

APPENDIX 1 – CODE ASSESSMENT

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1. Zone Code

1.1 Emerging community zone code – for assessable development

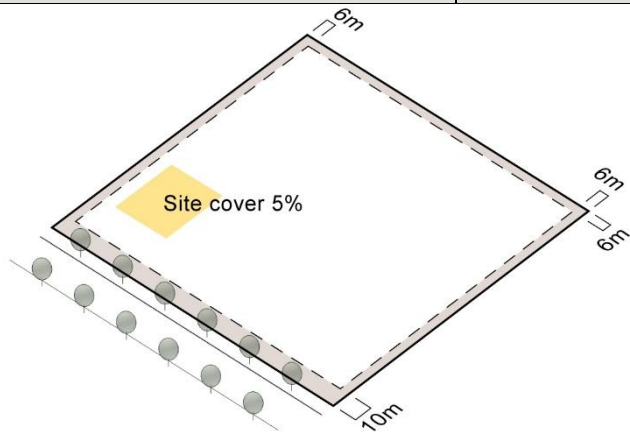
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
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Setbacks

po1 Setbacks: assist in the protection of adjacent amenity; provide a level of privacy expected in the locality: allow for access around the building; contribute to the desired streetscape character for the locality; and allow for on-site car parking.	AO1		Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.
	Setbacks are as follows:		
	Setback	Minimum distances measured in metres (m)	
	Front	10m	
	Side and rear	6m	
	OR		
For a Dwelling house on a lot created through a residential subdivision approval, the setbacks are as follows, unless the earlier approval specifies otherwise:			

Performance outcomes	Acceptable outcomes		Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use	
	Setback	Minimum distances measured in metres (m)			
	Front	6m			
	Side and rear	Height			Setback
		up to 4.5m			1.5m
		between 4.5m – 7.5m			2m
		exceeding 7.5m			an extra 0.5m is added for every 3m in height or part thereof over 7.5m

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
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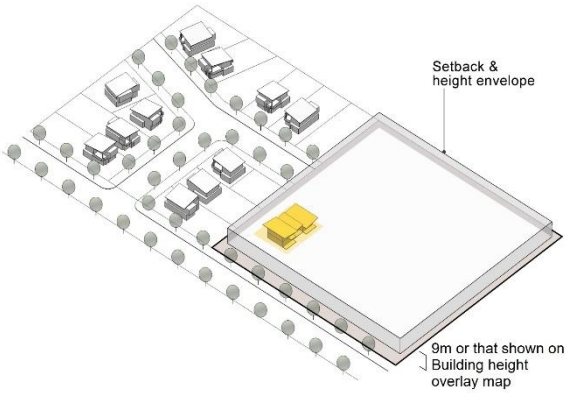
**Figure 6.2.15-1**

(a) Illustration showing Emerging community zone setbacks and site cover outcomes

Site cover			
Po2 Site cover: (a) for interim activities:	A02 Site cover does not exceed 5%. OR	Not applicable - Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
limits the built form to protect the future urban development potential of the land; maintains the low intensity character; and provides areas for on-site sewerage facilities; or for a Dwelling house created by a residential subdivision approval: (i) is balanced between built form and green areas for landscaped private open space; and contributes towards neighbourhood character. Note: Interim activities comprise of low intensity activities such as Dwelling houses, Community residences, Home based businesses	For a Dwelling house on a lot created through a residential subdivision approval, the site cover does not exceed 50%, unless the earlier approval specifies otherwise.	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
and Caretakers accommodation which do not compromise the future urban development potential of the land for new communities.			
Height			
po3 Building height and structure height is low rise.	A03.1 Building height does not exceed that shown on the Building height overlay map. OR Where not identified on the overlay map building height does not exceed: (a) 2 storeys with a maximum of 9m; or a partial third storey if within 9m. A03.2 Structures do not exceed a height of 9m or that shown on the Building height overlay map.	N/A - Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
			
