

Ports North

Port of Mourilyan

Port Development Codes

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Acronyms

Acronym	Description
AO	Acceptable outcome
ARI	Average recurrence interval
ASS	Acid sulfate soils
Codes / PDC	Port Development Codes
Council	Cassowary Coast Regional Council
CPTED	Crime prevention through environmental design
DFE	Defined flood event
DA	Development application
DEO	Desired Environmental Outcome
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
ERA	Environmentally Relevant Activity
FNQROC	Far North Queensland Regional Organisation of Councils
LGA	Local Government Area
LUP	Land Use Plan
PDC	Port Development Code
PDP	Port Development Permit
Planning Act / The Act	Planning Act 2016
Planning Regulation / The Regulation	Planning Regulation 2017
Planning Scheme	Cassowary Coast Regional Council Planning Scheme
Ports North	Far North Queensland Ports Corporation Limited
PO	Performance Outcome
SPL	Strategic Port Land
TIA	*Transport Infrastructure Act 1994*
TSS	Total suspended solids

Preliminary

The Port Development Codes support the implementation of the Port of Mourilyan Land Use Plan (LUP).

The Port Development Codes are a non-statutory component of the Land Use Plan and therefore can be amended from time to time by Ports North to reflect new standards and innovations in planning, engineering and environmental management.

The Codes are to guide the construction and operation of different types of development and activities on Strategic Port Land. The Codes provide the purpose, application and criteria for assessment including acceptable outcomes and performance criteria to ensure that buildings, facilities and other development will achieve the Desired Environmental Outcomes (DEOs), Precinct intents, outcomes and preferred land uses and the Port Wide Criteria described in the Port of Mourilyan LUP.

The Port Development Codes are codes for assessment where identified as an applicable code in Section 4.3 Level of Assessment Tables of the Port of Mourilyan LUP.

Compliance with the Acceptable Outcomes demonstrates compliance with that code, or where not compliant with the Acceptable Outcomes, compliance with the Performance Outcome should be demonstrated.

The Port Development Codes for the Port of Mourilyan include:

- **Port Use Code**
- **Port Wide Codes**
  - Environmental Management Code;
  - Cultural Heritage Code;
  - Works, Services and Infrastructure Code; and
  - Parking and Access Code

1. Port Use Code

1.1. Purpose

Provide for port services and activities and a high quality of design and amenity.

1.2. Application

This Code applies to assessing all development, except Minor Works.

1.3. Criteria for Assessment

The following table sets the assessment criteria for accepted subject to requirements and assessable development.

Table 1: Performance and Acceptable Outcomes

Performance Outcome		Acceptable Outcomes	
Land Use			
PO1.	Development is consistent with the intent and outcomes of the Precinct.	**AO1.1**	Marine-dependent uses are located adjoining or near the waterfront within the Waterfront Port Industry Precinct.
		AO1.2	Non-marine dependent uses are located either: • in the Port Services & Support Precinct, or • in the Waterfront Port Industry Precinct only where such uses do not compromise the long-term use of land for marine-dependent development.
		AO1.3	Only low impact development can be located within the Buffer Precinct.

Performance Outcome		Acceptable Outcomes	
Siting			
PO2.	Buildings and structures are setback from the road frontage and side and rear boundaries to allow: • safe and efficient use of the site, • visitor parking to be provided at an easily visible location, • the building is to contribute to an attractive streetscape character, • landscaping to be provided, and • utility services and drainage paths to be appropriately sited. Note: The *National Construction Code* and building standards apply and set building construction requirements.	**AO2.1**	No acceptable outcome provided.
PO3.	Development adequately takes into account the functional requirements of infrastructure needs and services for the use.	**AO3.1**	Site design addresses the following, where relevant: • trade waste connections to the sewer network or appropriate alternative • refuse and recyclable storage areas • water storage tanks • firefighting boosting pumps and vehicular circulation requirements • electrical infrastructure • vehicle parking, manoeuvring areas including loading and unloading facilities.
PO4.	Development provides and maintains access to public facilities.	**AO4.1**	Development provides public access for pedestrians and vehicles to public facilities such as jetties, landings and boat ramps.
PO5.	Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	**AO5.1**	No acceptable outcome provided.

