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Doc No		
Author/Action Officer	ALBERTM	☐

Application MCUI/29/2009

Description

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| ☐ Bushfire Management Plan | ☐ Steep Slope Stability Report |
| ☐ Environmental Impact Report | ☐ Stormwater Management Plan |
| ☐ Flood Management Plan | ☐ Town Planning Report |
| ☐ Flora and Fauna Report | ☐ Traffic Report |
| ☐ Geotechnical Report | ☐ Vegetation Management Plan |
| ☐ Noise Report | ☒ Other <u>Codes Compliance</u> |
| ☐ Soil Report | |

DM File Name MCUI/29/2009 Place of Worship (Extension) DEVELOP THIS

Proposal Address 4915-4923 Mount Lindesay Highway, SOUTH MACLEAN QLD 4280

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	Date	30-Jun-2009
	By	Fiona Walker

Code Compliance

Table 3.2.11 Specific Outcomes and Prescribed Solutions for the Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone.	S1.1 No Solution is prescribed. Public worship is listed as consistent development in the table.
Amenity, Environmental Management and Greenspace	
SO2 Development— (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the scale and form of development in the Zone generally; and	S2.1 No Solution is prescribed. Proposed development is of a minor nature and the size of the block of land protects neighbouring amenity.
(c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes.	
SO3 Development— (a) protects and enhances the values of areas of ecological significance and, where possible, provides for the areas to be linked; and (b) provides for areas of ecological significance to be retained in public ownership; and (c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.	S3.1 No Solution is prescribed. No areas of ecological significance were identified as being nearby. Proposed development is on a small scale.

SO4 Development— (a) protects and enhances scenic amenity; and (b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and (c) avoids encroachment upon areas identified as buffers for other development; and (d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental factors.	S4.1 No Solution is prescribed. No such areas were identified as being present.
SO5 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed. Degraded land will be rehabilitated.
Community Identity, Urban Design Principles and Image	

SO6 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen nonresidential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged.	S6.1 No Solution is prescribed. Development is not for urban residential purposes.
SO7 Development for nonresidential purposes within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that	S7.1 No Solution is prescribed. Development is not within these precincts.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
development— (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandahs, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and (b) is consistent with the pattern of development shown on a structure plan map or master plan prepared for Jimboomba or Logan Village; and (c) has an attractive and functional appearance; and (d) is orientated toward	

the road network; and (e) contributes positively to streetscape and built form; and (f) is integrated with existing buildings; and (g) provides a cohesive built form.	
SO8 Development is designed to provide for social interaction.	S8.1 No Solution is prescribed. The temple will be used extensively by the community.
Community Services	

SO9 Development supports a range of community services commensurate with need.	S9.1 No Solution is prescribed. This site is one of few Hindu temples in the Brisbane region.
SO10 Development provides for community services to be located in existing or planned nodes of urban development.	S10.1 No Solution is prescribed. The site is near to urban development in Jimboomba.
SO11 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	S11.1 No Solution is prescribed. The refurbishment of the site utilises the site well.
Cultural Heritage	
SO12 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S12.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character. The site is not nor adjoins a place of cultural significance.
Defence Facility Area	
SO13 Development does not compromise the operational capability of the defence establishment at Greenbank.	S13.1 No Solution is prescribed. The development will not interfere with this.
Ecological Sustainability	
SO14 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S14.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> . Water will be stored in tanks on site.
SO15 Development conserves the use of non-renewable energy resources by providing that development—	S15.1 No Solution is prescribed. Noted.
(a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv)	

relationship to adjoining uses.	
SO16 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S16.1 No Solution is prescribed. The development is of a small scale.
SO17 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna. Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.	S17.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species. S17.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community. S17.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of
	a conservation envelope. No significant species were identified on the land.
SO18 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of— (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution through the application of water sensitive design principles; and (d) environmental harm, environmental nuisance or a nuisance; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) acid sulfate soils; and (h) a hazard or a disaster. Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.	S18.1 No Solution is prescribed. The site is not an Ecologically Significant Area.
Economic Development	Significant Area

SO19 Development provides a range of employment opportunities for residents within the Zone.	S19.1 No Solution is prescribed. The development will result in some on going employment.
SO20 Development, being a 'Home Based Business' within the Rural Residential Precinct immediately to the east of the Industrial Precinct and fronting Quinzeh Creek Road, provides for Category 3 'Home Based Business' uses generally consistent with concept option A of the GHD Logan Village Industrial Area Study dated August 2001.	S20.1 No Solution is prescribed. Not applicable.
SO21 Development for nonresidential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S21.1 No Solution is prescribed. Not applicable.
Housing	
SO22 Development provides a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S22.1 No Solution is prescribed A caretaker's residence is proposed on site.
SO23 Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Residential Precinct.	S23.1 No Solution is prescribed Not applicable.
SO24 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— (a) providing a safe, efficient and legible road network; and (b) the location and design of development; and (c) integration with the surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place.	S24.1 No Solution is prescribed. The site is well serviced by an existing driveway.
SO25 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by— (a) maximising solar access to the north in winter; and	S25.1 No Solution is prescribed. Much of the development faces the north.

(b) minimising solar access to the east and west in summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	
SO26 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.	S26.1 No Solution is prescribed. No secondary dwelling is proposed.
Infrastructure Efficiency	
SO27 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S27.1 Development is located in a Precinct suitable for the intended use. S27.2 Development is extended only where it can be readily supported by appropriate infrastructure. The temple is in an area well suited to the purpose.
SO28 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the Electricity Regulation 1994. S28.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements. Development is a safe distance from all electricity infrastructure.
SO29 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S29.1 No Solution is prescribed. Complies.
Landscaping	
SO30 Development within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S30.1 No Solution is prescribed Not applicable.
SO31 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	S31.1 No Solution is prescribed Not applicable.

Noise, Air and Light Emissions	
SO32 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S32.1 No Solution is prescribed. Noise and vibration from the site will be limited.
SO33 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed. Odour, dust and pollutants will be minimal.
SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S34.1 No Solution is prescribed. Light or glare from the site will be minimal.
Open Space, Sport and Recreation Facilities	
SO35 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S35.1 No Solution is prescribed. A children's play area is proposed on site.
SO36 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for nonmotorised recreation.	S36.1 No Solution is prescribed. A children's play area is proposed on site.
SO37 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S37.1 No Solution is prescribed. Not applicable.
SO38 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S38.1 No Solution is prescribed. A children's play area is proposed on site.
Protection of Personal Health, Safety and Property	
SO39 Development is not to exacerbate or be adversely affected by flood events	S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood. S39.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.
	The site is located in an elevated position.

SO40 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through— (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.	S40.1 Development does not provide— (a) a blind corner involving a change in direction of 75 degrees or greater; and (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building. Complies.
SO41 Development is sympathetic to natural hazard constraints.	S41.1 Development avoids flood prone, steep slope and high bushfire hazard areas. S41.2 Development provides for building envelopes where lots are constrained by environmental factors. The site is located in an elevated position.
SO42 Development, being a residential use, protects the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.	S42.1 Development is not located on premises that are contaminated land. Premises are not contaminated.
Transport and Access	
SO43 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.	S43.1 No Solution is prescribed. The entrance is to remain off Henderson Street.
SO44 Development provides road	S44.1 No Solution is prescribed.

transport infrastructure which— (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy.	The entrance is off Henderson Road as opposed to Mt Lindesay Highway.
SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S45.1 No Solution is prescribed. The transport network on site is efficient.
SO46 Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S46.1 No Solution is prescribed. Not applicable.
Growth Management	
SO47 Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through structure planning and	S47.1 No Solution is prescribed.
associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and (d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.	??
Intensity of Development	

SO48 Development being (a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and (b) Reconfiguring a Lot is to comply with (i) the standards in Table 5.4.6B (Lot Design Specifications); and (ii) the Regulatory Provisions of the South East Queensland Regional Plan.

S48.1 No Solution is prescribed.

Proposed development is in keeping with intensities for rural residential land.

Table 5.2.70 Specific Outcomes and Prescribed Solutions for Public Worship

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO1 Development complements the style, scale and character of existing uses in the street and surrounding local area and contributes positively to the Streetscape.	S1.1 No Solution is prescribed. Development in the area is well spaced and the proposal will not detract from local amenity.
SO2 Development minimises the visual intrusion of Buildings, structures, car parking areas and outdoor activity areas.	S2.1 Development provides Aesthetic Landscaping. S2.2 Development provides Screen Landscaping with a minimum width of 5 metres between the development (including car parking and outdoor activity areas) and an adjoining residential or rural residential use. Additional landscaping has been proposed.
SO3 Development provides that night lighting does not cause annoyance or disturbance to residents in the surrounding area.	S3.1 Development provides that illumination levels 1.5 metres outside the site do not exceed 8 lux. Lighting will not exceed these levels.
SO4 Development provides that noise emissions from the site do not cause annoyance or	S4.1 No Solution is prescribed.
disturbance to residents in the surrounding area.	Noise emissions are expected to be minimal.
SO5 Development protects the privacy of adjoining residents.	S5.1 Development provides a 1.8 metre solid screen fence along the side and rear property boundaries which adjoin a residential or rural residential use. Not applicable.

Table 5.3.5 **Specific Outcomes and Prescribed Solutions for an Advertising Device**

No advertising devices are proposed on the site.

