

Division 8: Development Standards – Reconfiguring a Lot Code**About the Development Standards – Reconfiguring a Lot Code**

- The Development Standards – Reconfiguring a Lot Code regulates Operational Work which is directly associated with Reconfiguring a Lot, which in all cases is Code assessable development.
- Operational Works are categorised into the following;
 1. Extracting gravel, rock, sand or soil from the place where it occurs naturally; or
 2. Conducting a forest practice; or
 3. Filling and excavating that materially affects premises or their use; or
 4. Placing an advertising device on premises; or
 5. Undertaking work (other than destroying or removing vegetation not on freehold land) in, on, over or under premises that materially affects premises or their use; or
 6. Clearing vegetation on freehold land; or
 7. Operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the *Water Act 2000*; but does not include building, drainage or plumbing work.
- Only those categories of Operational Works which relate to Reconfiguring a Lot and which are Code assessable development are regulated by this Code. Namely, Filling and excavating, undertaking work (Roads, Water and Sewer, Stormwater Drainage), and the clearing of vegetation. Some forms of Operational Works are Exempt (see Table of Assessment in the relevant Zone/ Overlay) either because this form of development is purposely not regulated by the planning scheme, or because Schedule 9 of the *Integrated Planning Act 1997* makes this form of development Exempt.

(1) Development Standards – Reconfiguring a Lot Code

The provisions in this division comprise the Development Standards – Reconfiguring a Lot Code. They are;

- (i) The Purpose of the Development Standards Code – Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Operational works associated with Reconfiguring a Lot – Table 6.8.1.

(2) The Purpose of the Development Standards – Reconfiguring a Lot Code

The purpose of the Development Standards – Reconfiguring a Lot Code is to achieve the following overall outcomes;

- Operational works associated with Reconfiguring a Lot are designed and constructed to;
- (i) Protect or adequately minimise potential adverse effects on the environment;
 - (ii) Provide a level of public infrastructure service suited to the local conditions and character of the Shire; and
 - (iii) Optimise the life-cycle costs of public infrastructure.

TABLE 6.8.1 DEVELOPMENT STANDARDS – RECONFIGURING A LOT CODE

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Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Operational work associated with Reconfiguring of a Lot in All Zones</i>	
<p>S1 While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner and are not to cause unacceptable emissions.</p>	<p>P/A1.1 Any waste generated whilst undertaking works on the site is disposed of at an approved waste disposal facility either directly or via an approved waste receptacle and collection service. Under no circumstances are; (i) Fires lit to dispose of waste, or (ii) Wastes used as fill or buried on site; Where waste materials include: (a) Regulated waste (as defined for the purposes of the <i>Environmental Protection Act 1994</i>); (b) Commercial and industrial waste; (c) Construction/demolition waste; (d) Domestic waste; (e) Garden waste; (f) Concrete/builders rubble; and (g) Vegetation.</p> <p>P/A1.2 Stock piles of aggregate, sand or other materials brought onto the site are sprayed with water to prevent dust nuisance. The frequency of spraying is increased during hot, dry periods or where wind conditions are such that dust nuisance is likely to occur.</p> <p>P/A1.3 Any cleared vegetation is removed from the site or chipped, and is not burned.</p>
<p>S2 While undertaking development works, the site and adjoining road are maintained free of obstacles to traffic, to maintain efficient traffic movements and safety.</p>	<p>P2.1 Operational road reserves are kept free of the storage, stock piling or loading of materials associated with the on-site works.</p>
<i>Works - Roads</i>	
<p>S3 Roads are designed and constructed such to ensure safety, improve amenity and to reduce pedestrian\vehicular conflicts, having regard to the following aims; (i) Provide convenient and safe access to all allotments for pedestrians, vehicles and cyclists; (ii) Provide safe, logical and hierarchical transport linkages with existing street systems; (iii) Provide appropriate accesses for buses, emergency and service vehicles; (iv) Provide for a quality product that minimises maintenance costs; (v) Provide a convenient way for public utilities; (vi) Provide an opportunity for street landscaping; (vii) Provide convenient parking for visitors; and (viii) Have appropriate regard for the climate, geology and topography of the area.</p>	<p>P/A3.1 All roads are designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D1 (Geometric Road Design); (ii) Design Guideline D2 (Pavement Design); and (iii) Design Guideline D4 (Subsurface Drainage Design).</p>
<i>Works –Bridges</i>	
<p>S4 Bridges are designed and constructed such to maximise design life having regard to economic, physical, aesthetic and other relevant constraints.</p>	<p>P/A4.1 All bridges are designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D1 (Geometric Road Design); (ii) Design Guideline D3 (Structures Bridge Design); and (iii) Design Guideline D5 (Stormwater Drainage Design).</p>