Performance Outcome		Acceptable Outcomes	
Built Form			
PO6.	The height of buildings and structures is compatible with the character of the area.	**AO6.1**	No acceptable outcome provided.
PO7.	The site cover of buildings ensures that there are sufficient areas for the provision of services and landscaping and caters for flood storage in areas affected by flooding. Note: For flood mapping, refer to the local authority's flood overlay mapping.	**AO7.1**	Site cover is no more than 80% of the site.
Amenity			
PO8.	The building / structures are designed to be functional and incorporate practical elements of workplace and visual amenity	**AO8.1**	Pedestrian entrances to buildings are: • Easily identifiable from the street and directly accessible from vehicle parking areas; and • Provided with sun and rain shelter above the entry way.
		AO8.2	Loading/unloading and storage areas are designed and located to be visually unobtrusive. Outdoor storage areas are screened to enhance visual appearance.
		AO8.3	Development provides staff amenity areas that incorporate: • seating and tables; and • weather protection.
Safety			
PO9.	Design actively contributes to the safety of port employees and visitors.	**AO9.1**	Crime prevention through environmental design (CPTED) principles are integrated into the form and design of the development.
		AO9.2	Operational port activities which have the potential to be a hazard are suitably protected to prevent public access.

Performance Outcome		Acceptable Outcomes	
Landscaping			
PO10.	Landscaping is provided to: • contribute positively to the appearance of the Port; • promote energy efficiency and solar access.	**AO10.1**	Preparation of a landscape plan appropriate to the proposed use/ activity which: • where possible retains and utilises existing trees in landscape areas; • uses vegetation species native to the region that will complement the scale of development and contribute to shade; • preference should be given to salt tolerant plant species; • assists in visual screening, noise reduction and the filtering of dust; • does not result in generation of pest weeds, or nuisance through unsuitable growth form.
		AO10.2	Refuse storage areas are adequately screened.
Navigational Aids			
PO11.	Development does not interfere with an aid to navigation or associated signals.	**AO11.1**	Development does not interfere with any aid to navigation on the development site.
		AO11.2	Development does not create any temporary or permanent obstruction of aids to navigation.
		AO11.3	Development keeps the sight line of any aids to navigation which cross the development site clear of obstructions.
		AO11.4	Development does not result in significant electrical or electro-magnetic emissions which may impede the operation of aids to navigation.
		AO11.5	Development allows ongoing access to aids to navigation for maintenance purposes.

Performance Outcome		Acceptable Outcomes	
Navigational Aids			
		AO11.6	Development is not within 40m of an existing aid to navigation, or development within 40m of an existing aid to navigation does not remove any material that may destabilise the aid to navigation (including ground tackle).
		AO11.7	All lights on or above the development site: • are shielded to prevent glare or reflection • do not involve flashing or flickering lights which may be confused with aids to navigation • are not coloured lights such as green, blue or red lights which may be confused with aids to navigation.
		AO11.8	Lighting complies with AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting.
Community infrastructure			
PO12.	Community infrastructure for essential services is located and designed to maintain the required level of functionality during and immediately after a natural hazard event and should not be established in bushfire prone areas unless: • there is no suitable alternative location for the development; • an Overriding Net Benefit for the development is achieved; • development is sited such that it achieves a radiant heat flux of 10 kW/m^2 or less between the development footprint and hazardous vegetation. Note: Radiant heat flux and relevant Asset Protection Zones (APZs)/ setbacks must be calculated by a suitably qualified professional using the methodology in the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)	**AO12.1**	Community infrastructure for essential services is not located in a Bushfire Prone Area. Note: Mapping of the Bushfire Prone Areas can be found online on the State interactive mapping in the State Planning Policy interactive mapping system.

2. Environmental Management Code

2.1. Purpose

To provide for the management of environmental impacts resulting from development.

2.2. Application

This Code applies to assessing all development, except Minor Works.

2.3. Criteria for Assessment

The following table sets the assessment criteria for accepted subject to requirements and assessable development.