Table 5.3.8 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
Construction Management	
Sediment Management	
SO1a The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind and the discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	S1.1 Development provides that the area of exposure (disturbance) is less than (a) 600m² where located in the (i) Residential Precinct; or (ii) Village Precinct; or (iii) Medium Density Residential Precinct; or (iv) Gallery Walk Precinct; or (v) Curtis Falls Precinct; or (vi) Village Residential Precinct; or (b) 1000m² otherwise. On site development is less than 1000m². S1.2 Development provides that the area of exposure (disturbance) does not involve the removal of any native
	plants that have a height greater than 2 metres, other than plants within the Building Envelope or, where no Building Envelope, the area approved for Building or Operational Work associated with the development. S1.3 Erosion and run-off of sediment from the site is controlled through (a) the use of (i) sediment fences or similar trapping measures at stormwater discharge points; and (ii) silt sausages or silt bags across open drains; and (iii) mesh fabric on steep slopes; and (iv) turf filter strips on down slopes to act as a final filter; and (v) sediment traps and detention ponds that are designed to hold water and allow sediment to settle; and (b) providing all weather vehicle access to the Lot or premises before disturbance of the site occurs; and (c) stockpiling of erodable

	materials are(i) contained within the Lot or premises; and (ii) protected from erosion by
	sediment fences; and (iii) covered where prone to wind erosion; and (d) controlling and diverting run-off around disturbed areas by using diversion drains and earth banks; and (e) discharging down pipes away from the Building site and onto a stabilised area within the Lot or premises, until roof run-off pipes are provided.
	Noted.
Earthworks	
Slope Stability	
SO2 Filling or Excavation does not result in increased instability of the subject or adjoining lands.	S2.1 Development provides for Filling or Excavation to only occur on slopes less than 15%. S2.2 Development provides that where Filling or Excavation results in an embankment that the embankment complies with Schedule 5, Division 5 of the Standard Building Regulations 1993. S2.3 Development provides that where Filling and Excavation requires a retaining wall that the retaining wall(a) is designed in accordance with Section 3 of Australian Standard 4678:2002 Earth Retaining Structures; and (b) has a design life of not less than 60 years; and (c) do not include timber products where located or proposed to be located on public land.
	S2.4 Development provides that all areas of fill are compacted in accordance with(a) Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments; and (b) Australian Standard 2870:1996 - Residential slabs and footings - construction.
	No significant earthworks are proposed.
Impacts on Flood Levels	
SO3 Development is sited to avoid damage to life and property from flood impacts. Note: Information on the flood level affecting a property can be obtained from Council where records are held. Records held	S3.1 Development ensures that where a Building Envelope is provided Building Work and Operational Work occurs within the Building Envelope. S3.2 Development ensures that where Building Work and Operational Work occurs outside of a Building Envelope it is located clear of the DFE. S3.3 Development provides for Buildings to be

include 1974 and 1991 flood events where mapped as Flood Hazard on the Development Constraints Overlay and in limited other locations the calculated 1% AEP flood.	sited having a minimum freeboard of 300 millimetres and habitable Buildings 500 millimetres above the DFE. S3.4 Development provides an access from the Building platform to the street frontage which is above the DFE. The site is located in an elevated area.
Proximity to Underground Services	
SO4 Development is sited to not interfere with maintenance and replacement of underground services.	S4.1 Development ensures that where a Building Envelope is provided, development (other than for fences) is located within the Building Envelope. S4.2 Development ensures that where no Building Envelope is provided, development (other than for fences) is located at least 3 metres from underground services.
	S4.3 Development provides that fences located within 3 metres of underground services are (a) of a type involving timber or steel posts imbedded in isolated concreted piers in the ground; and (b) constructed so that posts are not located over the underground service; and (c) designed so the panels in between the posts can be easily removed. Note: Construction of timber rails and palings, or light weight metal panels, cement sheet product with frame would comply with (c). All development will be an adequate distance from services.
Services	
SO5 Development contributes toward the provision of Trunk Infrastructure.	S5.1 Development contributes towards the provision of Trunk Infrastructure in accordance with Planning Scheme Policy 5 (Infrastructure Contributions) prior to the establishment of the use. Note: Credits may apply for prior development. The existence of credits should be confirmed with Council. (E.g. for a residential Lot normally one equivalent tenement {ET} credit would exist.) Noted.

SO6 Development within a service area is connected to the service provided.	S6.1 Development is connected to the Lot connection point for the respective infrastructure available at the location. Note: The style of connection to water, sewer and stormwater mains (including valve sizes) is determined in the plumbing application. Complies.
SO7 Development outside an infrastructure service area provides for the management of the service within the confines of the Lot.	S7.1 Development provides for the treatment and disposal of wastewater within the subject Lot. Note: The type, capacity and location of the wastewater system are determined through the plumbing application. S7.2 Development for a House or Caretaker's Residence is not located on a Lot with an area smaller than 2000m² where not connected to the reticulated sewerage network. S7.3 Development provides for the storage of sufficient water to cater for the needs of the occupiers of the Lot. Note: The type, capacity and location of water storage for potable and non-potable purposes are determined through the plumbing application. Wastewater will be disposed of on site. The lot containing a caretakers residence is larger than 2000m². Sufficient water can be stored on site.
SO8 Development outside a Stormwater Service Area provides for roof water to be discharged in a manner that does not cause soil erosion.	S8.1 Development provides a hard surface such as concrete for roof water to discharge onto such that the hard surface covers the entire splash affected area. Noted.
SO9 Discharges to the Local Government sewer network shall not include trade waste which is not acceptable trade waste.	S9.1 Development provides for the disposal of trade waste, which is not acceptable trade waste, by other than discharge to the Local Government sewer network. Noted.
Crossovers and Driveways	
Safety	
SO10 Crossovers are designed and constructed to maintain the safe movement of traffic along the road and to provide for the safe movement of traffic into,	S10.1 Where Self-assessable, development provides that crossovers are designed and constructed in accordance with Standard Drawing 50413 in Planning Scheme Policy 8 (Standard Drawings). S10.2 Where other than Self-assessable, development

and from, the Lot.	provides that crossovers are designed and constructed in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S10.3 Development provides crossovers or driveways which are not located within 1 metre of an electricity, lighting or telephone pole. Complies.
SO11 Crossovers are located to ensure safe sight distances are provided and do not access roads carrying high traffic volumes.	S11.1 Where Self-assessable development, provides that crossovers are located (a) 6 metres from the kerb tangent point of a minor intersection; or (b) 20 metres from the kerb tangent point of a major intersection; or (c) 10 metres from the island nose of a median island; or (d) 3 metres from another driveway; or (e) clear of queue areas and turning lanes at traffic lights.
	S11.2 Where other than Self-assessable development provides that driveways and crossovers are located in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO12 Driveways and crossovers are located to avoid flood prone areas or areas with high water flows.	S12.1 Where Self-assessable, development provides that driveways and crossovers are not located below the DFE. S12.2 Where other than Self-assessable, development provides that driveways and crossovers are not located below the DFE unless no other location is suitable in accordance with SO11. S12.3 Development provides that, where located on the lower side of the road, the driveway or crossover must be designed so that stormwater at the level of the top of the kerb cannot penetrate into the Lot. The driveway is not known to be prone to flooding.
SO13 Driveways and crossovers are constructed of materials that do not result in a safety hazard to pedestrians, cyclists or horse riders.	S13.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen. Noted.
SO14 Development provides that vehicle access to the site is of a standard that is safe and convenient and provides for the level and type of traffic to be generated by activities on the	S14.1 Development provides that the finished slope between the road and the Building location does not exceed (a) 1 in 6 for residential uses; and (b) 1 in 10 for commercial or industrial uses. Slope is negligible.

site.	
Impact on Other Infrastructure	
SO15 Driveways and crossovers are constructed of materials to ensure that(a) other infrastructure is not damaged; and (b) the maintenance or construction of other infrastructure is not unnecessarily impeded or costly.	S15.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen and that there is a minimum 600 millimetres cover to underground infrastructure. All driveways and parking are to be bitumen sealed.
SO16 Gates are located so that a vehicle entering the property can be parked clear of the traffic lanes while the gate is being opened.	S16.1 Development provides that gates are at least setback from the roadway such that in an industrial area a B-double, or in other areas, a HRV can be parked between the edge of the pavement and the gate and provides for the gate to be opened. Complies.

Table 5.3.9 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure

Column 1 Specific Outcomes	Column 2 Probable Solutions
Construction Management and Site Preparation	
<i>Environmental Management</i>	
SO1 The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind.	S1.1 Development provides for the minimisation of impacts of erosion by— (a) minimising the area and duration of disturbance and exposure; and (b) retaining vegetation; and reducing the need for Excavation or fill. Complies.
SO2 The discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	S2.1 No Solution is prescribed. <i>Note: Refer to Sediment Management Guidelines for information regarding the design and implementation of sediment capturing measures.</i> Noted.

SO3 Development provides for the integrated management of urban stormwater.	S3.1 No Solution is prescribed. <i>Note: Compliance with this specific outcome can be demonstrated through the</i> submission of a site-based Stormwater Management Plan (SBSMP) which includes— (a) an underground, open drain or overland flow path network maximising the use of natural channel design and water sensitive urban design principles; and (b) detention or retention basins; and (c) retention of natural Waterway corridors; and (d) public safety measures; and (e) integration with any other stormwater management plans that may exist in the area. It is requested that this item be conditioned.
SO4 Development does not result in the unnecessary disturbance to vegetation.	S4.1 Development provides that Vegetation which is to be retained is clearly marked and protected from disturbance. Vegetation disturbance will be minimized.
Community Safety and Disruption	
SO5 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.	S5.1 Development ensures that where— (a) diversion of traffic around the site is available and permission for a temporary road closure is obtainable from the Police, a detour is provided via existing roads; or (b) a temporary detour can be provided this is provided within or adjoining the site; or (c) no detour is available works are managed to provide for the minimum disturbance to traffic flows. ... Disturbance to traffic flows will be minimal.
Damage to Existing Infrastructure	minimized.
SO6 Development does not result in the unnecessary disturbance to existing infrastructure.	S6.1 Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure. S6.2 Development provides that where disturbance to existing infrastructure is unavoidable (a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or underground

	infrastructure that is uncovered is relocated or otherwise protected from damage; or (b) above ground infrastructure is repositioned to a location that complies with the applicable standards. No infrastructure will be affected by the proposal.
Removal of Vegetation, Stumps and Dumped Waste	
SO7 Waste generated from construction activities must be disposed of in an approved manner.	S7.1 Development provides for vegetation clearing waste involving development sites of more than 5 hectares must be chipped or burnt in an approved pit burner. S7.2 Development provides for small quantities of waste to be taken to an appropriate landfill facility. S7.3 Development provides for contaminated waste to be disposed of in an approved manner under the <i>Environmental Protection Act 1994</i>. Waste from the site is expected to be sent to a landfill facility.
SO8 All unconsolidated fill, builder's rubble, or other waste shall be removed from the site prior to the completion of works.	S8.1 No Solution is prescribed. Noted.
Dewatering and Compaction of Dams	
SO9 All dams shall be dewatered and any unconsolidated sediment or spoil compacted prior to the completion of bulk earthworks unless otherwise approved in a development approval.	S9.1 Development in urban areas results in the removal of all dams. S9.2 Development in rural or rural residential areas only retains dams where they are fully contained within one Lot. There are no dams on site.
All Infrastructure	
Access for Maintenance	
SO10 Infrastructure is designed to provide easy access for maintenance.	S10.1 Development provides that elements of the stormwater drainage network which require cleaning or removal of sediment build-up are located adjacent to a public road or are provided with access from a public road such that maintenance vehicles can access the element. Noted.

