of the Department of Transport and Main Roads' Household Travel Survey data for trips to and from schools
- four bus trips (ie two two-way trips) in the peak hours

The adopted proportion of students travelling by private vehicle (ie 42%) and the associated private vehicle occupancy (ie 1.7 students per vehicle) reflect the average rates of surveys undertaken by PTT at 18 state secondary schools in Queensland. The adopted proportion of students travelling by private vehicle is expected to be highly conservative, given the unique characteristics of QPSC compared to other schools, but has been adopted in the absence of any alternative data.

An in:out split of 100:0 has been adopted for staff trips in the morning peak hour, with the reverse in the afternoon. An in:out split of 50:50 has been adopted for students in both peak hours. As shown in Table 2, the proposed development is expected to generate approximately 24 trips (16 in and 8 out) in the morning peak hour. The reverse (ie 8 in and 16 out) would be the case in the afternoon peak hour. As outlined above, these forecasts are expected to be conservative.

Table 2: FORECAST PEAK HOUR TRAFFIC GENERATION – MORNING PEAK HOUR

USER	SCALE	% BY CAR	AVERAGE OCCUPANCY	% IN PEAK HOUR	TRIPS	IN : OUT
Staff	11 staff	100%	1	70%	8	8 : 0
Students	35 students	42%	1.7	70%	12	6 : 6
Buses					4	2 : 2
Total					24	16 : 8

TRAFFIC IMPACT

Given the relatively low forecast traffic generation, the addition of development generated traffic is not expected to have a significant adverse impact on the operation of the surrounding road network. Detailed assessment of the traffic impact of development is not considered to be required.

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The proposed development has been evaluated in terms of its access arrangements, parking provision and design, servicing arrangements, pedestrian / cyclist facilities and likely traffic impact. The main points to note are:

- the proposal involves a new Queensland Pathways State College campus with capacity for a maximum 50 students, but with a typical attendance of about 35 students on most days
- vehicular access is proposed via a new 6.5m wide crossover on Thomson Road
- the proposed crossover complies with AS2890.1 requirements for location, width and sight distance
- the proposed on-site parking facilities, with capacity for 19 cars, complies with Council requirements for provision and AS2890.1 requirements for design
- provision is made for on-site servicing by an SRV and a small (ie 10-seater) bus / van and vehicle manoeuvring has been suitably demonstrated
- the proposed pedestrian facilities are expected to facilitate safe and convenient pedestrian access to / from and throughout the site
- the proposed bicycle parking provision of 12 spaces complies with Council requirements
- the proposal is expected to generate approximately 24 vehicle trips (24 in and 8 out) in the morning peak hour, with the reverse in the afternoon
- the addition of development generated traffic is not expected to have a significant adverse impact on the operation of the surrounding road network

RECOMMENDATIONS

Based on the above, it is recommended that the proposed driveway be designed with a 'General Wide' crossover in accordance with IPWEA Standard Drawing RS-051.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,

RLowe

Rebekah Lowe
Senior Engineer (RPEQ 32326)

1 SITE - PROPOSED
1 : 200

LEGEND: SITE

- EXISTING BUILDINGS
- EXISTING WALKWAY
- PROPOSED BUILDINGS
- PROPOSED TURFED AREAS
- PROPOSED SOFT LANDSCAPING
- LEASED AREA
- HYDRANT BOOSTER
- PROPERTY BOUNDARY
- PROPOSED BOUNDARY
- DETE SECURITY TYPE 1 FENCE
- EXTENT OF DEMOLITION WORKS

LEGEND: SITE LANDSCAPEING

- NATIVE SHADE TREE
- PLANTED MULCHED GARDEN, LOW TO MEDIUM HEIGTH TO 3m
- PLANTED MULCHED GARDEN, VERY LOW HEIGTH TO 500mm

NOTE:
PLANT SPECIES SELECTED FOR LOCAL ENVIRONMENTALLY HARSH CONDITIONS.

LANDSCAPE BUFFER PLANTING TO COMPLY WITH MT ISA PLANNING SCHEME. TO BE A COMBINATION OF:
- LARGE TREES, 8 METRE CENTRES, OR
- SMALL TREES, 3 METRE CENTRES, OR
- SHRUBS, 1.5 METRE CENTRES, OR
- GROUND COVER, 0.5 - 1 METRE CENTRES.
- SHADE TREES IN THE CARPARKS AT EVERY 4 CARBAYS.

LEGEND: SITE SERVICES

- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING FIRE
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER

NOTE:
DO NOT SCALE THIS DRAWINGS
VERIFY ALL DIMENSIONS ON SITE

DISCIPLINE:
ARCHITECT

CONSULTANTS:

ARCHITECT	VABASIS 07 3193 2600
CIVIL	GROUP 6 07 5578 9183
STRUCTURAL	GROUP 6 07 5578 9183
HYDRAULIC	BSI 0411215667
MECHANIC	BSI 0411215667
ELETRICAL	BSI 0411215667
ACCESS	KNISCO 0421797409
ACOUSTIC	SOUND BASE 0432442213
LANDSPACE ARCHITECT	RARLA 0412626211
ENERGY CONSULTANT	ERC 0418197686
CERTIFIER	BRISBANE CERTIFICATION GROUP 1300 130 168

CLIENT:
DEPARTMENT OF EDUCATION
Queensland Government
Department of Education and Training

CONTRACTOR:

vabasis™ value based architecture
COMMUNITY | INSITU & MODULAR
civic education health housing

AMENDMENTS:

ISSUE	DATE	SUBJECT	AUTH
P1	07.05.24	PRELIMINARY ISSUE FOR REVIEW	MW
P2	10.05.24	PRELIMINARY DA PACKAGE FOR REVIEW	MW
P3	14.05.24	SITE PLAN ISSUE FOR REVIEW	MW
P4	16.05.24	DA PACKAGE FOR REVIEW	MW
P5	24.05.24	PLAN ISSUE FOR CONSULTANT	MW
P6	24.05.24	SITE PLAN ISSUE FOR REVIEW	MW
P7	31.05.24	UPDATED SITE AND FLOOR PLAN	DGM
P8	04.06.24	CONSULTANT ISSUE	DGM

PROJECT:
MT ISA PATHWAYS CAMPUS

LOCATION:
5-9 THOMSON RD, HEALY, QLD 4825

RP DESCRIPTION & SITE AREA:
LOT 46 ON SP223903
6 ha
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

PURPOSE:
SD

ORIENTATION:

SCALE:
1 : 200 FULL SIZE @ A1

PROJECT NUMBER:
2024040

TITLE:
SITE PLAN - PROPOSED

DRAWING NUMBER: A01-05
REVISION: P8

GRAPHIC SCALE: 1:200

PRACTICE NOTE

QUEUING CHARACTERISTICS AT SITE ACCESSES

BACKGROUND

On-site queuing areas are required at site access locations to ensure that vehicles do not queue across pedestrian paths or back onto the frontage road.

However, with queuing requirements in planning scheme policies becoming increasingly onerous, the usage of these figures can result in excessive queuing areas which can unnecessarily have an adverse effect construction costs and development yields.

This practice note demonstrates how conventional queuing theory can be used in traffic engineering to determine the anticipated queue length at access locations as a function of local conditions.

QUEUING THEORY

To calculate the amount of queuing space required, we must estimate the probability of a number of vehicles in a queue (n) exceeding a specified number of vehicles (N) at any instant. This is calculated using the following formula:

$$Pr\ (n>N) = \rho^{N+1} \leq \alpha$$

Where:

- ρ is the queue utilisation factor
- α is the probability of a queue of N vehicles being exceeded

Rearranging this formula enables the calculation of the design queue length in terms of the number of vehicles as follows:

$$N = \frac{\log(\alpha)}{\log(\rho)} - 1$$

The **minimum** design queue would be calculated as N vehicles, which may include a fraction of a vehicle (eg 1.2 vehicles). This design queue could be applied subject to engineering judgment.

The **desirable** design queue would be the smallest integer which contains the value, N (ie rounded up to the nearest integer).

Application of a standard vehicle length of 6m per vehicle results in a design queue length in metres.

QUEUE UTILISATION FACTOR

The utilisation factor, ρ, is the ratio of the mean arrival rate (r) and the mean service rate (s), ie:

$$\rho = \frac{r}{s}$$

The mean arrival rate (veh/hr) varies for each situation. It is calculated using the peak hour trip generation for the facility. This is expressed in vehicles per hour.

The mean service rate (veh/hr) is determined by observing the operations of similar facilities.

PTT has calculated the mean service rate for a non-controlled (ie no boom gate) parking facility by surveying the average time taken for cars to enter and leave from visitor parks in a residential development.

This survey was undertaken at a recently approved and constructed mixed use commercial/residential development at Nundah on a Wednesday in July 2014 between 4:30-6:00pm. A minimum of 30 observations were made for both "parking" and "unparking" manoeuvres The results of this analysis are shown in Table 1.

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Level G 67 St Pauls Tce Spring Hill Q 4000

PRACTICE NOTE

QUEUING CHARACTERISTICS AT SITE ACCESSES

Table 1: MEAN VEHICLE MANOEUVRING TIME (seconds/vehicle)

MANOEUVRE	MEAN TIME	STD DEV	MIN	MAX
Parking	12.2	13.8	1.1	69.5
Unparking	14.7	7.1	2.1	37.2

The application of the mean "unparking" value from Table 1 assumes that each vehicle which enters the access will be waiting for a car to "unpark" from the space nearest to the access. This is an extremely conservative assumption, which will result in an over-estimate of queue lengths.

The mean service time for car parks with entrance controls such as boom gates, ticket dispensing machines, car stackers and mechanical parking installations can usually be provided by the supplier of the product.

PROBABILITY OF EXCEEDANCE

The queuing formula is used to calculate the queue length given a specified probability (α).

Generally, the 95th percentile queue is considered an adequate measure of an acceptable queue at access driveways. This infers that there is a 5% probability that the queue length will be exceeded (ie α=0.05).

Australian Standards, AS2890.1, outlines the requirement to provide a 98th percentile queue for situations where mechanical parking installations such as car stackers are used (ie α=0.02).

EXAMPLE

A development with a mean peak hour trip generation of 100 veh/hr and a 80:20 in:out split results in a vehicle arrival rate of 80 veh/hr.

The service rates from Table 1 can be applied to calculate the queue utilisation factor. However common units are required to find a ratio.

Therefore, the service rate, s, is:

$$\frac{vehicle}{hour} = 3{,}600\left(\frac{seconds}{vehicle}\right)^{-1}$$

$$s = \frac{3{,}600}{14.7} = 244.9 \text{ vehicles per hour}$$

The queue utilisation factor is:

$$\rho = \frac{r}{s} = \frac{80}{244.9} = 0.327$$

The 95th percentile design queue:

$$N = \frac{\log(\alpha)}{\log(\rho)} - 1$$

$$N = \frac{\log(0.05)}{\log(0.327)} - 1$$

$$N = 1.68 \text{ vehicles}$$

Therefore, desirably, the development should be designed to allow for an entrance queue of two vehicles (ie 12m). However, an available queuing distance of 1.68 vehicles (ie 10.1m) would be considered acceptable to cater for the 95th percentile queue, subject to engineering judgment.

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PRACTICE NOTE

QUEUING CHARACTERISTICS AT SITE ACCESSES

CONCLUSION

Conventional traffic engineering queuing theory can be used to determine the anticipated queue length at access locations. This ensures that queuing does not adversely impact on nearby traffic or pedestrian flows whilst ensuring that the queuing area is not excessive.

REFERENCES

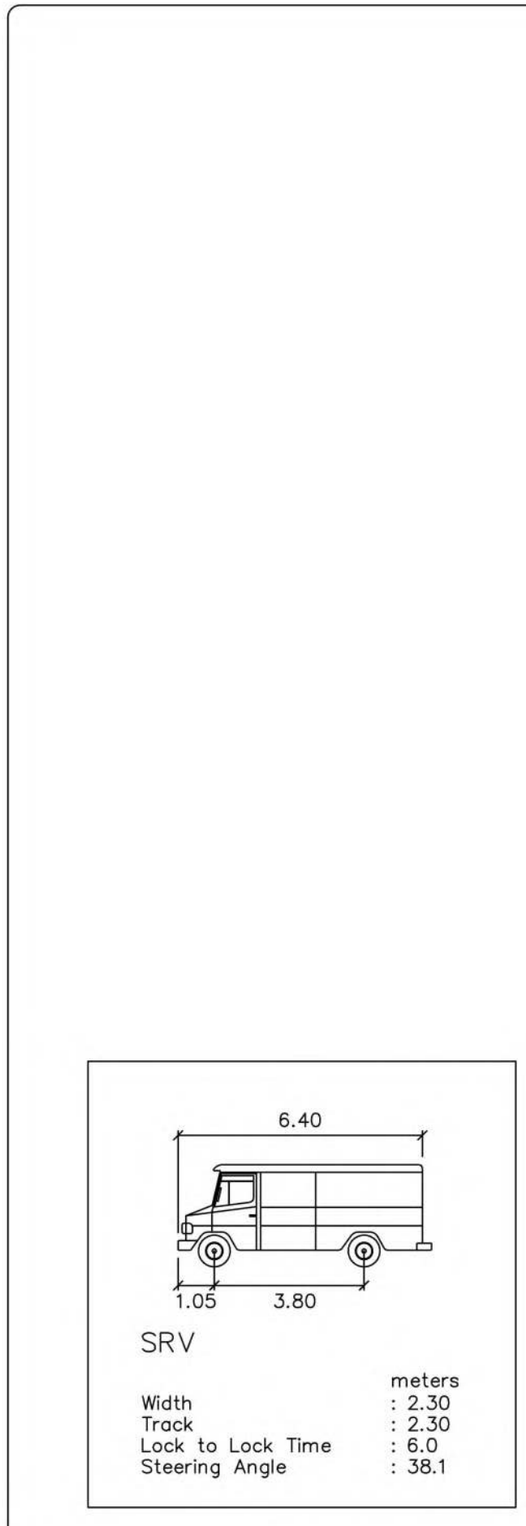
Bennett, DW and Rose, G (1988), *Unsignalised Intersection Analysis,* University of Melbourne

Institute of Transport Studies Monash University (2003), *Traffic Engineering and Management,* Volume 2, Caufield East

Standards Australia (2004), *AS2890.1:2004 Parking facilities Part 1: Off-street car parking,* Sydney

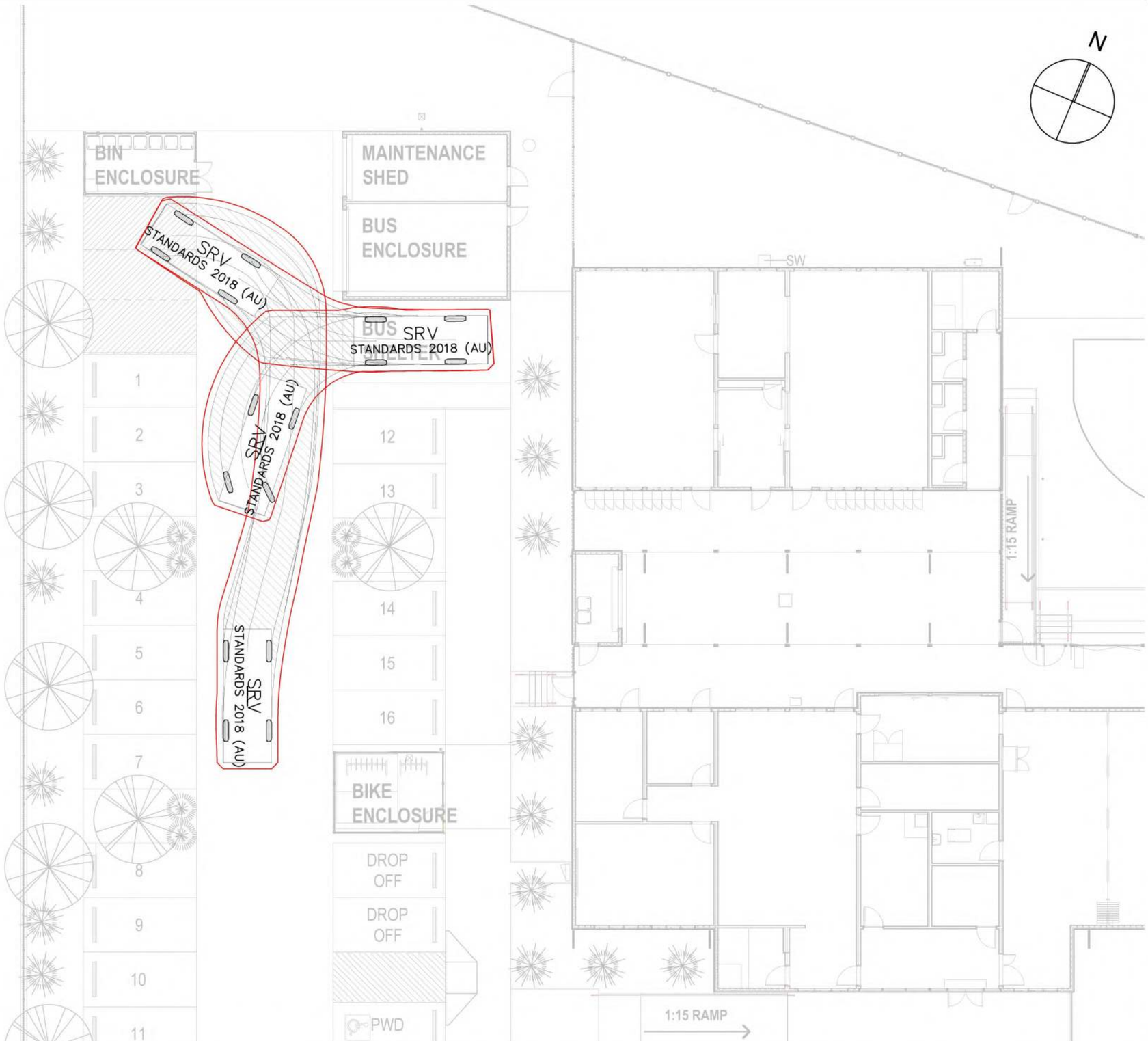
DISCLAIMER

The material contained in this practice note is of a general nature, for information only. Pekol Traffic and Transport accepts no liability for any damage caused by any error or omission contained herein.