Table 2: Performance and Acceptable Outcomes

Performance Outcome		Acceptable Outcomes	
Environmental Management Plan			
PO1.	Development, including during construction and operation, avoids or mitigates adverse impacts on environmental, ecological and hydrological processes meeting all applicable environmental standards, plans or programs to minimise environmental harm or nuisance.	**AO1.1**	Development is carried out in accordance with a site and development specific environmental management plan for construction and operational phases.
		AO1.2	Development is carried out with the requirements of the Ports North Environmental Policy and Environmental Management Information Sheet
Environmental Performance			
Lighting			
PO2.	Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	**AO2.1**	Technical parameters for the design, installation, operation and maintenance of outdoor lighting complies with the requirements of *Australian/New Zealand Standard AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting;* and Access, vehicle parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.

Performance Outcome		Acceptable Outcomes	
Odour			
PO3.	Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.	**AO3.1**	The development does not involve activities that create odorous air emissions; or The use does not result in odour that causes significant adverse impacts to surrounding land uses or the environment.
Noise			
PO4.	Potential noise generated from the development is avoided through design, location and operation of the activity.	**AO4.1**	Development does not involve activities that would cause noise related environmental harm or nuisance; or Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an undue adverse noise impact on adjacent uses; and The design and layout of development ensure vehicle parking areas avoid noise impacting directly on sensitive land uses through one or more of the following: • car parking is located away from adjacent sensitive land uses; or • car parking is enclosed within a building; or • a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; or • buffered with appropriate landscaping.

Performance Outcome		Acceptable Outcomes	
Airborne Particles & Other Emissions			
PO5.	Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.	**AO5.1**	Development does not involve activities that will result in airborne particles or emissions being generated that cause environmental harm or nuisance; or The design, layout and operation of the development activity ensure that airborne particles or emissions do not cause environmental harm or nuisance.
Waste and Recyclable Material Storage			
PO6.	Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.	**AO6.1**	The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.
		AO6.2	Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: • the location of the waste and recyclable material storage areas in relation to the noise and odour generated; • the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; • the durability of the receptacles, sheltering and potential impacts of local climatic conditions; • the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.

Performance Outcome		Acceptable Outcomes	
Sensitive Land Uses			
PO7.	Sensitive land uses are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	**AO7.1**	Sensitive land uses are not established in areas where they will be adversely impacted by existing land uses, activities and potential development in an area; or Sensitive land uses may be established in areas of potential adverse amenity impacts where they mitigate all of the potential impacts through location, design, operation and maintenance.
Hours of Operation			
PO8.	The hours of operation of the development are managed to ensure any impacts on the amenity of nearby sensitive land uses are appropriately mitigated. Note: Regard will generally need to be given to the form of development and the location and appropriateness of the sensitive use impacted with respect to the outcomes also sought by the Precinct.	**AO8.1**	No acceptable outcomes are provided.
Lawful Point of Discharge			
PO9.	Development activities are designed to ensure stormwater is directed to a lawful point of discharge.	**AO9.1** **AO9.2**	Development activities are designed to ensure storm water over roofed and hardstand areas is directed to a lawful point of discharge. Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.

Performance Outcome		Acceptable Outcomes	
Stormwater Quality			
PO10.	Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on storm water quality by: • achieving stormwater quality objectives; • protecting water environmental values; • maintaining waterway hydrology. Note: Environmental values (EVs) and water quality objectives (WQOs) apply to all Queensland waters pursuant to the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019 (EPP Water)*. Where not scheduled under the Policy, default provisions apply as per the policy.	**AO10.1**	A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in **Table 2.A**, reflecting land use constraints, such as: • erosive, dispersive and/or saline soil types; • landscape features (including landform); • acid sulfate soil and management of nutrients of concern; • rainfall erosivity.
		AO10.2	An erosion and sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when it is exceeded by addressing design objectives listed in **Table 2.A** for: • drainage control; • erosion controls; • sediment control; and • water quality outcomes.
		AO10.3	Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with the erosion and sediment control plan.
		AO10.4	Development incorporates stormwater flow control measures to achieve the design objectives set out in **Table 2.A**, including management of frequent flows, peak flows, and construction phase hydrological impacts.