Figure 6.2.15-2 (b) Illustration showing Emerging community zone setback and height outcomes			
Density			
po4 Density is very low and promotes the intended intensity of the zone until detailed studies inform alternative density capacities for new communities.	AO4 Density is one dwelling house per lot.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Lot design (for subdivision only)			
PO5 Lots are of a size that do not compromise the development potential of the land until such time as appropriate detailed planning has been completed.	A05 Minimum lot size is 4ha.	N/A - Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
New communities			
PO6 New communities will be subject to detailed site based investigations, and guided by the development intent identified in the following conceptual land use maps:	A06 No acceptable outcome provided.	N/A - Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) Gilston; Broadlakes; Helensvale; Maudsland and Oxenford South; Ormeau and Ormeau Hills; Pimpama; Reedy Creek; Upper Coomera; Worongary; and Oxenford gateway. Note: For these areas, refer to the Conceptual land use maps in Schedule 2 Mapping. Note: Development in these areas occurs in accordance with a Comprehensive plan of development prepared in accordance with SC6.6 City Plan		newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
policy –Comprehensive plans of development. Note: The strategic framework will also be an assessment benchmark against which impact assessable development will be assessed.			

2. Change to Ground Level and Creation of New Waterways Code

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Finished surface levels			
PO1 The finished surface level is free draining and free from localised flooding.	AO1 Development is free draining and the surface gradient of the fill and/or excavated area is between 0.5% to 1.5%. OR For steep surface gradients, integration with the surrounding topography must be achieved so that the finished profile does not interrupt or materially change the surface water.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Stormwater drainage			
PO2 Development does not cause adverse stormwater drainage impacts on or off the site.	AO2.1 The change to ground level maintains flood conveyance through the site for flood events up to a 1 in 100 (Q100) year Average Recurrence Interval (ARI) storm event using the drainage strategy in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		have already been completed to create a level pad.	
	AO2.2 The change in ground level does not involve fill below the designated flood level, unless approved as part of a development approval for material change of use or reconfiguration of a lot.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO2.3 The change in ground level does not result in an alteration of overland flows onto other properties or create an increase in flood damage to other properties.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

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Woongoolba Flood Mitigation Scheme Catchment Area			
PO3 In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the Water catchments and dual supply system area overlay map , peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.	AO3 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

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Stormwater quantity			
PO4 Development ensures that there is no impact on local drainage systems, so that no damage is caused to any property upstream or downstream of the site.	AO4 A site stormwater quantity management plan is prepared by a suitably qualified professional and demonstrates: (a) achievable stormwater quantity control measures for discharge during both the construction and operational phases of development designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design; and (b) on-site detention systems are designed to restrict peak outflows for Q2, Q5, Q10, Q20 Q50 and Q100 to pre-development conditions. OR A Site Stormwater Quantity Management Plan is consistent with that approved in a related development approval.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Erosion and sediment control			
PO5 All construction and operational work is designed and managed with specific regard to the density, scale, layout and staging of development. All reasonable and practicable measures are taken to protect the environmental values of	AO5.1 An assessment is undertaken in accordance with the criteria in Table 9.4.1-2: Erosion hazard assessment .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
waters and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, on and downstream of the development site.		No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO5.2 Where the Erosion hazard assessment has a risk score <u>less than or equal to 10</u>: a deemed-to-comply report is prepared by a suitably qualified person for Council's approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the criteria within the guidelines entitled: <i>Urban Stormwater Quality Planning Guidelines by the Department of Environment and Heritage Protection</i>. OR Where the Erosion hazard assessment has a risk score <u>greater than 10</u>: an Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person for Council's approval in accordance with the: <i>Best Practice Erosion and Sediment Control International Erosion Control Association (ICEA) 2008, Australasia Chapter 2008</i> detailing the stormwater (quality and flow) treatment measure during the construction phase of development, demonstrating how the minimum design objectives in Table 9.4.1-3 Summary of design objectives for	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. NO NEGATIVE IMPACTS ARE ASSOCIATED WITH THE PROPOSED DEVELOPMENT. BEING A NEWLY CREATED LOT THERE IS SIGNIFICANT VEGETATION AND EXISTING RETAINING WALLS HAVE ALREADY BEEN COMPLETED TO CREATE A LEVEL PAD. Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	management of stormwater quality – construction phase are achieved including: (a) measures to ensure that the release of sediment-laden stormwater for the nominated design storm are minimised when the design storm is exceeded; (b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturers recommendations; (c) detailing how the ESCP accompanying the Operational work (change to ground level) aligns with the Reconfiguration of lot staging.	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO5.3 Where development is on a lot less than 850m ² , provide an ESCP in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO5.4 Where development is on a lot equal to or more than 850m ² , provide an ESCP in	Proposal is limited to a suitable retaining wall and swimming pool structure in the	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports .	yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Hydraulic considerations			
PO6 Any change to the level of the land does not have adverse flooding and drainage impacts.	AO6 An Hydraulic report is prepared by a suitably qualified professional to accord with the Council's hydraulic requirements, demonstrating that the change to the level of the land does not: (a) cause ponding on the site or nearby land; (b) increase flooding which adversely affects the safety or use of any land upstream and downstream; (c) adversely affect the flow of water in any overland flow path, or otherwise.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