SRV

	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1



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PTT
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REV.	AMENDMENTS	DRN	DATE

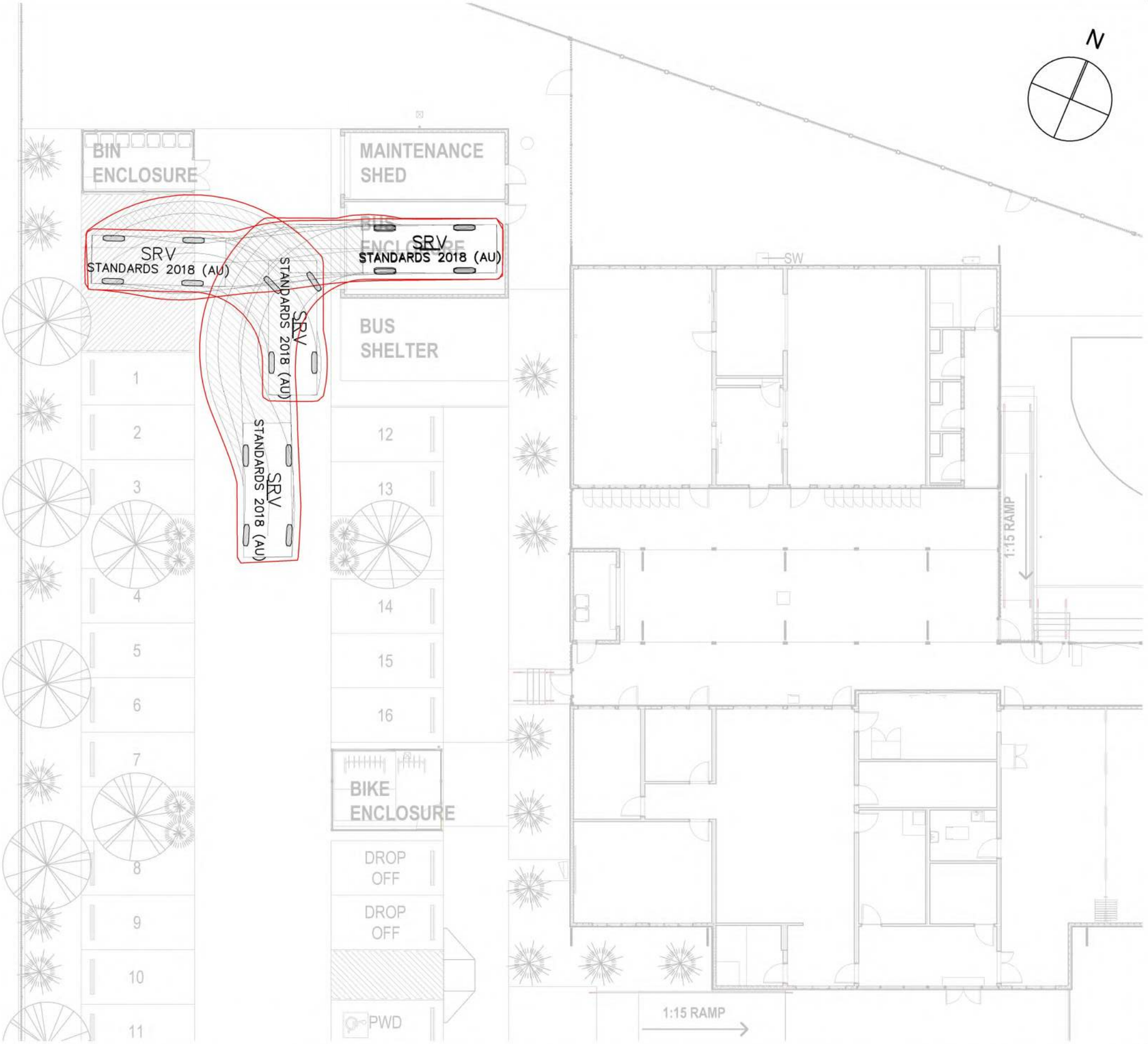
PROJECT TITLE: MT ISA PATHWAYS COLLEGE

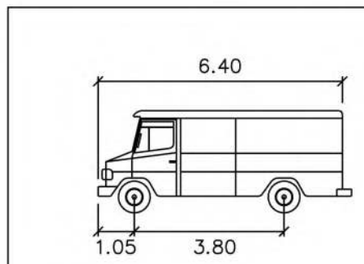
DRAWING TITLE: SRV - BUS SHELTER MANOEUVRING

CLIENT: RP INFRASTRUCTURE

DATE:	SCALE:	DRAWN:	APPROVED:
07/06/24	1:200@A3	NH	RL

DRAWING NO.	REV	JOB NO.
24-604-001	-	24-604





SRV

	meters
Width	: 2.30
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 38.1

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REV.	AMENDMENTS	DRN	DATE

PROJECT TITLE: MT ISA PATHWAYS COLLEGE

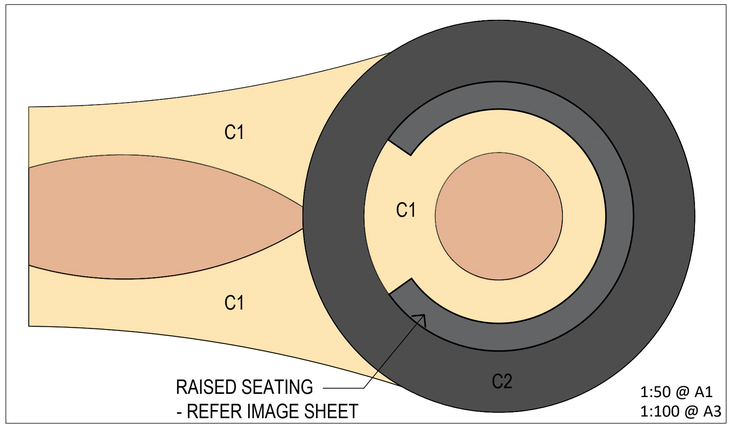
DRAWING TITLE: SRV - BUS ENCLOSURE MANOEUVRING

CLIENT: RP INFRASTRUCTURE

DATE:	SCALE:	DRAWN:	APPROVED:
07/06/24	1:200@A3	NH	RL

DRAWING NO.	REV	JOB NO.
24-604-002	-	24-604

APPENDIX 5 – LANDSCAPE PLAN



YARNING CIRCLE DETAIL PLAN

PROPOSED FENCE AND GATE

PROPOSED GATE

MAINTENANCE SHED

BUS ENCLOSURE

BUS SHELTER

SW

PROPOSED COURT

1:15 RAMP

PROPOSED BUILDING

WALKWAY

1 2 3 4 5 6 7 8 9 10 11

12 13 14 15 16

DROP OFF

DROP OFF

PWD

1:15 RAMP

WALKWAY

EXISTING AIR MONITORING STATION

6000

PROPOSED YARNING CIRCLE

PROPOSED BOUNDARY - DETE TYPE 1 SECURITY FENCE

PROPOSED FENCE AND GATE

EXTISTNG DROP OFF ZONE

EXTISTNG GATE ACCESS

AUTOMATIC GATE

Landscaping around air-monitoring station to be turf only

PROPOSED ENTRY GATE

PROPOSED HYDRANT BOOSTER

THOMSON ROAD

MULCHED PLANTED LANDSCAPE BUFFER ZONE TO ASSIST VISUAL SOFTENING OF THE BUILDING & PLANT SPECIES SELECTED TO PROVIDE SAFETY SIGHT LINES THROUGH

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Office
Date: 06/09/2024

LEGEND:

- EXISTING TREES RECOMMENDED BY ARBORIST FOR RETENTION (Tree protection zone installed prior to site works)
- NATIVE SHADE TREES
- PLANTED & MUCHED - SHRUBS TO 3M MATURE HEIGHT
- TURF
- COLOURED & COMPACTED DECOMPOSED GRANITE - CEMENT STABILISED
- C1 — LIGHT COLOURED CONCRETE - REFER IMAGES SHEET
- C2 — CONTRASTING DARK COLOURED CONCRETE - REFER IMAGES SHEET
- CONCRETE GARDEN EDGE 150x150mm
- PROPOSED SW
- SURFACE SW FLOW

LANDSCAPE DESIGN INTENT

TO PROVIDE VISUAL SCREENING, VISUAL AMENITY AND NATURAL SHADE WITH NATIVE PLANT SPECIES INCORPORATING WATER WISE PLANT SPECIES LISTED IN THE MOUNT ISA PLANNING SCHEME AND PLANT SPECIES SUCCESSFULLY GROWING ON SITE.

ROAD FRONTAGE BUFFER PLANTING:

LANDSCAPE BUFFER PLANTING TO COMPLY WITH THE MT ISA PLANNING SCHEME AND TO BE A COMBINATION OF:

- Large trees spaced at 8 metre centres, or
- Small trees spaced at 3 metre centres, or
- Shrubs spaced at 1.5 metre centres, or
- Groundcovers spaced at 0.5 to 1 metre centres
- Shade trees in carpark at every 4 carbays.

EXISTING TREES

EXISTING TREES IDENTIFIED ON PLAN ARE APPROXIMATE ONLY AND ARE IDENTIFIED IN THE ARBORICULTURAL ASSESSMENT REPORT, (DATED 25 APRIL 2024, PREPARED BY 'SKILLED TREES SERVICES') FOR RETENTION, IF POSSIBLE, AND THEIR SPECIFIED TREE PROTECTION ZONES (TPZ) INSTALLED PRIOR TO SITE WORKS.

NOTE:
REFER ARCHITECTS DRAWINGS FOR ALL PAVEMENT FINISHES AND ENGINEERS DRAWINGS FOR SURFACE LEVELS AND DRAINAGE.

RARLA
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Australian Institute of Landscape Architects

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2. Dimensions indicated on drawing take precedence over scaling from printed drawings.

north

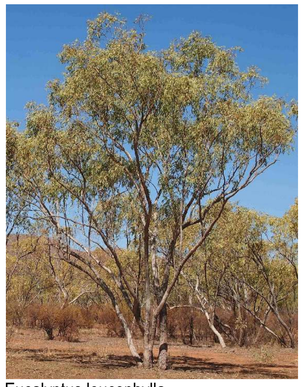
PROJECT:	MT ISA PATHWAYS CAMPUS 5-9 THOMPSON RD HEALY, MT ISA
PROJECT NO:	LA 152
CLIENT:	DEPARTMENT OF EDUCATION, QUEENSLAND GOVERNMENT
DRAWING TITLE:	LANDSCAPE CONCEPT PLAN
SCALE:	1:150 @ A1 1:300 @ A3
DATE:	06.07.24
DRAWN BY:	AK
DRAWING NO:	LC-01
ISSUE:	A

TREES


Acacia excelsa


Corymbia aparrerinja


Eucalyptus macrocarpa*


Eucalyptus leucophylla


Melaleuca leucadendra

SHRUBS


Grevillea banksia*


Grevillea Olympic Flame*


Hakea laurina*


Melaleuca bracteata*


Melaleuca linariifolia purpurea*

GROUNCOVERS


Acacia hilliana

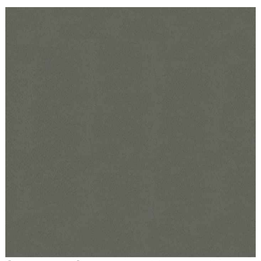

Grevillea goodie


Myoporum parvifolium

MATERIAL OPTIONS - YARNING CIRCLE


Stone Seating


Coloured cement stabilised decomposed granite


Coloured Concrete - Hanson 'Raven'

Coloured Concrete - Hanson 'Bondi'


Concrete garden edging (150x150mm)

SUGGESTED PLANT SPECIES

Trees
Acacia excelsa
Corymbia aparrerinja
Eucalyptus macrocarpa*
Eucalyptus leucophylla

Shrubs
Grevillea banksia*
Grevillea Olympic Flame
Hakea laurina*
Melaleuca bracteata*
Melaleuca linariifolia purpurea*

Groundcovers
Acacia hilliana
Grevillea goodie
Myoporum parvifolium

*Denotes plant species listed in City of Mount Isa Planning Scheme Preferred Plants suitable for the local areas and are water wise plants tolerant of prolonged dry periods.

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

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PROJECT:	MT ISA PATHWAYS CAMPUS 5-9 THOMPSON RD HEALY, MT ISA	SCALE:	
PROJECT NO:	LA 152	DATE:	06.07.24
CLIENT:	DEPARTMENT OF EDUCATION, QUEENSLAND GOVERNMENT	DRAWN BY:	AK
DRAWING TITLE:	PLANTING AND MATERIALS IMAGES	DRAWING NO:	LC- 02
		ISSUE:	A

APPENDIX 6 – CIVIL WORKS PLANS

HEALY STATE SCHOOL
EXISTING SPORTS FIELD

LOT 46 ON SP223903
PARISH: HASLINGDEN
COUNTY: ROCHEDALE

5.6429 ha

PROPOSED Ø110 SEWER CONNECTION
APPROX SL: 352.30
APPROX IL: TBC
APPROX LENGTH: 215m
GRADE: TBC

PROPOSED GRATED 900x900
STORMWATER ACCESS HATCH

EXISTING ACCESS CHAMBER
ASSET ID: DM14.PIT.055
INVERT DEPTH TO BE CONFIRMED
FROM POTHOLING AT DETAILED
DESIGN PHASE

EXISTING Ø450
STORMWATER MAIN
ASSET ID: M01SPa2487

PROPOSED MIN Ø375 OUTLET
PIPE, TO BE CONFIRMED AT
DETAILED DESIGN PHASE

PROPOSED 62m³ DETENTION TANK
INTERNAL DIMENSIONS:
5.4 (W) x 7.5 (L) X 1.55 (D)
TO BE CONFIRMED AT DETAILED
DESIGN PHASE

PROPOSED 600x600
STORMWATER PIT

EXISTING WATER TO BE
RELOCATED

PROPOSED 600x600
STORMWATER PIT

EXISTING WATER TO BE
RELOCATED

PROPOSED 600x600
STORMWATER PIT

PROPOSED MIN Ø225 PIPE, TO
BE CONFIRMED AT DETAILED
DESIGN PHASE

PROPOSED 600x600
STORMWATER PIT

PROPOSED 600x600
STORMWATER PIT

PROPOSED WATER
TIE IN LOCATION

PROPOSED MIN Ø100
WATER CONNECTION,
TO BE CONFIRMED AT
DETAILED DESIGN PHASE

EXISTING Ø200 WATER MAIN, DEPTH TO
BE CONFIRMED FROM POTHOLING AT
DETAILED DESIGN PHASE

Water Main by GPR
(diameter unknown)

DN200 AC Water Main
(From MICC Records)

DN200 AC Trunk Water Main
(From MICC Records)

MAINTENANCE SHED
BIN ENCLOSURE
BUS ENCLOSURE
BUS SHELTER
BIKE ENCLOSURE
DROP OFF
DROP OFF
PWD
1:15 RAMP
Goal Post

0 2.5 5.0 7.5 10.0 12.5m
1 : 250 / 1 : 500

NOTE:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT DEMOLITION PLANS.

WARNING!

UTILITIES (TELSTRA, NBN, ELECTRICAL, ETC) EXIST IN THIS AREA. CONTRACTOR IS TO DETERMINE EXACT LOCATION AND OBTAIN RESPECTIVE WORK PERMITS IN CONJUNCTION WITH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING SERVICE WARNING

EXISTING SERVICES ARE LOCATED WITHIN THE VICINITY OF WORKS.

EXTREME CAUTION IS TO BE UNDERTAKEN WHILST UNDERTAKING WORKS IN THE VICINITY OF THESE SERVICES.