Performance Outcome		Acceptable Outcomes	
Land Contaminants			
PO11.	Consistent with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, development identifies the nature, extent and location of actual or potential contamination relevant to the proposed use and works; and the proposed use is suitable having regard to the contamination profile, proposed activities, likely users and potential exposure pathways. • Sensitive land uses are protected from unacceptable exposure to contaminated soil, groundwater, vapour, dust, surface water or other contaminants. • Commercial and industrial development is suitable for the expected worker, visitor and public exposure scenarios and does not create unacceptable risks to adjoining land or the environment. Note: This code does not replace the requirements of the *Environmental Protection Act 1994* or the triggers under the *Planning Regulation 2017* in relation to contaminated land.	**AO11.1**	Consistent with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, applications over known or suspected contaminated sites are supported by: • a preliminary site investigation, or detailed site investigation, or • validation report or • other contaminated-land assessment prepared by a suitably qualified person, as relevant to the risk and nature of the development. Where contamination is identified the suitability of the site for the proposed use is: • Identified as suitable in a current site suitability statement recorded on the EMR or CLR; or • Where the proposed use is not identified in a current site suitability statement, an auditor-certified contaminated land investigation document demonstrates that the premises are suitable for the proposed use, subject to any applicable State assessment requirements; or • For a sensitive land use, an auditor-certified assessment demonstrates suitability for the relevant exposure scenario, including the applicable Land Use A, B or C scenario under the Queensland Auditor Handbook for Contaminated Land, as relevant, and associated requirements for managing the contamination risk or remediating the site prior to the use commencing.

Performance Outcome		Acceptable Outcomes	
Hazardous Materials, Chemicals, Dangerous Goods, Flammable or Combustible Substances			
PO12.	The use, storage and disposal of potentially hazardous materials and chemicals, dangerous goods, and flammable or combustible substances are located and managed to avoid or mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.	**AO12.1**	A proposed hazardous chemical facility development requires preparation of a hazard and risk assessment. Note: Confirmation of whether the proposed use is defined as a Hazardous chemical facility requirements under the *Planning Regulation 2017* can be confirmed with DSDIP's Major Hazard Facilities Unit, Office of Industrial Relations.
		AO12.2	The development complies with the relevant legislation for the storage and transport of hazardous and flammable materials; and ensures that hazardous chemicals are not stored in any areas that are subject to flood hazard
Ship-source Pollutants Reception Facilities			
PO13.	Development provides facilities for the handling and disposal of ship-sourced pollutants	**AO13.1**	A suitable pollutant reception facility is established as part of the development which is: • constructed as part of the development and is connected to sewerage and/or other appropriate waste reception infrastructure and/or • Facilitates a truck disposal arrangement. The facility provides for: • the handling and disposal of ship-sourced pollutants including oil, garbage and sewage; and • disposal of quarantine materials
		AO13.2	Facilities are designed and operated to ensure the risk of spillage from operations is minimised.
		AO13.3	Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use. NOTE: In lieu of fixed facilities for reception facilities (quarantine, sewage, etc) ships agents or operators are to contact Ports North to confirm available waste service providers that are able to service the location.

Performance Outcome		Acceptable Outcomes	
Biodiversity			
PO14.	Development protects matters of environmental significance. Note: Mapping of areas of environmental significance can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO14.1**	Development avoids significant impacts on the relevant environmental values; or A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state environmental significance; or Development is located, designed and operated to mitigate significant impacts on the relevant environmental values. A report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes is submitted.
		AO14.2	Marine vegetation, particularly seagrass meadows and mangrove communities, are not disturbed or removed.
PO15.	Development is designed and constructed to avoid significant impacts on areas of environmental significance. Note: Mapping of areas of environmental significance can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO15.1**	The design and layout of development minimises adverse impacts on ecologically important areas by: • focusing development in cleared areas to protect existing habitat, • consolidating and co-locating compatible uses, • ensuring alterations to natural landforms, hydrology and drainage patterns on the site do not negatively impact ecologically important areas, • ensuring significant fauna habitat is protected, and • incorporating measures that allow for the safe movement of fauna through the site.