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Geotechnical fill			
PO7 Material used as fill has the ability to adequately support future development of the land.	A07 The fill material type, composition and source is geotechnically suitable and adequately compacted to support future development, in accordance with SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Geotechnical stability			
PO8 All earthworks are carried out in a location which is not at risk from geotechnical instability.	A08 The site is free of compressible soils (e.g. soft clays underneath the site). OR Where the site is underlain by compressible soils, a Geotechnical stability assessment report is prepared by a suitably qualified professional demonstrating the treatment of compressible soils achieves a stable ground able to support future structures.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

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Batters and retaining wall			
PO9 Batters and retaining walls do not create a negative visual impact on the area.	AO9 Batters and retaining walls are in accordance with SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Local amenity, noise and emissions			
PO10 Change to ground level or bulk earthwork activities do not impact on the amenity of the area.	AO10.1 Development work, which has the potential to generate dust is controlled by: (a) daily water spraying of exposed areas; (b) sealed roads; (c) protective covering of exposed areas; and (d) installing wind barriers.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use						
	AO10.2 All earthworks on the site is undertaken within the following days and hours: <table><tr><td>Day</td><td>Hours</td></tr><tr><td>Monday to Friday</td><td>between 6:30am and 6:30pm</td></tr><tr><td>Saturday</td><td>between 6:30am and 6:30pm</td></tr></table>	Day	Hours	Monday to Friday	between 6:30am and 6:30pm	Saturday	between 6:30am and 6:30pm		
Day	Hours								
Monday to Friday	between 6:30am and 6:30pm								
Saturday	between 6:30am and 6:30pm								
Managing contamination risk									
PO11 Any filling or excavation material does not result in the contamination of land.	AO11 All fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.							
Haulage activity and amenity									
PO12 Haulage activities do not impact on the amenity of the area.	AO12.1 Where transportation of fill material to or from the site is involved, the following applies:	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.							