	S10.2 Development provides that all elements of the stormwater drainage network are provided with access to allow for maintenance such as mowing and vegetation removal. S10.3 easements are provided over Local Government maintained infrastructure on private property in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. S10.4 Development ensures that Pump stations, reservoirs and the like are located adjacent to a public road or are provided with access from a public road such that maintenance vehicles can access the element. Not applicable.
Maintenance Costs	
SO11 Infrastructure is designed and constructed to minimise maintenance costs.	S11.1 No Solution is prescribed. Noted.
SO12 Trenching for underground services, particularly through rock, provides adequate room for maintenance on, removal of or the provision of connections to the service.	S12.1 Development provides that trenches for underground services are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. Noted.
Minimum Cover to Underground Infrastructure	
SO13 Underground services shall be positioned to minimise pipe depths while providing	S13.1 Development provides that minimum pipe cover is determined in accordance with the standards in <i>Planning</i>
minimum safe cover.	Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Earthworks, Excavation and Filling	
Impact on Flood Levels	

SO14 Development is sited to avoid damage to life and property from flood impacts.	S14.1 Development ensures that Filling does not occur below the DFE. S14.2 Development, which is not clear of the DFE or access is not available which is above the DFE, ensures that— (a) Buildings are only located within the area affected by the DFE if— (i) they are non-habitable Buildings (eg sheds or garages); or (ii) there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the development; and (iii) they are located in an area where flow depths are a maximum 1.5 metres in a 1%AEP flood and the flow velocity multiplied by the depth is less than 0.6 as per QUDM table 5.08.1; and (b) a trafficable access is available from the earthworks platform directly to the road network or a flood free access route is available across adjoining land to the road network; or (c) where a flood free
	access route is to be utilised, access over this route in the event of a flood must be guaranteed; and (d) where a trafficable access is not available from the Building site, which is clear of the DFE, then the access shall be designed so that it is only inundated up to a maximum of 0.6 metres and the flow velocity multiplied by the depth does not exceed 0.6 metres as specified in Table 5.08.1 of the Queensland Urban Drainage Manual; and (e) all fill required to construct the earthworks platform and access is sourced from the development site below the flood level to provide compensation for the flood storage volume occupied by the earthworks with any borrow pits created being self draining. The site is located in an elevated area.
SO15 Filling or Excavation does not result in increased flood levels for upstream or downstream properties.	S15.1 Development does not result in the raising of flood levels on downstream properties by way of decreasing the downstream time of concentration or moving the point of discharge. S15.2 Development does not result in the raising of flood levels on upstream properties by way of the blockage of flow paths. S15.3 Development provides that flood levels are determined in accordance with the method identified in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.

Erosion Control/Sediment Management	
SO16 Filling or Excavation does not alter the flow rate of a stream.	S16.1 Development provides that Filling or Excavation is not located within the flow path of a stream. No filling or excavation is expected.
SO17 Filling or Excavation is designed to prevent erosion.	S17.1 In a flood liable area, development provides slope batters on earthworks which prevents flood water erosion. S17.2 S17.3 Development provides surfacing to areas of fill or Excavation where located within high velocity flood areas. Development provides slope batters on earthworks which prevent erosion by stormwater. The site is located in an elevated area.
SO18 Filling or Excavation does not result in the excess accumulation of sediment.	S18.1 Development provides for the self cleaning of earth worked areas unless that area is specifically designed as a sediment entrapment device. Noted.
<i>Amenity</i>	
SO19 Earthworks are undertaken in a manner which minimises disruption to nearby sensitive places.	S19.1 No Solution is prescribed. Noted.
SO20 Earthworks are left in a visually aesthetically pleasing state.	S20.1 Development provides that earth worked areas are grassed or are landscaped to a standard commensurate with their surrounds, whichever is the greater. Noted.
<i>Covering and Separation of Underground Services</i>	

SO21 Filling does not result in the excessive burying of underground services.	S21.1 Development provides that the depth of underground services does not exceed the maximum depth identified for that service in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. S21.2 Development provides extended manhole and inspection pits in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. No filling is anticipated.
SO22 Excavation does not result in reduction of coverage of underground services to an unsafe level.	S22.1 Development provides that the depth of underground services is not reduced below the minimum depth identified for that service in <i>Planning Scheme Policy 7 (Standards for Construction and</i>
	Infrastructure). Noted.
SO23 Development provides that when underground services cross, they are separated to enable maintenance and to reduce the risk of failure of the other pipe should the first fail.	S23.1 Where they cross, water and sewer mains are vertically separated by at least 150 millimetres. S23.2 Where they cross, stormwater and other services are vertically separated by at least 300 millimetres. S23.3 Where mains of the same service type cross, but do not join, a minimum vertical separation of 150 millimetres shall be maintained. Noted.
Dust management	Continued
SO24 Development is managed to not create a dust nuisance.	S24.1 Development provides for the suppression of dust. S24.2 Haul routes for bulk earthworks are located as far from residences and other sensitive receptors as practical. Noted.
SO25 Spoil piles, stockpiles and borrow pits are located to not create a nuisance.	S25.1 Development provides that spoil piles, stockpiles and borrow pits are located as far from residences and other sensitive receptors as practical. S25.2 Spoil piles, stockpiles and borrow pits required for greater than one week are covered. Noted.

Stormwater	
Quantity	
SO26 The stormwater network is designed to result in no net increase in water leaving the site or contributes towards a catchment wide quantity control system.	S26.1 No Solution is prescribed. Noted.
Quality	
SO27 The stormwater network is designed to improve stormwater quality or minimise stormwater quality deterioration.	S27.1 Development provides stormwater quality improvement devices on all car parking areas with a capacity greater than 10 vehicles. S27.2 Development provides for the control of stormwater quality through the provision of features designed to reduce contaminants such as excess
	nutrients and petrochemicals. S27.3 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Standards of Service for Flooding	
SO28 The stormwater network is designed to provide flood immunity tailored to the specific purpose the land is utilised for and in order to maintain the operational effectiveness of infrastructure during a flood event.	S28.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Design and Appearance	
SO29 Development provides for stormwater infrastructure to be designed and constructed in accordance with natural channel design principles instead of a constructed floodway where there is no natural flow path.	S29.1 No Solution is prescribed. Noted.
Erosion Management	

SO30 The stormwater network is designed to minimise erosion.	S30.1 No Solution is prescribed. Noted.
Major Drainage Flow Paths	
SO31 The stormwater network is designed to not locate major overland flow paths on private property in urban areas.	S31.1 No Solution is prescribed. Not applicable.
SO32 The stormwater network is designed to not locate major overland flow paths in Building areas where in rural or rural residential areas.	S32.1 Development provides for flood flows to be managed such that the 1% AEP flood event does not encroach onto a Building Envelope, or where no Building Envelope has been determined, within 30 metres of a Building or Building area. The site is located in an elevated area.
Public Safety	Noted.
SO33 The stormwater network is designed to preserve public safety.	S33.1 Development provides that elements of the network are designed and constructed such that they do not present a safety hazard. S33.2 Development ensures that if this is not possible, the development is to be protected by an appropriate barrier, fence, grate or the like. S33.3 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Clogging	The site is not affected.
SO34 The stormwater network is designed to prevent clogging of the drainage network.	S34.1 No Solution is prescribed. Noted.
Sewerage	
On-site Sewage Disposal	

SO35 Where development is located outside a sewerage service area development is provided with on-site wastewater facilities.	S35.1 Development provides for the disposal of wastewater through an on-site wastewater treatment system located on the same Lot. S35.2 Development provides that its scale is balanced with the capacity of the site to provide for the on-site disposal of wastewater and where development is for a House, Managers/Workers House or Caretaker's Residence the on-site disposal of wastewater is in accordance with Planning Scheme Policy 9 (On-site Domestic Wastewater Management). An adequately sized septic system will be located on site.
Sewage Network Standards of Service	
SO36 Where development is located within a Conventional Gravity Sewer (CGS) serviced area, the sewerage network is designed to collect all household wastes and transport them by gravity sewers, pumping stations and pressure mains to a central treatment facility.	S36.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.
SO37 Where development is located within a Common Effluent Drainage (CED) serviced area, development is provided with an all purpose septic tank and the CED network is designed to collect the septic tank wastes and transport them by gravity CED sewers, pumping stations and pressure mains to a central treatment facility.	S37.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.
SO38 Components of the sewer network shall be of materials which are not subject to corrosion from exposure to sewerage.	S38.1 Development provides for components to be of materials or provided with protective coatings in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Maintenance Costs	
SO39 Development is designed to provide access to all locations where blockages are likely to occur.	S39.1 Development provides maintenance structures in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.