Performance Outcome		Acceptable Outcomes	
Biodiversity			
PO16.	Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to environmental integrity.	**AO16.1**	Development avoids the introduction of non-native pest species.
		AO16.2	The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.
Acid Sulfate Soils			
PO17.	Areas within the development site containing ASS are accurately identified. Note: For mapping of potential acid sulfate soils, refer to the local authority's overlay mapping.	**AO17.1**	Acid sulfate soils (ASS) within the development site are identified by undertaking an ASS investigation conforming to the *Acid Sulfate Soil Technical Manual Soil Management Guidelines Version 5.1* and soil analyses according to the Laboratory Methods Guidelines or Australian Standard 4969.

PO18.	Development avoids disturbing ASS or is managed to prevent the release of acid and metal contaminants.
	
	Note: For mapping of potential acid sulfate soils, refer to the local authority's overlay mapping.
		AO18.1	The disturbance of ASS is avoided by:
			• not excavating or otherwise removing soil or sediment identified as containing ASS;
			• not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated ASS;
			• not undertaking filling that results in:
			  • actual ASS being moved below the water table;
			  • previously saturated ASS being aerated.
			or
			The disturbance of ASS prevents the release of acid and metal contaminants by:
			• neutralising existing acidity and preventing the generation of acid and metal contaminants;
			• preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;
			• preventing the in-situ oxidation of ASS through groundwater level management;
			• documenting management strategies and reporting requirements in an ASS environmental management plan.

Performance Outcome		Acceptable Outcomes	
Acid Sulfate Soils			
		AO18.2	Undertake appropriate treatment of ASS before disposal, whether or not that disposal occurs offsite.
Coastal Environment			
PO19.	Natural processes and the protective function of landforms and vegetation are maintained. Note: Mapping of areas of Coastal Management District and areas of coastal hazard can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO19.1**	Development within the coastal management district: • maintains vegetation on coastal landforms where its removal or damage may destabilise the area and increase the potential for coastal erosion. • minimise the need for erosion control structures through location, design and construction standards.
		AO19.2	Where development proposes the construction of an erosion control structure: • it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion, and • those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring.
PO20.	Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent possible. Note: Mapping of areas of Coastal Management District and areas of coastal hazard can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO20.1**	Development is located and designed to expand on or redevelop with existing maritime infrastructure unless it is demonstrated that it is not practicable to collocate the development within existing maritime infrastructure.
		AO20.2	Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*.
		AO20.3	Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.

Performance Outcome		Acceptable Outcomes	
PO21.	Within the Buffer Precinct, the dominance of the natural character of the landscape, views and vistas on the coast is to be maintained from the foreshore.	**AO21.1**	Development, other than low-impact activities as set out in the Precinct Intent, is not located within the Buffer Precinct
Coastal Hazards			
PO22.	Development protects people and property from coastal hazard impacts. Note: Mapping of areas of Coastal Management District and areas of coastal hazard can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO22.1**	Development is situated wholly outside of the coastal hazard areas; or A report certified by an appropriately qualified person demonstrates, to the satisfaction of the assessment manager, that the development: • is not at risk from coastal hazards; and/or • can appropriately mitigate coastal hazard impacts.

Performance Outcome		Acceptable Outcomes	
Bushfire Hazards			

PO23.	Development maintains the safety of people and property by:
	• avoiding areas of Bushfire Prone Areas; or
	• mitigating risk through:
	  • the siting of development,
	  • including fire breaks that provide adequate setbacks between buildings and structure and hazardous vegetation,
	  • access for firefighting/other emergency service vehicles.
	Note: Mapping of the Bushfire Prone Areas can be found online on the State interactive mapping in the State Planning Policy interactive mapping system.
		AO23.1	Development is not located in a Bushfire Prone Area;
			or
			Where development is located in a Bushfire Prone Area, a report certified by an appropriately qualified person demonstrates, to the satisfaction of the assessment manager, that the development:
			• is not at risk from bushfire hazard; or
			• can appropriately mitigate bushfire hazard impacts; and
			• can provide adequate sealed vehicular access for firefighting and other emergency services vehicles

		AO23.2	Where a development site is located in a Bushfire Prone Area, a Bushfire Management Plan certified by an appropriately qualified person is prepared to the satisfaction of the assessment manager. Note: Refer to the Bushfire Resilient Communities Technical Reference Guide (Queensland Fire and Emergency Services, October 2019) for the requirements for preparation of a bushfire hazard assessment and Bushfire Management Plan.