DISCLAIMER

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF Q.U.U.'s "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

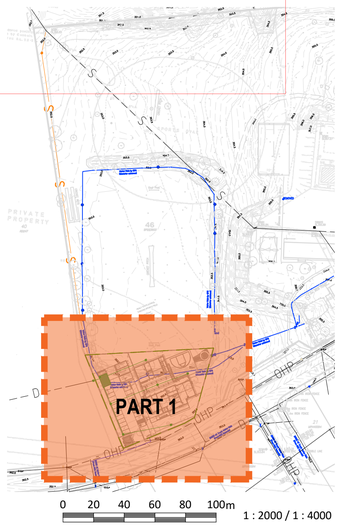
USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, GROUP 6 TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.10m INTERVALS)
- EXISTING STORMWATER
- EXISTING SEWERAGE
- EXISTING WATER
- EXISTING COMMUNICATION/TELSTRA
- EXISTING OVERHEAD POWER
- APPROXIMATE WORKING SCOPE
- PROPOSED MIN Ø225 STORMWATER PIPE
- PROPOSED MIN Ø100 WATER CONNECTION PIPE
- PROPOSED MIN Ø110 SEWER CONNECTION PIPE

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024



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REV	DESCRIPTION	DRAWN	APPROVED	DATE
A	CONCEPT	DK	RVJ	07/06/24

GROUP 6 CONSULTING ENGINEERS

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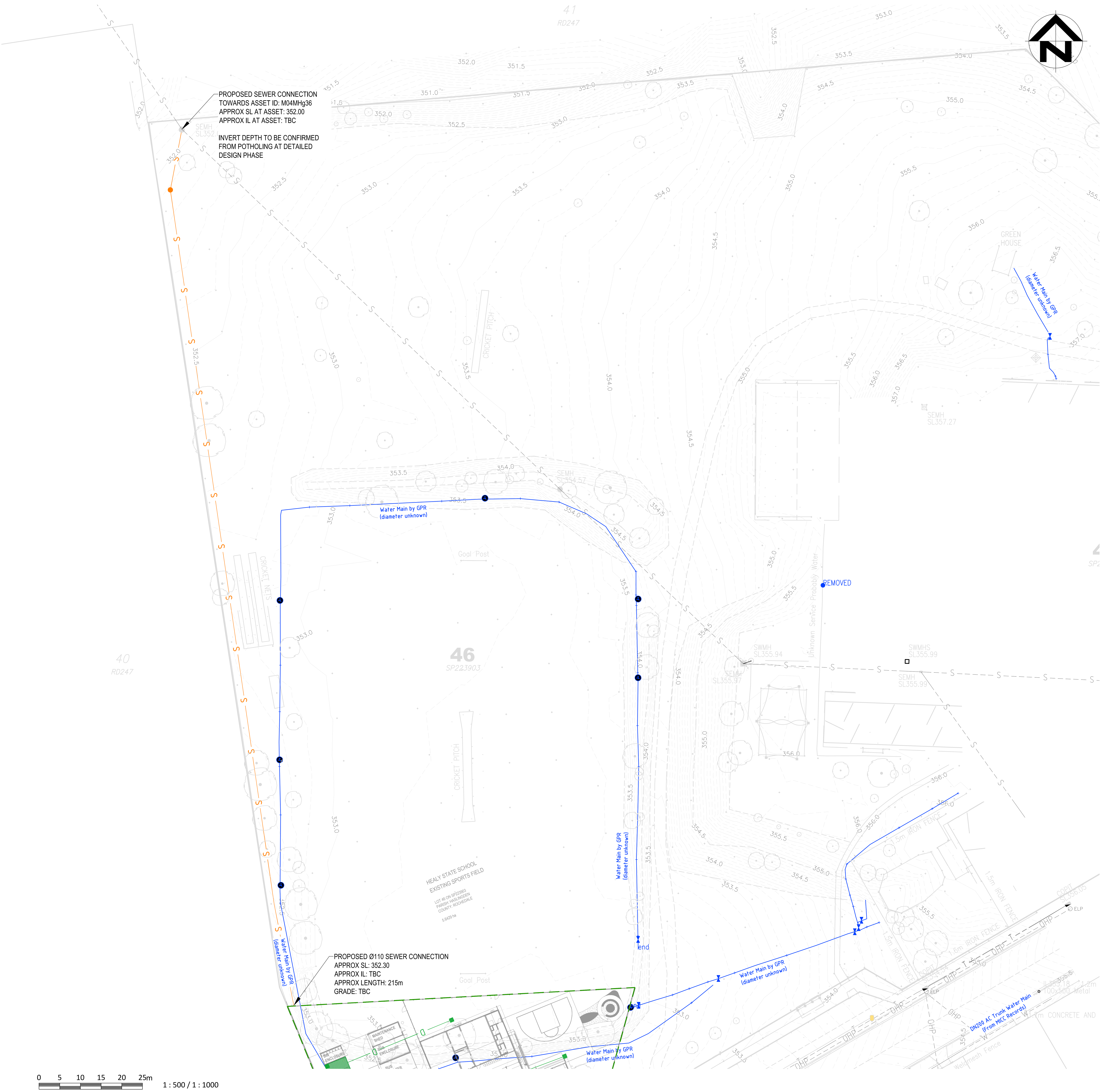
CLIENT	PROJECT	TITLE	SCALE @ A1	PROJECT No.	DRAWING No.	REVISION
QUEENSLAND DEPT OF EDUCATION AND TRAINING	MT ISA PATHWAYS CAMPUS 5-9 THOMSON ROAD HEALY, QLD, 4825	PROPOSED COMBINED SERVICE LAYOUT - PART 1	1:250	1713	CCT_P1	A

CONCEPT



NOTE:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT DEMOLITION PLANS.

WARNING!

UTILITIES (TELSTRA, NBN, ELECTRICAL, ETC) EXIST IN THIS AREA. CONTRACTOR IS TO DETERMINE EXACT LOCATION AND OBTAIN RESPECTIVE WORK PERMITS IN CONJUNCTION WITH RELEVANT AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING SERVICE WARNING

EXISTING SERVICES ARE LOCATED WITHIN THE VICINITY OF WORKS.

EXTREME CAUTION IS TO BE UNDERTAKEN WHILST UNDERTAKING WORKS IN THE VICINITY OF THESE SERVICES.

DISCLAIMER

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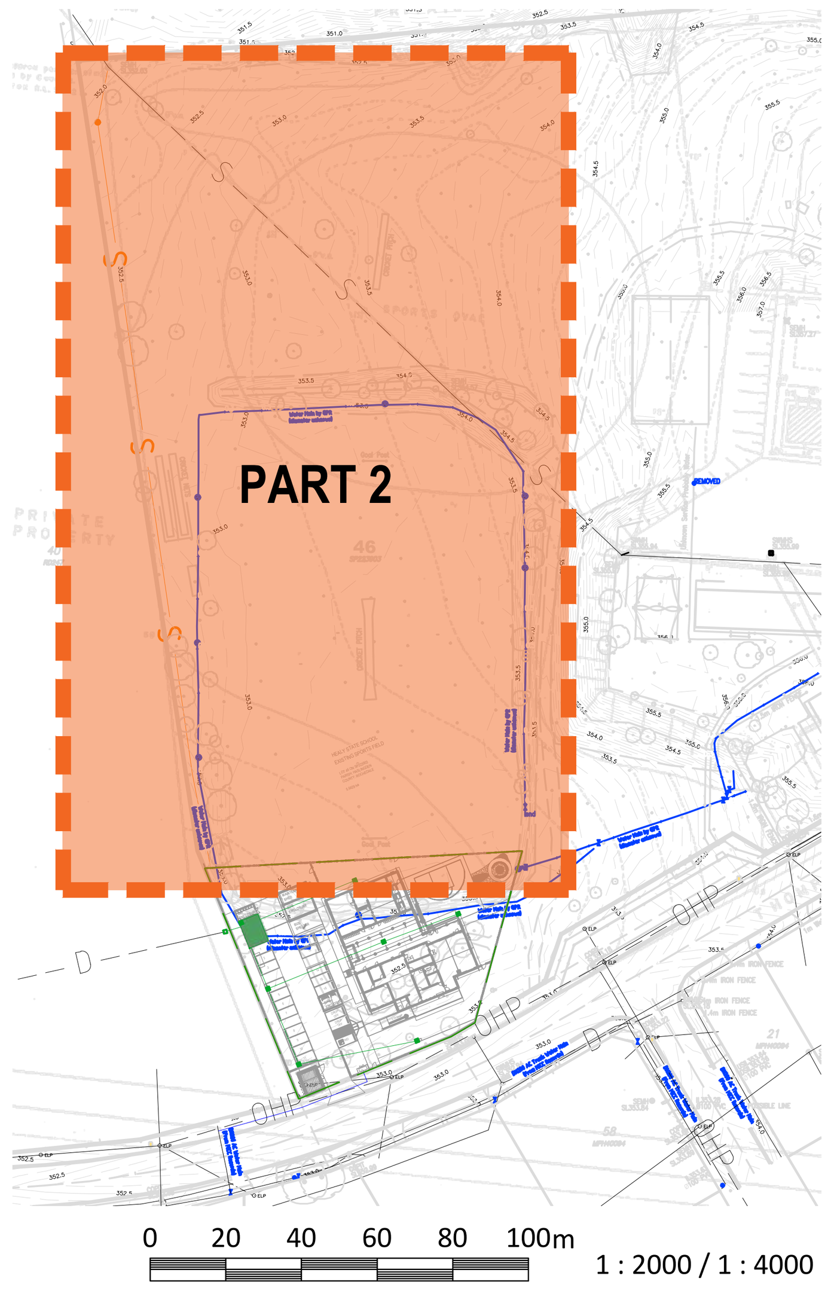
USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, GROUP 6 TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.10m INTERVALS)
- EXISTING STORMWATER
- EXISTING SEWERAGE
- EXISTING WATER
- EXISTING COMMUNICATION/TELSTRA
- EXISTING OVERHEAD POWER
- APPROXIMATE WORKING SCOPE
- PROPOSED MIN Ø225 STORMWATER PIPE
- PROPOSED MIN Ø100 WATER CONNECTION PIPE
- PROPOSED MIN Ø110 SEWER CONNECTION PIPE



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CLIENT	PROJECT	TITLE	SCALE @ A1	PROJECT No.	DRAWING No.	REVISION	
QUEENSLAND DEPT OF EDUCATION AND TRAINING	MT ISA PATHWAYS CAMPUS 5-9 THOMSON ROAD HEALY, QLD, 4825	PROPOSED COMBINED SERVICE LAYOUT - PART 2	1:250	1713	CCT_P2	A	CONCEPT

APPENDIX 7 – CODE ASSESSMENT

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
For accepted and assessable development		
Amenity and safety		
PO1 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.	AO1.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.	**Complies**
PO2 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of: (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) lack of privacy; and (g) other emissions.	AO2.1 Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008.	**Complies**
	AO2.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the Environmental Protection (Noise) Policy 2008.	**Complies**
	AO2.3 Development does not involve Environmentally Relevant Activities (ERAs).	**Complies**
	AO2.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz).	**Complies**
	AO2.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the site.	**Complies**

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
	AO2.6 Where food or cooking odour is released: (a) exhaust vents are separated from adjacent uses by a minimum distance of six metres horizontally; and (b) odour is discharged vertically and directed away from the adjacent uses.	**Not Applicable**
	AO2.7 Impacts from dust produced on-site do not extend beyond the boundaries of the site.	**Complies**
	AO2.8 Development on a site that has a common boundary with an existing sensitive land use, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone: (a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary; and (d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.	**Not Applicable** The proposed site and area of works does not adjoin a listed zone.
PO 3 Development ensures that the location and design of building services and equipment is not a	AO 3.1 Building services and equipment including plant, refrigeration, air-conditioning and ventilation equipment, fire egress and control rooms and telecommunications	**Complies** Building services and equipment will not be a dominate feature of the proposed development. Refer to the proposal plans within **Appendix 2**.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
dominant feature of the streetscape.	satellite dishes are not located on any front building line that faces a road.	
PO 4 Buildings and structures are designed to avoid the creation of long expanses of blank walls and are articulated through the use of one or more of the following: variation in texture, colour, finishes, or a regular placement of doors and windows.	AO 4.1 Where the length of any wall of a building or structure is greater than 20 metres the wall is articulated at a minimum of 10 metre intervals.	**Complies** The proposed structure has been designed to avoid long expenses of blank walls. Refer to the proposal plans within **Appendix 2.**
PO 5 Development at street intersections is designed to reduce pedestrian movement conflicts and emphasise the importance and prominence of corner buildings that contribute to a distinctive and attractive centre.	AO 5.1 Buildings adjacent to a street intersection emphasise the prominence of the intersection by: (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve (refer Figure a); and (b) incorporating a 45-degree building chamfer, abutting the corner truncation, for the first 8.5 metres in height, measured from ground level, or two storeys (Refer Figure a).	**Not Applicable** The proposed building is not adjacent to a street intersection.
Built form and scale		
PO 6 Buildings, other structures and open space activities are designed and located to: (a) be of a height, size, bulk and form consistent with the existing or preferred	AO 6.1 The development footprint, excluding landscaping: (a) is setback from side and rear boundaries that adjoin the Low density residential, Medium density residential, Mixed use or Township zone, in accordance with the following: i. 3 metres for a child care centre; or a place of worship use; or	**Complies** The proposed development area is closest to the west property boundary which adjoins a Sport and Recreation zone. The development footprint including carpark is setback 3m from the western boundary.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
character of the area; and (b) located to minimise conflict with surrounding existing or future residential premises; and (c) ensure the efficient use of the site; and (d) ensure the comfort and safety of visitors and employees; and (e) provide for and maintain a sense of open space between buildings and other structures.	ii. 15 metres for a motor sport facility, outdoor sport and recreation facility, park or major sport, recreation and entertainment facility use; or iii. 6 metres for all other uses not otherwise listed above. (b) is setback 20 metres for side and rear boundaries that adjoin the Rural residential zone; or (c) is setback 3 metres for side and rear boundaries that adjoin any other zone.	
	AO 6.2 Development is setback 6 metres from any road frontage.	**Complies** The proposed development will be setback a minimum of 6 metres from Thomson Road.
	AO 6.3 Site cover is not greater than: (a) 5 per cent in the following zones: • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: • Low density residential; or • Township; or (d) 60 per cent in the following zones: • Medium density residential; or • Mixed use; or • Local centre; or • 70 per cent in the Principal centre zone; or (e) 75 per cent in the following zones: • Low impact industry; or • Medium Impact industry; or	**Complies** The proposed site cover represents 33% of the proposed QPSC area.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
	• Special industry; or • Community facilities; or • Special purpose.	
	AO 6.4 Building height is not greater than: (a) 10.5 metres and two storeys, in the following zones: • Rural; or • Rural residential; or (b) 10.5 metres, in Local centre zone: or (c) 15 metres and a maximum 8.5 metres podium height, in the Principal centre zone: or (d) Six metres in the Open space zone; or (e) 8.5 metres in all other zones.	**Complies** The proposed structure is single storey and less than 8.5m.
Environmental management and ecological sustainability		
PO 7 Development results in energy efficient buildings that respond to local climatic conditions.	AO 7.1 Development incorporates: (a) window tints (Refer Figure b); or (b) window hoods or eaves that protrude at least 0.6 metres from the window, measured perpendicular to the window (Refer Figure b).	**Complies** The proposal incorporates window hoods.
	AO 7.2 Doors incorporate sun and rain shelter, such as overhangs or awnings, that protrude at least 0.9 metres, measured perpendicular to the door (Refer Figure c).	**Complies** The main access to the building is from the front of site and via the proposed access ramp and covered entry.
Fences and gates		
PO 8 Fencing must: (a) contribute positively to the character of the streetscape; and	AO 8.1 A fence that is constructed forward of any front building line that faces a road frontage (including front building lines that face both road frontages on a corner lot): (a) has a height, measured from ground level, that is not greater than:	**Performance Outcome** The proposal includes type one security fencing (2.1 m in height) around the whole site with gates to suit will be provided. While the fencing exceeds the height of the acceptable solution the proposal achieves the performance criteria in that the fencing design is

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
(b) enable casual surveillance of the street; and (c) enable use of private open space; and (d) enhance the amenity of the site; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and (h) provide for adequate sight lines.	i. 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure d); or ii. 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure e); and (b) does not incorporate solid steel sheeting such as Colorbond or Zinc above 1.5 metres in height (Refer Figure f). (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.	complemented with landscaping, be constructed of high quality materials, contributes positively to the street and complements the design of the proposed building.
	AO 8.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from ground level.	**Performance Outcome** Appropriate fencing is already provided along the shared western side boundary. Type one security fencing will be provided around the whole site to delineate the QPSC from Healy State School.
	AO 8.3 Where a sensitive land use is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.	**Not Applicable** The proposal is not a sensitive land use.
	AO 8.4 Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two road frontages, are not greater than 1 metre in height, measured from ground level (Refer Figure g).	**Not Applicable** The site is not a corner lot.
PO 9 Gates do not open beyond the lot boundary	AO 9.1 Gates located on a lot boundary do not open outward onto the street or an adjoining property.	**Complies** A sliding gate is proposed.
Landscaping		
PO 10	AO 10.1 A densely planted 2-metre-deep landscape strip is provided along the full width of all road frontages of the	**Complies** The proposal is supported by a Landscape Plan provided in **Appendix 5**.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
Landscaping treatments enhance the amenity and character of area and soften the visual dominance of hard surface areas buildings.	site, excluding vehicle and pedestrian access points (Refer Figure h).	
	AO 10.2 Where development has a common boundary to an existing sensitive land use, or a lot in the: • Low density residential zone; or • Medium density residential zone; or • Rural residential zone; or • Township Zone a densely planted landscape strip is provided along the entire common boundary and is: (a) at least 2 metres in width; or (b) at least 5 metres in width if the proposed use is: • major sport, recreation and entertainment facility; or • motor sport facility; or • outdoor sport and recreation.	**Not Applicable** Not applicable, the site does not have a common boundary to land in the listed zone.
Steep Slopes or Unstable Soils		
PO 11 Development must adequately address the constraints of steeply sloping or unstable land.	AO 11.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.	**Not Applicable** The development area is not on land that has slope constraints.
	AO 11.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than: (a) metre in height or depth at any point; and (b) 50m3 in total volume.	**Not Applicable**
	AO 11.3 Areas between a building's floor and the ground level, or between outdoor deck areas and the ground level, are screened from public view by using lattice or similar screening or landscaping.	**Complies** The building undercroft is proposed to be screened.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
	AO 11.4 Driveways are not steeper than 20 per cent.	**Not Applicable**
Storage and waste management		
PO 12 Storage areas for equipment, goods, materials, and refuse containers are: (a) located on-site; and (b) screened from the street and any adjoining land that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and (c) adequately sized to accommodate the refuse generated on-site; and (d) conveniently accessible to collection and delivery vehicles; and (e) designed and equipped to be kept clean and dust free at all times.	AO 12.1 Refuse container storage areas are: (a) located on-site; and (b) not located within any required setback or landscaping areas; and (c) not located within a flood hazard area; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from ground level; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a tap; and (g) large enough to accommodate at least one standard commercial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.	**Complies** Refuse container storage areas will be appropriately located and screened from view.
	AO 12.2 Other outdoor storage areas (other than areas adjacent to the street designed for the display of goods to the public for sale) are: (a) not located within any of the required setback area; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and adjoining properties.	**Complies** All storage areas are located outside the relevant setback and will be screened from view.
	AO 12.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:	**Not Applicable** No materials as described are proposed to be stored on site.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
	(a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.	
PO 13 Development does not release liquid waste or other potential contaminants	AO 13.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.	**Not Appliable** No materials as described are proposed to be stored on site.
	AO 13.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.	**Not Appliable**
	AO 13.3 Roof water is directed away from areas of potential contamination.	**Not Appliable** No potential contaminates as described are proposed to be stored on site.
Traffic, access and parking		
PO 14 The design and layout of vehicle parking, loading, crossover and access areas: (a) provides safe and efficient vehicular and pedestrian movement; and (b) enables the loading and unloading of goods and waste to occur wholly within the site; and (c) does not impact on street parking; and (d) prevents the loss of on-street parking.	AO 14.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with a material that will reduce the amount of dust generated by vehicle movements.	**Complies** All on site vehicle manoeuvring and parking areas will be sealed.
	AO 14.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.	**Complies** All loading and unloading facilities will be provided on site.
	AO 14.3 Development does not result in a reduction in the number of existing on-street parking spaces, loading bays or taxi zones.	**Complies** Refer to the Traffic Impact Statement within **Appendix 3.**

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
PO 15 On-site car parking does not dominate the frontage of the premises and maintain the amenity of the street and adjacent properties.	AO 15.1 On-site car parking is not located between the building and the primary road frontage.	**Complies** Refer to the Traffic Impact Statement within **Appendix 3.**
Provisions specific to certain uses		
PO 16 Child care centres or educational establishments are located on a suitable site that is not subject to high levels of passing heavy traffic.	AO 16.1 Child care centres or educational establishments are not developed fronting the Barkly Highway.	**Not Applicable** All vehicle access is via Thomson Road.
PO 17 Parks are located, designed, constructed and embellished to deliver the Desired Standards of Service for public park infrastructure as described in the Priority infrastructure plan.	AO 17.1 Development for a park is provided in accordance with Part 4: Local government infrastructure plan.	**Not Applicable** Proposed development is not for a park.
PO 18 Parks are predominantly open in landscape character and are readily maintainable by Council.	AO 18.1 The maximum combined development footprint for all new and existing buildings and structures does not exceed 250m^2 or 5 per cent of the Park area, whichever is less.	**Not Applicable** Proposed development is not for a park.
	AO 18.2 The building height of all buildings and structures within a park does not exceed 6m.	**Not Applicable** Proposed development is not for a park.

