

## 9 Development codes

### 9.4.1.4 Environmental management and conservation zone

#### 9.4.1.4.1 Purpose - Environmental management and conservation zone

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated Operational Works in the Environmental management and conservation zone, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 9.4.1 - Reconfiguring a lot code and the following additional Environmental management and conservation zone specific overall outcomes:
  - a. Reconfiguring a lot is of a size and design to serve the the intent and purpose of the Environmental management and conservation zone.
  - b. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
    - i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;
    - ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;
    - iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;
    - iv. protecting native species and protecting and enhancing native species habitat;
    - v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;
    - vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;
    - vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;
    - viii. Ensuring effective and efficient disaster management response and recovery capabilities.
  - c. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:
    - i. responds to the risk presented by overland flow and minimises risk to personal safety;
    - ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;
    - iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;
    - iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.
  - d. Reconfiguring a lot achieves the intent and purpose of the Environmental management and conservation zone outcomes as identified in Part 6.

#### 9.4.1.4.2 Requirement for assessment

##### Part E - Criteria for assessable development - Environmental management and conservation zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part E, Table 9.4.1.4.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.4.1 Assessable development - Environmental management and conservation zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
<b>Lot size and design</b>	
<b>PO1</b>  Reconfiguring a lot provides a lot size and design which accounts for protecting, maintaining and enhancing the ecological, natural and biodiversity values inherent in the zone.	No example provided.
<b>Servicing</b>	
<b>PO2</b>  Each lot is provided with an appropriate level of service and infrastructure commensurate with the proposed use and the purpose and intent of the Environmental management and conservation zone.	No example provided.
<b>Access</b>	
<b>PO3</b>  Vehicle access is provided: <ul style="list-style-type: none"> <li>a. to each lot;</li> <li>b. in a manner which does not result in the loss of ecological, natural and biodiversity values.</li> </ul> Note - To demonstrate achievement of the performance outcomes, an ecological assessment is prepared by a suitably qualified person. Guidance to preparing an ecological assessment is provided in Planning scheme policy - Environmental areas and corridors.	<b>E3</b>  Vehicle access is located in an area which does not require the clearing of native vegetation, interfere with waterways or unduly disrupt potential fauna movement.
<b>Roadfrontage</b>	
<b>PO4</b>  All new lots have a minimum of road frontage of 25m to allow for safe and convenient access.	No example provided.
<b>Native vegetation where not located in the Environmental areas overlay</b>	
<b>PO5</b>  Reconfiguring a lot facilitates the retention of native vegetation by: <ul style="list-style-type: none"> <li>a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</li> <li>b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate</li> </ul>	No example provided.

## 9 Development codes

<p>of 1 nest box for every hollow removed. Where hollows have not yet formed in trees &gt; 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <ul style="list-style-type: none"> <li>c. providing safe, unimpeded, convenient and ongoing wildlife movement;</li> <li>d. avoiding creating fragmented and isolated patches of native vegetation.</li> <li>e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;</li> <li>f. ensuring that soil erosion and land degradation does not occur;</li> <li>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</li> </ul>	
<b>Noise</b>	
<p><b>PO6</b></p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> <li>a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</li> <li>b. maintain the amenity of the streetscape.</li> </ul> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p><b>E6</b></p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> <li>a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</li> </ul> </li> <li>b. do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ul> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p><b>Values and constraints criteria</b></p> <p>Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p><b>Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</b></p>	

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p><b>PO7</b></p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> <li>a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures;</li> <li>b. limit the possible spread paths of bushfire within the reconfiguring;</li> <li>c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events;</li> <li>d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.</li> </ul>	<p><b>E7</b></p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ul style="list-style-type: none"> <li>a. within an appropriate development footprint;</li> <li>b. within the lowest hazard locations on a lot;</li> <li>c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of at least 1.5 times the predominant mature canopy height;</li> <li>d. to achieve a minimum setback of 10m between development or development footprint and any retained vegetation strips or small areas of vegetation;</li> <li>e. away from ridgelines and hilltops;</li> <li>f. on land with a slope of less than 15%;</li> <li>g. away from north to west facing slopes.</li> </ul>
<p><b>PO8</b></p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p><b>E8</b></p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> <li>a. lots have access to a reticulated water supply provided by a distributor retailer for the area; or</li> <li>b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.</li> </ul>
<p><b>PO9</b></p> <p>Lots are designed to achieve:</p> <ul style="list-style-type: none"> <li>a. safe site access by avoiding potential entrapment situations;</li> <li>b. accessibility and manoeuvring for fire-fighting during bushfire.</li> </ul>	<p><b>E9</b></p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> <li>a. direct road access and egress to public roads;</li> <li>b. an alternative access where the private driveway is longer than 100m to reach a public road;</li> <li>c. driveway access to a public road that has a gradient no greater than 12.5%.</li> </ul>

## 9 Development codes

<p><b>PO10</b></p> <p>The road layout and design supports:</p> <ul style="list-style-type: none"> <li>a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision;</li> <li>b. availability and maintenance of access routes for the purpose of safe evacuation.</li> </ul>	<p><b>E10</b></p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> <li>a. includes a perimeter road that separates the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> <li>i. a cleared width of 20m;</li> <li>ii. road gradients not exceeding 12.5%;</li> <li>iii. pavement and surface treatment capable of being used by emergency vehicles.</li> </ul> </li> <li>b. Or if the above is not practicable, a fire maintenance trail separates the Lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> <li>i. a cleared width of 6m;</li> <li>ii. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design;</li> <li>iii. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre;</li> <li>iv. passing bays and turning/reversing bays every 200m;</li> <li>v. -an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land.</li> </ul> </li> <li>c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and</li> <li>d. excludes dead-end roads.</li> </ul>
<p><b>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</b></p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p> <p>Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.</p>	
<p><b>PO11</b></p>	<p>No example provided.</p>

