

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.1 Change to ground level and creation of new waterways code

9.4.1.1 Application

This code applies to assessing operational work (change to ground level) and bulk earthworks undertaken as part of an operational work (works for infrastructure) application where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Supporting information is prepared by a suitably-qualified person in accordance with **SC6.11 City Plan policy – Land development guidelines**, **Section 8 – Engineering drawings, documents and reports** and/or **SC6.10 City Plan policy – Geotechnical stability assessment guidelines**.

9.4.1.2 Purpose

- (1) The purpose of the Change to ground level and creation of new waterways code is to protect the environment from impacts of earthworks and the creation or expansion of waterways.
- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Ground level changes are undertaken with geotechnically and ecologically sound practices.

Note: For guidance on how to meet this overall outcome refer to **SC6.10 City Plan policy – Geotechnical stability assessment guideline**.

- (b) Development does not increase the risk of flood damage to life or property.
- (c) Development does not increase the rate or volume of run-off during a flood.
- (d) Soil disturbance and development of land containing potential and actual acid sulfate soils does not result in environmental damage.

- (e) Construction phase erosion and sediment controls are implemented to minimise erosion and ensure total suspended solids in receiving waters meet the water quality objectives (*Environmental Protection (Water) Policy 2009*).
- (f) Changes to existing ground levels, including the creation of new waterways do not adversely affect the amenity and landscape values.
- (g) The environment and public safety are protected from impacts arising from the creation or expansion of non-tidal artificial waterways, such as urban lakes.
- (h) Development does not adversely affect the quality of stormwater discharging from the development site.
- (i) The drainage capacity of the Woongoolba Flood Mitigation Scheme Area for rainfall events up to 1 in 10 year, 72 hours is maintained (contained within the Scheme drains within a 4 day period) and this capacity is not eroded due to cumulative impact of development.

9.4.1.2 Specific benchmarks for assessment

Table 9.4.1-1: Change to ground level and creation of new waterways 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
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.	AO1 COMPLIES The surface does not interrupt the surface water flow and is integrated with the surrounding topography.	
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 SC6.11 City Plan policy –Land development guidelines, Section 4 – Stormwater	AO2.1 N/A This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no stormwater drainage is proposed as part of this application.	

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
	drainage and water sensitive urban design standards.		
	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.	AO2.2 N/A This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no stormwater drainage is proposed as part of this application.	
	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.	AO2.3 N/A This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no stormwater drainage is proposed as part of this application.	
Woongoolba Flood Mitigation Scheme Catchment Area			
PO3 In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the Water catchments and dual reticulation 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.	AO3 N/A 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.	
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	AO4 N/A This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no stormwater drainage is proposed as part of this application.	

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
	<i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of SC6.11 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.		
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 waters and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, on and downstream of the development site.	AO5.1 An assessment is undertaken in accordance with the criteria in Table 9.4.1-2: Erosion hazard assessment.	AO5.1 COMPLIES An assessment is undertaken in accordance with the criteria in Table 9.4.1.2 – Erosion Management Assessment. Refer to the development plans in Appendix A.	
	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</i>	AO5.2 COMPLIES The erosion hazard assessment has a risk score of less than 10 . An erosion and sediment control plan has been prepared by a suitably qualified person for Council's approval in accordance with the: Best Practice Erosion and Sediment Control International Erosion Control Association (ICEA) 2008. Refer to Appendix A - Sediment and Erosion Control Plan for further details.	

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
	<i>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 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.		

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
	AO5.3 Where development is on a lot less than 850m ² , provide an ESCP in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports.	AO5.3 NOT APPLICABLE The overall site is subject to lots greater than 850m ² .	
	AO5.4 Where development is on a lot equal to or more than 850m ² , provide an ESCP in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports.	AO5.4 COMPLIES The overall site is subject to lots greater than 850m ² . Accordingly, an ESCP has been prepared in accordance with SC6.9 City Plan policy – Land development guidelines. Refer to the Erosion and Sediment Control Details prepared by icubed consulting within Appendix A for further details.	
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.	PO6 COMPLIES The land does not cause flooding, and does not adversely affect the flow of water in an overland flow path. Overland flow paths will be further reduced when the subdivided lots are further developed, capturing smaller catchments and discharging to the underground stormwater road network.	
Geotechnical fill			

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 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 SC6.11 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	A07 COMPLIES The fill material type, composition and source is geotechnically suitable and adequately compacted to support future development	
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.	A08 COMPLIES The site is free of compressible soils (soft clays underneath the site).	
Batters and retaining wall			
PO9 Batters and retaining walls do not create a negative visual impact on the area.	A09 Batters and retaining walls are in accordance with SC6.11 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	A09 COMPLIES Batters and retaining walls are in accordance with SC6.11 City Plan policy – Land development guidelines.	
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:	AO10.1 N/A The proposed development does not anticipate generating dust, but if it does the risk will be mitigated by relevant onsite measures.	