Table 9.3.2.1 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
Provisions specific to the Open space and Sport and Recreation zones		
PO 19 The site layout responds sensitively to on-site native vegetation.	AO 19.1 All existing native trees are retained.	**Not Applicable** The development is within the Community Facilities Zone.
PO 20 Landscaping: (a) Reduces the visual and environmental impact of hard surface areas; and (b) Achieves maximum on-site rainwater infiltration and minimises additional burden on drainage infrastructure.	AO 20.1 A minimum of 80 per cent of the area of the site incorporates soft landscaping.	**Not Applicable**

Table 9.3.2.2 - Community and recreation activities code		
Performance Outcomes	**Acceptable Outcomes**	**Project Response**
For assessable development only		
Amenity and safety		
PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of	AO 1.1 Development design and layout provides: (a) opportunities for casual surveillance and sightlines; and	**Complies** The proposed design incorporates key elements of Crime Prevention Through Environmental Design. Refer to Proposal Plans within **Appendix 1.**

Table 9.3.2.2 - Community and recreation activities code		
the site, adjoining streets and surrounding area.	(b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.	
PO 2 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including Industry activities and rural activities.	AO 2.1 No Acceptable outcome is prescribed.	**Complies** The development is located and designed to prevent adverse impacts on adjoining uses. Construction impacts will be minimised where possible.
Ancillary activities		
PO 3 Any office and administration functions or retail sales conducted on the site are ancillary and subordinate to the community activity.	AO 3.1 The area used for office and administration functions is limited to 10 per cent of the total gross floor area (GFA) on-site or 50m^2, whichever is less.	**Complies** The proposed administration spaces are a total of 34m^2 and is less than 10% of the total GFA
	AO 3.2 The area used for on-site retail sales of goods is limited to 5 per cent of the total gross floor area on-site or 25m^2, whichever is less.	**Not Applicable** The proposed development does not include the retail sale of goods.
Built form, character, design and scale		
PO 4 Development incorporates graffiti-prevention measures.	AO 4.1 Building and site design incorporates a combination of the following features: (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and	**Complies** Refer to the Landscape Plan in **Appendix 5.**

Table 9.3.2.2 - Community and recreation activities code		
	(c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.	
PO 5 Development: (a) is constructed to a high standard; and (b) is easily maintained; and (c) is compatible with the streetscape and amenity of the local area.	AO 5.1 All aspects of development, including buildings, structures and parking areas are finished with high quality materials and colours that: (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflective; and (c) have regard to and maintain continuity with adjoining facades; and (d) enhance the local streetscape character.	**Complies**
PO 6 Development incorporates high quality architecture and aesthetic standards.	AO 6.1 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.	**Complies** Refer to the Proposal Plan in **Appendix 2**.
PO 7 Buildings and other structures are designed to be attractive and achieve articulation through the use of indentations or variation in texture, colour or finishes.	AO 7.1 Where the length of any wall of a building exceeds 20 metres, the wall is articulated to break up the appearance of long surfaces at minimum 10 metre intervals.	**Complies** Refer to the Proposal Plan in **Appendix 2**.
Environmental management and ecological sustainability		
PO 8 The site layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.	AO 8.1 Development ensures: (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.	**Complies**
PO 9 Building design, site layout and landscaping facilitates the	AO 9.1 Building designs: (a) maximise solar access to the north in winter; and	**Complies**

Table 9.3.2.2 - Community and recreation activities code		
construction of energy efficient buildings that respond to local climatic conditions.	(b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.	
Location and site suitability		
PO 10 Community facilities on public land are designed as multipurpose community hubs where possible, rather than standalone facilities in order to: (a) Enable service providers to share facilities and increase efficiency and cost effectiveness; and (b) Create a sense of community and provide focal points for community activity; and (c) Enable future adaption of the building to respond to changes in need.	AO 10.1 No acceptable outcome is prescribed.	**Not Applicable** The proposal is for educational facilities on freehold land.
Steep Slopes or Unstable Soils		
PO 11 Where building work is undertaken on a site that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.	AO 11.1 Where building work is undertaken on a site that: (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land	**Not Applicable** The proposed area of development is not adjoined to OR constrained by steep slopes.

Table 9.3.2.2 - Community and recreation activities code		
	A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that: • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.	
PO 12 Development for community infrastructure: (a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and (b) provides access to the infrastructure without impediment from the effects of a landslide; and (c) does not contribute to elevated risk of landslide to adjoining properties.	AO 12.1 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures: (a) the long-term stability of the site including associated building and infrastructure; and (b) access to the site will not be impeded by a landslide event; and (c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.	**Not Applicable**

Table 9.3.2.2 - Community and recreation activities code		
Traffic, parking and access		
PO 13 Development must be located to minimise the introduction of non-local traffic into residential streets that are minor roads.	AO 13.1 No acceptable outcome is prescribed.	**Complies**
PO 14 The traffic and parking generated by the proposed development does not: (a) adversely affect the surrounding or future planned road network; and (b) adversely affect the amenity of the surrounding neighbourhood; and (c) create safety conflicts with pedestrians; and (d) result in an increased demand for on street car parking.	AO 14.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that: (a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and (b) demonstrates the site has safe and convenient vehicular and pedestrian access; and (c) outlines mitigation measures to appropriately address the related traffic impacts.	**Complies** Refer to Traffic Impact Statement within **Appendix 3.**
PO 15 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between motor vehicles and pedestrians.	AO 15.1 Buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.	**Complies** Refer to Traffic Impact Statement within **Appendix 3.**
PO 16 Development facilitates a functional overall road hierarchy and maximise the safety and	AO 16.1 Where new or upgraded road access is proposed: • If development fronts more than one road, access to the site is via the lowest order road as	**Complies** The premises has one (1) road frontage to Thomson Road. All vehicle access to the proposed development will be via Thomson Road.

Table 9.3.2.2 - Community and recreation activities code		
efficiency of the State-controlled road network.	indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11)	
Provisions specific to certain uses		
PO 17 Sensitive land uses are located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions, soil contamination, or other health and safety concerns.	AO 17.1 Development for a child care centre, hospital or educational establishment is: (a) located on a site where maximum concentrations of air pollutants as measured at the site boundaries are less than those recommended by the National Health and Medical Research Council (more research required); and (b) located on a site that has noise levels from external sources that comply with the acoustic quality objectives for sensitive receptors as set out in the Environmental Protection (Noise) Policy 2008; and (c) supported by a Stage 1 Preliminary Investigation Report prepared by a suitably qualified person that demonstrates that soil contamination is not in excess of the Health-based Investigation Levels outlined in the National Environmental Protection Measure for Assessment of Site Contamination (incorporating Schedule B (7a)), as amended or replaced from time to time. Note—this is required because there may be sites in Mount Isa that are not on the Contaminated Land Management or Environmental Management register).	**Complies** The proposed educational establishment will be located in the south-eastern most corner of the Healy State School. The chosen location and design ensure that future users of the development are not exposed to unacceptable health or safety concerns.
PO 18 Child care centres are highly accessible and co-located with or in close proximity to other	AO 18.1 Development for a child care centre is integrated with or adjacent to community focal points including educational establishments, shopping centres, community uses, hospitals, places of worship or recreation activities.	**Not Applicable** The proposed development is not for a child care centre.

Table 9.3.2.2 - Community and recreation activities code		
appropriate community, recreation or centre activities.		
Provisions specific to the Open space, Sport and Recreation zones and Community facilities zone		
PO 19 Non-community and recreation activities directly support the community facility on the site and are ancillary in scale and nature.	AO 19.1 No acceptable outcome is prescribed.	**Complies** The proposed development compliments the function of the existing education establishment and is considered ancillary in scale and nature to Healy State School.

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
For accepted and assessable development		
Access		
PO 1 The layout, design and construction of the access: (a) is safe, convenient and legible for all users including people with disabilities, pedestrians and cyclists; and (b) does not interfere with the planned function, safety, capacity and operation of the transport network; and (c) includes appropriate and sufficient signage to	AO 1.1 Vehicle access to the site complies with Australian Standard AS2890.1-2004 Parking facilities – Off-street car parking.	**Complies** Refer to the Traffic Impact Statement in **Appendix 3.**
	AO 1.2 Dedicated pedestrian entry to the site and building is provided separately from vehicle entry and maneuvering areas.	**Complies** Refer to the Traffic Impact Statement in **Appendix 3.**
	AO 1.3 Except where for a dwelling house or dual occupancy, the development layout allows for forward entry and exit of vehicles.	**Complies**

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
ensure safe and convenient use.		
PO 2 A suitable crossover is provided that does not compromise existing landscaping.	AO 2.1 Except in the Rural and Rural residential zones, dedicated vehicular access across the verge is provided which complies with Schedule 6: Engineering works and services planning scheme policy.	**Complies** A dedicated vehicle access is proposed to service the QPSC.
	AO 2.2 No street trees are removed.	**Not applicable** No street trees present along the frontage of the proposed development area.
PO 3 Driveway widths are minimised to maintain amenity and character of local area.	AO 3.1 Maximum total driveway widths are: (a) 6 metres for an allotment where principal use is a residential activity; or (b) 16 metres or 50 per cent of the length of the road frontage, whichever is the lesser for an allotment where principal use is a centre activity, entertainment activity or Industry activity; or (c) 6 metres where the principal use is not indicated in (a) or (b) above.	**Performance Outcome** The largest vehicle expected on-site during normal operations is a Small Rigid Vehicle (SRV), as discussed below. To accommodate SRV access, AS2890.22 recommends a minimum driveway width of 6.2m. In addition, based on the number of car parking spaces proposed on-site (ie 19), AS2890.1 specifies a minimum driveway width of 5.5m to facilitate simultaneous two-way passenger vehicle access and egress. The proposed driveway is 6.5m wide and complies with both AS2890.1 and AS2890.2 requirements in this regard.
PO 4 Sufficient parking spaces are provided for the number and type of vehicles likely to be associated with the development.	AO 4.1 Development complies with the parking requirements in Table 9.4.6.3 and Table 9.4.6.3(b) Minimum on-site parking requirements	**Complies** Information from DoE notes there is likely to be approximately eight (8) full-time equivalent staff on any one day. For a further education facility, a one (1) car space per full-time equivalent employee plus one (1) space per ten (10) students is applied. Based on attendance data the total enrolments per QPSC campus is approximately 25 to 50. Applying the highest student enrolment to the above calculation brings the total number of car parks required to 13. The proposed development includes 19 car parks (including 1 PWD), two drop off areas and a secure bus garage for a 10-seater.

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
		The proposed number of car parks is considered sufficient for the purpose of the development and compliant with the Planning Scheme.
	AO 4.2 No additional parking is required where a single use: (a) is located in the Principal centre zone; and (b) utilises an existing building (where not increasing the GFA by more than 50m^2); and (c) comprises a total GFA of not more than 100m^2; and (d) does not result in the loss of any existing car parks.	**Not Applicable**
	AO 4.3 The parking spaces are located on the same lot as the use for which they are required, and are available for parking at all times that the use is being carried out.	**Complies** All car parking spaces will be located within the premises.
	AO 4.4 All parking, access and maneuvering requirements are met on-site.	**Complies** All car parking, access and maneuvering requirements will be located within the premises.
PO 5 Vehicle parking areas are designed, constructed and maintained so as to provide safe and efficient parking and circulation for vehicles, cyclists and pedestrians.	AO 5.1 Vehicle parking and access areas: (a) are sealed with a durable, material that will reduce the amount of dust generated by vehicle movement; and (b) are clearly delineated; and (c) comply with Australian Standard AS2890.1-2004 Parking facilities – Offstreet car parking in relation to crossovers, queuing, circulation, gradient, overall design and operation (except in the case of a dual occupancy).	**Complies** Please condition accordingly.

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
Table 9.4.6.2 - For assessable development only		
Access		
PO 1 The layout, design and construction of access: (a) is safe, convenient and legible for all users including people with disabilities, pedestrians and cyclists; and (b) does not interfere with the planned function, safety, capacity and operation of the transport network; and (c) includes appropriate and sufficient signage to ensure safe and convenient use.	AO 1.1 No acceptable outcome is prescribed.	**Complies**
PO 2 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts and hazards between motor vehicles and pedestrians.	AO 2.1 No acceptable outcome is prescribed.	**Complies** Refer to the Traffic Impact Statement in **Appendix 3.**
PO 3 For hardware and trade supplies, on-site parking and vehicle manoeuvring areas for vehicles with trailers are located to minimise conflicts and hazards	AO 3.1 On-site parking and manoeuvring areas are provided for vehicles with trailers separate from the main car park area and pedestrian access.	**Not Applicable** The proposed development is for an education establishment, which does not include the storage or sale of hardware/trade supplies.

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
between motor vehicles and pedestrians.		
PO 4 Convenient access is provided for vehicles (including taxis) carrying wheelchair bound passengers.	AO 4.1 Where for a health care services use involving a medical centre, a drop off / set down area is provided at the entrance to the medical centre.	**Not Applicable** The proposed development is for an education establishment.
Amenity		
PO 5 The amenity of adjoining residential activities is not diminished by lighting and noise impact from vehicle parking areas.	AO 5.1 Parking areas are fenced with a 1.8-metre-high solid screen wall or fence at the common boundary with any land in the Low density residential or Medium density residential zone or adjacent to any sensitive land use	**Complies** Type one security fencing will be provided around the whole site.
Service vehicles		
PO 6 Provision is made for vehicle loading and unloading to be carried out in a safe and efficient manner on-site and does not utilise the public carriageway.	AO 6.1 The design and operation of vehicle loading and unloading areas complies with Australian Standard AS2890.2-2002 Parking facilities – Commercial vehicle facilities.	**Complies** Provision has been made for vehicle loading and unloading to be carried out in a safe and efficient manner on-site.
	AO 6.2 Adequate circulation space is to be provided onsite for delivery and collection vehicles in accordance with the standard turning templates given in Austroads publication no AP - G34 -13: Design Vehicles and Turning Path Templates (1995).	**Complies**
Landscaping		
PO 7 Vehicle parking areas are landscaped in a manner which enhances their appearance and	AO 7.1 Except where otherwise provided by the applicable activity or zone code, parking areas and driveways are screened by: (a) a landscaping buffer of at least 1.5 metres width where adjacent to the Low density residential	**Complies** Proposed landscaping is documented on the Landscape Plan in **Appendix 5.**

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
assists in buffering surrounding land uses.	zone or Medium density residential zone, or sensitive land use; or (b) a landscaping buffer of at least 2 metres width where adjacent to a road frontage or public open space.	
	AO 7.2 Except for a dwelling house or dual occupancy, wheelstops or other barriers are provided in designated parking areas to prevent vehicles from driving into or damaging landscaped areas.	**Complies** The proposal incorporates wheel stops.
Shade structures		
PO 8 Parking areas located external to a building and ancillary to the development provide shade by way of mature trees or shade structures.	AO 8.1 All parking areas are shaded by either: (a) shade trees at a maximum spacing of 1 shade tree per 4 car parks planted to achieve mature form; or (b) a shade structure that is set back from the street and consistent with the character of the area. Shade structures may be in the form of awnings, pergolas, shelters or shade sails manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance, or permanent structures of colorbond or similar roofing.	**Complies** The proposed landscape strategy incorporates shade trees.
Bicycle and Pedestrian Facilities		
PO 9 Development provides appropriate on-site end of trip facilities including bicycle parking, shower and change rooms to encourage	AO 9.1 Development provides on-site bicycle parking spaces at the minimum rates specified in Table 9.4.6.3(a) and Table 9.4.6.3(b) Minimum onsite parking requirements	**Complies** Based on the proposed enrolment capacity of 50 students, a minimum 10 bicycle parking spaces are required to support the proposed development. A bicycle parking enclosure with capacity for 12 bicycles is proposed on-site, in an area conveniently accessible via the pedestrian site entry and on-site footpaths.