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(a) loads are covered; (b) spilled or wheel-tracked material is immediately cleaned from external roads; and (c) heavy vehicle traffic is controlled.	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO12.2 All waste material, including vegetation from the site is disposed of in an approved location.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO12.3 All haulage routes are approved: (a) for declared main roads – by the Department of Transport and Main Roads; (b) for all other roads – by the Council.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use					
		newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.						
	AO12.4 All haulage to and from the site is conducted within the following days and hours: <table><tr><td>Day</td><td>Hours</td></tr><tr><td>Monday to Friday</td><td>between 6am and 6pm</td></tr><tr><td>Saturday</td><td>between 7am and 6pm</td></tr></table>	Day	Hours	Monday to Friday	between 6am and 6pm	Saturday	between 7am and 6pm	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.
Day	Hours							
Monday to Friday	between 6am and 6pm							
Saturday	between 7am and 6pm							
Created new waterways								
PO13 The waterway contributes to the amenity of the development and the surrounding area.	AO13.1 Created waterways within an Operational work (change to ground level) application are designed and managed for any of the following end-uses:	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant						

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	(a) amenity, aesthetics, landscaping or recreation; (b) flood management; (c) stormwater harvesting within an integrated water-cycle management plan; and (d) aquatic habitat.	vegetation and existing retaining walls have already been completed to create a level pad.	
	AO13.2 The end-use of the created waterway is designed and operated to protect water environmental values.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO14 The created waterway location is compatible with the land-use constraints of the site protecting water environmental values in existing natural waterways.	AO14.1 The created waterway within the Operational work (change to ground level) application achieves the following:	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	(a) environmental values in downstream waterways are protected; (b) groundwater recharge areas are not affected; (c) the waterway location incorporates low-lying areas of a catchment connected to an existing waterway; and (d) any existing areas of ponded water are included.	vegetation and existing retaining walls have already been completed to create a level pad.	
	AO14.2 Created waterways: (a) are located outside natural wetlands, waterways and associated buffer areas; (b) avoid soil or sediment disturbance; and (c) avoid alteration of the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO15 The created waterway's location is compatible with existing tidal waterways.	AO15 Where the created waterway is adjacent or connected to a tidal waterway by a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of >0.3m; OR	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	(b) any tidal flow alteration does not adversely impact on the tidal waterway; OR (c) there is no introduction of salt water into freshwater environments.	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO16 Created waterways are designed and managed to support the legislated environmental values and water quality objectives within <i>Environmental Protection (Water) Policy 2009</i> of connected receiving water environments.	AO16.1 The created waterway within the Operational work (change to ground level) application is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with specific artificial waterway experience.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO16.2 The created waterway within the Operational work (change to ground level) application is supported by a Water Quality Management Plan, prepared by a suitably qualified professional, demonstrating the following:	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	(a) water quality of the created waterway is the same or higher standard as the existing water quality; (b) long-term maintenance of the water quality standard is achieved; and (c) breeding potential of biting insects is minimised.	newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO16.3 The created waterway does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring.		
	AO16.4 Pumping from a created waterway to maintain water quality is avoided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO16.5 The created waterway is designed with a suitable outlet to ensure that flooding is possible, if required.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

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		No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO16.6 Stormwater is treated before any stormwater enters a created waterway.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO17 Operational work does not cause geotechnical bank instability, erosion, bed scour or revetment wall collapse to existing or newly created waterway.	AO17 Edge treatments certified by a suitably qualified person are in place during and post-construction phase to strengthen the embankment and protect from damage.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

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		No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO18 The waterway is managed and operated to achieve the water quality objectives (<i>Environmental Protection (Water) Policy 2009</i>) in natural waterways.	AO18.1 Monitoring and maintenance programs manage the waterway to achieve the water quality objectives downstream.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO18.2 Aquatic weeds are managed to achieve a low percentage (less than 10%) coverage of the water surface area. Pests and vectors are managed by avoiding stagnant water areas, providing for native fish predators, and, if necessary, other best practices for monitoring and treating pests.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a	