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) daily water spraying of exposed areas; (b) sealed roads; (c) protective covering of exposed areas; and (d) installing wind barriers.													
	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 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	AO10.2 COMPLIES All earthworks on the site will be undertaken 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
Day	Hours													
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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.	AO11 N/A No fill material is expected to be needed – reuse acceptable site won material.												
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: loads are covered; (a) spilled or wheel-tracked material is immediately cleaned from external roads; and (b) heavy vehicle traffic is controlled.	AO12.1 COMPLIES All excess material will be covered when being removed from site, and will utilise the following elements; (a) spill or wheel-tracked material will be immediately cleaned form external roads; and (b) heavy vehicle traffic will be controlled.												
	AO12.2 All waste material, including vegetation from the site is disposed of in an approved location.	AO12.2 COMPLIES All waste material, including vegetation from the site is disposed of in an approved location.												

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					
	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.	AO12.3 N/A No haulage activities are proposed as part of this application.						
	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	AO12.4 N/A No haulage activities are proposed as part of this application.
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: (a) amenity, aesthetics, landscaping or recreation; (b) flood management; (c) stormwater harvesting within an integrated water-cycle management plan; and (d) aquatic habitat.	AO13.1 N/A This application does not involve the creation of new waterways.						
	AO13.2 The end-use of the created waterway is designed and operated to protect water environmental values.	AO13.2 N/A This application does not involve the creation of new waterways.						
PO14 The created waterway location is compatible with the land-use constraints	AO14.1 The created waterway within the Operational work (change to ground	AO14.1 N/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
of the site protecting water environmental values in existing natural waterways.	level) application achieves the following: (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.	This application does not involve the creation of new waterways.	
	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.	AO14.2 N/A This application does not involve the creation of new waterways.	
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 (b) any tidal flow alteration does not adversely impact on the tidal waterway; OR	AO15 N/A This application does not involve the creation of new waterways.	

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
	(c) there is no introduction of salt water into freshwater environments.		
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.	AO16.1 N/A This application does not involve the creation of new waterways.	
	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: water quality of the created waterway is the same or higher standard as the existing water quality; long-term maintenance of the water quality standard is achieved; and (a) breeding potential of biting insects is minimised.	AO16.2 N/A This application does not involve the creation of new waterways.	
	AO16.3 The created waterway does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring.	AO16.3 N/A This application does not involve the creation of new waterways.	
	AO16.4 Pumping from a created waterway to maintain water quality is avoided.	AO16.4 N/A This application does not involve the creation of new waterways.	
	AO16.5	AO16.5 N/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
	The created waterway is designed with a suitable outlet to ensure that flooding is possible, if required.	This application does not involve the creation of new waterways.	
	AO16.6 Stormwater is treated before any stormwater enters a created waterway.	AO16.6 N/A This application does not involve the creation of new waterways.	
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.	AO17 N/A This application does not involve the creation of new waterways.	
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.	AO18.1 N/A This application does not involve the creation of new waterways.	
	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.	AO18.2 N/A This application does not involve the creation of new waterways.	
	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: identifies the waterway;	AO18.3 N/A This application does not involve the creation of new waterways.	

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) states the period of responsibility of the entity; (b) states a process for transfer of responsibility for the waterway; (c) states required actions for monitoring water quality of the waterway and receiving waters; (d) 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 (e) identifies funding sources for the above matters including bonds, headworks charges or levies.		
Access to new waterways			
PO19 Created waterways are designed to provide maintenance access to revetment walls and cleaning of the waterway.	AO19 Access is provided to the waterways by: (a) dedication of land to the Crown; or (b) existing access arrangements.	AO19 N/A This application does not involve the creation of new waterways.	
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.	AO20 N/A This application does not involve the creation of new waterways.	