9.4.6.1 Parking, access and loading code		
Performance Outcomes	Acceptable Outcomes	Project Response
walking and cycling as an alternative to private car travel.		
	AO 9.2 Development provides bicycle parking and storage that: (a) is identifiable, convenient and safely accessible; and (b) does not adversely impact on visual amenity; and (c) does not impede the movement of pedestrians or other vehicles	**Complies** A bicycle parking enclosure with capacity for 12 bicycles is proposed on-site, in an area conveniently accessible via the pedestrian site entry and on-site footpaths
	AO 9.3 Development provides bicycle end of trip facilities including: (a) shower facilities; and (b) bicycle storage; and (c) personal storage. For long-stay bicycle parking, facilities are provided in accordance with Table 9.4.6.4 Minimum standards for bicycle long-stay end of trip facilities.	**Complies** End of trip facilities are proposed for both staff and students within the PWD amenities.

9.4.5.1 – Landscaping Code		
Performance Outcomes	Acceptable Outcomes	Project Response
Landscape Design		
PO 1 Landscaping contributes to the amenity and appearance of the	AO 1.1 Planting for landscape buffers incorporate: (a) endemic or other native species as provided in Schedule 6.4: Preferred plants planning scheme policy; and	**Complies** Refer to Landscaping Plan provided in **Appendix 5.**

9.4.5.1 – Landscaping Code		
Performance Outcomes	Acceptable Outcomes	Project Response
development and the character of the city.	(b) planting with a size at maturity that is: i. in the case of street trees, a minimum height of 7 metres, except under power lines; or ii. in the case of trees on other land, a minimum height of at least 75 per cent of the building height of the largest structure on the allotment; and (c) all ground surfaces not covered by paving are covered by a groundcover; and (d) water reticulation for landscape maintenance.	
	AO 1.2 Planting for landscape buffers is at the following minimum densities: • large trees, 8 metre centres; or • small trees, 3 metre centres; or • shrubs, 1.5 metre centres; or • groundcover, 0.5 - 1 metre centres.	**Complies**
Table 9.4.5.2 – For assessable development		
Planting Standards		
PO 1 Landscape planting is installed at an appropriate standard and adequately established and maintained.	AO 1.1 Minimum plant stock sizes are: • for street and feature trees:45 litre bag; • for other trees: 25 litre bag; • for shrubs, 200 millimetre pot; • for groundcovers, 140 millimetre pot.	**Complies** **Complies**

9.4.5.1 – Landscaping Code		
Performance Outcomes	Acceptable Outcomes	Project Response
	AO 1.2 Spacing for trees, shrubs and groundcover is: • for trees higher than 10 metres at maturity: 8-10 metre centres; • for trees between 5 metres and 10 metres high at maturity: 5-8m centres; • for shrubs higher than 1.5 metres at maturity: 1 - 2 metre centres; • for groundcovers, other than grass: 0.5 - 1 metre centres.	
	AO 1.3 Landscaping is installed and established in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies**
Landscaping Principles		
PO 2 Development is to have an area of the allotment appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and adjoining land uses.	AO 2.1 For residential activities other than a dwelling house, landscaping includes: (a) a minimum of 1 tree for every 6 metres of site perimeter; and (b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development; and (c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and (d) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the landscaping is visible from the street.	**Not Applicable** Proposed development is not for residential activities.

9.4.5.1 – Landscaping Code		
Performance Outcomes	Acceptable Outcomes	Project Response
	AO 2.2 For activities other than residential activities, landscaping includes: (a) large trees that achieve a canopy spread at maturity over a minimum of 40 per cent of the perimeter of the site; and (b) at least 25 per cent of trees that achieve a height at maturity above the level of the building parapet or eave; and (c) spreading trees and shrubs to maximise the screening effect of vegetation; and (d) 1 spreading canopy tree with mulched surround and groundcover for every 6 car parking spaces; and (e) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the landscaping is visible from the street.	**Complies** The proposed development has an area appropriately landscaped to enhance its appearance and amenity.
Restoration of Disturbed Areas		
PO 3 Ground surfaces which are disturbed by construction activities are restored to at least their original condition.	AO 3.1 Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other landscaping, the surface is to be restored to its original condition by: (a) stockpiling and respreading the original topsoil; and (b) planting the affected area with species to match the original plant cover; and (c) maintaining the plants until they are established; and (d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote healthy and vigorous growth.	**Complies** Ground surfaces disturbed by construction will be restored.

9.4.5.1 – Landscaping Code		
Performance Outcomes	Acceptable Outcomes	Project Response
Access and Safety		
PO 4 Landscaping enhances access and personal safety.	AO 4.1 Paved surfaces are slip-resistant, stable and trafficable in all weather conditions.	**Complies**
	AO 4.2 Landscape design complies with Australian Standard AS1428.1-2010 Design for access and mobility.	**Complies**
	AO 4.3 Landscaping does not obstruct visibility within parks, playgrounds, pathways and vehicle parking areas.	**Complies**
	AO 4.4 rees with a clear trunk height at maturity of at least 1.8 metres and groundcover with a maximum height of 0.3 metres are used in landscaping along street footpaths, pathways, vehicle parking areas, street corners and street lighting.	**Complies**
Landscape buffers		
PO 5 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attenuation.	AO 5.1 Where landscaped buffers strips are required by an applicable code, a combination of the following elements is incorporated or provided: (a) earth mounding; or (b) screen fencing of durable materials and construction; or (c) planting with dense foliage which extends to the ground.	**Complies**
	AO 5.2 Planting for landscape buffers is at the following minimum densities is: • for large trees: 8 metre centres; • for small trees: 3 metre centres; • for shrubs: 1.5 metre centres; • for groundcovers: 0.5-1 metre centres.	**Complies**

9.4.3.1 - Excavation and filling code		
Performance Outcomes	Acceptable Outcomes	Project Response
For accepted and assessable development		
Contamination		
PO 1 Excavation or filling does not result in contamination of land or waters.	AO 1.1 Development that requires filling ensures that no contaminated material is used.	**Complies**
	AO 1.2 Development that requires excavation ensures that no contaminated material is disturbed or excavated.	**Complies**
Driveways		
PO 2 Excavation or filling does not prevent or create difficult access to the property	AO 2.1 Driveways are not constructed with a slope of greater than 20 per cent or 1 in 5.	**Complies**
	AO 2.2 Driveways are constructed and maintained in accordance with the requirements of Schedule 6: Engineering works and services planning scheme policy.	**Complies**
Effect on adjoining land		
PO 3 Excavation or filling does not adversely impact on the privacy or visual amenity of the adjoining or surrounding land.	AO 3.1 Filling does not exceed 0.3 metres above natural ground level at any point.	**Complies**
PO 4 Excavation or filling does not impact drainage paths.	AO 4.1 Excavation or filling does not change existing ground levels by 1 metre or more of any part of the land or where any drainage paths are affected.	**Complies**
PO 5 Excavation or filling does not result in any instability, slopewash or any other effect of unretained earth	AO 5.1 Where earthworks result in a ground surface level at the boundary of an allotment which differs by more than 100 millimetres from the ground surface level at the corresponding location on an adjoining lot, a	**Complies**

9.4.3.1 - Excavation and filling code		
Performance Outcomes	Acceptable Outcomes	Project Response
material on adjoining or surrounding land.	retaining structure is to be provided, either to retain the new work to prevent collapse onto adjoining land, or to retain the pre-existing earth material on adjoining land to prevent collapse.	
	AO 5.2 Retaining structures which are equal to or more than 1-metre-high are to be constructed in accordance with a design certified by a RPEQ.	**Not Applicable** No retaining structures are proposed.
Erosion and sedimentation		
PO 6 Excavation or filling does not result in increased erosion and sedimentation.	AO 6.1 Erosion and sedimentation controls are implemented in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies** Erosion and sedimentation control plan can be conditioned.
Flooding and drainage		
PO7 Excavation or filling does not result in any increase in flooding or drainage problems.	AO7.1 Development ensures that: (a) water does not pond on any land; and (b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100-year Annual recurrence interval (ARI) flood event as identified in the Flood Hazard Overlay; and (c) there is no loss of floodplain storage below the 100-year Annual recurrence interval (ARI) flood level as identified in the Flood Hazard Overlay; and (d) any runoff diverted by the works must discharged directly to a point of lawful discharge in such a way that the pre-existing runoff patterns for surface water are not altered.	**Complies** The proposal is informed by a stormwater strategy and is not impacted by flood or overland flow.

9.4.3.1 - Excavation and filling code		
Performance Outcomes	Acceptable Outcomes	Project Response
General		
PO 8 The location and extent of excavation or filling is consistent with the intended use of the site.	AO 8.1 The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (that has not lapsed).	**Complies** Any earthworks will be minimal and only required to ensure a level surface for construction.
Site rehabilitation		
PO 9 As the excavation and filling of each section of the site is completed it is to be rehabilitated in a manner that results in optimal future land use and that avoids adverse impacts on ecological and hydrological processes.	AO 9.1 The rehabilitation is completed in compliance with an approved site plan	**Not Applicable** The extent of development will be limited to the site and rehabilitation is not considered necessary.
	AO 9.2 The final surface of the site is topsoiled, sloped, drained and vegetated or otherwise treated to minimise erosion, infiltration and to prevent ponding of stormwater	**Not Applicable** refer AO9.1
	AO 9.3 Rehabilitation ensures that the site is stable and poses no threat to ground or surface water quality.	**Not Applicable** refer AO9.1
Structural stability		
PO 10 All earth structures formed both during and at the completion of the works must be structurally stable.	AO 10.1 Earthworks and retaining walls are designed and constructed by an RPEQ in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies**
Excavation and filling near bulk water and high-pressure gas pipelines		
PO 11 Development adjacent or close to bulk water infrastructure and high-pressure gas pipelines maintains integrity of these pipelines and allows for access for required	AO 11.1 No acceptable outcome is prescribed	**Not Applicable** The proposed premises is not adjacent or close to bulk water infrastructure and high-pressure gas pipelines.

9.4.3.1 - Excavation and filling code		
Performance Outcomes	Acceptable Outcomes	Project Response
maintenance and upgrade activities.		

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
For accepted and assessable development		
Plan to avoid/minimise new impacts		
PO 1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO 1.1 A site Stormwater quality management plan (SQMP) is prepared, and: is consistent with any local area stormwater management planning and provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table 9.4.4.2. - Stormwater management design objectives and current best practice environmental management, reflecting land use constraints, such as: • erosive, dispersive and/or saline soil types • landscape features (including landform) • management of nutrients of concern • rainfall erosivity	**Performance Outcome** Note, Operational Works by of for a public sector agency are not assessable development under a local categorising instrument in accordance with Schedule 6, Part 3, item 8 of the *Planning Regulation 2017.* The proposed development is intended to be serviced by a new in ground stormwater drainage system designed and sized in accordance with AS.3500.3 and will be documented to connect into the nominated civil point of connection. Final connection point to be confirmed by the civil engineer prior to detailed design phase. Civil drawings are provided in Appendix 6 and document the intended connection. The stormwater drainage system shall be designed and installed using uPVC pipework material with solvent welded joints utilising a minimum grade of 1:100 fall. Where there is a disconnect between the downpipes and the stormwater drainage services stormwater pits (SWP) will be nominated. SWP's will be provided with the appropriate class grate to suit the application for which it is installed. Heel guard safe grates will be utilised for pedestrian traffic areas.

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
		Sub-soil / agricultural drainage system will be provided for all retaining walls and under ground concrete slabs in accordance with the nominated structural engineers details and requirements. No sub-soil / agricultural drains will be designed by the hydraulic engineer. All surface water drainage systems, overland flow, and flood paths are to be designed by the nominated civil engineer.
PO 2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO 2.1 A Wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (a) wastewater type, and (b) climatic conditions, and (c) water quality objectives (WQOs), and (d) best-practice environmental management, AND	**Not applicable**, refer to response to PO2, the proposal does not involve the discharge of wastewater noting the works will be connected to the existing services network.
	AO 2.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharges to waterways, or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
PO 3 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water	AO 3.1 If the proposed development involves an artificial waterway: (a) environmental values in downstream waterways are protected, and (b) any groundwater recharge areas are not affected, and	**Not Applicable** Development does not involve an artificial waterway.

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
environmental values in existing natural waterways.	(c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and (d) existing areas of ponded water are included, AND	
	AO 3.2 Artificial waterways are located: (a) outside natural wetlands and any associated buffer areas, and (b) to minimise disturbing soils or sediments.	
Construct to avoid/minimise new impacts		
PO 4 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.	AO 4.1 An Erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.4.2 - Stormwater management design objectives for: (a) drainage control, and (b) erosion control, and (c) sediment control, and (d) water quality outcomes, AND	**Complies** An erosion and sediment control plan will be prepared as part of the development proposal for construction delivery.
	AO 4.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person, OR	**Complies**

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
	AO 4.3 The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO 4.1.	**Complies**
Operate to avoid/minimise new impacts		
PO 5 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO 5.1 Development incorporates stormwater flow control measures to achieve the design objectives set out below in Table 9.4.4.2 - Stormwater management design objectives and best practice environmental management, including management of frequent flows, peak flows, and construction phase hydrological impacts.	**Complies** Refer to response to PO1.
PO 6 Any treatment and disposal of waste water to a waterway accounts for: (a) the applicable water quality objectives for the receiving waters, and (b) adverse impact on ecosystem health or receiving waters, and (c) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset.	AO 6.1 A WWMP is prepared in accordance with AO 2.1.	**Not applicable** The proposal does not involve discharge of stormwater into a waterway.
PO 7 Wastewater discharge to a waterway is managed in a way that	AO 7.1 Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so	**Not applicable** The proposal does not involve discharge of stormwater into a waterway.

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	as to minimize the occurrence, frequency and intensity of coastal algal blooms.	
PO 8 Any non-tidal artificial waterway is managed and operated by suitably qualified persons in ways that demonstrate achievement of water quality objectives in natural waterways.	AO 8.1 The artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified RPEQ with specific experience in establishing and managing artificial waterways.	**Not Applicable** The proposal does not involve an artificial waterway.
	AO 8.2 Monitoring and maintenance programs adaptively manage water quality in the waterway to achieve relevant water quality objectives downstream of the waterway.	
	AO 8.3 Aquatic weeds are managed in ways that achieve a low percentage of coverage of the water surface area (less than 10 per cent). Pests and vectors (such as mosquitoes) are managed such as by avoiding stagnant water areas, providing for native fish predators, and if necessary, other best practices for monitoring and treating pests.	
	AO 8.4The artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that: (a) identifies the waterway; and (b) states a period of responsibility for the entity; and (c) states a process for any transfer of responsibility for the waterway; and	

9.4.4.1 – Water quality code		
Performance Outcomes	Acceptable Outcomes	Project Response
	(d) states required actions under the agreement for monitoring of the water quality of the waterway and receiving waters; and (e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this policy and any relevant approval conditions of the development; and (f) identifies funding sources for the above including bonds, infrastructure charges or levies.	

9.4.2.1 – Engineering works and services code		
Performance Outcomes	Acceptable Outcomes	Project Response
For accepted and assessable development		
Infrastructure services		
PO 1 Development is provided with a water supply that is adequate for the current and future needs of the intended uses.	AO 1.1 Development is connected to the reticulated water supply infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies** The proposed development will be connected to the reticulated water supply network.
PO 2 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.	AO 2.1 Development is connected to the reticulated sewerage infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies** The proposed development will be connected to the reticulated sewerage infrastructure network.

9.4.2.1 – Engineering works and services code		
Performance Outcomes	Acceptable Outcomes	Project Response
PO 3 Development is provided with an appropriate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO 3.1 Development is connected to the reticulated electricity infrastructure network; or (a) An alternative energy supply is provided in accordance with the standards of the relevant regulatory authority.	**Complies** The proposed development will be connected to the reticulated energy infrastructure network.
PO 4 Development is connected to appropriate telecommunications infrastructure.	AO 4.1 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.	**Complies** The proposed development will be connected to telecommunication infrastructure.
PO 5 Development provides safe and sufficient lighting and signage.	AO 5.1 Street lighting must comply with d Australian Standard 1158 Set:2010 Lighting for Roads and Public Spaces.	**Not applicable** The proposal does not involve the construction of roads.
	AO 5.2Road signage is provided in accordance with Schedule 6: Engineering works and services planning scheme policy	**Not applicable** Additional street lighting is not proposed.
PO 6 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.	AO 6.1 Where a connection to the reticulated sewerage infrastructure network is not available, sufficient area is to be provided on the development site for an appropriately sized on-site effluent treatment and disposal system to meet the needs of the development.	**Noted** The proposed development will be able to connect to the existing reticulated sewerage infrastructure network.
Protection against natural hazards		
PO 7 Essential services maintain their function during the occurrence of natural hazards.	AO 7.1 Components of the systems that deliver electricity supply, gas supply, water supply, sewerage and telecommunications services, that will be adversely affected by the inundation by or infiltration of floodwater are: (a) located above the 1 in 100-year Annual recurrence interval (ARI) flood level; or	**Complies**

9.4.2.1 – Engineering works and services code		
Performance Outcomes	Acceptable Outcomes	Project Response
	(b) designed and constructed to exclude inundation of floodwater during the 1 per cent AEP; or (c) designed to resist the hydrostatic and hydrodynamic forces that result from such inundation.	
Roads and access		
PO 8 Roads and access are designed and constructed to ensure that: …	AO 8.1 Roads are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Not applicable** The proposal does not involve the construction of roads.
Stormwater drainage		
PO 9 Stormwater drainage systems or networks have the capacity to control stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.	AO 9.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.	**Complies** The proposed development is intended to be serviced by a new in ground stormwater drainage system designed and sized in accordance with AS.3500.3 and will be documented to connect into the nominated civil point of connection. Civil drawings are provided in Appendix 6 and document the intended connection.
	AO 9.2 Development does not require the use of stormwater pumps in order to achieve a lawful point of discharge.	**Complies** Pumps are not proposed.
	AO 9.3 Stormwater drainage is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Complies** Stormwater drainage is to be designed in accordance with the relevant standards.
	AO 9.4 Where the stormwater drainage system includes an underground pipe drain system, runoff from roofs and paved areas is to be connected directly to the pipe drain system.	**Complies**
Assessment benchmarks for assessable development only		

9.4.2.1 – Engineering works and services code		
Performance Outcomes	Acceptable Outcomes	Project Response
Infrastructure services		
PO 1 Development is provided with a water supply that is adequate and safe for the current and future needs of the intended uses.	AO 1.1 Where a connection to the reticulated water supply is not available, a water supply is to be provided to the development that is suitable for human consumption in accordance with the National Health and Medical Research Council's Australian Drinking Water Guidelines, 2011 as updated from time to time; and sized and designed to meet the water usage requirements of the development.	**Noted** The proposed development will be able to connect to the existing reticulated water supply on Thomson Road.
Location of underground services		
PO 2 The location of underground services does not impede future development.	AO 2.1 Where underground services cross another person's land to service the development, the services are to be located parallel to and within 2 metres of an allotment boundary	**Complies**
	AO 2.2 Services are not located over a part of a lot that may in future be a suitable location for a development.	**Complies**
Stormwater drainage		
PO 3 Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that: (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and	AO 3.1 Where stormwater pumps are proposed to be used to achieve a lawful point of discharge, evidence is provided to Council that all other options have been exhausted.	**Not Applicable** Stormwater pumps are not proposed.
	AO 3.2 Stormwater pumping systems must be designed in accordance with Schedule 6: Engineering works and services planning scheme policy.	**Not Applicable** Stormwater pumps are not proposed.