SO40 Development is designed to minimise the occurrence of blockages.	S40.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Amenity	
SO41 Pump and lift stations are located and designed to minimise impacts on neighbours.	S41.1 No Solution is prescribed. Not applicable
SO42 Gas release occurs in locations, where impacts on neighbours are minimised.	S42.1 No Solution is prescribed. Noted.
Security	
SO43 Pump and lift stations shall be designed and located to ensure ease of access for maintenance and facility security.	S43.1 Development provides that pump and lift stations are located adjacent to a roadway. S43.2 Development ensures that where the station can not be located adjacent to a roadway access is provided to the station by a driveway designed to accommodate a HRV. Noted.
Remote Monitoring of Infrastructure	
SO44 Development provides for remote monitoring of sewerage infrastructure, including all pumps.	S44.1 Development ensures that where required, Telemetry systems are provided in accordance with Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Stormwater Infiltration	
SO45 Development is designed to limit stormwater infiltration into the sewerage system.	S45.1 Development provides that sewer mains are located above the DFE. S45.2 Development provides that sewer manholes are not located in areas subject to flooding or where bolt down lids are required. S45.3 Development provides that pump stations are located above the DFE. Noted.
Location of Infrastructure	

SO46 Sewer mains and property connections shall be located to ensure that Lots can be serviced.	S46.1 Development ensures that where no Building Envelope is provided property connections are located so that the entire Lot can be serviced. S46.2 Development ensures that where a Building Envelope is provided property connections are located so that the entire envelope can be serviced. S46.3 Development ensures that property connections are positioned in accordance with Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S46.4 Development ensures that sewer mains are located in accordance with Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Leakage and Community Health	
SO47 Development is designed to minimise the risks to community health through the leakage of raw or partially treated sewage.	S47.1 Development provides pipe work made from materials as per the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S47.2 Development provides for effluent spillage traps at locations where spillage is likely in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and
	Infrastructure). Noted.
Pipe Velocity	
SO48 Development provides for pipe velocities which do not result in scouring of pipes but maintains natural flushing of the pipes.	S48.1 Development provides for pipe velocities in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. Noted.
Property Connections to Trunk Mains and Pressure Mains	

SO49 Property connections are not provided to trunk mains or pressure mains.	S49.1 Development provides for a service main to be provided adjacent to trunk mains where Lots are to be connected to the sewer network. S49.2 Development provides that all mains over 300 millimetres diameter are free of property connections. S49.3 Development provides that in a gravity sewer network that property connections are to a gravity sewer and not to a pressure main. <i>Note: In a pressurised CED system pressurised property connections can be made to the pressurised sewer network.</i> Noted.
Traceability	
SO50 Property connections are provided in a manner that enables the tracing of unauthorised discharges.	S50.1 Development provides that every Lot is provided with a separate connection to the sewer network. Not applicable.
Pipe Gradients	
SO51 Gravity sewers are provided with sufficient gradient to enable natural flushing of the pipe.	S51.1 Development provides for minimum pipe gradients in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. Noted. It is requested that detailed sewerage design be conditioned.
Pipe Ventilation	
SO52 Gravity sewers shall be designed to ensure natural ventilation.	S52.1 Development provides that sewer design provides for natural ventilation in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>. Noted.
Effluent Reuse and Recycling	
SO53 Effluent reuse or recycling is provided where the development is of sufficient scale to economically support the scheme or the Local Government has determined that the development site is to be part of a common reuse or recycling scheme.	S53.1 Development provides, in suitable areas, the infrastructure necessary to support a reuse or recycling scheme. S53.2 Development provides for effluent reuse or recycling where— (a) discharges from a wastewater treatment plant are able to be economically reused; or (b) wastewater quantities from the development exceed those specified in <i>Planning Scheme Policy 5 (Infrastructure Charges)</i>.

	Not applicable.
SO54 Where effluent reuse or recycling is to be used that infrastructure containing reuse or recycled water is clearly identified.	S54.1 Development provides that effluent reuse or recycling infrastructure is clearly identified as such in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.
Cover to Pipes	
SO55 Sewers shall be positioned to not result in excessive pressures on the pipes.	S55.1 Development provides that the maximum pipe cover shall be as specified by the manufacturer and shall preferably not exceed 3 metres. Noted.
Efficiency	Not applicable.
SO56 The sewer network shall be designed to maximise the efficiency of the network considering construction cost and maintenance and operating costs.	S56.1 No Solution is prescribed. The sewer network is considered to be adequate.
Safety	
SO57 The sewer network shall be designed to minimise septicity of sewage and locations where gas build-up can occur.	S57.1 Development minimises septicity in sewers in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Allotment Drainage	
SO58 In urban areas, development provides for allotment runoff to be— (a) connected to the stormwater network where the Lot drains to the road or occupiable Lot; or (b) discharged to a gravel pit where the Lot drains to a park or drainage reserve.	S58.1 Development provides for inter-Lot drainage. Not applicable.
SO59 In other than urban areas, roof water is discharged as sheet flow.	S59.1 No Solution is prescribed. Noted.

SO60 Roof water connections to the stormwater network shall be located to ensure that Lots can be serviced.	S60.1 Where no Building Envelope is provided roof water connections are located so that the entire Lot can be serviced. S60.2 Where a Building Envelope is provided roof water connections are located so that the entire envelope can be serviced. Complies.
Pavements and Road Works	
Standard of Service	
SO61 Pavements shall be of sufficient depth to provide a 20 year design life based on design traffic speeds and traffic capacity.	S61.1 Development provides pavements in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO62 Gradients on roadways shall provide for the road design speed and be accessible to garbage collection vehicles.	S62.1 Development provides for maximum roadway gradients in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO63 Gradients in car parking areas shall provide for the safety of vehicle users and the control of shopping trolleys.	S63.1 Development provides for maximum car parking area gradients in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO64 The vehicle, pedestrian or other traffic carrying capacity of a pavement is adequate for	S64.1 Development provides pavements in accordance with the standards in Planning
the role the pavement will play in the transport network.	Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Subsurface Drainage	
SO65 Subsurface drainage is provided to dewater the subsoil where moisture penetration into the pavement layers is likely.	S65.1 Development provides subsoil drainage in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.

Pavement Drainage	
SO66 Pavement drainage is provided to prevent pooling of water on a pavement in other than a major flood event.	S66.1 Development provides cross-falls, gully inlets, table drains, longitudinal gradients, stormwater drainage and flood immunity levels in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Maintenance Costs	
SO67 A sealed surface is provided to pavements to minimise dust, maximise pavement longevity and minimise maintenance based on the function of the road or surfaced area.	S67.1 Development provides surfacing of pavements in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Edges and Verges	
SO68 Edging is provided to sealed surfaces where traffic volumes are significant or there are significant vehicle movements from off the sealed surface onto the sealed surface to prevent erosion of the sealed surface.	S68.1 Development provides edging to sealed surfaces in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO69 Kerb and channel is provided within all urban areas.	S69.1 Development provides kerb and channel in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure) in all land within the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Precinct; or (d) Business Precinct; or
	(e) Mixed Use Precinct; or (f) Residential Precinct; or (g) Medium Density Residential Precinct; or (h) Village Precinct; or (i) Industry Precinct. Not applicable.
SO70 Kerb and channel is provided where stormwater flows in table drains will result in the erosion of the table drain.	S70.1 Development provides kerb and channel in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.

SO71 Upright kerb is provided in all locations where Lot access is not to be provided but kerb and channel is to be provided.	S71.1 Development provides upright kerb and channel in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S71.2 Development provides laidback kerb and channel where Lot access is to be provided in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S71.3 Development provides upright kerb and channel in all locations where Lot access is not to be provided in urban areas. Complies.
SO72 Verges to roads are adequate to accommodate(a) safe and efficient movement of all users, including pedestrians and cyclists; and (b) on-street parking; and (c) street tree planting; and (d) utility infrastructure, including stormwater management and run-off from road surfaces.	S72.1 Development provides verges in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Stormwater	
SO73 Table drains are provided where roadside stormwater flows can be contained within the road reserve, stormwater flows are insufficient to cause	S73.1 Development provides table drains where kerb and channel is not required in accordance with the standards in Planning Scheme Policy 7 (Standards
significant erosion of the table drain and a grass cover can be maintained within the table drain.	for Construction and Infrastructure). Complies.
SO74 Cross drainage is managed so to retain the functionality of the road or paved surface.	S74.1 Development provides(a) cross drainage to roadways and paved surfaces in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure), or (b) diversion of cross drainage around the roadway or paved surface. Complies.
Geometric Design	
SO75 Development that creates new roads and access ways or require the upgrading of an existing public road maintain or improve the safe, efficient and comfortable operation of roads having regard to(a) the functional classification of the road from which it gains access; and (b) the location and design of access points; and (c) the potential for conflict	S75.1 Development provides that roads and pavements are designed with horizontal alignments, vertical alignments and queuing capacities in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S75.2 Development provides that sight distances are in accordance with the standards in Planning

between vehicles, pedestrians, cyclists and other road users; and (d) the number of vehicles likely to be attracted to the site; and (e) the safety and comfort of road users.	Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Speed Control	
SO76 Development that creates new roads and access ways or requires the upgrading of an existing public road maintains or improves the safe, efficient and comfortable operation of roads having regard to the desired speed environment.	S76.1 Development provides that roads and pavements are designed with horizontal alignments, vertical alignments and speed control devices to achieve the desired speed environment in accordance with the standards in Planning
	Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO77 Development that creates new roads and access ways or requires the upgrading of an existing public road provides a surface on the pavement which allows for the efficient braking and cornering of vehicles.	S77.1 Development provides pavements with surfaces in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Intersections	
SO78 Development that creates a new access point onto a new, proposed or existing road minimise conflict points when locating and designing intersections.	S78.1 Development provides intersections and access points located and of types in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). The access point is already existent.
SO79 Development that creates a new access point onto a new, proposed or existing road maintains the safety of road users.	S79.1 Development provides safe intersections and access points to new, proposed or existing roads in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). The access point is already existent.