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This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.4 General development provisions code

9.4.4.1 Application

The code applies to assessing material change of use, building work, reconfiguring a lot or operational work where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.4.2 Purpose

- (1) The purpose of the General development provisions code is to provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed to maintain the expected level of amenity for the area.
 - (b) Development promotes a safe environment and reduces the potential for crime.
 - (c) Development is designed to respect the natural values of the land, including vegetation, natural topography and development on steep slopes to minimise impacts on the landscape character of the city's rural, urban and hinterland areas.
 - (d) Development does not result in unsightly retaining walls.
 - (e) Building services and storage areas are designed and located to avoid nuisance to adjoining premises and avoid an unattractive appearance when viewed from the street.
 - (f) Development does not cause adverse stormwater drainage impacts on or off the site.
 - (g) Development is connected to essential services and public utilities in accordance with infrastructure provider requirements.

- (h) Development is designed and located to ensure it does not adversely impact on Council infrastructure.

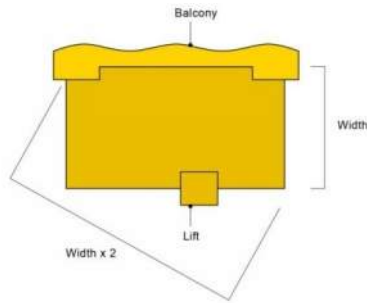
9.4.4.3 Specific benchmarks for assessment

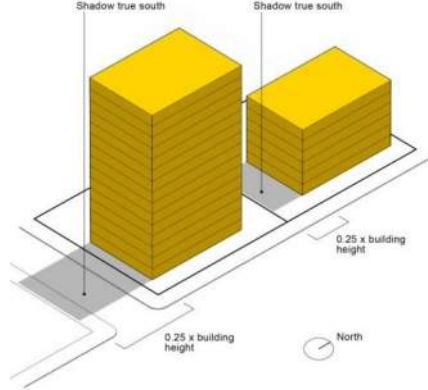
Table 9.4.4-2: General development provisions code – for assessable development

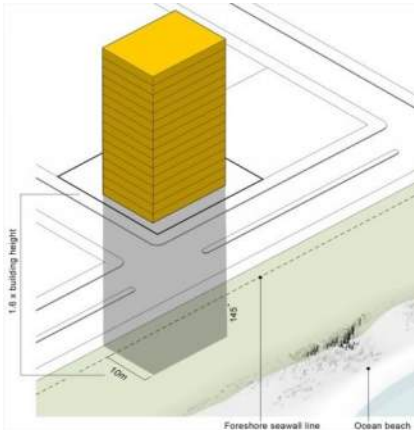
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Amenity protection			
PO1 Development mitigates any negative effects to amenity, health and safety from 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.	PO1 COMPLIES The proposed 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. It can further be noted that the subject site is not located within close proximity to a sensitive land use or residential zone, further reducing concerns relating to amenity and noise. All construction work and hours of operation on the site will be compliant with the intent of the industrial locality.	
PO2	AO2 No acceptable outcome provided.	PO2 COMPLIES	

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
The proposed development prevents loss of amenity and threats to health and safety, having regard to: (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.		The proposed development prevents loss of amenity and threats to health and safety, having regard to; (m) noise; (n) hours of operation; (o) traffic; (p) signage; (q) visual amenity; (r) wind effects; (s) privacy; (t) vibration; (u) contaminating substances; (v) hazardous chemicals; (w) odour and emissions; and (x) safety.	
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.	AO3 N/A The subject site is not located along the Pacific Motorway and heavy railway line.	
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 SC6.12 City Plan policy – Landscape work demonstrating that the landscaping will provide amenity for site	PO4 N/A This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no landscaping is proposed as part of this application.	

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
	users and will protect and enhance the character of the local area. AO4.2 An Open Space Management Statement is prepared in accordance with SC6.12 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.		
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.	AO5 NOT APPLICABLE No mechanical services are proposed as part of this Operational Works application.	
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.	AO6 NOT APPLICABLE No casual surveillance and lighting are proposed as part of this Operational Works application.	