9.4.2.1 – Engineering works and services code		
Performance Outcomes	Acceptable Outcomes	Project Response
(c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.		

From: Matt Young
To: Tamara Peverill
Cc: Rebekah Lowe; Wendy Renner
Subject: RE: 5-9 Thomson Road - Traffic Impact Statement and Child Care Facility
Date: Friday, 23 August 2024 2:28:08 PM
Attachments: image006.png
image007.png
image008.png
image009.png

Good afternoon Tamara,

We considered the context of the surrounding area in our assessment. However, with the proposal and the existing kindergarten on the opposite side of the road both being relatively small scale, we didn't consider a detailed review of potential interactions with the kindergarten (specifically) to be necessary.

The forecast peak hour traffic generation of the proposal (ie 24 trips) equates to about one vehicle movement every two or three minutes. Based on a typical childcare centre trip generation rate of 0.75 peak hour trips per child (inclusive of both visitor and staff trips), the kindergarten may be expected to generate about 19 vehicle movements in the peak hours, or about one movement every three minutes. Therefore, both the kindergarten driveway and the proposed driveway would be relatively low volume. Conflicts between vehicles entering / exiting these driveways are not expected to be significant, with any simultaneous movements subject to usual road rules regarding priority / right of way. Additionally, we expect both sites would peak while the 40km/h school zone on Thomson Road is active, which further reduces the risks of potential conflicts.

With Thomson Road being a low-speed and (relatively) low-volume road, we don't expect the proposed driveway would have a significant adverse impact on the operation or safety of the road network or the kindergarten access.

Cheers,

MATT YOUNG
Senior Engineer

TRAFFIC & TRANSPORT ENGINEERING

Level 2 | 62 Astor Terrace | Spring Hill QLD 4000
PO Box 272 |Spring Hill QLD 4004
P: (07) 3839 6771
E: m.young@ptt.com.au
W: www.ptt.com.au

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

PTT has been independently assessed and certified for ISO 9001:2015 Quality Management Systems

---

From: Tamara Peverill <Tamara.Peverill@epw.qld.gov.au>
Sent: Friday, August 23, 2024 1:27 PM
To: Matt Young <m.young@ptt.com.au>; Rebekah Lowe <r.lowe@ptt.com.au>
Cc: Wendy Renner <wendy.renner@rpinfrastructure.com.au>
Subject: FW: 5-9 Thomson Road - Traffic Impact Statement and Child Care Facility

HI Matt,

Hoping you can assist us noting your previous involvement on this project.

Council is in the process of finalising its planning assessment of the DA and preparing the conditions package. They have hit us with the below late request and we are after some assistance with addressing the below response from Council.

Looking online the Childcare Facility across the road is a Community Kindy is licensed for 25 spaces and operates from 8.15-2.40 weekdays. I believe there is full occupancy as the webpage suggests there is a waitlist.

Are you able to confirm that the site context and surrounding uses (inclusive of the kindy) were considered and that the proposed use will remain to have no significant adverse impacts on the network.

Email is sufficient to enable Council to close this out.

Regards,

Tamara Peverill
Senior Town Planner, Professional and Technical Services
QBuild, Public Works Division
Department of Housing, Local Government, Planning and Public Works

M 0460 012 678
E tamara.peverill@epw.qld.gov.au
18 Southgate Avenue, Cannon Hill Qld 4170

housing.qld.gov.au

I acknowledge the Traditional Custodians of the land on which we walk, work and live. I pay my respects to Elders past, present, and emerging.

Queensland Government

From: Jason Newell <jasonn@mountisa.qld.gov.au>
Sent: Friday, August 23, 2024 1:07 PM
To: Tamara Peverill <Tamara.Peverill@epw.qld.gov.au>

Cc: Plan Admin <planadmin@mountisa.qld.gov.au>
Subject: 5-9 Thomson Road - Traffic Impact Statement and Child Care Facility

Good Afternoon Tamara,

I know its late in the process but I have been asked my Director if PTT Traffic & Transport Engineering considered that the site (10 Thomson Street) across the development site are actually used for a Childcare Facility or was it just assessed as being a dwelling house and confirm whether that information makes a difference in the Engineer's Assessment that there no significant adverse impact on the operation of the surrounding road network.

Kind Regards

Jason Newell
Senior Planning Officer | Development and Land Use
Mount Isa City Council | PO BOX 815 | Mount Isa Qld 4825
p. 07 4747 3200 | **f.** 07 4747 3209 |

MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

Permit No.: P16-23
Type of Development: Material Change of Use
Approved Use: Educational Establishment (QSPC)
Approved By: Mr Tim Rose
Title: Chief Executive Officer
Date: 06/09/2024

July,8 2024

Vabasis
Unit 12, 541 Boundary St
Spring Hill QLD 4000

Att: Wendy Renner

5-9 Thomson Road, Healy, QLD, 4825 (MT Isa Pathways Campus)
PROJECT NUMBER: 1713

The stormwater quality and quantity strategy for the proposed development is documented below to assist with development and design coordination.

BACKGROUND

Group 6 Civil and Structural Engineers (G6CSE) have been commissioned by Vabasis to prepare a Stormwater Management Plan for the subject site located at Thomson Road, Healy, QLD, 4825.

The proposed development is a community training facility comprising of demountable buildings, hardstand car park and hardstand play area with the associated building services ancillaries. It is understood that the development site will be excised from the Healy State School estate.

The purpose of this stormwater management letter is to provide advice on the proposed development regarding stormwater quantity and quality.

STORMWATER QUANTITY

Using spatial information obtained from site survey and aerial imagery, we have assessed the development site with regards to its pre-development and post-development areas and impervious fractions. The development site is a 3551 m^2 greenfield covered with grass. Stormwater exposed to the development site is deemed to sheet flow to the apparent trap low point along the Western boundary of the excised Lot which will represent the sites theoretical Lawful Point of Discharge (LPoD). The catchment area and LPoD for the subject site is shown on G6CSE Pre-development plan (C600) provided as Attachment 1.

The development of land will increase the peak flow rate at the LPoD due to increased impervious areas and reduction in the surface roughness of the site. The total impervious area created by the development is 3311 m^2 and the footprint of the same shown in Attachment 2. Accordingly, a 40 m^3 on-site detention system is proposed in line with typical industry standard practices to mitigate net increase in peak flows at the LPoD for all durations up to the 1% AEP design storm event post development.

Queensland Urban Drainage Manual (QUDM)[1] permits the use of 'Rational Method' to determine the peak design discharge in conditions where the bulk of stormwater runoff is contained within a drainage system that does not provide significant flow attenuating flood storage. However, only the Time of Concentration (ToC) has been calculated using this method. The peak discharge estimates for the catchment and the volume for the on-site stormwater detention have been analysed using ILSAX runoff-routing model in DRAINS software. The ToC for the pre-development catchment is 16 minutes which has been calculated in accordance with QUDM section 4.6.6 – Overland Flow using Friend's Equation
($t = (107n * L^{0.333})/S^{0.2}$) for sheet flow over sparse vegetation along 90 m path at 1% average slope.

The 39%, 18%, 10%, 5%, 2% and 1% AEP design storm events were analysed for all standard durations ranging from 5 minutes to 120 minutes. The critical duration for the combined peak site discharge was determined to be the 15 and 10 minutes storm for the pre-development and post-development scenarios respectively. The DRAINS model has indicated 40 m^3 on-site detention tank is adequate to mitigate discharged flows of peak events including the 1% AEP to pre-development flows with an DN230 orifice. A DN150 outfall will be adequate for emergency discharge above the 40 m^3 volume. However, it must be noted that the invert levels used in the DRAINS model will have to be revisited once the invert level of LPoD is confirmed.

A comparison of the pre-development and mitigated flow rates based on the detention storage parameters is presented in Table 1. Hydrograph for Pre, Post and Mitigated development for 1% AEP design storm event is presented in Figures 1-3.

[1] The State of Queensland 2017, *Queensland Urban Drainage Manual*, Ed 4, Institute of Public Works Engineering Australasia, Queensland, Australia.

Table 1: Drains Modelling Peak Storm Results

Design Storm (AEP %)	Pre-development Flows (m^3/s)	Post-development Flows (m^3/s)	Post-development Mitigated Flows (m^3/s)	Flows Change (m^3/s)
39	0.053	0.079	0.068	0.015
18	0.076	0.108	0.091	0.015
10	0.097	0.124	0.108	0.011
5	0.118	0.145	0.125	0.007
2	0.143	0.177	0.146	0.003
1	0.163	0.198	0.162	-0.001

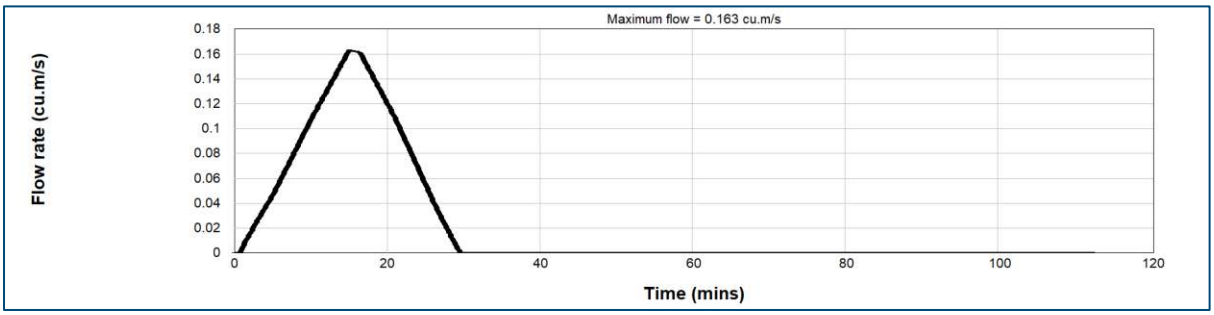


Figure 1: Pre-development Hydrograph for 1% AEP Design Storm Event

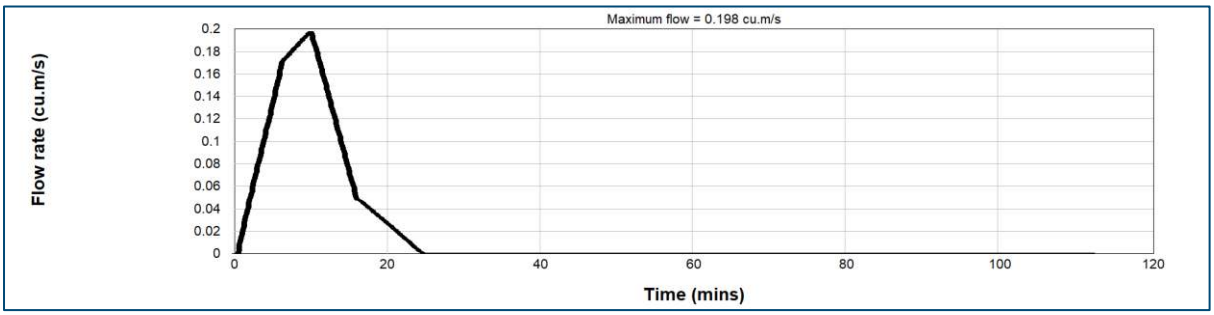


Figure 2: Post-development Hydrograph for 1% AEP Design Storm Event

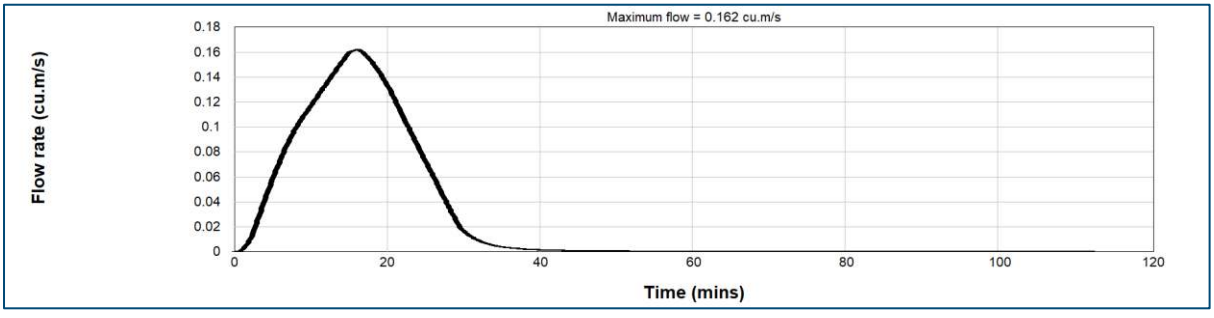


Figure 3: Mitigated Development Hydrograph for 1% AEP Design Storm Event

STORMWATER QUALITY

The State Planning Policy[2] for post construction phase stormwater management design objectives must be complied with for scenarios which bring about material change in land use or if the development area is equal to or greater than 2,500 m^2. Moreover, stormwater control devices are required if the application results in an impervious area greater than 25% of the net development area.

Based on the impervious area created by the development, the stormwater quality management is triggered by the nature of the proposed development. The reductions in mean annual load from unmitigated development prescribed for Northern part of Central Queensland in Appendix 2 of the State Planning Policy is shown in Table 2. Also provided in Table 2 is the percentage reduction achieved by the development with the use of storm control devices.

Table 2: Post Construction Phase Stormwater Quality

Item	State Planning Policy (%)	Pre Development (kg / yr)	Post Development (kg / yr)	Reduction (%)
Total Suspended Solids (TSS)	75	209	41.5	80.1
Total Phosphorus (TP)	60	0.485	0.194	60
Total Nitrogen (TN)	40	3.8	1.76	53.6
Gross Pollutants > 5mm	90	23.6	0.0	100
Water Stability Management	Not applicable – water discharged to piped system			

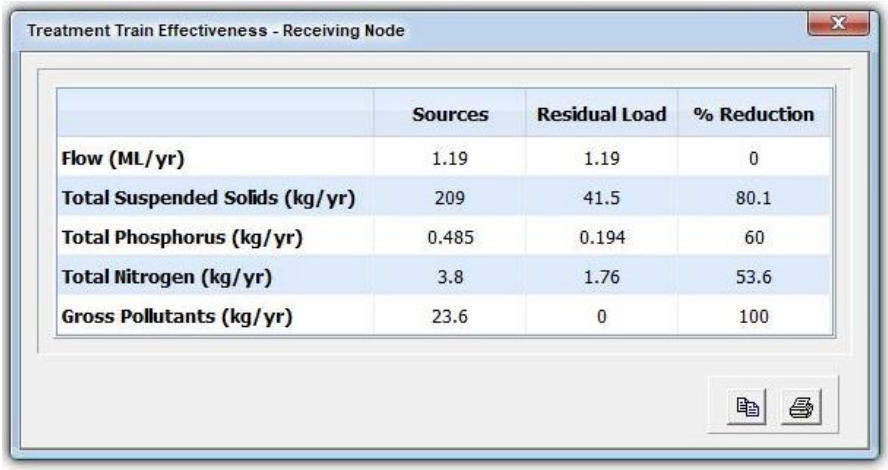


Figure 4: Music Model Treatment Train Output

[2] The State of Queensland 2017, *State Planning Policy*, Department of Infrastructure, Local Government and Planning, Brisbane, Australia.

RECOMMENDATION

There has been an increase in peak discharge from the pre-development to post development flows. A 40 m^3 on-site detention is proposed to mitigate the increase in peak discharges and adverse impacts on neighboring properties and / or authorities stormwater infrastructure. Furthermore, the state policy for water quality management is being complied with by employing proprietary stormwater control devices. It should be noted that this technical letter only addresses stormwater drainage quantity and quality measures for the current layout June 24, 2024, of the buildings and car park.

We trust that the above reasoning is satisfactory. However, should you require any additional information pertaining to the contents of this letter, please do not hesitate to contact Group 6 Civil and Structural Engineers.