Performance Outcome		Acceptable Outcomes	
Flooding and Storm tide			
PO24.	Development siting and layout responds to flooding and storm tide potential and maintains personal safety at all times. Note: For flood mapping, refer to the local authority's flood overlay mapping. Note: Mapping of storm tide inundation can be found online on the State interactive mapping in the State Planning Policy interactive mapping system and the Development Assessment Mapping System.	**AO24.1**	New buildings are located outside of flood prone areas; and provided with clear and direct pedestrian and vehicle evacuation routes off the site; or The development incorporates an area on-site that is at least 300 mm above the highest known flood level or storm tide heights at king tide, plus the projected 0.8m sea level rise, with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated. Note – The projected sea level rise of 0.8m is as adopted by the Queensland Government (refer to the Queensland State government website).
		AO24.2	Signage is provided on-site (regardless of whether land is in public or private ownership): • indicating the position and path of all safe evacuation routes off the site, and • if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.
PO25.	Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding. Note: For flood mapping, refer to the local authority's flood overlay mapping.	**AO25.1**	Buildings and structures allow for flow through flood waters on ground level.
		AO25.2	Materials stored on-site, for sites affected by flooding: • are those that are readily able to be moved in a flood event; and • where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.

Performance Outcome		Acceptable Outcomes	
Flooding and Storm tide			
PO26.	Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on-site or on other properties. Note: For flood mapping, refer to the local authority's flood overlay mapping.	**AO26.1**	Where development is located in an area affected by a defined flood event (DFE), a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development: • maintains the flood storage capacity on the subject site, and • does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site, and • does not increase stormwater ponding on-sites upstream, downstream or in the general vicinity of the subject site.
PO27.	Development avoids the release of hazardous materials into floodwaters. Note: Refer to the definition of *hazardous materials* included in Schedule 4 of the Port of Mourilyan Land Use Plan, in line with the definition prescribed under the State Planning Policy (SPP). For flood mapping, refer to the local authority's flood overlay mapping.	**AO27.1**	For sites affected by flooding: Materials manufactured or stored on-site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or Where the local government has adopted a DFE level for the locality, structures used for the manufacture or storage of hazardous materials are: • located above the DFE level, or • designed to prevent the intrusion of floodwaters. If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note: Refer to the *Work Health and Safety Act 2011* and associated Regulation and guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.

Performance Outcome		Acceptable Outcomes	
Flooding and Storm tide			
PO28.	The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO28.1**	Development does not: • increase the number of people calculated to be at risk from flooding, • increase the number of people likely to need evacuation, • shorten flood warning times, and • impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.

Table 2.A: Construction Phase Stormwater Management Design Objectives

Issue	Design objectives
Drainage control	
Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months—1 in 2-year ARI event • Disturbed area open for 12–24 months—1 in 5-year ARI event • Disturbed area open for > 24 months—1 in 10-year ARI event 2. Design capacity excludes minimum 150 mm freeboard 3. Temporary culvert crossing—minimum 1 in 1-year ARI hydraulic capacity
Erosion control	
Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating

Issue	Design objectives
Sediment control	
Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th-percentile five-day event or similar 3. Site discharge during sediment basin dewatering: • Must have total suspended solids (TSS) concentration of less than 50 mg/L. • Must have turbidity less than 10% above the turbidity of receiving waters. • pH 6.5–8.5
Water quality	
Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants 2. Ensure there is no visible oil or grease sheen on released waters 3. Dispose of waste containing contaminants at authorised facilities
Waterway stability and floodflow management	
Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site

3. Cultural Heritage Code

3.1. Purpose

The cultural and spiritual values of places of cultural heritage significance are conserved for the benefit of community and future generations.