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
Lighting			
PO7 Lighting associated with any development does not cause a nuisance.	AO7 Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.	AO7 NOT APPLICABLE No lighting is proposed as part of this Operational Works application.	
Shadow impacts – for all development 3 or more storeys			
PO8 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: (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.	AO8.1 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	AO8.1 N/A This application seeks approval for Operational Works (Bulk Earthworks and Sediment and Erosion Control). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	
	AO8.2 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.	AO8.2 N/A This application seeks approval for Operational Works (Bulk Earthworks and Sediment and Erosion Control). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	

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 9.4.4-2 Illustration showing southern shadow outcome		
	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.	AO8.3 N/A This application seeks approval for Operational Works (Bulk Earthworks and Sediment and Erosion Control). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	
	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	AO8.4 N/A This application seeks approval for Operational Works (Bulk Earthworks and Sediment and Erosion Control). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	

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
	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.  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.	AO8.5 N/A This application seeks approval for Operational Works (Bulk Earthworks and Sediment and Erosion Control). Thus, this application does not seek approval for a development comprising of three (3) storeys or greater.	
Earthworks and treatment of retaining walls			
PO9 Earthworks and retaining walls associated with the development do not	AO9 Retaining walls and batters comply with the requirements of SC6.11 City Plan	A09 COMPLIES	

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 negative visual impact upon neighbouring properties or the streetscape.	policy – Land development guidelines, Section 3 – Change to ground level standards.	Retaining walls and batters comply with the requirements of SC6.9 City Plan policy – Land development guidelines . Please refer to Appendix A for further details.	
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 SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards .	AO10 COMPLIES This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). Accordingly, no stormwater drainage is proposed as part of this application.	
Infrastructure			
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	AO11 All development is provided with services, as follows: (f) electricity supply and communication services (g) 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 (h) 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.	AO11 NOT APPLICABLE This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks).	

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> .	AO12 NOT APPLICABLE This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks).	
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 SC6.13 City Plan policy – Site analysis .	AO13 NOT APPLICABLE This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks).	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

6.2.11 High impact industry zone code

6.2.11.1 Application

This code applies to assessing all development in the High impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future high impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.11.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

- (2) The purpose of the code will be achieved through the following overall outcomes:

(a) Land uses –

- (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden supplies;

- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
 - (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;
 - (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, rural industries, parking stations and transport depots;
 - (v) include brothels;
 - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
 - (vii) include special industry uses in very limited circumstances.
- (b) Character consists of –
- (i) land with the largest separation from sensitive land uses, occupied by functional industrial buildings;
 - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
 - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (c) Built form –
- (i) is of a height that is consistent with the surrounding industrial development and allows for a flexible range of large scale industrial activities.
- (d) Lot design –
- (i) allows for the efficient operation of high impact industrial activities.
- (e) Variations in the zone are –
- (i) **Future high impact industry precinct.**

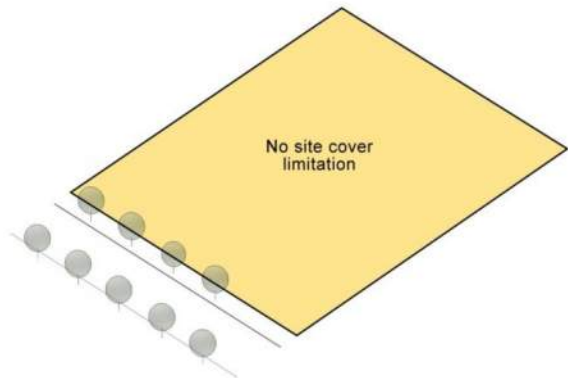
Future high impact industry precinct

- (3) The purpose of the **Future high impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for High impact industry that currently lacks the adequate infrastructure.
 - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
 - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards.
 - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for high impact industry activities.

- (e) Interim land uses and subdivisions do not compromise the intention for buffering or transition areas close to sensitive uses or values in the surrounding area.

6.2.11.3 Specific benchmarks for assessment

Table 6.2.11-2: High impact industry 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
Site cover			
 Figure 6.2.11-1 Illustration showing High impact industry zone site cover outcomes			
Height			
PO1 Development is of a height that: (a) is consistent with the surrounding industrial built form; and (b) allows for the effective operation of the use.	AO1 Building height does not exceed 15m. AND Structures do not exceed a height of 15m.	AO1 NOT APPLICABLE This application seeks approval for Operational Works (Bulk Earthworks and Erosion and Sediment Control). Accordingly, no buildings are proposed as part of this application.	