Kind regards,

Yours faithfully

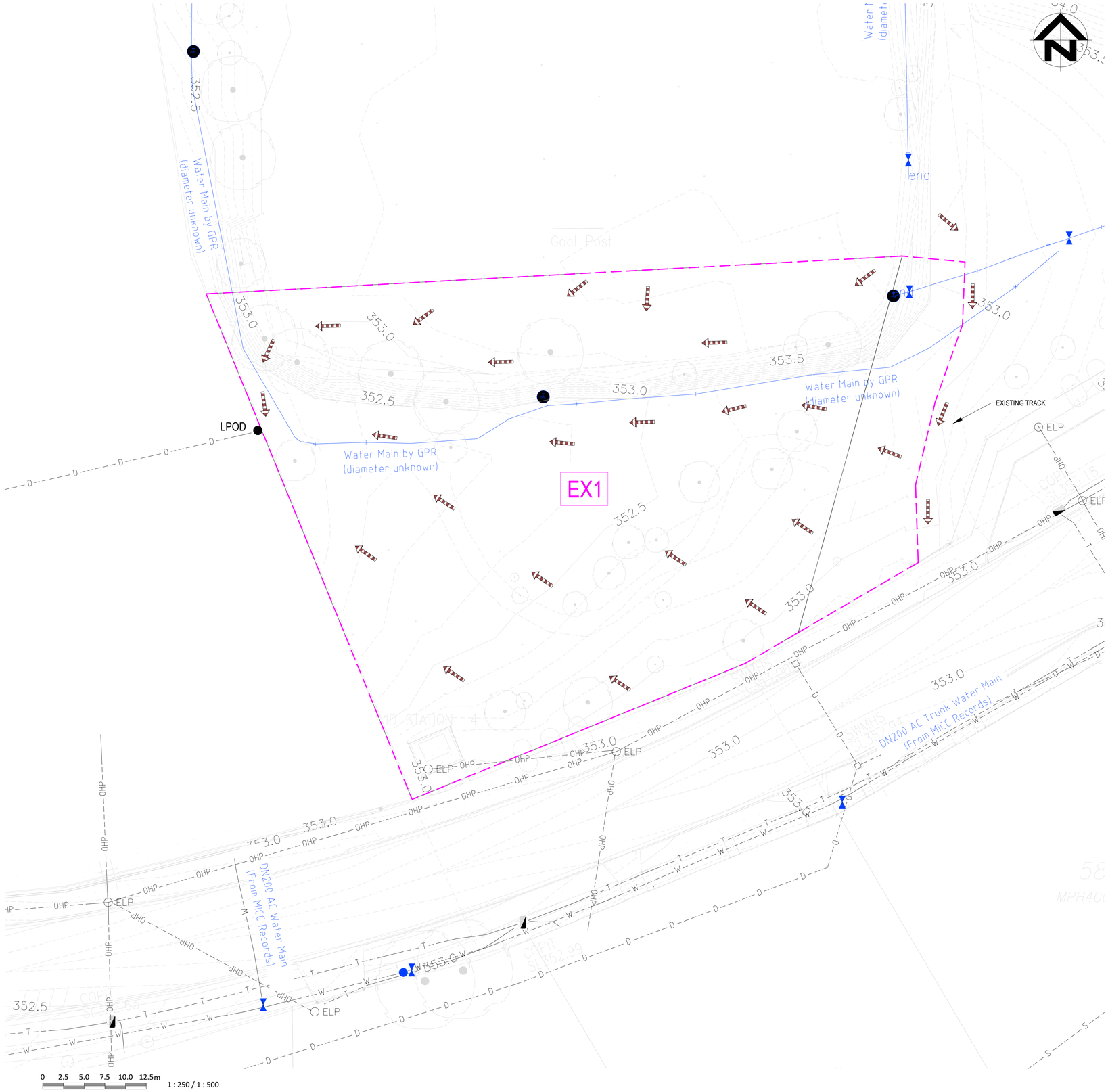
Renier Van Jaarsveld
Director / Project Structural Engineer
B.Eng, RPEng, RPEQ 18673
On behalf of **Group 6**

ATTACHMENT 1

PRE DEVELOPMENT CATCHMENT PLAN

GROUP 6 PTY LTD
ABN 15 624 620 382
www.group6.com.au

PO BOX 4229, Robina Town Centre, QLD 4227
Suite 9C, Level 1, 23 Main St, Varsity Lakes, QLD 4230
Phone: 1300 545 711



LEGEND

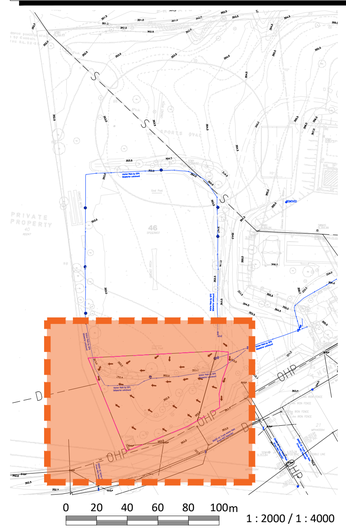
- SITE BOUNDARY
- EXISTING CONTOURS (AT 0.10m INTERVALS)
- EXISTING STORMWATER
- EXISTING SEWERAGE
- EXISTING WATER
- EXISTING COMMUNICATION/TELSTRA
- EXISTING OVERHEAD POWER
- CATCHMENT BOUNDARY
- SURFACE FLOW DIRECTION
- LPOD — LAWFUL POINT OF DISCHARGE

CATCHMENT TABLE (PRE-DEVELOPMENT)	
CATCHMENT NAME	AREA (ha)
EX1	0.3966

DISCLAIMER

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF Q.U.U.'s "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, GROUP 6 TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.



REV	DESCRIPTION	DRAWN	APPROVED	DATE
A	ISSUED FOR REPORT	DK	RVJ	28/06/24

GROUP 6 CONSULTING ENGINEERS
Suit 9C - 23 Main St, Varsity Lakes QLD 4227
Email: projects@group6.com.au
Web: www.group6.com.au

CLIENT	PROJECT	TITLE	SCALE @ A1	PROJECT No.	DRAWING No.	REVISION
QUEENSLAND DEPT OF EDUCATION AND TRAINING	MT ISA PATHWAYS CAMPUS 5-9 THOMSON ROAD HEALY, QLD, 4825	PRE DEVELOPEMENT CATCHMENT PLAN	1:250	1713	C600	A

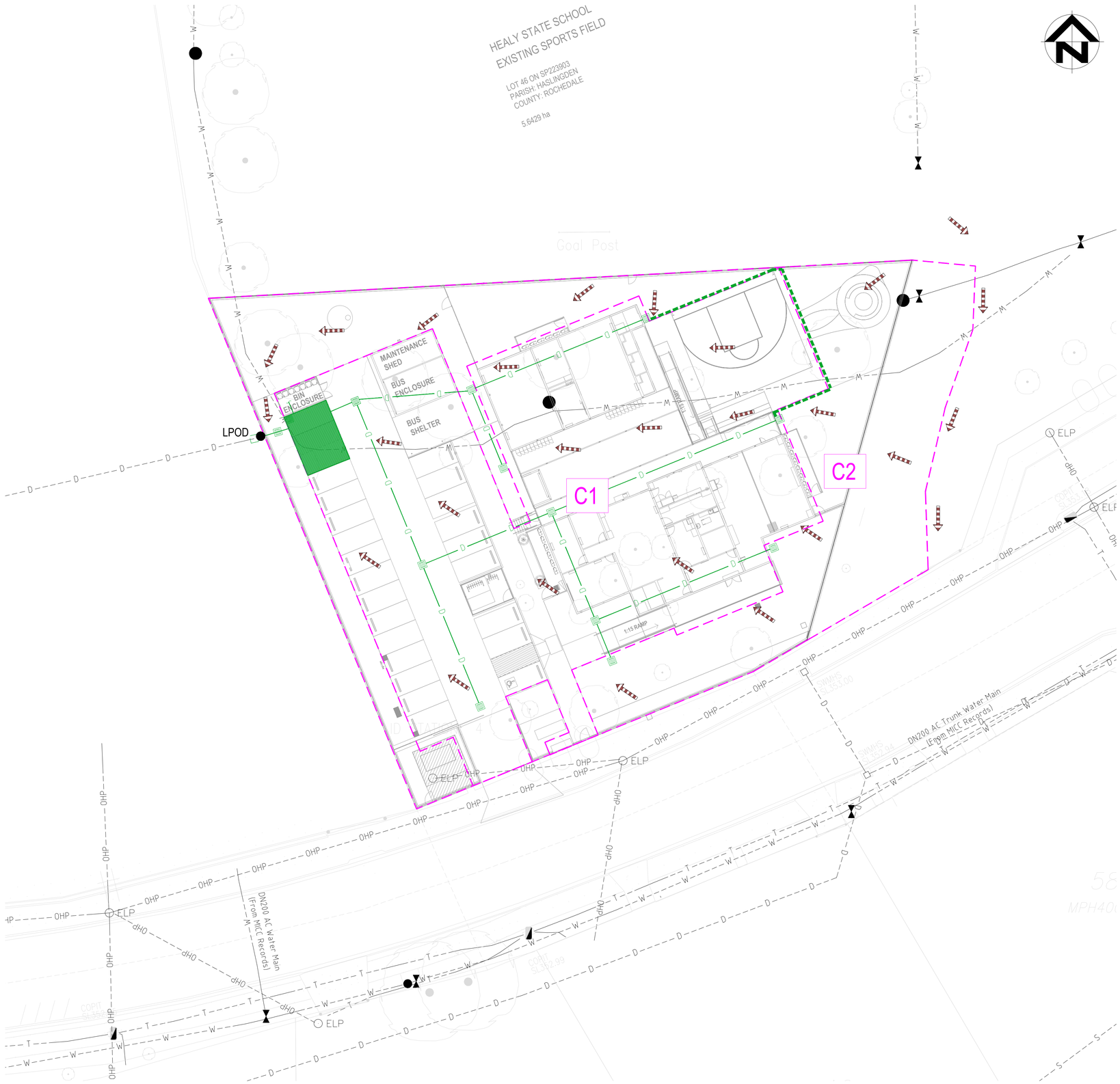
REPORT

ATTACHMENT 2

POST DEVELOPMENT CATCHMENT PLAN

GROUP 6 PTY LTD
ABN 15 624 620 382
www.group6.com.au

PO BOX 4229, Robina Town Centre, QLD 4227
Suite 9C, Level 1, 23 Main St, Varsity Lakes, QLD 4230
Phone: 1300 545 711



LEGEND

- SITE BOUNDARY
- EXISTING CONTOURS (AT 0.10m INTERVALS)
- EXISTING STORMWATER
- EXISTING SEWERAGE
- EXISTING WATER
- EXISTING COMMUNICATION/TELSTRA
- EXISTING OVERHEAD POWER
- CATCHMENT BOUNDARY
- SURFACE FLOW DIRECTION
- LPOD — LAWFUL POINT OF DISCHARGE

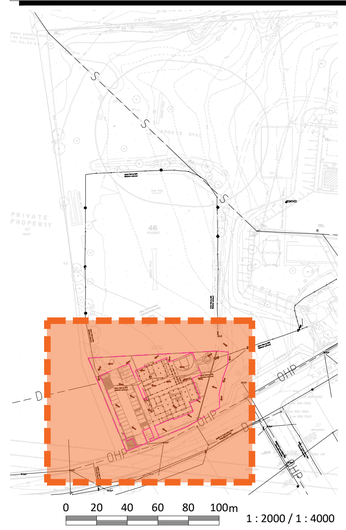
CATCHMENT TABLE (POST-DEVELOPMENT)

CATCHMENT NAME	AREA (ha)
C1 (GRASSED AREA)	0.1655
C2 (IMPERVIOUS AREA)	0.2311

DISCLAIMER

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF Q.U.U.'s "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, GROUP 6 TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.



REV	DESCRIPTION	DRAWN	APPROVED	DATE
A	ISSUED FOR REPORT	HV	RVJ	08/07/24

GROUP 6 CONSULTING ENGINEERS
Suit 9C - 23 Main St, Varsity Lakes QLD 4227
Email: projects@group6.com.au
Web: www.group6.com.au

CLIENT	PROJECT	TITLE	SCALE @ A1	PROJECT No.	DRAWING No.	REVISION
QUEENSLAND DEPT OF EDUCATION AND TRAINING	MT ISA PATHWAYS CAMPUS 5-9 THOMSON ROAD HEALY, QLD, 4825	POST DEVELOPEMENT CATCHMENT PLAN	1:250	1713	C610	A

REPORT

ATTACHMENT 3

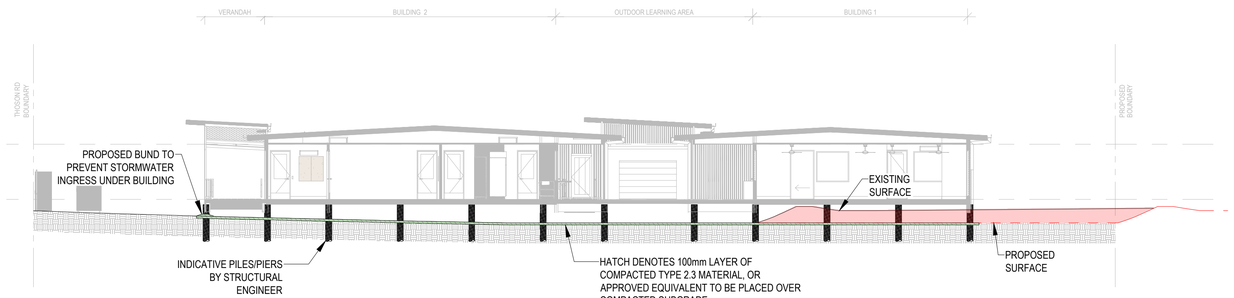
CIVIL SCHEMATIC DESIGN

GROUP 6 PTY LTD
ABN 15 624 620 382
www.group6.com.au

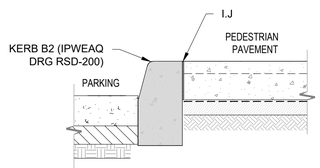
PO BOX 4229, Robina Town Centre, QLD 4227
Suite 9C, Level 1, 23 Main St, Varsity Lakes, QLD 4230
Phone: 1300 545 711

LEGEND

- SITE BOUNDARY
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 0.10m INTERVALS)
- EXISTING STORMWATER
- EXISTING SEWERAGE
- EXISTING WATER
- EXISTING COMMUNICATION/TELSTRA
- EXISTING OVERHEAD POWER
- APPROXIMATE WORKING SCOPE
- PROPOSED MIN Ø225 STORMWATER PIPE
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED BUND
- PROPOSED TURF SWALE DRAIN
- PROPOSED B2 KERB (IPWEAQ DRG RSD-200)
- LANDSCAPE AREA
- SURFACE FLOW DIRECTION
- PROPOSED BUILDING
- PROPOSED CONCRETE FOOTPATH EXTENT
- PROPOSED CONCRETE PAVEMENT EXTENT
- INDICATIVE PILES/PIERS BY STRUCTURAL ENGINEER
- X.XX + PROPOSED SURFACE LEVEL
- X.XX + PROPOSED TOP OF KERB LEVEL
- X.XX + PROPOSED PATHWAY SURFACE LEVEL
- X.XX + EXISTING SURFACE LEVEL



SECTION
SCALE 1:100
A C620



SECTION B-B
SCALE N.T.S

STANDARD STORMWATER DRAINAGE NOTES:

- MATERIALS

1. PIPES

PIPES WORK SHALL COMPLY WITH THE FOLLOWING UNLESS NOTED OTHERWISE:

SIZE	CLASS	TYPE	JOINTING
≤ 300 DIA	REFER PROJECT DRAWINGS	RCP, FRC OR uPVC	RRJ
300 TO 600 DIA	REFER PROJECT DRAWINGS	RCP/FRC	SPIGOT AND SOCKET RRJ
> 675 DIA	REFER PROJECT DRAWINGS	RCP	INTERNAL FLUSH JOINT WITH EXTERNAL RUBBER BANDS

2. BEDDING, BACKFILL AND OVERLAY

BEDDING, HAUNCH / SIDE ZONE AND OVERLAY MATERIAL
THIS MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATION AND LOCAL AUTHORITY STANDARDS UNLESS NOTED OTHERWISE. CONFIRM WITH SUPERINTENDENT IF LOCAL AUTHORITY STANDARD NOT AVAILABLE:

a. BACKFILL

THE BACKFILL SHALL CONFORM TO THE FOLLOWING

LOCATION	TRENCH	EMBANKMENT
EXISTING ROAD TO REMAIN IN USE	CEMENT STABILISED FILL	N/A
NEW ROAD	GRAVEL (CBR > 15% SOAKED)	*ORDINARY FILL
OTHER LOCATIONS	*ORDINARY FILL	*ORDINARY FILL

*ORDINARY FILL SHALL CONFORM TO THE REQUIREMENT DETAILED IN THE RELEVANT AUTHORITIES DETAILS AND SPECIFICATIONS.

- CONSTRUCTION

CONSTRUCTION OF BEDDING. HAUNCH/SIDE ZONE, OVERLAY AND BACKFILLING FOR CONCRETE PIPES TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARDS AND PROJECT SPECIFICATIONS IF APPLICABLE, UNLESS NOTED OTHERWISE. CONFIRM WITH SUPERINTENDENT IF LOCAL AUTHORITY STANDARD IS NOT AVAILABLE.

CONSTRUCTION OF UNDERLAY, SIDE SUPPORT, OVERLAY, AND BACKFILL FOR PVC PIPES TO BE IN ACCORDANCE WITH AS 2032 PART 5 AND 7.

NOTE: SPACING BETWEEN MULTIPLE PIPES TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS.