SO80 Development that creates a new access point onto a new, proposed or existing road provides protection for turning traffic considering (a) the functional classification of the road from which it gains access; and (b) the location and design of access points; and (c) the potential for conflict between vehicles, pedestrians, cyclists and other road users; and (d) the number of vehicles likely to be attracted to the site; and	S80.1 Development provides for protected turning movements where safety considerations warrant in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). The access point is already existent.
SO81 Development that creates a new access point onto a new, proposed or existing road provides traffic management to ensure the safe operation of	S81.1 Development provides intersections, including uncontrolled intersections, round-a-bouts, signalised intersections and grade
the intersection.	separated intersections in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). The access point is already existent.
Manoeuvring Areas	
SO82 Development provides for manoeuvring areas for all vehicles.	S82.1 Development provides that turning areas at culs-de-sac comply with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S82.2 Development ensures that manoeuvring areas within car parking areas comply with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S82.3 Development ensures that manoeuvring areas are provided in developments with docking bays in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S82.4 Development ensures that manoeuvring areas are provided within developments to allow Council's standard garbage truck to collect bins where a garbage service is to be provided in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S82.5 Development ensures that manoeuvring areas are provided within developments to allow for private garbage collection where a garbage service is not provided in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S82.6 Development ensures that temporary manoeuvring areas are provided in staged development in accordance

	with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Erosion Control	
SO83 Table drains are provided with surfacing which prevents erosion.	S83.1 Development provides grass or turf to the surface of all table drains. Noted.
SO84 Batters and embankments are provided with surfacing which prevents erosion.	S84.1 Development provides grass or turf to the surface all batters or embankments or provides hard surfacing which is resistant to erosion. Not applicable.
On-street Parking	
SO85 Development provides for on-street parking considering (a) safety; and (b) the functional classification of the road; and (c) the location of any intersections or access points.	S85.1 Development provides on-street parking in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Note: The provision of on-street parking is in addition to any parking required under the Parking and Servicing Code. Not applicable as all parking will be on site.
Safety	
SO86 The road network shall be designed to maximise vehicular, pedestrian, cycle and other transport network user safety.	S86.1 Development provides a transport network designed in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Efficiency	
SO87 The road network shall be designed to maximise the efficiency of the network considering construction cost and maintenance and operating costs.	S87.1 No Solution is prescribed. Complies.
Traffic Islands	

SO88 Development provides for traffic islands and splitter islands for traffic safety.	S88.1 Development provides traffic and splitter islands where required and in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.
SO89 Development that creates	S89.1 Development provides traffic
traffic or splitter islands provides for future upgrading of the road network.	and splitter islands that are positioned on top of the pavement. Not applicable.
Driveways	
SO90 Development provides driveways to Building sites which are safe and do not result in a dust nuisance.	S90.1 S90.2 Driveways are provided where the access is(a) within an access easement; or (b) within an access handle for a rear allotment; or (c) the sole access between the roadway and an approved Building Envelope or, where there is no envelope, the dwelling and the access crosses a watercourse. Development provides driveways that are in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Water Supply	
On-site Water Supply	
SO91 Where development is located outside a water service area development is provided with water storage facilities sufficient to on average over a thirty year period not require more than 100kl of water from external water sources per year.	S91.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Standard of Service	

SO92 Where development is located within an on-demand (OD) water service area, the water network is designed to provide for an on-demand water service to the whole development.	S92.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO93 Where development is located within a mixed-demand (MD) water service area, the water network is designed to provide for an on-demand supply for one tap per Lot, plus a constant demand of 1 litre /	S93.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
minute to each Lot.	
Maintenance	
SO94 Development provides scour valves and air valves at all sag and high points on trunk and constant flow mains.	S94.1 Development provides scour and air valves in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
SO95 Development is designed and constructed so that the water network is compartmentalised for the purpose of undertaking maintenance.	S95.1 Development provides sluice valves in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.
Remote Monitoring	
SO96 Development provides for remote monitoring of water infrastructure, including all pumps, storage volumes and water quality checking facilities.	S96.1 Development ensures that where required, telemetry systems are provided in accordance with Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Leakage	
SO97 Development is designed to minimise leakage.	S97.1 No Solution is prescribed. Noted.
Fire Fighting Capacity	

SO98 Development not located within a water service area and located on a Lot with an area of 2000m ² or less is provided with water storage of 5000 litres for fire fighting purposes.	S98.1 No Solution is prescribed. Not applicable.
SO99 Development within a water service area is provided with fire hydrants on water mains $\geq$ 100NB.	S99.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Location of Infrastructure	
SO100 Development within a water service area provides water infrastructure located for ease of maintenance.	S100.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO101 Development provides warning tape to enable detection of pipes when excavating.	S101.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction
	and Infrastructure). Noted.
Property Connections	
SO102 Within a water service area property connections are provided so that all the Building area is able to be serviced with water directly from the water network.	S102.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S102.2 Development provides Building Envelopes indicating water supply limitations where pressure is too much or insufficient to provide a standard service to the entire Lot. Noted.
Community Health	

SO103 Development provides for at least minimum flows in pipes to reduce the risk of water becoming stagnant or contaminated.	S103.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO104 Development provides release valves where the risk of stagnation or contamination is high, positioned to enable water to be released to the stormwater network.	S104.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Markings	
SO105 Development within a water service area is provided with markings indicating the location of hydrants and valves.	S105.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Reservoirs	
SO106 Ground level water storage shall be provided to ensure that sufficient capacity is available to provide water during any of the following (a) a power failure; or (b) Trunk Infrastructure failure; or (c) fire fighting event; or (d) when maintenance is required on Trunk Infrastructure; or (e) the difference between peak demands and mean demands.	S106.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO107 Reservoirs are located so that water pressure within the water service area is within acceptable pressure limits.	S107.1 Development provides for reservoirs which are positioned so that— (a) all lots in the water service area are able to be serviced without the need for booster pumps; and (b) lower pressure networks are not required. Noted.
Security	
SO108 Pump stations and reservoirs shall be designed and located to ensure ease of access for maintenance and facility security.	S108.1 Development provides that pump stations and reservoirs are located adjacent to a roadway. S108.2 Development ensures that where the facility can not be located adjacent to a roadway access is provided to the facility by a driveway designed to accommodate a HRV. Noted.
Amenity	

SO109 Water supply facilities do not adversely affect the amenity of nearby residential areas.	S109.1 Development provides for water supply pumps to be noise attenuated so that the requirements of the Environmental Protection Policy (Noise) are met. S109.2 Development provides for Screen Landscaping to be provided around reservoirs and other water supply Buildings or structures. Noted.
Trunk or Dedicated Mains	
SO110 Property connections are not provided to trunk water mains or dedicated water mains.	S110.1 Development provides for a service main to be provided in addition to trunk or dedicated water mains where Lots are to be connected to the water network. S110.2 Development provides that all mains over 300 millimetres diameter are free of property connections. Noted.
Electricity and Telephone	
Safety	
SO111 Development is sited to minimise safety risks from and to electricity and telephone infrastructure.	S111.1 Development provides landscaping that is sited and designed to not interfere with overhead electricity and telephone infrastructure. S111.2 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole. S111.3 Development provides that in all but rural developments, electricity supply and telephone are to be underground. Noted.
Amenity	
SO112 Development provides electricity and telephone infrastructure that is designed and sited to minimise the visual impact of the infrastructure.	S112.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Maintenance Costs	
SO113 Development is designed to minimise ongoing maintenance costs.	S113.1 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole. Noted.

SO114 Development near electricity infrastructure such as substations, overhead powerlines, power poles and transformers does not – (a) adversely affects its continued operation; and (b) future viability.	S114.1 Development is designed and constructed so as to maintain regulated separation distances from electricity infrastructure as required by the Electricity Regulation 1994. Noted.
Location of Infrastructure	
SO115 Development provides electricity and telephone infrastructure located for ease of maintenance.	S115.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO116 Development provides warning tape to enable detection of cables when excavating.	S116.1 Development is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO117 Development provides electricity and telephone	S117.1 No Solution is prescribed. Noted.
infrastructure located so that planned future road, water or sewer upgrades to not result in a need to relocate electricity and telephone infrastructure.	
Landscaping and Entry Statements Safety	
SO118 Development provides that where landscaping or entry statements are provided that they are designed to ensure public safety.	S118.1 No Solution is prescribed. Noted.
Damage to Other Infrastructure	
SO119 Development provides that where landscaping is provided that its location, design and species selection avoids interference with other overhead or underground infrastructure.	S119.1 No Solution is prescribed. Noted.
Maintenance Costs	

SO120 Development provides that where landscaping is to be provided on existing or proposed public land that the landscaping is designed to minimise maintenance costs.	S120.1 No Solution is prescribed. Noted.
SO121 Development provides that where entry statements are to be provided that they are sited and designed to minimise ongoing maintenance costs to the Local Government.	S121.1 Development provides that entry statements are located on private land. S121.2 Development provides that logos or pictures are in the form of sculptures or the like and not as pictures which would require repainting. S121.3 Development provides that lettering on entry statements are stamped or embossed and not attached. S121.4 Development provides that entry statements are constructed from materials which are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . Noted.
External Works	
Connecting the Premises to External Infrastructure Networks	
SO122 Where access to the external infrastructure network is to be provided development must construct the connection of the premises to the external infrastructure network.	S122.1 No Solution is prescribed. Noted.
Protecting and Maintaining the Safety and Efficiency of the Infrastructure Network	
SO123 The design of the infrastructure network and any connection to the external network does not diminish the safety and efficiency of the infrastructure network.	S123.1 No Solution is prescribed. Noted.
Trunk Infrastructure	
SO124 Development provides Trunk Infrastructure essential for the delivery of that infrastructure to the development.	S124.1 No Solution is prescribed. Noted.
Contributions to Trunk Infrastructure	