3.2. Application

This Code applies to assessing development on, or adjacent to a known or suspected place of cultural heritage significance, unless for Minor Works.

3.3. Criteria for Assessment

The following table sets the assessment criteria for accepted subject to requirements and assessable development.

Table 3: Performance and Acceptable Outcomes

Performance Outcome		Acceptable Outcomes	
PO1.	Development is compatible with the conservation and management of a place of cultural heritage significance. Note: For mapping of locations of cultural heritage significance, refer to the local authority's cultural heritage mapping or the Aboriginal and Torres Strait Islander Cultural Heritage Database and Register.	AO1.1	Development on the site of places of cultural heritage significance (or suspected places) is not undertaken unless: • where applicable, the Traditional Owner representatives have been consulted; and • development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the place including its context, setting, appearance and archaeology.
		AO1.2	Sites of historical significance are investigated prior to any development occurring on or near those sites.

Performance Outcome		Acceptable Outcomes	
PO2.	Where development adjoins a place of cultural heritage significance, development is compatible with the conservation and management of a place of cultural heritage significance.	**AO2.1**	Development adjoining the site of places of cultural heritage significance (or suspected places) is not undertaken unless: • where applicable, the Traditional Owner representatives have been consulted in accordance with the Aboriginal Cultural Heritage Act 2003 and/or Torres Strait Islander Cultural Heritage Act 2003 (as relevant); and • development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the place including its context, setting, appearance and archaeology.
PO3.	Development does not reduce access to places of cultural heritage significance.	**AO3.1**	Access for indigenous persons to places of indigenous cultural heritage significance is provided and maintained where consistent with Port's workplace health and safety requirements.

4. Works, Services and Infrastructure Code

4.1. Purpose

All development is safely and efficiently serviced by and connected to infrastructure.

4.2. Application

This Code applies to assessing all development, except Minor Works.

4.3. Criteria for Assessment

The following table sets the assessment criteria for accepted subject to requirements and assessable development.

Table 4: Performance and Acceptable Outcomes

Performance Outcome		Acceptable Outcomes	
PO1.	The cost of providing or connecting infrastructure to new development is the responsibility of the Lessee.	**AO1.1**	The Lessee and Ports North enter into an agreement regarding the provision and funding of infrastructure and services.
PO2.	Infrastructure utilities and services, accommodates future planned development or any other infrastructure or services.	**AO2.1**	The design and operation of all infrastructure and services do not compromise existing or future development or the provision of infrastructure.
PO3.	Development is provided with an adequate, safe and reliable supply of potable, firefighting and general use water.	**AO3.1**	The premise is connected to a reticulated water supply system; or Where a reticulated water supply system is not available to the premises, on site water storage tank/s, with a minimum capacity to the satisfaction of the Assessment Manager, is provided.

Performance Outcome		Acceptable Outcomes	
PO4.	Development provides for the treatment and disposal of effluent.	**AO4.1**	The premise is connected to a reticulated sewerage treatment system; or Where a reticulated sewerage treatment system is not available, the proposed disposal system meets the requirements of the *Plumbing and Drainage Act 2018*. The proposed on-site effluent disposal system is designed in accordance with the *Queensland Plumbing and Wastewater Code*
PO5.	Development is provided with a source of power that will meet its energy needs.	**AO5.1**	A connection is provided from the premises to the electricity distribution network.
PO6.	Development is connected to a telecommunications service.	**AO6.1**	The development is connected to data and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
PO7.	Infrastructure is able to be appropriately maintained.	**AO7.1**	Access points for reticulated infrastructure are provided in accordance with the relevant standards or Ports North guidelines as adopted.
		AO7.2	A Maintenance Plan is entered into between the Lessee and Ports North regarding a lessee's responsibility for maintenance of on and off-site connections to infrastructure.
		AO7.3	Development over underground services and utilities is only permitted with the approval of Ports North or the infrastructure provider and if necessary, an easement is to be established.

5. Parking and Access Code

5.1. Purpose

Transport infrastructure supports a safe, efficient transport network and that sufficient access, manoeuvring areas and vehicular parking is provided to service the demand of the development.