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		newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO18.3 The created waterway is managed and operated under agreement by an appropriate entity for the life of the waterway. A Waterway Management Plan is incorporated within the Community Management Statement for the principal body corporate that: (a) identifies the waterway; (b) states the period of responsibility of the entity; (c) states a process for transfer of responsibility for the waterway; (d) states required actions for monitoring water quality of the waterway and receiving waters; (e) states required actions for maintaining the waterway to achieve the policy outcomes of the <i>Environmental Protection (Water) Policy 2009</i> and approval conditions; and (f) identifies funding sources for the above matters including bonds, headworks charges or levies.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Access to new waterways			
PO19 Created waterways are designed to provide maintenance access to	AO19 Access is provided to the waterways by:	Proposal is limited to a suitable retaining wall and swimming pool structure in the	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
revetment walls and cleaning of the waterway.	(a) dedication of land to the Crown; or (b) existing access arrangements.	yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO20 Created waterways to be transferred to public ownership are supported by infrastructure to ensure public safety.	AO20 Created waterways are designed to create a safe public asset by including: (a) warning signs; and (b) fenced areas restricting access to steep-sided embankments or large drops.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

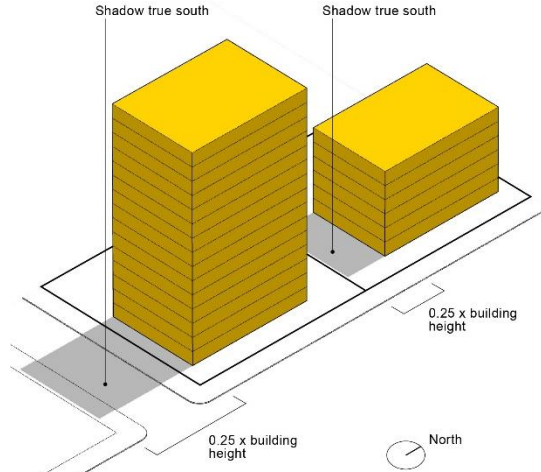
3. General Development Provisions Code

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminated substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.	AO1 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to:	AO2 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and	

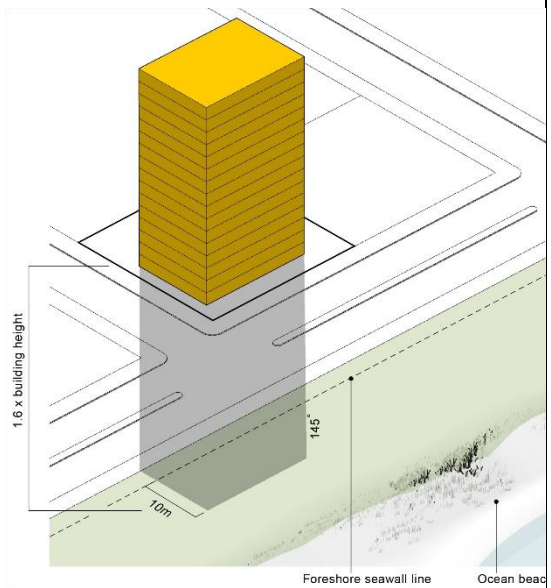
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) noise; (b) hours of operation; (c) traffic; (d) signage; (e) visual amenity; (f) wind effects; (g) privacy; (h) vibration; (i) contaminating substances; (j) hazardous chemicals; (k) odour and emissions; and (l) safety.		existing retaining walls have already been completed to create a level pad.	
Development along the Pacific Motorway and heavy railway line			
PO3 Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network.	AO3 Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.	NOT APPLICABLE.	
Landscaping			
PO4 The proposal provides landscape work that protects and enhances the character of the local area.	AO4.1 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with SC6.13 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO4.2 An Open Space Management Statement is prepared in accordance with SC6.13 City Plan policy – Landscape work where landscape works are proposed to be undertaken on land that is or is intended to be, public open space.	created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Building services			
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	AO5 For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: (a) is contained within a solid structure; and (b) located no closer than 1.5m to any site boundary.	NOT APPLICABLE	
Casual surveillance and lighting			
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	AO6 No acceptable outcome provided.	NOT APPLICABLE	
Lighting			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
P07 Lighting associated with any development does not cause a nuisance.	A07 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.		
Shadow impacts – for all development 3 or more storeys			
P08 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to:	A08.1 The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction. Figure 9.4.4-1 Illustration showing width ratio shadow outcome	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox; (b) the cumulative impact of the shadow and existing shadows; (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space; (d) the location of the shadow on non-residential areas external to the site; and (e) the effect of the shadow on any other site or other building.	A08.2 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.  Figure 9.4.4-2 Illustration showing southern shadow outcome	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO8.3 Bermuda Point precinct The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site. Note: The podium is excluded from any southern shadow calculations.	NOT APPLICABLE	
	AO8.4 The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey. Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	 Figure 9.4.4-3 Illustration showing ocean beach and Broadwater foreshore shadow outcome		
	AO8.5 The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Earthworks and treatment of retaining walls			
PO9 Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape.	AO9 Retaining walls and batters comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Stormwater drainage			
PO10 Development does not cause adverse stormwater drainage impacts on or off the site.	AO10 All development incorporates stormwater drainage works to comply with the requirements of SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Infrastructure			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
P011 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	A011 All development is provided with services, as follows: (a) electricity supply and communication services (b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones (c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO12 Development is undertaken in accordance with the Performance Criteria specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	AO12 Development is undertaken in accordance with the Acceptable Solutions specified in the <i>Queensland Development Code MP1.4 – Building over or near relevant infrastructure</i> .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Site analysis			
PO13 Development is designed to: (a) complement the character and address any impacts on the amenity and environment of the local area; (b) avoid any risk to life or property arising from natural hazards; and (c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors.	AO13 A site analysis plan is prepared in accordance with SC6.14 City Plan policy – Site analysis .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

