

9.4.3 Operational Works Code

Table 9.4.3.1 - Operational works code

Performance outcomes	Acceptable outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For assessable development (code, code (fast tracked) and impact)		
Works for infrastructure (water supply)		
<p>PO1 Premises have an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>Where within an <i>Urban Zone</i> 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.</p>	
	<p>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.</p>	
Works for infrastructure (wastewater disposal)		
<p>PO2 Premises provide for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment. 	<p>Where within an <i>Urban Zone</i> AO2.1 Sewerage reticulation is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>	
	<p>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 <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard AS/NZS3500.</i></p>	

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Works for infrastructure (stormwater infrastructure)		
<p>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.</p>	<p>AO3 Stormwater infrastructure is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>	
Works for infrastructure (electricity supply)		
<p>PO4 Premises are provided with an adequate supply of electricity.</p>	<p>AO4 Electricity supply is designed and constructed in accordance with the requirements of the service provider.</p>	
<p>PO5 Development within a major electricity infrastructure buffer shown on Infrastructure overlay maps (OM-006):</p> <ul style="list-style-type: none"> 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. 	<p>AO5 Development does not involve works within a major electricity infrastructure buffer.</p>	
<p>PO6 Earthworks are designed to ensure access to major electricity infrastructure and substations shown on Infrastructure overlay maps (OM-006) are maintained.</p>	<p>AO6 Earthworks do not restrict access to substations or to and along major electricity infrastructure by utility providers using their normal vehicles and equipment.</p>	
Works for infrastructure (telecommunications infrastructure)		
<p>PO7 Premises are provided with an adequate supply of telecommunications infrastructure.</p>	<p>AO7 Telecommunications services are designed and constructed in accordance with the requirements of the service provider.</p>	

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Works for infrastructure (gates and grids)		
<p>PO8 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with:</p> <ul style="list-style-type: none"> (a) the safe movement of pedestrians and vehicles; or (b) the proper maintenance of the public road. 	<p>AO8 Gates and grids across public roads are designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>	
Excavation or filling		
<p>PO9 Filling and/or excavation does not:</p> <ul style="list-style-type: none"> (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. 	<p>AO9.1 Filling and/or excavation is undertaken in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>	
	<p>AO9.2 Retaining structures exceeding 1 metre in height are setback a minimum of half the height of the structure from any property boundary and the setback area is landscaped or screened to a minimum height of 1.2 metres.</p>	
	<p>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.</p>	
	<p>AO9.4 Excavation or filling does not result in the permanent retention of surface water.</p>	

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	<p>Where in the Rural Residential 20,000 Precinct AO9.5 Excavation is limited to a maximum vertical depth of 2 metres.</p>	
<p>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 <i>Water Act 2000</i>.</p>	<p>AO10.1 Excavating or filling does not increase the 'take' of overland flow runoff above that provided under a water entitlement.</p>	
	<p>AO10.2 No filling is carried out in a waterway.</p>	
<p>PO11 Filling and/or excavation works are designed using appropriate engineering standards.</p>	<p>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.</p>	
	<p>AO11.2 Filling and excavation is designed and constructed in accordance with AS3798.</p>	
<p>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.</p>	<p>AO12.1 Filling does not result in the ponding or pooling of water on the premises or adjoining properties.</p>	
	<p>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.</p>	

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	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 Policy 1 – Design and Construction Standards.	
Vegetation clearing		
PO14 Vegetation must be protected to ensure that: <ul style="list-style-type: none"> (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 <i>minor operational works</i>). 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	

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	<p>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.</p> <p>OR</p>	
	<p>AO14.6 Vegetation clearing is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> (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. <p>OR</p>	
	<p>AO14.7 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p>	
	<p>AO14.8 Vegetation clearing is undertaken to:</p> <ul style="list-style-type: none"> (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan; (c) or establish a fire break during a fire event or to contain fire in some other way during a fire event. 	

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<p>PO15 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an <i>urban area</i> which would likely cause an impact on human health and safety.</p>	<p>AO15.1 Vegetation is transported off-site for disposal or reuse.</p> <p>OR</p>	
	<p>AO15.2 Vegetation is processed on site for use in landscaping or erosion and sedimentation control.</p>	
Landscaping works		
<p>PO16 Where landscaping is to be provided, it shall:</p> <ul style="list-style-type: none"> (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. 	<p>AO16 Landscaping is undertaken in accordance with SC6.2 – Design and Construction Standards.</p>	