5.2. Application

This Code applies to assessing all development, except Minor Works.

5.3. Criteria for Assessment

The following table sets the assessment criteria for accepted subject to requirements and assessable development.

Table 5: Performance and Acceptable Outcomes

Performance Outcome		Acceptable Outcomes	
Transport Network			
PO1.	Development supports the road hierarchy for the Port and surrounding area.	**AO1.1**	Development is compatible with the intended role and function of the road network.
		AO1.2	Development does not compromise the safety and efficiency of the road network.
		AO1.3	Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.
		AO1.4	Access is limited to existing access points or where new access points are proposed, such access points are located, designed and constructed in accordance with Australian Standard AS2890.1 and FNQROC Regional Development Manual – Access Crossovers. Note: No direct access to port roads is to be provided unless approved by Ports North.

Performance Outcome		Acceptable Outcomes	
Manoeuvring and Circulation			
PO2.	The transport of goods and materials to and from the site does not adversely affect the movement of traffic on roads adjacent to the site.	**AO2.1**	All vehicles are contained within the site when loading and unloading.
		AO2.2	A manoeuvring area is provided on site to allow a medium rigid vehicle (MRV) to enter and exit the site in forward gear.
Service Vehicles			
PO3.	Access, internal circulation and on-site parking for service vehicles, including for waste collection, are designed and constructed so that they allow for the safe and convenient movement of pedestrians and other vehicles on the site.	**AO3.1**	Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with Australian Standard AS2890.1 and AS2890.2.
		AO3.2	The movement of service vehicles and service operations are designed to not impede access to parking spaces or impede pedestrian and vehicular movement.
Pedestrian Movement			
PO4.	Direct, convenient and safe pedestrian access is provided.	**AO4.1**	Pedestrian access is: provided along direct and practical routes; clearly delineated and identifiable with clear wayfinding and awareness signage and markings; and is restricted or managed through loading and unloading areas, freight docks, wharves, MRV manoeuvring areas and other high conflict areas.
Vehicle Parking			
PO5.	On-site vehicle parking is provided to accommodate the demand generated by the development. Note: Indicative guidance for the number of on-site vehicle parking spaces is outlined in **Table 5.A.**	**AO5.1**	Parking is provided in accordance with the rates provided in Table 5.A or
		AO5.2	A traffic assessment memo is prepared that demonstrates that the supplied parking is sufficient to accommodate the demand generated by the development.

Performance Outcome		Acceptable Outcomes	
Vehicle Parking			
PO6.	Vehicle parking spaces are designed and constructed in accordance with relevant standards.	**AO6.1**	Vehicle parking spaces are designed and constructed in accordance with Australian Standard AS2890.1, AS2890.2 and AS2890.6.
PO7.	Sufficient queuing and set down areas are provided to accommodate the demand generated by the development	**AO7.1**	Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development.
		AO7.2	Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1

Table 5.A: Indicative Vehicular Parking Rates

Land Use	Minimum Number of Vehicle Spaces	Minimum Number of Accessible Vehicle Parking Spaces
Food & Drink Outlet	1 space per 25m^2 of GFA	1 space for every 100 car parking spaces or part thereof.
Marine Industry	The greater of: • 1 space per 100m2 of GFA; or • 1 space per employee at the time of peak accumulation.	1 space for every 100 car parking spaces or part thereof.
Office	1 space per 50m^2 of GFA	1 space for every 100 car parking spaces or part thereof.
Port Services	The greater of: • 1 space per 100m2 of GFA; or • 1 space per employee at the time of peak accumulation.	1 space for every 100 car parking spaces or part thereof.
Warehouse	1 space per 100m^2 of GFA	1 space for every 100 car parking spaces or part thereof.
Other	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time as determined by the Assessment Manager.	As determined by the Assessment Manager.

Note:
Where the number of vehicle parking spaces is not a whole number, the number of spaces to be provided is the next highest whole number.
Where the development involves one or more land uses, the minimum number of spaces to be provided will be calculated using the minimum number of spaces specified for each individual land use.