1. DRAINAGE TRENCH COMPACTION:
MINIMUM DRY DENSITY COMPACTION RATIOS TO AS 1289.5.4.1
(STANDARD COMPACTION)

ZONE	LOCATION	MATERIAL	MIN. DRY DENSITY (%)	
			COHESIVE	NON COHESIVE
BEDDING	ALL	GRANULAR MATERIAL	98	70
BACKFILL	UNDER ROAD	GRANULAR (TOP 300mm)	98	N/A
BACKFILL	UNDER ROAD	CBR 15	98	N/A
BACKFILL	FOOTPATH	*ORDINARY FILL	95	N/A
BACKFILL	OTHER	*ORDINARY FILL	95	N/A

*REFER TO BACKFILL REQUIREMENT TABLE ABOVE.
TESTING FREQUENCY: 1 TEST PER 30 LINEAL METERS OF TRENCH PER LAYER OR A MINIMUM OF 2 TESTS PER LAYER FOR TRENCHES < 50m IN LENGTH.

2. A1.0m LENGTH OF DIA 100 SUBSOIL DRAIN, SLEEVED IN A GEOTEXTILE SOCK, IS TO BE PLACED IN THE BEDDING UPSTREAM OF ALL DRAINAGE STRUCTURES OUTFALLING INTO THE DRAINAGE STRUCTURE.

3. WORKS UNDER EXISTING PAVEMENT (WHICH IS TO REMAIN IN USE):
   a. STORMWATER PIPES ARE TO BE PLACED BY TUNNEL BORING WHEN LOCATED WITHIN STATE CONTROLLED ROADS, UNLESS APPROVED OTHERWISE BY THE MANAGEMENT CONTRACTOR.
   b. OTHER PAVEMENTS ADOPT LOCAL AUTHORITY'S TRENCH THROUGH EXISTING ROAD DETAILS.

4. CCTV TO BE COMPLETED ON ALL STORMWATER PIPELINES TO LOCAL AUTHORITY STANDARD AS REQUIRED.

5. GULLY/FIELD INLET PITS GREATER THAN 1.35m IN DEPTH ARE TO HAVE CENTRALLY PLACED SL82 MESH INSTALLED WITHIN WALLS AND BASE OR AS PER LOCAL AUTHORITY STANDARDS.

6. GULLY/FIELD INLET PITS DEEPER THAN 1.35m TO BE DESIGNED AND CONSTRUCTED TO LOCAL AUTHORITY REQUIREMENTS.

DISCLAIMER

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPILED, AS PART OF Q.U.U.'s "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITY OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK.

USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OF ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, GROUP 6 TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

BEFORE YOU DIG www.byda.com.au

REV	DESCRIPTION	DRAWN	APPROVED	DATE
A	REPORT	DK	RVJ	08/07/24

GROUP 6 CONSULTING ENGINEERS
Suit 9C - 23 Main St, Varsity Lakes QLD 4227
Email: projects@group6.com.au
Web: www.group6.com.au

CLIENT	PROJECT	TITLE	SCALE @ A1	PROJECT No.	DRAWING No.	REVISION
QUEENSLAND DEPT OF EDUCATION AND TRAINING	MT ISA PATHWAYS CAMPUS 5-9 THOMSON ROAD HEALY, QLD, 4825	PROPOSED STORMWATER LAYOUT PLAN	1:250	1713	C620	A

REPORT

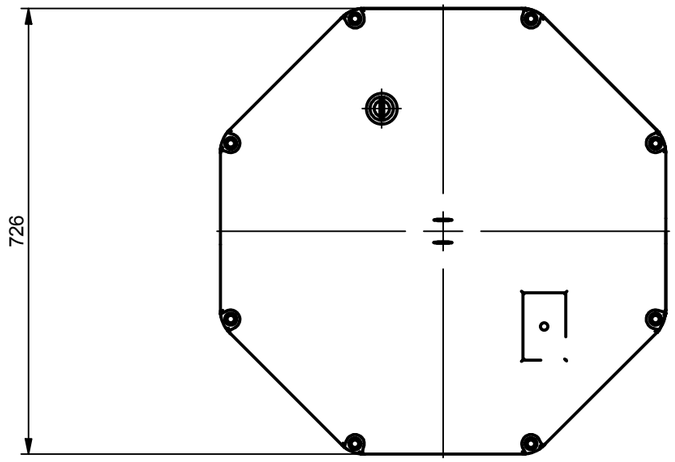
ATTACHMENT 4

ATLAN TREATMENT SPECIFICATIONS

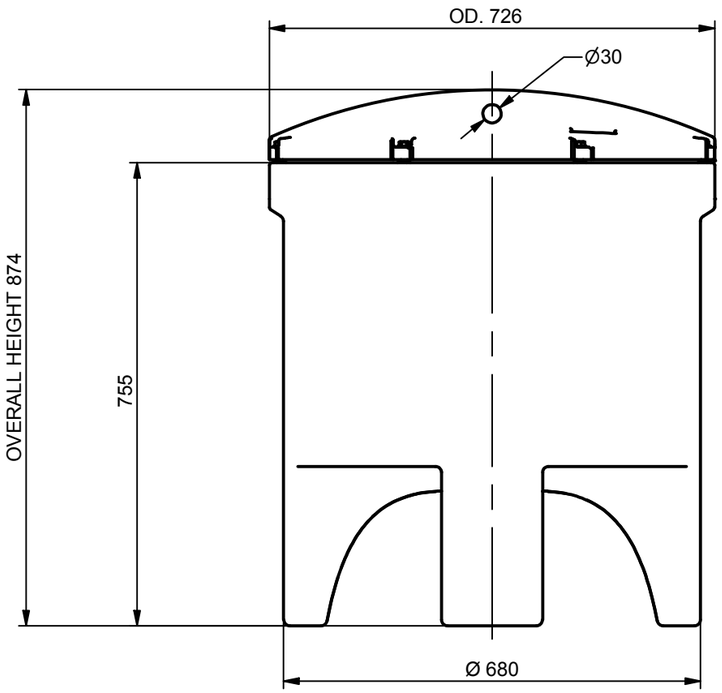
GROUP 6 PTY LTD
ABN 15 624 620 382
www.group6.com.au

PO BOX 4229, Robina Town Centre, QLD 4227
Suite 9C, Level 1, 23 Main St, Varsity Lakes, QLD 4230
Phone: 1300 545 711

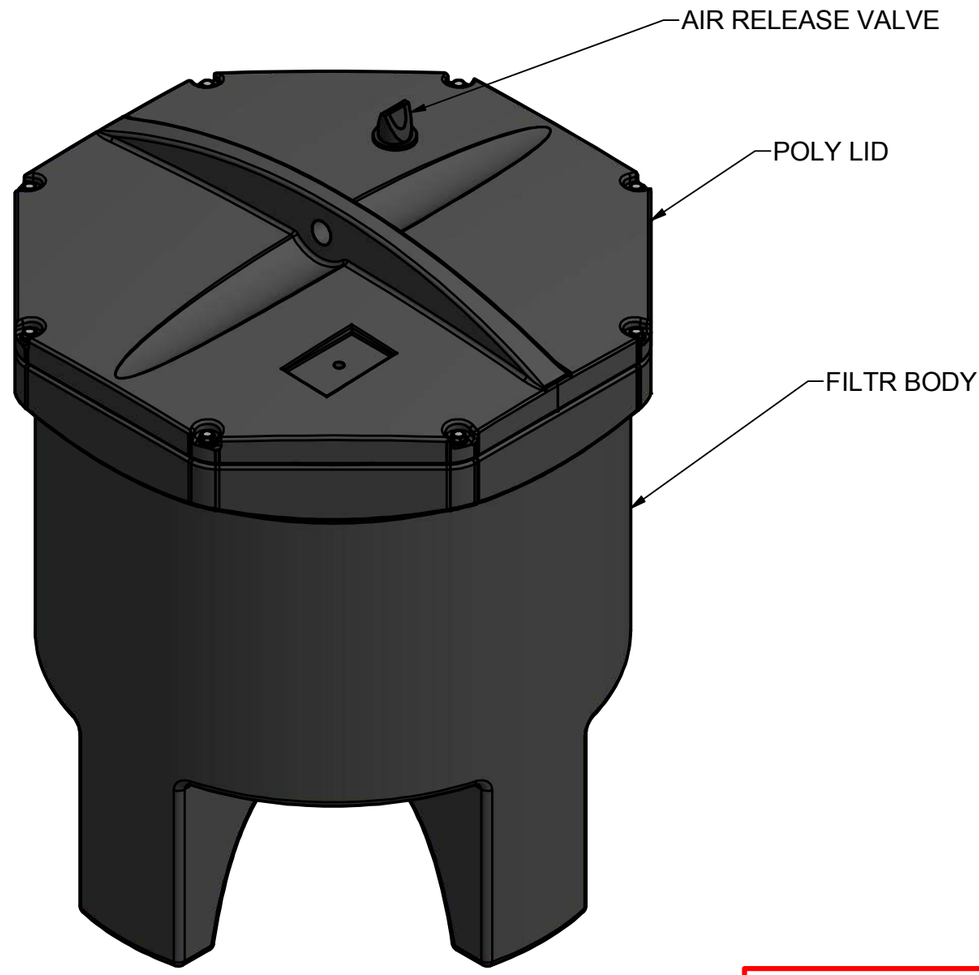
REVISION HISTORY				
REV	DESCRIPTION	DESIGNER	CREATION DATE	CHECKED BY
1	INITIAL RELEASE	M.MAKIN	7/08/2018	



PLAN VIEW



ELEVATION VIEW



ISOMETRIC VIEW

APPROVED..... ☐

NAME.....

SIGNED.....

DATE...../...../.....

ISSUED FOR CONSTRUCTION

TOLERANCE: ALL DIMENSIONS 10mm UNLESS OTHERWISE STATED.

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

CLIENT:

DISTRIBUTOR :

Drawn	M.MAKIN	Date 7/08/2018
Check		Date
Verified		Date
Approved		Date
Request No.		

SPEL ENVIRONMENTAL
INTEGRATED WATER SOLUTIONS
100 Silverwater Road Silverwater NSW 2128
PH: 1300 773 500 | E: sales@spel.com.au
www.spel.com.au

PROJECT :

TITLE SPEL FILTER
MODEL : SF-3.0-EMC-M
GENERAL ARRANGEMENT

SCALE	SIZE	SHEET	REV
N.T.S	A3	1	1

CUSTOMER CODE :

DWG No. SP18-SF21760-S

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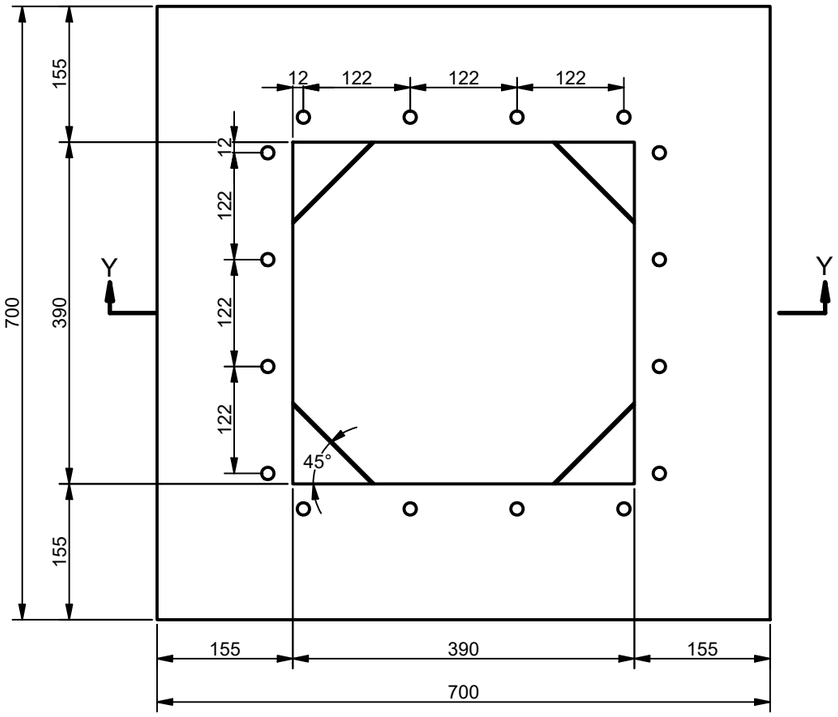
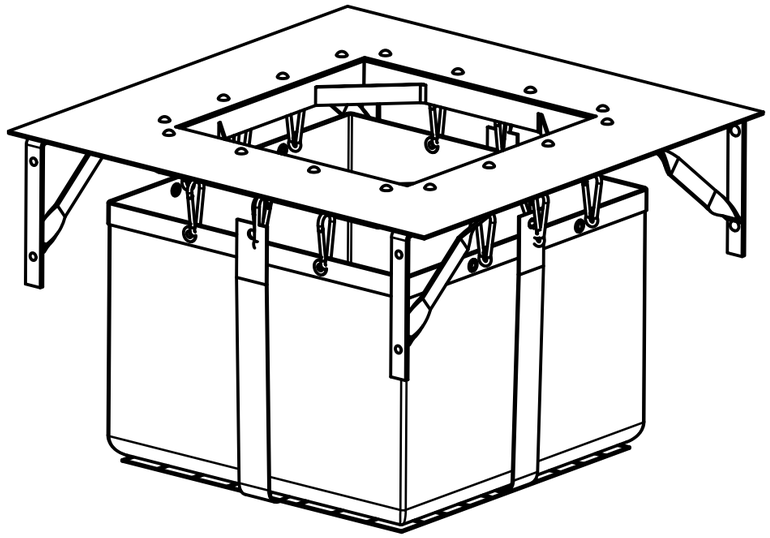
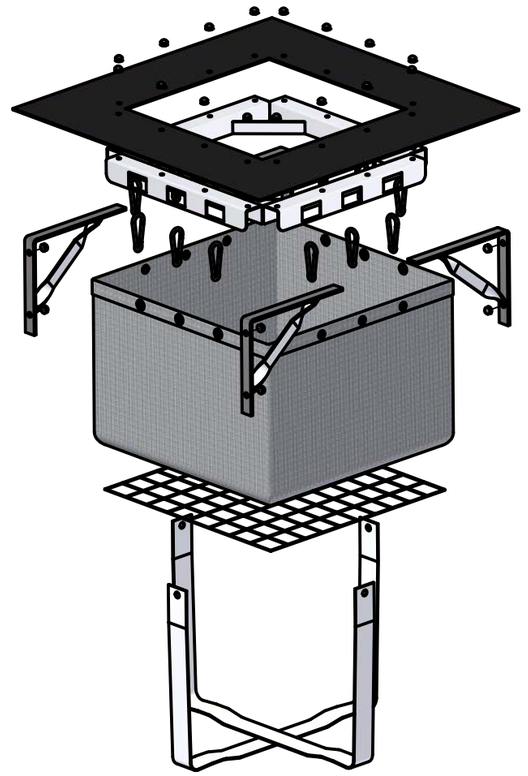


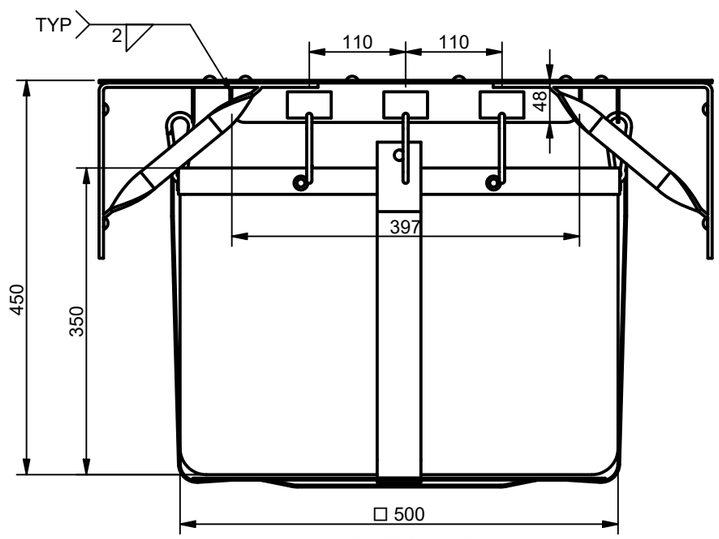
PLAN VIEW



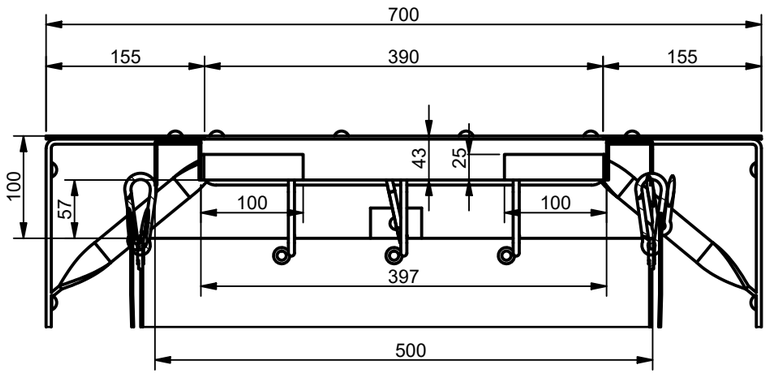
ISOMETRIC VIEW



ISOMETRIC VIEW
EXPLOSION



ELEVATION VIEW



SECTION Y-Y

TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

REV	DATE	BY	DESCRIPTION	CHK
1	19/04/2024	R.J.	INITIAL RELEASE	

CLIENT:

Drawn	R.J.	Date 19/04/2024
Check		Date
Verified		Date
Approved		Date

Request No.

ATLAN STORMWATER

PROJECT :

TITLE
ATLAN STORMSACK
STS.6060.C1
GENERAL ARRANGEMENT

SCALE	SIZE	SHEET	REV
N.T.S	A3	1	1

CUSTOMER CODE :

DWG No. STS.6060.C1

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