

2. GENERAL LAND USE AND DEVELOPMENT CODES

2.5 OPERATIONAL WORKS CODE¹

PURPOSE

The purpose of this code is to achieve the following outcomes:

- (a) Uses are provided with an appropriate level of water, waste water treatment and disposal, drainage, energy, communications and other services;
- (b) Access, streets, roads and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
- (c) Infrastructure is provided in a manner which maximises resource efficiency and minimises whole of life cycle costs;
- (d) Infrastructure is integrated with surrounding networks;
- (e) The integrity of existing infrastructure is maintained;
- (f) Development is undertaken in accordance with best environmental management practice to support the achievement of ecological sustainability; and
- (g) Development does not detract from the character and amenity of the locality.

¹ *This code is generally applicable at the material change of use or reconfiguration of lots stage, in addition to the operational works/detailed design stage (refer to the tables of assessment to determine the applicability of this code). Compliance with this code at the initial material change of use or reconfiguration application stage should generally be demonstrated by:*

- *identifying the locations of services and utilities and the relevant connection points for the services and utilities;*
- *identifying stormwater management devices for the purpose of stormwater quality and quantity control, with sufficient calculations undertaken to demonstrate that appropriate space allocations for such devices have been allocated; and*
- *providing a conceptual design for the required operational works.*

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(1) Utilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Services are provided in a manner which:</p> <ul style="list-style-type: none"> (a) ensures appropriate capacity to meet the current and future needs of the development site; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) minimises risk of environmental harm; (e) minimises whole of life cycle costs; (f) can be easily and efficiently maintained; and (g) minimises potable water demand and wastewater production. 	<p>A1.1 (a) Each site or lot is connected to Council's reticulated water supply and sewerage system².</p> <p style="text-align: center;">Or</p> <p>(b) Where the site is in a Rural Precinct and is not within Council's water supply or sewerage serviced areas, on site water supply and a system for wastewater treatment and disposal is provided in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>³.</p> <p style="text-align: center;">Or</p> <p>(c) Where the site is in the Sustainable Rural Residential Precinct and is not within Council's water supply or sewerage serviced areas, an on-site water supply and a system for waste water treatment and disposal is provided in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>³.</p> <p>A1.2 Reticulated water supply and sewerage systems are designed and constructed in accordance with <i>Planning Scheme Policy No.5– Operational Works</i>.</p> <p>A1.3 Each site or lot is connected to an existing power supply and telecommunications network⁴.</p> <p>A1.4 Other than in a rural precinct, electrical and telecommunications reticulation infrastructure is provided underground.</p> <p>A1.5 Street lighting is provided in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>
<p>P2 The orderly development of adjacent properties, or stages, is not prejudiced</p>	<p>No Acceptable Measure nominated.</p>

² Applicants should note that the requirements of the Code for Integrated Water Management will also apply.

³ Where on-site sewage treatment is permitted the management of sewage generated on-site must comply with the Plumbing and Drainage Act 2002, the On-site Sewerage Code and Australian/New Zealand Standard 1547: 2000 (on-site domestic wastewater management)."

⁴ Applicants should note that such connection will be subject to the approval of the relevant supply authority.

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(2) Movement Networks

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development sites are provided with external roadworks along the full extent of the frontage appropriate to the function and amenity of the road and including:</p> <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) stormwater drainage; and (f) conduits to facilitate the provision of street lighting systems and traffic signals. 	<p>A1.1 Roadworks design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i> and <i>Planning Scheme Policy No. 6 –Transport, Traffic and Parking</i>.</p>
<p>P2 The reserve width, pavement, edging, street-scaping and landscaping support the intended functions and amenity of the road.</p>	<p>A2.1 Road design and construction including within development for Community Title uses, is undertaken in accordance with <i>Planning Scheme Policy No.5– Operational Works</i> and with the characteristics intended for the particular type of road specified in <i>Planning Scheme Policy No. 6 –Transport, Traffic and Parking</i>.</p>
<p>P3 Road pavement surfaces:</p> <ul style="list-style-type: none"> (a) are sufficiently durable to carry wheel loads for parked and travelling vehicles; (b) ensure the safe passage of vehicles, pedestrians and cyclists; (c) ensure appropriate management of stormwater and maintenance of all weather access; and (d) allow for reasonable travel comfort 	<p>A3.1 Road pavement design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>
<p>P4 Pavement edges control vehicle movements by delineating the carriageway.</p>	<p>A4.1 Road pavement design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>
<p>P5 The verges and footpaths provide</p> <ul style="list-style-type: none"> (a) safe access for pedestrians clear of obstructions; (b) an access for vehicles onto properties; (c) an area for public utility services; and (d) provide for people with disabilities by allowing safe passage of wheel chairs and other mobility aids 	<p>A5.1 Verge and footpath design and construction including within development for Community Title uses is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i> and <i>Planning Scheme Policy No. 6 –Transport, Traffic and Parking</i>.</p>
<p>P6 Bikeways provide safe and attractive cycle routes for commuter and recreational purposes</p>	<p>A6.1 Bikeway design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i> and <i>Planning Scheme Policy No. 6 - Transport, Traffic and Parking</i>, and the <i>Priority Infrastructure Plan</i>.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P7 Measures intended to restrain traffic speeds and/or volumes⁵:</p> <ul style="list-style-type: none"> (a) avoid stop-start conditions; (b) provide for appropriate sight distances; (c) avoid increased vehicle emissions; (d) minimise unacceptable traffic noise to adjoining land uses; (e) maintain convenience or safety levels for cyclists and public transport; and (f) are integrated with landscaping and streetscape design. 	<p>A7.1 Speed control devices are designed and constructed in accordance with <i>Planning Scheme Policy No. 6 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking.</i></p>
<p>P8 Constructed roads and paths must be designed to minimise environmental impact</p> <p><i>Movement Networks continued</i></p>	<p>A8.1 Road design and construction is undertaken in accordance with <i>Planning Scheme Policy No. 5 – Operational Works and Planning Scheme Policy No. 6 –Transport, Traffic and Parking.</i></p>

⁵ Council will not accept the use of speed restriction techniques and devices in place of appropriate road design, in accordance with P4.