SO125 Development provides for the collective provision of Trunk Infrastructure.	S125.1 Development contributes towards Trunk Infrastructure through the payment of charges in accordance with <i>Planning Scheme Policy 5 (Infrastructure Charges)</i> . Noted.
Bridges	
Safety	
SO126 Development provides for bridges to be safe for all users.	S126.1 No Solution is prescribed. No bridges are proposed.
Clogging	
SO127 Development provides for bridges to be designed to minimise the accumulation of debris on the bridge or its supporting structures.	S127.1 No Solution is prescribed. No bridges are proposed.
SO128 Development provides for bridges to be provided instead of culverts where there is a significant risk of clogging.	S128.1 No Solution is prescribed. No bridges are proposed.
Equity for Users	
SO129 Development provides for bridges to equitably provide space for all likely users.	S129.1 Development provides for bridges which— (a) provide for separate pedestrian space where the road class provides for a pathway and/or
	bikeway in the road profile in accordance with the standards in <i>Planning Scheme Policy 7</i> ; and (b) provide the opportunity for the future addition of separate pedestrian space; and (c) provide for separate space for recreation trail users where on a recreation trail identified on the Infrastructure Overlay Maps; and (d) prevent access for vehicles where the bridge has not been designed to carry vehicles. No bridges are proposed.
Amenity	

SO130 Development provides for bridges to be designed to be visually aesthetic.	S130.1 No Solution is prescribed. No bridges are proposed.
<i>Support for Other Infrastructure</i>	
SO131 Development provides, where infrastructure network designs require infrastructure to cross streams, for bridges to be designed to make provision for the carriage of (a) water supply pipes; or (b) sewerage pipes; or (c) electricity or telephone cables.	S131.1 No Solution is prescribed. No bridges are proposed.
Local Area Traffic Management Devices	
<i>Safety</i>	
SO132 Development provides for local area traffic management devices to be designed and constructed to ensure they do not become a traffic hazard.	S132.1 No Solution is prescribed. Noted.
SO133 Development provides for the use of local area traffic management devices to result in a diminished speed environment.	S133.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . Noted.
SO134 Development provides that local area traffic management devices do not incorporate elements which would reduce visibility of hazards for traffic below that limits for the speed environment.	S134.1 Development provides that sight distances are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . Noted.
<i>Maintenance Costs</i>	
SO135 Development provides that local area traffic management devices are designed to be removable at low cost.	S135.1 Development provides that local area traffic management devices are designed to sit on top of the road pavement. Noted.
<i>Clarity</i>	
SO136 Development provides that where local area traffic management devices are incorporated into an area that there is a clear delineation between main traffic routes and minor local streets.	S136.1 No Solution is prescribed. Noted.
<i>Equity (Users)</i>	

SO137 Development provides that where local area traffic management devices are incorporated into an area that the design of the devices does not exclude existing or proposed users from the road environment unless this is a specific design intent.	S137.1 No Solution is prescribed. Noted.
Storage of Traffic at Intersections	
SO138 Development provides that where local area traffic management devices are incorporated into an area that traffic storing at an intersection does not result in a traffic hazard at the local area traffic management device.	S138.1 Development provides adequate stacking distance between the intersection and the first local area traffic management device. Noted.
Access in Floodable Areas	
Safety	
SO139 Development is sited to enable access in the event of a flood in non-rural areas.	S139.1 Development ensures that all Buildings have a trafficable access to a Major Transport Route during the DFE, where located in the— (a) Mt Lindesay Corridor Zone; or (b) Rural Zone, where in the—
	(i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv) Active Recreation Precinct; or (v) Community Facilities Precinct; or (c) Kooralbyn Zone; or (d) Bromelton Zone; or (e) Beaudesert and Canungra Townships Zone; or (f) Tamborine Mountain Zone. The site appears to be in an elevated flood free position.
SO140 Development is sited to enable access in reasonable time in the event of a flood in rural areas.	S140.1 Development ensures that access in a Precinct not mentioned in S139.1 is available to a habitable Building in a 50% AEP flood event and within 24 hours of the loss of access in a 1% AEP flood event. The site appears to be in an elevated flood free position.

Guideposts and Road Signage	
Safety	
SO141 Development provides guideposts and road signage that adequately warn all road users of hazards to traffic movements and delineate the course of the road.	S141.1 Development in road reserves is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). S141.2 Development in parks or on recreation, pedestrian or bicycle paths is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Standard Design	
SO142 Development provides guideposts and road signage that convey the information in a manner consistent with state standards.	S142.1 Development provides signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD). Noted.
Clarity	
SO143 Development provides that guideposts and road signage are located so that they are easily seen.	S143.1 No Solution is prescribed. Noted.
SO144 Development provides that existing guideposts and road signage is not obscured from view by road users.	S144.1 No Solution is prescribed. Noted.
Noise and Vibration Management	
Safety	

SO145 Construction activities do not affect nearby residences or other sensitive receptors due to noise or vibration.	S145.1 Development provides that construction does not occur on a public holiday or outside the following hours— (a) where background noise levels are exceed by more than 10 dB(A) at a noise sensitive place— (i) Monday to Friday, 7:00am to 6:00pm; and (ii) Saturday, 7:00am to 1:00pm; and (b) where background noise levels are not exceed by more than 10 dB(A) at a noise sensitive place— (i) Monday to Friday, 6:00am to 7:00am and 6:00pm to 10:00pm; and (ii) Saturday, 6:00am to 7:00am and 1:00pm to 10:00pm; and (c) where noise is inaudible at a noise sensitive place— (i) Monday to Friday, 10:00pm to 6:00am; and (ii) Saturday, 10:00pm to midnight; and (iii) all day Sunday. S145.2 Development does not cause vibration which causes damage to nearby structures either directly through vibration transmission or indirectly by causing the settlement of foundations.
	Noted.
Street Furniture	
Safety	
SO146 Development provides for street furniture to be designed and constructed to ensure they do not become a traffic hazard.	S146.1 No Solution is prescribed. Noted.
SO147 Development provides for street furniture to be designed and constructed to be safe for users and passing pedestrians.	S147.1 No Solution is prescribed. Noted.

Standard Design	
SO148 Development provides for street furniture to be designed to a consistent theme used in the locality.	S148.1 No Solution is prescribed. Noted.
Amenity	
SO149 Development provides for street furniture to be designed to provide an aesthetic street scape and incorporate landscaped elements.	S149.1 No Solution is prescribed. Noted.
Functionality of Road Verge	
SO150 Development provides for street furniture to be designed, located and constructed to that pedestrian and bicycle movement is not impeded.	S150.1 No Solution is prescribed. Noted.
SO151 Development provides for street furniture to be designed, located and constructed to ensure they do not impede the maintenance of services located within the road verge.	S151.1 Development provides that street furniture is designed to be removable. Noted.
Line Marking, Including Crossings	
Safety	

SO152 Development provides that line marking, including crossings, is designed and applied to ensure the safe movement of traffic.	S152.1 Development provides that line marking is undertaken in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
SO153 Development provides that line marking is designed and applied to clearly identify traffic lanes and their purpose and	S153.1 Development provides that line marking is undertaken in accordance with the standards in Planning Scheme Policy 7
vehicle parking spaces.	(Standards for Construction and Infrastructure). Noted.
Parks	
Standards of Service	
SO154 Development provides local recreation space for residents or contributes towards the provision of local recreation space.	S154.1 S154.2 Development provides local recreation space in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Development contributes towards the provision of local recreation space where such space can not be provided within the development in accordance with Planning Scheme Policy 5 (Infrastructure Contributions). Complies.
SO155 Development contributes towards the collective provision of district and regional recreation space.	S155.1 Development contributes towards the provision of district and regional recreation space in accordance with Planning Scheme Policy 5 (Infrastructure Contributions). Complies.

Safety	
SO156 Where development provides recreation space that the design of the space and any furniture or recreation equipment or facilities are safe for all users.	S156.1 Development provides that the design of recreation space conforms to the principles of crime prevention through environmental design (CEPTD). S156.2 Development provides that all furniture or recreation equipment is in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Complies.
Amenity	
SO157 Development provides that recreation space is designed to provide a pleasant recreation setting.	S157.1 No Solution is prescribed. Noted.
Land Suitability	
SO158 Development provides that recreation space provided is suitable for the purpose.	S158.1 Development provides local recreation space in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and
	Infrastructure). Noted.
Locational Equity	
SO159 Development provides that recreation space provided is located to be accessible to users.	S159.1 Development provides local recreation space in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Noted.
Lighting	

SO160 Lighting infrastructure(a) is consistent with the expected capacity of the use or other development; and (b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development; and (c) is in keeping with the character of the location.	S160.1 In urban areas development that creates new public or private roads, pedestrian and cycle paths, or public open space provides street and path lighting in accordance with AS 1158 – Road Lighting. S160.2 In non-urban areas development that creates new public or private roads provides street lighting in accordance with AS 1158 – Road Lighting. No new public or private roads will be created.
Recreation Trails	
SO161 Development provides that recreation trails are provided where identified in the Infrastructure Overlay to a safe standard.	S161.1 Development provides recreation trails in accordance with the standards in Planning Scheme Policy 7 (Standards for Construction and Infrastructure). Not applicable.