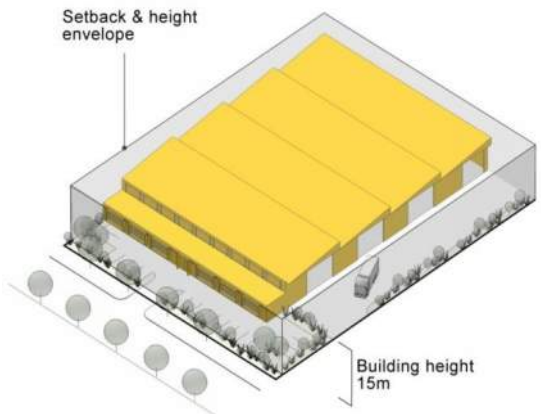
Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
 Setback & height envelope Building height 15m			

Figure 6.2.11-2

Illustration showing High impact industry zone setbacks and height outcomes

Lot design (for subdivision only)

PO2 Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively.	AO2.1 Minimum lot size is 4,000m ² or that shown on the Minimum lot size overlay map , whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 6,000m ² or that shown on the Minimum lot size overlay map , whichever is greater.	AO2.1 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by Gold Coast City Council on the 2 nd November, 2018.	
	AO2.2 Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.	AO2.2 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots	

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
		(subdivision), which was approved by Gold Coast City Council on the 2 nd November, 2018.	
PO3 Future high impact industry precinct Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.	AO3 Future high impact industry precinct Minimum lot size is 20ha.	AO2.1 N/A This application does not seek approval for a reconfiguring a lot (subdivision). It can be noted that this Operational Works Application has been prepared in accordance with Development Approval – ROL201800026 for a reconfiguring a lot – one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by Gold Coast City Council on the 2 nd November, 2018.	
Out of sequence development			
PO4 Future high impact industry precinct Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that: (a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service; (b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land; (c) interim land uses do not compromise the capacity of the precinct to develop intensively for high impact industry activities or to accommodate buffer or transition areas to nearby sensitive uses and other values; and (d) the necessary infrastructure is provided to Council's standards, at no cost to Council.	AO4 Future high impact industry precinct No acceptable outcome provided.	AO4 NOT APPLICABLE The subject site is not located within a Future High Impact Industry Precinct.	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.14 Vegetation management code

9.4.14.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work for development where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

The requirements for accepted development in Part A of this code provide guidance on what is considered acceptable damage to assessable vegetation before it becomes assessable development. Each required outcome in Part A will apply to a particular circumstance. The table below outlines the applicable provision relating to the type of damage.

Damage type	Provision(s)
Vegetation close to property boundaries	RO1 – RO2
Vegetation close to buildings	RO3
Vegetation close to pool fencing	RO4
Pest species vegetation	RO5
Threatening vegetation	RO6
Damage to vegetation for fire safety	RO7
Damage on agricultural land	RO8
Vegetation maintenance	RO9

Damage type	Provision(s)
All damage not described in the required outcomes	PO1
Note: The required outcomes in Part A of this code will not apply to vegetation that is identified under a vegetation protection order or planted as an approved landscape plan or condition of approval. Note: For general guidance on pruning and managing the growth of vegetation refer to <i>AS4373–2007 Pruning of amenity trees</i>. Note: Vegetation clearing must not result in harm to native wildlife. Where native wildlife is present it is recommended that a licensed wildlife spotter catcher be employed to oversee works.	

9.4.14.2 Purpose

- (1) The purpose of the Vegetation management code is to provide for the protection and management of assessable vegetation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Vegetation of environmental, historical, cultural, visual and character significance is retained.
 - (b) Vegetation is retained to provide habitats for threatened flora and fauna, prevent erosion and ensure slope stabilisation.
 - (c) Damage to assessable vegetation is only undertaken if it directly obstructs approved development or is a threat to persons or property.
 - (d) Vegetation management plans are prepared for development which has the potential to cause damage to vegetation.
 - (e) Any potential damage caused to vegetation by development is extensively investigated and mitigated.

9.4.14.3 Specific benchmarks for assessment

Table 9.4.14-2: Vegetation management 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
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;	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:	PO1 COMPLIES Damage to assessable vegetation will not occur as part of this application. It can be noted that the following vegetation does not exist over the subject site; (a) habitats for threatened flora and fauna; and (b) historical, cultural or visual significance; (c) It can be noted that an erosion and sediment control plan has been prepared by icubed consulting as	

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) 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.	(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; • 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. (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>AS4970–2009 Protection of trees</i> on development sites; (f) particulars of how the vegetation is to be damaged and, if relevant,	part of this application. Please refer to Appendix A for further details. (d) Not Applicable – This application seeks approval for Operational Works (Erosion and Sediment Control and Bulk Earthworks). (e) The proposed development assists in the conservation of the city's biodiversity.	

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
	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.		