4. Healthy waters code

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Erosion and sediment control			
PO1 Stormwater discharge from a development site achieves the construction phase water quality objectives of SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	AO1 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
PO2 Erosion, sediment and dust is appropriately managed during the construction phase.	AO2 The level of risk for soil erosion and sediment pollution to the environment is determined by an erosion hazard assessment, completed by a suitably-qualified person in accordance with the criteria in Table 9.4.5-4: Erosion hazard assessment. Where the erosion hazard assessment has a risk score of: less than or equal to 10: A deemed to comply report is prepared by a suitably qualified person for Council approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the <i>Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008.</i>	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

	greater than 10 or developments involving multiple stages of disturbance or more than 1.25 ha of land: (i) For material change of use or reconfiguring a lot, a conceptual erosion and sediment control plan (ESCP) is prepared by a suitably-qualified person for Council approval in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, and the <i>Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008</i>. (ii) For operational work, a detailed ESCP is prepared by a suitably-qualified person in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, and <i>Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008</i>. The ESCP is to detail appropriate treatment measures for the construction phase of development, demonstrating how the minimum design objectives in Table 9.4.5-5: Stormwater design objectives are achieved, including: measures to ensure the release of sediment-laden stormwater for the		
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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	nominated design storm are minimised when the design storm is exceeded; detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturer's recommendations; and details of how the ESCP aligns with the approved development staging plan.		
Stormwater quality			
PO3 Development appropriately manages stormwater quality to: protect natural ecosystems; protect water quality; reduce runoff and peak flows; and meet the water quality objectives and environmental values for Queensland waters. Note: Water quality objectives and environmental values for Queensland waters are contained within Schedule 1 of the <i>Environmental Protection (Water) Policy 2009</i>. Water quality objectives are locally specific and vary between and within river catchments.	AO3.1 For post developed sites, the following minimum pollutant reduction targets are achieved: Gross pollutants (>5mm) – 90%; Total Suspended Solids (TSS) – 80%, Total Phosphorus (TP) – 60%; and Total Nitrogen (TN) – 45%.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO3.2 For development on land less than 1.25ha, a deemed to comply solution for stormwater quality is achieved in accordance with Table 9.4.5-6: Stormwater quality deemed to comply solutions .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Note: A stormwater quality management plan prepared by a suitably qualified person in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, is Council's preferred method for addressing this performance outcome.		retaining walls have already been completed to create a level pad.	
	AO3.3 For development on land greater than 1.25ha, a stormwater quality management plan is to be prepared by a suitably qualified person in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards , is required.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Waterway stability			
PO4 In-stream erosion, downstream of urban development is prevented by controlling the rate (or magnitude) and duration of sediment transporting flows.	AO4 Post-development peak 0.632 Annual Exceedance Probability (AEP) event discharge within receiving waterway is limited to pre-development peak 0.632 AEP event discharge and is in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Stormwater quantity control			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
P05 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	A05 The following is achieved external to the development site: (a) no increase in peak flood flow rate from the development site for all events up to and including the 1% AEP; (b) no increase in peak flood velocities from the development site for all events up to and including the 1% AEP; (c) no increase in peak flood level from the development site for all events up to and including the 1% AEP; and (d) stormwater outfalls or discharge is located to avoid conflict with existing usage of downstream land or impacts on existing watercourse or drainage.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Lawful point of discharge			
P06 Development ensures the stormwater systems are designed to not cause actionable nuisance that would adversely affect adjoining (upstream or downstream) properties.	A06 A lawful point of discharge must be identified and demonstrated that all discharge point/s from the development are in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Overland flow paths			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO7 Development must not obstruct free open surface flow of stormwater through a site.	AO7 Overland flowing stormwater is allowed free open surface flow between the street and any waterway at the rear or sides of a property, in accordance with the provisions of the <i>Building Code of Australia</i> .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Whole of life costs			
PO8 Stormwater infrastructure is designed and constructed to: remain fit for purpose for the life of the development and maintains full functionality in the design flood event; be cost effective to maintain; and ensure no structural damage to existing stormwater infrastructure.	AO8 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Landscape integration			