TABLE 6.8.1 DEVELOPMENT STANDARDS – RECONFIGURING A LOT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Works –Structures (eg traffic barriers, pedestrian safety rails, retaining walls and street lighting).</i>	
<p>S5 Structures used for public safety, or associated with roadwork, are designed and constructed such to maximise design life having regard to economic, physical, aesthetic and other relevant constraints.</p>	<p>P/A5.1 All structures are designed in accordance with the Capricorn Municipal Development Manual; (i)Design Guideline D1 (Geometric Road Design); (ii)Design Guideline D3 (Structures Bridge Design); and (iii)Design Guideline D5 (Stormwater Drainage Design).</p>
<i>Works –Earth Dams and Detention Basins</i>	
<p>S6 Dams and detention Basins are designed and constructed such to maximise design life having regard to economic, physical, aesthetic and other relevant constraints.</p>	<p>P/A6.1 All structures are designed in accordance with the Capricorn Municipal Development Manual; (i)Design Guideline D1 (Geometric Road Design); (ii)Design Guideline D3 (Structures Bridge Design); and (iii)Design Guideline D5 (Stormwater Drainage Design).</p>
<i>Works – Stormwater Drainage</i>	
<p>S7 Stormwater drainage systems are designed having regard to the following aims; (i)To ensure that inundation of private and public buildings located in flood prone areas occurs only on rare occasions and that, in such events, surface flow routes convey floodwaters below the prescribed velocity/depth limits; (ii)Provide convenience and safety for pedestrians and traffic in frequent stormwater flows by controlling those flows within prescribed limits; and (iii)Retain within each catchment as much incident rainfall and runoff as is possible and appropriate for the planned use and the characteristics of the catchment.</p>	<p>P/A7.1 All stormwater drainage systems are designed in accordance with the Capricorn Municipal Development Manual; (i)Design Guideline D5 (Stormwater Drainage Design).</p>
<i>Works – Site Works</i>	
<p>S8 Site works are designed and undertaken having regard to the following objectives; (i)Efficient and economical design; (ii)Enhancement of the environmental character of the site whilst maintaining the natural features of the site; (iii)Provision of safe conditions for construction commensurate with the proposed purpose of the development; (iv)Equality of building conditions for residential development; and (v)Minimal impact on adjoining properties and developments.</p>	<p>P/A8.1 All site works are designed in accordance with the Capricorn Municipal Development Manual; (i)Design Guideline D1 (Geometric Road Design); (ii)Design Guideline D5 (Stormwater Drainage Design); (iii)Design Guideline D6 (Site Regrading); and (iv)Design Guideline D7 (Erosion Control and Stormwater Management).</p>
<i>Works – Erosion Control and Stormwater Management</i>	
<p>S9 Erosion Control and Stormwater Management measures having regard to the following aims; (i)Limit/minimise the amount of site disturbance; (ii)Isolate the site by diverting clean upstream “run-on” water around or through the development where possible; (iii)Control runoff and sediment movement at its point source rather than at one final point; (iv)Stage earthworks and progressively revegetate the site where possible to reduce the area contributing sediment; (v)Provide effective stormwater systems economical in terms of capital, operational and maintenance costs, incorporating water quality controls; (vi)Retain topsoil for effective revegetation works; and (vii)Locate sediment control structures where they are most effective and efficient.</p>	<p>S9 No solution specified</p>

