**State code 5: Development in a state-controlled tunnel environment**

**Table 5.1 Development in a state-controlled tunnel environment**

| **Performance outcomes** | **Acceptable outcomes** | **Response**  |
| --- | --- | --- |
| **Buildings and structures** |
| **PO1** The location of buildings, **structures**, infrastructure, services and utilities does not cause damage to a **state-controlled transport tunnel**, or obstruct **state-controlled transport tunnel infrastructure**. | **AO1.1** Buildings, **structures**, infrastructure, services and utilities are not located on land identified as a **state-controlled transport tunnel**.AND**AO1.2** Buildings, **structures**, infrastructure, services and utilities can be maintained without requiring access to land identified as a **state-controlled transport tunnel**. | Complies with PO# / AO#Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why |
| **PO2** Buildings, **structures**, infrastructure, services and utilities do not interfere with, or result in damage to, infrastructure or services in a **state-controlled transport tunnel**. | No acceptable outcome is prescribed.  |  |
| **PO3** Buildings, **structures**, infrastructure, services and utilities do not add or remove **loading** that will cause damage to a **state-controlled transport tunnel** or **state-controlled tunnel infrastructure**.  | No acceptable outcome is prescribed. |  |
| **PO4** Buildings, **structures**, infrastructure, services and utilities do not cause ground movement or vibration impacts that would cause damage or nuisance to a **state-controlled transport tunnel** or **state-controlled transport tunnel infrastructure**. | No acceptable outcome is prescribed. |  |
| **PO5** Buildings, **structures**, infrastructure, services and utilities do not cause ground water disturbance on land for a **state-controlled transport tunnel**. | No acceptable outcome is prescribed. |  |
| **Filling, excavation and retaining structures**  |
| **PO6** Filling, excavation and **retaining** **structures** do not interfere with, or result in damage to, infrastructure or services in a **state-controlled transport tunnel**. | No acceptable outcome is prescribed.  |  |
| **PO7** Filling, excavation, building foundations and **retaining structures** do not undermine or cause subsidence of land for a **state-controlled transport tunnel**.  | No acceptable outcome is prescribed.  |  |
| **PO8** Excavation, boring, piling or fill compaction during construction of a development does not result in ground movement or vibration impacts that would cause damage or nuisance to a **state-controlled transport tunnel**.  | No acceptable outcome is prescribed. |  |
| **PO9** Development does not involve blasting.  | No acceptable outcome is prescribed. |  |
| **PO10** Filling and excavation, building foundations and **retaining structures** do not cause damage to a **state-controlled transport tunnel** by adding or removing **loading**.  | No acceptable outcome is prescribed. |  |
| **PO11** Filling and excavation, building foundations and **retaining structures** do not cause ground water disturbance to a **state-controlled transport tunnel corridor**.  | No acceptable outcome is prescribed.  |  |
| **PO12** Fill material from a development site does not result in contamination of a **state-controlled transport tunnel corridor**. | **AO12.1** Fill material is free of contaminants including acid sulfate content.AND**AO12.2** Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes. |  |
| **PO13** Filling and excavation in the vicinity of a **state-controlled transport tunnel portal** does not cause wind-blown dust nuisance in a **state-controlled transport tunnel**. | **AO13.1** Compaction of fill is carried out in accordance with the requirements of AS 1289.0 2000 – Methods of testing soils for engineering purposes.AND**AO13.2** Dust suppression measures are used during filling and excavation activities such as wind breaks or barriers and dampening of ground surfaces.  |  |
| **PO14** Filling and excavation material does not cause damage, obstruction or nuisance in a **state-controlled transport tunnel corridor**. | **AO14.1** Development does not store fill, spoil or any other material in a **state-controlled transport tunnel corridor**. |  |
| **Stormwater and drainage** |
| **PO15** Development does not result in an **actionable nuisance** or worsening of stormwater, flooding or drainage impacts in a **state-controlled transport tunnel corridor** or a **state-controlled transport tunnel**.  | No acceptable outcome is prescribed.  |  |
| **PO16** Run-off from the development site during construction of development does not cause siltation of stormwater infrastructure affecting a **state-controlled transport tunnel**. | **AO16.1** Run-off from the development site during construction is not discharged to stormwater infrastructure for a **state-controlled transport tunnel**. |  |
| **PO17** Development does not cause damage to tunnel drainage **structures**. | No acceptable outcome is prescribed. |  |
| **Access**  |
| **PO18** Vehicular access to a development is not from a **state-controlled transport tunnel**. | No acceptable outcome is prescribed. |  |
| **PO19** Development does not obstruct or impede existing access to a **state-controlled transport tunnel**. | **AO19.1** Development is designed and sited to ensure existing authorised access points and access routes for maintenance and emergency works to a **state-controlled transport tunnel** are clear from obstructions at all times.  |  |
| **Network safety**  |
| **PO20** Development involving **dangerous goods** adjacent to a **state-controlled transport tunnel corridor** does not adversely impact on the safety or operations of a **state-controlled transport tunnel**.  | **AO20.1** Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016. |  |
| **Air and light**  |
| **PO21** Development involving an **accommodation activity** located near a **state-controlled transport tunnel portal** minimises air quality impacts from a **state-controlled transport tunnel**. in **outdoor spaces for passive recreation**. | **AO21.1** Each dwelling has access to an **outdoor space for passive recreation** which is shielded from a **state-controlled transport tunnel portal** by a building, solid gap-free fence, or other solid gap-free **structure**. |  |
| **PO22** Development involving a: 1. **childcare centre**; or
2. **educational establishment**