PO9 Stormwater treatment devices and stormwater infrastructure are designed to:	AO9.1 Where stormwater treatment devices and stormwater infrastructure are integrated into public open space, a Statement of Landscape Intent is to be prepared by a suitably qualified person, for approval by	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
integrate with the urban design and landscape outcomes of the development; complement natural environments, wetlands and watercourses; protect environmental values; enhance visual amenity; and incorporate CPTED principles in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	Council. The plan is to demonstrate that the operation of stormwater infrastructure does not compromise the function of any co-located uses and reflect the design principles within SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards. Note: A Statement of landscape intent is to be prepared in accordance with SC6.13 City Plan policy – Landscape work.	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO9.2 Stormwater treatment devices are located offline to any upstream catchment. Note: This provision relates to the integration of stormwater treatment devices and stormwater infrastructure into the landscape. Development identified on the Environmental significance – wetlands and watercourse overlay map will still require assessment against the Environmental significance overlay code.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO9.3 All stormwater outlets that are located adjacent to watercourses, creeks and drainage paths are aligned at a maximum of 45 degrees to the downstream direction of flow, and energy dissipation measures installed to minimise scour.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		create a level pad.	
Public safety			
PO10 Stormwater treatment devices and stormwater infrastructure minimise impacts on public health and safety.	AO10 All stormwater quantity control measures are designed in accordance with SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Maintenance access			
PO11 Maintenance access is provided for all stormwater management systems and considers: the type of vehicle or machinery needed to service particular assets; and the need to ensure a safe working environment for maintenance personnel and the public.	AO11.1 All weather vehicle access is to be provided to inlet zones of the stormwater treatment systems in accordance with Table 9.4.5-7: Maintenance access requirements (slope).	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO11.2 Maintenance access is to be provided around the perimeter of all stormwater treatment systems in accordance with Table 9.4.5-8: Maintenance access	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	requirements (size).	No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
	AO11.3 A maintenance buffer is provided around the perimeter of all stormwater treatment devices and adjoining private property equal to: 1m in width; or the width of a perimeter maintenance access, as delivered in AO11.2, plus 0.5m. The maintenance buffer is measured from the adjacent allotment boundary to the top of batter around the treatment measure. The maximum slope on the maintenance buffer is 1 in 10.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Fauna movement			
PO12 Stormwater conveyance structures and channels are designed to ensure the safe movement of native fauna and provide for terrestrial and aquatic passage.	AO12.1 Stormwater drainage structures and channels minimise impacts on aquatic fauna and associated habitats and provide opportunities for beneficial habitat uses of structures in accordance with the <i>Department of Primary Industries and Fisheries – Fisheries guidelines for Fish-friendly structures (2006)</i> .	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
		retaining walls have already been completed to create a level pad.	
	AO12.2 Stormwater drainage structures allow for the safe movement of terrestrial fauna in accordance with: the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; and the Queensland Government Koala-Sensitive Design Guidelines.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Wastewater management			
PO13 Development does not discharge wastewater to receiving waters or areas external to the site unless demonstrated to be the best-practice environmental management for that site and takes into consideration: the applicable water quality objectives for the receiving waters; and the potential adverse impact on ecosystem health of receiving waters.	AO13 Where the development involves the discharge of wastewater, a Wastewater Management Plan (WWMP) is prepared, demonstrating compliance with the performance outcome, by a suitably qualified person and submitted to the Council, detailing all of the following: wastewater type; climatic conditions; water quality objectives; best-practice environmental management; waste management hierarchy; and the WWMP provides for the management of wastewater in accordance with a wastewater management hierarchy that: (i) avoids wastewater discharge to watercourses; or (ii) if wastewater discharge to the environment cannot practicably be avoided wastewater discharge to watercourses is minimised through re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Dewatering management			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO14 Dewatering occurs in accordance with an approved Dewatering management plan.	AO14 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	
Woongoolba flood mitigation catchment area			
PO15 In the Woongoolba flood mitigation catchment area, shown on the Water catchments and dual supply system area overlay map , peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.	AO15 No acceptable outcome provided.	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