TABLE 6.8.1 DEVELOPMENT STANDARDS – RECONFIGURING A LOT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Works – Cycleway and Pathway</i>	
S10 Cycleways and pathways are to be safe and convenient and shall maintain a satisfactory level of service for all pathway users.	P/A10.1 All cycleways and pathways are designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D1 (Geometric Road Design); and (ii) Design Guideline D9 (Cycleway and Pathway Design);
<i>Works – Bushfire Protection</i>	
S11 Bushfire hazard is to be minimised in all developments.	P/A11.1 Fire protection facilities are designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D10 (Bushfire Protection).
<i>Works – Water</i>	
S12 Water supply infrastructure is designed and constructed such to provide to the consumer a reticulated potable water supply to meet the demands imposed upon it by both the consumers and fire fighting requirements.	P/A12.1 All water supply infrastructure is designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D11 (Water Reticulation).
<i>Works – Sewerage</i>	
S13 Sewerage systems are designed and constructed such to transport sewerage from domestic, commercial and industrial properties using gravity flow pipes and, where this is uneconomic, by pumping to the treatment plant.	P/A13.1 All sewerage infrastructure is designed in accordance with the Capricorn Municipal Development Manual; (i) Design Guideline D12 (Sewerage System).
<i>Works – Car Parking and Access</i>	
S14 Car parking and accesses are designed and constructed such to provide adequate on-site parking for customer, staff, delivery, and emergency services traffic.	P/A14.1 All car parking are designed and constructed in accordance with Planning Policy 6/04 (Car Parking).
S15 Vehicular accesses are designed and constructed such to provide safe and convenient ingress and egress for all anticipated vehicle classes.	P/A15.1 All vehicle accesses are designed in accordance with the Fitzroy Shire Council Standard Drawings Nos. 13, 14 and 26 as appropriate.
<i>Works – Electricity and Telecommunications</i>	
S16 Provision for the supply of electricity is made for all new lots, and is provided to the standard specified by the relevant electricity authority.	P/A16.1 Each newly created lot is provided with the necessary conduits, cables, meters and poles for the connection of electricity; the standard of which is specified by the relevant electricity authority. P/A16.2 The provision of underground electricity services is provided in ideal circumstances for development in the Town Zone and Rural Residential Zone.
S17 Provision for the supply of telecommunications is made for all new lots, and is provided to the standard specified by the relevant telecommunication authority.	P/A17.1 Each newly created lot is provided with the necessary cables and connections for the supply of telecommunications; the standard of which is specified by the relevant telecommunication authority.

TABLE 6.8.1 DEVELOPMENT STANDARDS – RECONFIGURING A LOT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Works – Parks, Landscaping and Street Trees</i>	
<p>S18 Parkland is landscaped in a manner which</p> <ul style="list-style-type: none"> (i) Enhances the appearance of the park internally as well as positively contributing to the streetscape and local area; (ii) Integrates existing vegetation and other natural features of the site into the park; (iii) Contributes to a comfortable living environment by providing shade and recreational facilities; and (iv) Does not create unsafe pedestrian environments due to inappropriate screening of public places. 	<p>P/A18.1 The park involves no buildings or structures other than;</p> <ul style="list-style-type: none"> (i) Gazebos and shelters with a maximum floor area of 50m² and a maximum height of 5m; (ii) Picnicking facilities such as tables, barbecues and ancillary facilities; (iii) Playgrounds and equipment; (iv) Shade structures; (v) Noticeboards or display facilities that contain park related information; (vi) Bikeways and walkways; and (vii) Ancillary structures.
<p>S19 Landscaping of the park must be capable of efficient and effective maintenance.</p>	<p>P/A19.1 Landscaping works can be maintained at a reasonable cost to Council.</p>
<p>S20 Development is landscaped in a manner which;</p> <ul style="list-style-type: none"> (i) Enhances the appearance of the development internally as well as positively contributing to the streetscape; (ii) Screens the view of unsightly buildings, structures, open space storage areas from public places, residences and other sensitive development ; (iii) Integrates existing vegetation and other natural features of the site into the development; (iv) Contributes to a comfortable living environment by providing shade to reduce glare and heat absorption and re-radiation from buildings, car parking areas, and other hard surfaces; (v) Ensures private outdoor recreation spaces, which are also unseeable; (vi) Provides for shade and the softening of hard landscaped or paved areas; (vii) Does not adversely affect vehicular sightlines and road safety; and (viii) Does not create unsafe pedestrian environments due to inappropriate screening of public places. 	<p>P/A20.1 For any corner lot bounded by 2 or more road frontages which form an intersection, the area of the lot nearest that intersection has landscaping comprising trees, shrubs and other vegetation that have a maximum mature height of 1 metre, to ensure vehicle sight lines are obscured.</p> <p>P/A20.2 Code assessable development applications for landscaping on site located in the Town Zone or Village Zone; incorporate the use of street trees.</p>
<p>S21 Street trees which exist in the Town Zone and Village Zone, are retained, except where;</p> <ul style="list-style-type: none"> (i) They pose a threat to the integrity of infrastructure or the safety of pedestrians; (ii) They are of a size that unreasonably restricts the development expectations of the land in the relevant zone; or (iii) They are a noxious weed. 	<p>P/A21.1 All existing street trees, in the Town Zone and Village Zone with the following features are retained;</p> <ul style="list-style-type: none"> (i) A trunk girth greater than 50cm (measured 1 metre from the ground); or (ii) Are over 2 metres in height; or (iii) Provide a shade canopy greater than 3 metres in diameter.