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(3) Public Parks Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Parks are designed to support their intended function, amenity and recreational setting.	A1.1 Public parks are conceptually designed to the desired standard of service as outlined in <i>the Priority Infrastructure Plan</i> and designed and constructed in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i> .

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(4) Excavation and Filling

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Excavation and filling⁶:</p> <p>(a) do not cause environmental harm;</p> <p>(b) do not impact adversely on visual amenity or privacy; and</p> <p>(c) maintain natural landforms as far as possible.</p>	<p>A1.1</p> <p>(a) On sites of 15% or more (as identified on Regulatory Map 1.3 – Steep and Unstable Land Special Management Area), the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the natural ground level at any point⁷.</p> <p>OR</p> <p>(b) In other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point.</p> <p>A1.2 No part of any cut and/or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation.</p> <p>A1.3 Retaining walls are no greater than 1.0 metre high.</p> <p>A1.4 Retaining walls are constructed a minimum 150 mm from lot boundaries.</p> <p>A1.5 All stored material is:</p> <p>(a) contained wholly within the site; and</p> <p>(b) located in a single manageable area that does not exceed 50m²; and</p> <p>(c) located at least 10 metres from any property boundary.</p>
<p>P2 All cutting and filling works are stable in both the short and long term.</p>	<p>No Acceptable Measure is nominated.</p>
<p>P3 Filling or excavation do not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.⁸</p>	<p>A3.1 No contaminated material is used as fill.</p> <p>A3.2 For excavation, no contaminated material is excavated or contaminant disturbed.</p> <p>A3.3 Waste materials are not used as fill, including but not limited to:</p> <p>(a) commercial waste</p> <p>(b) construction/demolition waste</p> <p>(c) domestic waste</p> <p>(d) garden/vegetation waste</p> <p>(e) industrial waste.</p>
<p>P4 The location and extent of excavation or filling is consistent with the intended future use of the site.</p>	<p>A4.1 The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).</p>

⁶ Applicants should be aware that the Code for the Development of Detached Houses and Display Homes also contains requirements for excavation and filling associated with such development on steep land.

⁷ Applicants should be aware that other requirements contained within the Code for Development on Steep and Unstable Land will also apply within areas identified on Regulatory Map 1.3.

⁸ Applicants should be aware that the Code for Assessment and Management of Acid Sulfate Soils will also apply within areas identified on Regulatory Map 1.4 – Acid Sulfate Soils Areas Special Management Area, as indicated in the Tables of Development Assessment in Volume 1 of this Planning Scheme.

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(5) Construction Management⁵

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The aesthetic and ecological values of retained vegetation is protected.</p>	<p>A1.1 Works, storage or other cause of disturbance to soils below the canopy of any retained vegetation are excluded.</p> <p>A1.2 Retained vegetation is fenced and appropriately signed during construction.</p> <p>A1.3 All declared noxious weeds and environmental weeds are removed from the site.</p>
<p>P2 Environmental harm on surrounding areas as a result of air emissions, noise or lighting is minimised during construction activity.</p>	<p>A2.1 No dust emissions extend beyond the boundary of the site.</p> <p>A2.2 No other air emissions, including odours, are detectable at the boundary of the site.</p> <p>A2.3 Works are only carried out between 6:30am to 6:30pm Monday to Saturday inclusive</p> <p>A2.4 Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm.</p> <p>A2.5 Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 “Control of the obtrusive effects of lighting” at surrounding sensitive uses.</p>
<p>P3 Existing utilities, road and drainage infrastructure:</p> <p>(a) continue to function efficiently; and (b) can be accessed by the relevant authority for maintenance purposes.</p>	<p>A3.1 Existing utilities, road and drainage infrastructure are protected and or relocated in accordance with the standards set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p> <p>A3.2 The costs of any alterations or repairs are met by the applicant.</p>
<p>P4 Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.</p>	<p>No Acceptable Measure nominated</p>
<p>P5 Provision is made for:</p> <p>(a) minimisation of waste material; (b) separation of recyclable material; (c) storage of waste and recyclable material; (d) collection of waste and recyclable material; in a manner that minimises adverse impacts on the amenity and safety of surrounding areas.</p>	<p>A5.1 Waste minimisation, storage and servicing arrangements are made in accordance with <i>Planning Scheme Policy No. 5 – Operational Works.6</i></p>
<p>P6 The integrity of assets to be delivered to Council is protected.</p>	<p>A6.1 Construction is undertaken in accordance with the standards set out in <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>

⁵ In order to demonstrate compliance with the Performance Criteria or Acceptable Measures set out in this element, Council may request the preparation of a Construction Management Plan.

⁶ Council may request the preparation of a Waste Management Plan, in accordance with Planning Scheme Policy No 10 (Preparation of Waste Management Plans).

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