5. Vegetation Management Code

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Vegetation management plan			
PO1 Damage to assessable vegetation does not occur where the vegetation: (a) provides habitats for threatened flora and fauna; (b) is of historical, cultural or visual significance; (c) provides erosion prevention and slope stabilisation; (d) is necessary to maintain the character of the local area; or (e) assists in the conservation of the city's biodiversity. Note: A Vegetation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans is the Council's preferred method of addressing this performance outcome.	AO1 A Vegetation Management Plan, prepared by a suitably qualified person, is submitted as part of an Operational Work (Vegetation Clearing) application to show compliance with the Performance outcome. This plan includes, but is not limited to: (a) the location of the existing or approved dwellings, building or structures; (b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site; (c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is: • habitat for threatened flora and fauna;	Proposal is limited to a suitable retaining wall and swimming pool structure in the yard of a newly created residential property. No negative impacts are associated with the proposed development. Being a newly created lot there is significant vegetation and existing retaining walls have already been completed to create a level pad.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	• of historical, cultural, character or visual significance; • essential for erosion prevention and slope stabilisation, including within waterway buffers; • significant to the conservation of the city's biodiversity; • vegetation that contributes to waterway and wetland health.		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage; (e) particulars of how vegetation to be retained will be protected during works in accordance with <i>AS 4970–2009 Protection of trees</i> on development sites; (f) particulars of how the vegetation is to be damaged and, if relevant, how the damaged material is to be removed or disposed of; (g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; and (h) a staging plan for clearing greater than 4ha of vegetation. Note: To remove a single tree on residential premises only a basic Vegetation Management Plan is required to be submitted to Council. The Vegetation Management Plan can be prepared by the property owner and may only require limited details about the above elements. Guidance on the content of a Vegetation Management Plan can be found in SC6.8 City Plan policy – Environmental management plans.		

