10. Works criteria

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate primarily to infrastructure and servicing, access and street layout, stormwater management, earthmoving and construction management requirements associated with development (material change of use) and reconfiguring a lot (subdivision) across all zones and precincts.
Key changes include the following:

Providing consistent infrastructure and service provision associated with development (material change of use)

The proposed changes cover utilities, access, stormwater, site works and construction management, and earthworks and are briefly summarised below:

- consolidate and simplify the requirements for utility connection to be in accordance with Planning Scheme Policy - Integrated design (Appendix A);
- remove outdated terminology and refer to current standards, policies and guidelines;
- add a new requirement for landscaping, including shade trees, to be provided within car parks;
- add new guidelines for access from the site to the nearest major road during minor and major storm events;
- add new requirements for street layouts and council-controlled frontage roads to be functional, constructed in accordance relevant standards and support the character of the zone in accordance with Planning Scheme Policy - Integrated design and Planning Scheme Policy - Operational works inspection, maintenance and bonding procedures;
- clarify when an Integrated Transport Assessment is required and introduce additional requirements for upgrades to new and existing intersections, intersection spacing, and extensions to active transport networks;
- introduce new guidelines for stormwater systems to safely and adequately convey stormwater flows;
- add new requirements for the management of surface water flows to ensure development does not result in surface flow ponding, nor redirect or block surface flows;
- add a new outcome for stormwater quality for specific developments and introduce a 10th Schedule to the planning scheme that specifies pre-construction and post-construction stormwater design objectives. These design objectives cover: drainage control, erosion control, sediment control, water quality and waterway stability and flood flow management;
- add a new requirement to ensure stormwater pipes and structures within private land are protected by easements in favour of council to provide practical access for maintenance;
- add a new requirement for residential developments to provide council details of stormwater management devices;
- introduce additional requirements to the site works and construction management provisions; including:
  - ensuring development does not cause erosion or allow sediment to leave the site
  - ensuring dust emissions do not extend beyond the site during soil disturbance and construction works
  - ensuring existing trees are not damaged during works
  - ensuring cleared vegetation and material are properly disposed of
  - development work and construction are only carried out between 6:30am to 6:30pm on Monday to Saturday, unless otherwise approved by council;
- introduce additional requirements to the earthworks provisions including:
  - supplementing the requirements for on-site cut and fill
  - providing specific finished slope levels
  - ensuring use of appropriate scour, erosion protection and run-off control measures
  - ensuring stabilisation measures are provided
  - ensuring fill and excavation material is kept onsite and is free draining
  - ensuring earthworks do not cause stormwater issues
o fill used in works necessary for the approved use is clean and uncontaminated ensuring no filling or excavation is undertaken in an easement containing council or public infrastructure;

- provide additional guidance on retaining wall and structure design and location and add a new requirement for earth retaining structures in urban residential zones to be certified and constructed in accordance with relevant industry standards.

These proposed changes occur in Part 6 and Part 7 of the planning scheme.

**Providing consistent infrastructure and service provision for reconfiguring a lot (subdivision)**

The proposed changes cover several key areas including: reticulated supply; street design and layout; movement network; stormwater design and location; stormwater management systems and sloping land. The proposed changes relevant to each of the key areas are briefly summarised below:

- consolidate and simplify the requirements for utility connection to be in accordance with Planning Scheme Policy - Integrated design (Appendix A);
- remove not-applicable requirements and outdated terminology and refer to current standards, policies and guidelines;
- add new outcomes for access easements to be fit for purpose and contain all necessary infrastructure to service new lots, including driveway pavement and utilities;
- add additional requirements for street layout, laneway design and council-controlled frontage roads to be functional, constructed in accordance with relevant standards and support the character of the zone in accordance with Planning Scheme Policy - Integrated design, Planning Scheme Policy - Neighbourhood design and Planning Scheme Policy - Operational works inspection, maintenance and bonding procedures;
- relocate and update movement figures from the planning scheme to Appendix A of Planning Scheme Policy - Neighbourhood design for the following zones:
  - General residential zone - Next generation neighbourhood precinct
  - General residential zone - Urban neighbourhood precinct
  - Industry zone;
- clarify when an Integrated Transport Assessment is required and introduce additional requirements for new intersections and spacing, upgrades to existing intersections and extensions to active transport networks;
- add new guidelines for access from the site to the nearest major road during minor and major storm events;
- introduce a new outcome for stormwater quality for specific developments and introduce a 10th Schedule to the Planning Scheme that specifies pre-construction and post-construction stormwater design objectives. These design objectives cover: drainage control, erosion control, sediment control, water quality and waterway stability and flood flow management;
- clarify outcomes for development to be designed and constructed to achieve Water Sensitive Urban Design best practice;
- remove catchment specific water quality requirements referencing the superseded polices and add a new water quality outcome in the Emerging community zone;
- add new requirements to ensure stormwater pipes and structures within private land are protected by easements in favour of council to provide practical access for maintenance;
- supplement requirements for drainage pathways to include pedestrian and cycle paths;
- add new requirements for the management of surface water flows to ensure development does not result in surface flow ponding, nor redirect or block surface flows;
• provide further guidance for the design of stormwater detention basins;
• clarify that constructed water bodies are not dedicated as public assets unless there is an overriding need in the public interest; and
• provide additional guidance on retaining wall and structure design and location and add a new requirement for earth retaining structures in urban residential zones to be certified and constructed in accordance with relevant industry standards.

These proposed changes occur in Part 7 and Part 9 of the planning scheme.