Table 5.3.12 Specific Outcomes and Prescribed Solutions for Landscaping

Column 1 Specific Outcomes		Column 2 Acceptable Solutions—If Self-assessable Probable Solutions—If Code-assessable	
Landscaping			
SO1 Development provides landscaping that makes a positive contribution to environmental values.		S1.1 Development ensures that landscaping— (a) reflects the specific character of the locality by using planting on-site that is similar to existing plantings except where plantings include an invasive weed species; and (b) is comprised of native species; and (c) incorporates tree species in private or communal Open Space Areas; and (d) incorporates shade trees in turfed areas greater than 20m²; and (e) incorporates planted landscaping over a minimum of half the landscape area. Planting of relevant species will be undertaken.	
SO2 Development ensures that landscaping incorporates significant existing vegetation where possible.		S2.1 Development ensures the retention of existing trees. S2.2 Development ensures that established significant vegetation that is removed or damaged is replaced with mature vegetation. S2.3 Development ensures that new Buildings, car parks and driveways are located so as to enable the retention and long term performance of significant on-site vegetation. Vegetation will be retained as much as possible.	
SO3 Development ensures that landscaping design promotes safety and casual surveillance.		S3.1 Development ensures that trees with a minimum 1.8 metres of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways. S3.2 Development provides that landscaping allows adequate visibility for casual surveillance of public and semi-public places including entrances to and exits from sites and Buildings. S3.3 Development provides that plantings do not obscure doors and windows overlooking public and communal spaces and isolated areas. Noted.	

SO4 Development ensures that the location and type of planting does not have an adverse effect on Building foundations	S4.1 Development is to ensure that planting is not undertaken within a public utility easement or within 3 metres of overhead or
or electricity infrastructure such as overhead and underground utility services.	underground utility services. S4.2 Development is to ensure that plant species will not damage Building foundations or overhead and underground utility services. S4.3 Development provides that vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary. Noted.
SO5 Development ensures that landscaping design promotes the efficient use of water so as to minimise the demand for potable water and site runoff.	S5.1 Development provides that landscaping— (a) maximises water infiltration on site through— (i) draining hard surfaced areas towards permeable surfaces; and (ii) incorporating turf and garden beds; and (iii) maximising the extent of permeable surfaces; and (b) incorporates locally occurring native plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements, where the site is not readily accessible or on-site maintenance is limited. Noted.
SO6 Development ensures that all paved areas and turf and mulched garden beds incorporate measures that facilitate adequate drainage	S6.1 Development provides that where landscaping incorporates paved areas and turf and mulched garden beds that such areas — (a) are adequately drained through the provision and treatment of swales, spoon drains, field gullies, sub-surface drainage and
	stormwater connections; and (b) do not restrict overland flow paths. Noted.
SO7 Development provides landscaping which enhances the appearance of the premises and makes a positive contribution to the Streetscape.	S7.1 Development in an industrial area ensures that landscaping comprises 10% of the site. S7.2 Development is to provide a mixture of trees and shrubs which have— (a) a minimum height when planted of— (i) 750 millimetres for trees; and (ii) 500 millimetres for shrubs; and (b) a minimum mature height of— (i) 4 metres for trees; and (ii) 1 metre for shrubs.

	S7.3 Development provides that trees and shrubs are planted at a minimum density of 1 tree or shrub per 16m² of landscaped area. Noted.
SO8 Development provides landscaping which— (a) screens visually intrusive Buildings, structures, open space storage areas and the like from public places, residences and other sensitive development; and (b) maintains privacy between adjoining residences.	S8.1 Development provides for a landscaped strip of not less than 3 metres in width, unless a greater width is specified in a Use Code. S8.2 Development provides that— (a) evenly spaced spreading trees and shrubs are provided in all landscape areas; and (b) landscaped areas along the frontage of the site include large trees that together, can achieve a canopy spread over a minimum of 50% of the site frontage within 10 years of planting; and (c) at least 4 trees with a
	mature height of at least 4 metres are provided for every 20 metres of site frontage. S8.3 Development involves a mixture of trees and shrubs which have— (a) a minimum height when planted of— (i) 750 millimetres for trees; and (ii) 500 millimetres for shrubs; and (b) a minimum mature height of— (i) 4 metres for trees; and (ii) 1 metre for shrubs. Noted.
SO9 Development provides that landscaping along the boundary between developments visually screens incompatible activities and serves to enhance the visual appearance of the development.	S9.1 No Solution is prescribed. Noted.

Table 5.3.16 Specific Outcomes and Prescribed Solutions for Parking and Servicing for Code and Impact-assessable Development

Column 1 Specific Outcomes	Column 2 Probable Solutions
Parking Provision Rates	
SO1 Development provides for sufficient vehicle parking on-site to meet the demand likely to be generated by the development having regard to— (a) any existing parking facilities on the site and the premises they service; and (b) the feasibility of physically	S1.1 Development provides for on-site vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking). S1.2 Development provides that all off-street parking areas are constructed and available for use before the use commences. Two large car parks will be provided.
providing parking on-site; and (c) the hours of operation of the proposed use and the opportunity for sharing parking spaces with other uses; and (d) the availability of public parking in the surrounding area; and (e) the content of any Planning Scheme policy or infrastructure Charges Plan dealing with monetary contributions in lieu of providing on-site parking; and (f) existing and future traffic conditions in the surrounding area.	
Vehicle Access	
SO2 Development provides that vehicle access arrangements are appropriate for the— (a) capacity of the parking area; and (b) volume, frequency, and type of vehicle usage; and (c) function and configuration of the access road; and (d) ensuring the safety of drivers and pedestrians; and (e) free influx of traffic into parking areas; and (f) unimpeded access for emergency and essential service vehicles; and (g) prevention of adverse effects on traffic movements on streets external to the site.	S2.1 Development provides vehicle accesses and queuing areas that comply with AS2890. S2.2 Development provides that no parking or turning movements or intersection aisles are provided in vehicle queuing areas. S2.3 Development provides that where access driveways are to cater for a high volume and turnover of vehicles, accesses are located— (a) off side roads rather than main thoroughfares; and (b) away from areas of high pedestrian traffic; and (c) so that right turning traffic movements do not obstruct through traffic; and (d) so that the access does not conflict with the operation of bus stops, taxi ranks, and pedestrian crossings. Complies.

SO3 Development provides that vehicle accesses have minimal adverse effects on the—	S3.1 Development provides that the maximum number of driveways accessing a Lot or premises is
(a) safety and efficiency of the access road; and (b) integrity of infrastructure within the road reserve; and (c) amenity of premises in the surrounding area.	one, unless it can be demonstrated that multiple driveways will improve ingress/egress, internal traffic operation and pedestrian safety without comprising the safety and efficiency of the access road. Only one driveway accesses the lot.
Car Park Design	
SO4 Development provides that the siting of a parking area has regard to— (a) the type of road frontage; and (b) the safety and convenience of ingress and egress points; and (c) the effect of vehicle parking on adjacent uses; and (d) minimisation of vehicle and pedestrian conflicts; and (e) potential for site landscaping; and (f) issues relating to public safety and security; and (g) linkages between car parks on adjacent properties; and (h) co-location and multi-use opportunities for shared parking arrangements.	S4.1 No Solution is prescribed. The parking areas are suitably sited.
SO5 Development provides that the parking spaces are— (a) useable by the occupants and visitors including disabled persons; and (b) easily accessible from the Building; and (c) located to encourage off-street parking; and (d) located and designed to maintain or improve the character of the surrounding area; and (e) located within the development site.	S5.1 Development provides that— (a) entry and exit points to the car park are clearly signposted; and (b) all parking spaces are freely available for use by a development's staff and visitors during the business hours of the use; and (c) visitor and customer car spaces are located in the most accessible position to the main entrance of the Building; and (d) above ground or multi-

	level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development; and (e) 60% of the car parks for non-residential development are easily visible from the street. Complies.
SO6 Development provides that the parking area has— (a) clearly marked parking spaces of adequate dimensions; and (b) adequate manoeuvring area for parking spaces; and (c) a clear, safe, and effective circulation system; and (d) sufficient queuing area for vehicles entering or leaving the site.	S6.1 Development provides that the vehicle parking area is designed in accordance with AS2890.1 – Parking Facilities – Off-Street Car Parking, except that small car parking is— (a) limited to a maximum of 10% of the total spaces provided; and (b) physically separated from standard sized spaces; and (c) signposted as small car parking. S6.2 Development provides that the layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds. S6.3 Development provides that no parking or turning movements or intersection aisles are located in a queuing area. S6.4 Development provides queuing spaces in accordance with the table below— Static capacity of car park Queue spaces 1 to 60 spaces 2 61 to 100 spaces 3 Greater than 100 spaces As per table 3.3, AS 2890.1 S6.5 Development which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary. Complies.
SO7 Development provides that	S7.1 Development does not have an

vehicle parking does not have an adverse effect on the natural environment.	adverse effect on existing street trees. S7.2 Development provides that where any part of a parking area is designated and used as a vehicle cleaning or washing area that contaminants are not released into the environment. S7.3 Development ensures that a parking area with a capacity in excess of 100 vehicles is designed with an appropriately located, gross pollutant trap. Complies.
SO8 Development provides that the parking area minimises the effects of heat radiation, glare, dust, and noise on the amenity of the surrounding area.	S8.1 Development provides for Screen Landscaping and Aesthetic Landscaping throughout the parking area. S8.2 Development provides that parking spaces are sealed. S8.3 Development provides for a solid 1.8 metre fence or wall along rear and side boundaries of the parking area where the parking area adjoins a residential or other noise-sensitive use. S8.4 Development provides for shade structures in a parking area with a capacity in excess of 100 vehicles. Complies.
SO9 Development provides for safe and segregated pedestrian paths within the parking area that provide access to the use.	S9.1 No Solution is prescribed. Complies.
Pick Up and Set Down Areas	
SO10 Development provides for a bus pick up and set down area in a safe and adequate manner where the development involves— (a) a Passenger Terminal; or (b) a Community Facilities; or (c) an Educational Establishment; or (d) a Hospital; or (e) a major recreational facility; or (f) an institution; or	S10.1 Development provides a bus pick up and set down area that allows— (a) a bus to manoeuvre in accordance with Austroads Standards for a long rigid bus; and (b) passengers to safely board and alight from the bus; and (c) buses to avoid obstructing access for circulating traffic within the site or on the street.