located near a **state-controlled transport tunnel portal** minimises air quality impacts from a **state-controlled transport tunnel** in **outdoor education areas** and **outdoor play areas**. | **AO22.1** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled transport tunnel portal** by a building, solid gap-free fence, or other solid gap-free **structure**. |  |
| **PO23** Development involving an **accommodation activity** or **hospital** located near a **state-controlled transport tunnel portal** minimises lighting impacts from a **state-controlled transport tunnel**. | **AO23.1** Buildings for an **accommodation activity** or **hospital** are designed to minimise the number of windows or transparent/translucent panels facing a **state-controlled transport tunnel portal**. OR**AO23.2** Windows facing a **state-controlled transport tunnel** include treatments to block light from **state-controlled transport tunnel portal**.  |  |

**Table 5.2 Development impacting on a future state-controlled tunnel environment**

| **Performance outcomes** | **Acceptable outcomes** | **Response**  |
| --- | --- | --- |
| **PO24** Development does not impede the delivery of a **future state-controlled transport tunnel**.  | AO24.1 Development is not located on land identified as a future state-controlled transport tunnel.OR**AO24.2** Development is sited and designed so that permanent buildings, **structures**, infrastructure, services or utilities are not located on land identified as a **future state-controlled transport tunnel**.OR all of the following acceptable outcomes apply:**AO24.3** **Structures** and infrastructure located on land identified as a **future state-controlled transport tunnel** are able to be readily relocated or removed without materially affecting the viability or functionality of the development.AND**AO24.4** Development does not involve filling and excavation of, or material changes to, land identified as a **future state-controlled transport tunnel**. AND**AO24.5** Land is able to be reinstated to the pre-development condition at the completion of the use. | Complies with PO# / AO#Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why |
| **PO25** Filling and excavation, building foundations and **retaining structures** do not obstruct, undermine, or cause subsidence of land for a **future state-controlled transport tunnel**.  | No acceptable outcome is prescribed. |  |
| **PO26** Filling and excavation, building foundations and **retaining structures** do not cause damage to land for a **future** **state-controlled transport tunnel** by adding or removing **loading**. | No acceptable outcome is prescribed. |  |
| **PO27** Fill material from a development site does not result in contamination of land for a **future** **state-controlled transport tunnel**. | **AO27.1** Fill material is free of contaminants including acid sulfate content.AND**AO27.2** Compaction of fill is carried out in accordance with the requirements of AS1289.0 2000 – Methods of testing soils for engineering purposes. |  |
| **PO28** Development does not result in an **actionable nuisance** or worsening of stormwater, flooding or drainage impacts on land for a **future state-controlled transport tunnel**. | No acceptable outcome is prescribed. |  |