9.3.3 Operational work code

9.3.3.1 Application

This code applies to assessing development involving operational work in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5

9.3.3.2 Purpose

(1) The overall outcomes are the purpose of the Operational work code.

(2) The purpose of the Operational work code will be achieved through the following overall outcomes:
- (a) infrastructure is designed and constructed to be safe, functional and meet the current and future needs of the community;
- (b) earthworks associated with filling or excavation are consistent with character and amenity of the neighbourhood and do not increase the potential for land instability;
- (c) filling and excavation does not impact on environmental values and processes including water quality, hydrological flows or significant vegetation;
- (d) development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;
- (e) development over or near major electricity infrastructure does not compromise or interfere with the integrity of the infrastructure;
- (f) development facilitates an efficient use of water resources;
- (g) vegetation is managed to ensure the protection of ecological values, landscape character and amenity;
- (h) landscaping is resilient and enhances the natural landscape character of the area.

9.3.3.3 Assessment benchmarks

Part A—Criteria for development

Table 9.3.3.1—Operational work code

Performance outcomes	Acceptable outcomes
For accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Works for Infrastructure (water supply)	
PO1 Premises have an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct)** **AO1.1** Water supply reticulation is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct)** **AO1.2** A safe and adequate on-site water supply is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO2 Premises provide for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users;	**Where within an Urban Zone** **AO2.1** Sewerage reticulation is designed and constructed in accordance with **SC6.2 –**

Performance outcomes	Acceptable outcomes
(b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	**Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone** **AO2.2** A safe and efficient on-site waste water disposal system is designed and constructed in accordance with *Queensland Plumbing and Wastewater Code* and Australian Standard *AS/NZS3500—Plumbing and drainage.*
Works for Infrastructure (stormwater infrastructure)	
PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	**AO3** Stormwater infrastructure is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Works for Infrastructure (electricity supply)	
PO4 Premises are provided with an adequate supply of electricity.	**AO4** Electricity supply is designed and constructed in accordance with the requirements of the service provider.
PO5 Development within a major electricity infrastructure buffer shown on **Infrastructure overlay maps (OM-006)**: (a) is located and designed in a manner that maintains a high level of security of supply; and (b) is located and designed so as not to impede upon the functioning and maintenance of major electricity infrastructure.	**AO5** Development does not involve works within a major electricity infrastructure buffer.
PO6 Earthworks are designed to ensure access to major electricity infrastructure and substations shown on **Infrastructure overlay maps (OM-006)** are maintained.	**AO6** Earthworks do not restrict access to substations or to and along major electricity infrastructure by utility providers using their normal vehicles and equipment.
Works for Infrastructure (telecommunications infrastructure)	
PO7 Premises are provided with an adequate supply of telecommunications infrastructure.	**AO7** Telecommunications services are designed and constructed in accordance with the requirements of the service provider.
Works for Infrastructure (gates and grids)	
PO8 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with: (a) the safe movement of pedestrians and vehicles; or (b) the proper maintenance of the public road.	**AO8** Gates and grids across public roads are designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Excavation or Filling	
PO9 Filling and/or excavation does not: (a) negatively impact the character and amenity of neighbourhoods; (b) increase flood or drainage impacts on neighbouring properties; (c) cause pollution or contamination of nearby land or watercourses.	**AO9.1** Filling and/or excavation is undertaken in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **AO9.2** Retaining structures exceeding 1 metre in height are setback a minimum of half the height of the

Performance outcomes	Acceptable outcomes
	structure from any property boundary and the setback area is landscaped or screened to a minimum height of 1.2 metres. **Where in a Residential, Rural Residential 4000 Precinct, Rural Residential 8000 Precinct, Centre or Industrial Zone category** **AO9.3** Excavation is limited to a maximum vertical depth of one metre. **AO9.4** Excavation or filling does not result in the permanent retention of surface water. **Where in the Rural Residential 20,000 Precinct** **AO9.5** Excavation is limited to a maximum vertical depth of 2 metres.
PO10 Filling or excavation does not result in works or structures that extract or retain overland water flows, unless approval has been given to incorporate works that retain overland flows in accordance with the provisions of a Water Resource Plan approved under the *Water Act 2000*.	**AO10.1** Excavating or filling does not increase the 'take' of overland flow runoff above that provided under a water entitlement. **AO10.2** No filling is carried out in a waterway.
PO11 Filling and/or excavation works are designed using appropriate engineering standards.	**AO11.1** All filling or excavation works are designed by a Registered Professional Engineer of Queensland or certified by a statement from a Registered Professional Engineer of Queensland that the works are structurally sound. **AO11.2** Filling and excavation is designed and constructed in accordance with Australian Standard *AS3798—Guidelines on earthworks for commercial and residential developments*.
PO12 Filling and/or excavation does not: (a) increase flood or drainage impacts on neighbouring properties; or (b) cause pollution or contamination of nearby lands or watercourses.	**AO12.1** Filling does not result in the ponding or pooling of water on the premises or adjoining properties. **AO12.2** Filling or excavation does not result in an increase in the velocity of overland flow to the extent of causing erosion, scouring or other damage to adjacent land. **AO12.3** For filling, only clean fill is used. **AO12.4** For excavation, no contaminated material is excavated.
PO13 Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	**AO13** During construction soil erosion and sediment is controlled in accordance with standards contained in **SC6.2 – Planning Scheme**

Performance outcomes	Acceptable outcomes
	Policy 1 – Design and Construction Standards.
Vegetation Clearing	
PO14 Vegetation must be protected to ensure that: (a) vegetation of historical, cultural or visual significance is retained; (b) vegetation is retained for erosion prevention and slope stabilisation; (c) the character of the local area is maintained; (d) pedestrian shading is maintained; (e) the conservation of natural biodiversity is assisted.	**AO14.1** Street trees are retained. **AO14.2** No vegetation clearing (unless minor operational work). OR **AO14.3** Vegetation clearing is essential for carrying out work authorised or required under another Act. OR **AO14.4** Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works. OR **AO14.5** Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level) of an existing building or structure. OR **AO14.6** Vegetation clearing is authorised by Council and is considered as one or more of the following: (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; (b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site. OR **AO14.7** Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor. OR **AO14.8** Vegetation clearing is undertaken to: (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan;

Performance outcomes	Acceptable outcomes
	(c) or establish a fire break during a fire event or to contain fire in some other way during a fire event.
PO15 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an urban area which would likely cause an impact on human health and safety.	**AO15.1** Vegetation is transported off-site for disposal or reuse. OR **AO15.2** Vegetation is processed on site for use in landscaping or erosion and sedimentation control.
Landscaping Works	
PO16 Where landscaping is to be provided, it shall: (a) be planted with species that are recognised as low maintenance and needing minimum water; (b) provided with suitable soils or soil conditioners to assist with growth; and (c) provided with suitable mulch and watering systems.	**AO16** Landscaping is undertaken in accordance with **SC6.2 – Design and Construction Standards**.