(g) a Motel or Hotel with more than 20 units or rooms; or (h) a major Aged Person Accommodation; or (i) a Shopping Centre with a gross floor area in excess of 5,000m ² .	Not applicable.
SO11 Development provides for car pick up and set down areas in a safe and adequate manner where the development involves— (a) a Passenger Terminal; or (b) a Cemetery or Crematorium; or (c) a Child Care Facility; or (d) a Community Facilities; or (e) an Educational Establishment; or (f) a Hospital; or (g) a major recreational facility; or (h) an institution; or (i) a licensed club; or (j) a place of Public Worship; or (k) a Shopping Centre with a gross floor area in excess of 5,000m ² .	S11.1 Development provides for a car pick up and set down area within the site that allows— (a) several cars at one time to manoeuvre in accordance with Austroads Standards; and (b) passengers to safely board and alight from the vehicle; and (c) cars to avoid obstructing access for circulating traffic within the site. Noted.
Service Vehicle Provision	
SO12 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that— (a) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; and (b) is safe and efficient; and (c) does not impede vehicular and pedestrian circulation within or external to the site; and	S12.1 Development provides for service parking in accordance with Table 5.3.15A (Car and Service Vehicle Parking). S12.2 Development provides for service bays and access driveways in accordance with the provisions of AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities. S12.3 Development provides that service vehicles can enter and exit the site in a forward direction. S12.4 Development provides that service vehicle loading and
(d) does not detract from the amenity of the locality and in particular adjoining properties.	unloading areas are screened from view from adjacent incompatible uses. Noted.

SO13 Development provides that refuse trucks are able to readily access on-site refuse storage facilities.	S13.1 Development provides for access and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle in accordance with Austroads Standards Australia, HB72 Design Vehicles and Turning Path Templates. S13.2 Development provides that extra pavement depth is provided on the route the refuse truck will take through the car park. Noted.
Parking for People with Disabilities	
SO14 Development provides that vehicle parking for people with disabilities is provided in sufficient numbers and is well located, and has appropriate dimensions to meet user needs.	S14.1 Development provides that vehicle parking for people with disabilities is located in close proximity to main Building entries or uses. S14.2 Development provides parking spaces for people with disabilities at the rates specified in Appendix C of AS 2890.1, Part 1: Off Street Car Parking. S14.3 Development provides that parking spaces for people with disabilities are designed in accordance with Appendix C of AS 2890.1, Part 1: Off Street Car Parking. S14.4 Development provides that pathways and ramps link disabled car spaces with the entrances to Buildings or uses, in accordance with AS1428.1: Design for Access and Mobility. S14.5 Development provides for readily visible signs at the entrance to the car park and within the car park to indicate the location of disabled parking and disabled access ways to destinations within the site. Noted.
Parking for Motorcycles	
SO15 Development provides parking for motorcycles in a manner to	S15.1 Development provides parking spaces for motorcycles in
meet user needs.	accordance with Section 2.4.7 of AS 2890.1, Part 1. Parking for motorcycles is within the car spaces.
Parking for Bicycles	

SO16 Development provides for bicycle parking in an adequate manner to meet user needs where the development involves— (a) a Community Facilities; or (b) a sport, leisure or entertainment centre; or (c) a library or other public Building; or (d) an Educational establishment; or (e) a Hospital or medical centre; or (f) a transit centre; or (g) a major park or recreation area; or (h) a Shopping Centre.	S16.1 Development provides for bicycle parking in accordance with AS2890.3, Part 3: Bicycle Parking Facilities. S16.2 Development provides for long term bicycle parking space together with the following end-of-trip facilities— (a) 1 locker per 2 bicycle parking spaces; and (b) 1 shower cubicle and change room per 10 bicycle parking spaces. S16.3 Development provides that short-term, bicycle parking areas are located within 15 metres of the main entry to the Building or facility they serve. Not applicable.
Lighting	
SO17 Development provides for lighting to increase safety and security in and around parking areas.	S17.1 Development provides for security lighting in accordance with AS 4282 – 1997 – The Control of Obtrusive Effects of Outdoor Lighting. S17.2 Development provides that night lighting is controlled by photoelectric cells rather than time switches. S17.3 Development provides that areas not intended for night use are closed off from public access. S17.4 Development provides that— (a) light spillage onto adjoining land and roadways is avoided; and (b) illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground. S17.5 Development provides that
	lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk (i.e. lighting sources are shielded at eye level). S17.6 Development provides that lighting within parking structures complies with AS 1680 – Interior Lighting. Noted.
SO18 Development provides that outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.	S18.1 Development provides that areas intended for night-time use (such as principal pedestrian and bicycle movement routes, car park walkways, public spaces, etc) are lit in accordance with AS 1158 – Public Lighting Code. S18.2 Development provides that areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit with the power of 50110 lux. Noted.

Public Safety	
SO19 Development enhances the public safety of a parking area by ensuring that a parking area— (a) optimises informal surveillance and controls inappropriate access; and (b) is well-lit to enable surveillance of all of the parking area and accessways; and (c) is well-signed and provided with emergency facilities; and (d) incorporates features which control vehicle speeds.	S19.1 Development provides that a tree or shrub which is planted in or adjacent to a parking area— (a) has a clean trunk for a minimum height of 2 metres; or (b) is low-growing to a maximum height of 1.2 metres. S19.2 Development provides that a parking area— (a) is located where it can be monitored by passers-by and occupants of the development; and (b) with more than 100 spaces, has an attendant to provide surveillance and manage emergencies. S19.3 Development provides that a parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area. S19.4 Development provides that a
	parking area does not contain concealment areas. S19.5 Development provides that a parking area is provided with signage identifying exits, destinations, and the location of emergency facilities such as fire extinguishers, telephones, or emergency buttons. S19.6 Development provides for the installation of speed humps in accordance with Australian Standard AS 2890.1 and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians. Noted.
Parking Structures	Noted.
SO20 Development provides that parking structures have adequate clearance from walls, columns, roofs, and other obstructions, to facilitate ease and safety of use.	S20.1 Development provides that parking structures comply with AS 2890.1 Part 1: Off Street Car Parking. S20.2 Development does not incorporate tandem or stacked parking. Noted.

SO21 Development provides that parking structures are designed to minimise the visual impact of the structure on the Streetscape and adjacent uses.	S21.1 Development provides that— (a) parking structures complement the visual amenity of the Streetscape in terms of Building bulk, height, materials, colours, and façade articulation, and (b) where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use. S21.2 Development provides that parking structures are an integral part of the Building they serve. S21.3 Development provides that a free-standing, parking area Building is compatible with other nearby Buildings. S21.4 Development provides that
	where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment. Noted.
Parcel Pick Up and Trolley Bay Areas	
SO22 Development provides that parcel pick up areas— (a) do not interrupt the flow of vehicles in circulation driveways; and (b) enable pedestrians to move freely and safely around vehicles in the pick up area without being put at risk by traffic.	S22.1 No Solution is prescribed. Not applicable.
SO23 Development provides for trolley bays in parking areas associated with retail development to enable the orderly storage of shopping trolleys.	S23.1 Development provides trolley bays in accordance with AS 2890.1 Part 1 – Off Street Car Parking. Not applicable.
Signage	

SO24 Development provides for signage within parking areas to— (a) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; and (b) warn against hazards to safety or potential damage to vehicles; and (c) identify rows of parking to enable users to locate their vehicles; and (d) direct users to lifts, stairs, amenities, exits and other destinations; and (e) inform users about security measures.	S24.1 Development provides for signage in accordance with AS 2890.1 Part 1: Off Street Car Parking and AS 1742: Code of Uniform Traffic Control Devices. S24.2 Development provides that all traffic signage and traffic control measures comply with a Local Government approved layout plan for the parking area. S24.3 Development provides that signage intended for night use is illuminated. S24.4 Development provides that parking spaces are clearly marked and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists. Noted.
Landscaping	
SO25 Development provides for landscaping in parking areas	S25.1 Development provides for landscaping throughout parking
to— (a) enhance the amenity of the site; and (b) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; and (c) provide shade for vehicles and pedestrian walkways; and (d) separate and define different use areas in the parking area; and (e) reduce light spill-over; and (f) separate incompatible uses.	areas, which— (a) incorporates shade trees at the rate of one shade tree for every fourth car space; and (b) provides a minimum 1.2 metres square planting area for each shade tree; and (c) incorporates ground covers around the base of each shade tree; and (d) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap. S25.2 Development provides a landscaped strip 3 metres in width along all street frontages to the parking area, and a 2 metre strip is provided along all boundaries with residential or other sensitive uses. S25.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices. Noted.

SO26 Development provides that landscaping is maintained on a regular basis to ensure the continued growth and survival of the vegetation.	S26.1 Development provides that landscaping is designed and constructed for minimum maintenance, and is maintained at the property owner's expense. Noted.
Drainage	
SO27 Development provides that all stormwater drainage from sealed or paved areas is— (a) collected within the site and piped to a nominated legal point of discharge; and (b) designed to accommodate a 1 in 2 year return interval; and (c) provided with a gross pollutant trap.	S27.1 Development provides that all stormwater drainage is in accordance with the Institute of Engineers, Australia, 1999: "Australian Rainfall and Runoff: A Guide to Flood Estimation" for a two year return period. S27.2 Development provides that where an internal driveway drains towards the street, a grated catch drain of appropriate size is installed immediately inside the property boundary. Noted.
Parking Area Usage	
SO28 Development provides that all parking areas are operated solely for the use of the tenants, customers and staff of the development.	S28.1 Development provides that the parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be leased or sold to other persons. Noted.

10. Conclusion

This report shows that the proposed development is in accordance with the provisions of the Plan. It meets the relevant criteria set down in the relevant Codes.

The proposed alterations and additions to the temple site in a Rural Residential area have been designed in keeping with the existing temple and are sensitive to nearby development.

It is recommended that Council approve the proposal at its earliest convenience.

This report has been prepared by Matt Doolan Town Planner.