No new boundaries are to be located within 4m of a High Value Area.	
<p><b>PO12</b></p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> <li>a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer;</li> <li>b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected;</li> <li>c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</li> <li>d. provide safe, unimpeded, convenient and ongoing wildlife movement;</li> <li>e. avoid creating fragmented and isolated patches of native vegetation;</li> <li>f. ensuring that soil erosion and land degradation does not occur;</li> <li>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</li> </ul> <p>AND</p> <p>Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.</p>	<p><b>E12</b></p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>
<p><b>Heritage and landscape character(refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</b></p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p><b>PO13</b></p> <p>Lots do not:</p> <ul style="list-style-type: none"> <li>a. reduce public access to a heritage place, building, item or object;</li> <li>b. create the potential to adversely affect views to and from the heritage place, building, item or object;</li> <li>c. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.</li> </ul>	No example provided.
<b>PO14</b>	No example provided.

## 9 Development codes

Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	
<b>Infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</b>  Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
<b>Bulk water supply infrastructure</b>	
<b>PO15</b>  Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
<b>PO16</b>  Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	<b>E16</b>  Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
<b>PO17</b>  Development within a Bulk water supply infrastructure buffer: <ul style="list-style-type: none"> <li>a. is located, designed and constructed to protect the integrity of the water supply pipeline;</li> <li>b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.</li> </ul>	<b>E17</b>  New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
<b>PO18</b>  Boundary realignments: <ul style="list-style-type: none"> <li>i. do not result in the creation of additional building development opportunities within the buffer;</li> <li>ii. results in the reduction of building development opportunities within the buffer.</li> </ul>	No example provided.
<b>High voltage electricity line buffer</b>	
<b>PO19</b>  Lots provide a development footprint outside of the buffer.	No example provided.
<b>PO20</b>  Adequate buffers are provided between utilities and dwellings to protect residential amenity and health.	<b>E20</b>  New lots provide a development footprint for utilities and dwellings outside of the buffer.
<b>PO21</b>	<b>E21</b>

The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	No new lots are created within the buffer area.
<b>PO22</b> The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	<b>E22</b> No new lots are created within the buffer area.
<b>PO23</b> Boundary realignments: <ul style="list-style-type: none"> <li>i. do not result in the creation of additional building development opportunities within the buffer;</li> <li>ii. result in the reduction of building development opportunities within the buffer.</li> </ul>	No example provided.
<b>Landfill buffer</b>	
<b>PO24</b> Lots provide a development footprint outside of the buffer.	No example provided.
<b>PO25</b> Boundary realignments: <ul style="list-style-type: none"> <li>i. do not result in the creation of additional building development opportunities within the buffer;</li> <li>ii. results in the reduction of building development opportunities within the buffer.</li> </ul>	No example provided.
<b>Wastewater treatment site buffer</b>	
<b>PO26</b> New lots provide a development footprint outside of the buffer.	No example provided.
<b>PO27</b> Boundary realignments: <ul style="list-style-type: none"> <li>i. do not result in the creation of additional building development opportunities within the buffer;</li> <li>ii. results in the reduction of building development opportunities within the buffer.</li> </ul>	No example provided.
<b>Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</b>	



## 9 Development codes

Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.

<p><b>PO28</b></p> <p>Lots ensure that:</p> <ol style="list-style-type: none"> <li>future building location is located in part of a site not subject to landslide risk;</li> <li>the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided;</li> <li>there is minimal disturbance to natural drainage patterns; and</li> <li>earthworks does not:               <ol style="list-style-type: none"> <li>involve cut and filling having a height greater than 1.5m;</li> <li>involve any retaining wall having a height greater than 1.5m;</li> <li>involve earthworks exceeding 50m<sup>3</sup>, and</li> <li>redirect or alter the existing flows of surface or groundwater.</li> </ol> </li> </ol>	<p><b>E28.1</b></p> <p>Lots provides development footprint for all lots free from risk of landslide.</p> <p><b>E28.2</b></p> <p>Development footprints and driveways for lot does not exceed 15% slope.</p>
<p><b>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</b></p> <p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p><b>PO29</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>minimises the risk to persons from overland flow;</li> <li>does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</li> </ol>	<p>No example provided.</p>
<p><b>PO30</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment;</li> <li>does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</li> </ol>	<p><b>E30</b></p> <p>Development ensures that any buildings are not located in an Overland flow path area.</p> <p>Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.</p>

<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	
<p><b>PO31</b></p> <p>Development does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</li> <li>increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</li> </ol> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>No example provided.</p>
<p><b>PO32</b></p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p><b>E32</b></p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p><b>PO33</b></p> <p>Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p><b>E33.1</b></p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> <li>Urban area – Level III;</li> <li>Rural area – N/A;</li> <li>Industrial area – Level V;</li> <li>Commercial area – Level V.</li> </ol> <p><b>E33.2</b></p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p><b>PO34</b></p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p>	<p>No example provided.</p>

## 9 Development codes

<ul style="list-style-type: none"> <li>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</li> <li>b. an overland flow path where it crosses more than one property; and</li> <li>c. inter-allotment drainage infrastructure.</li> </ul> <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	
<b>Additional criteria for development for a Park<sup>(57)</sup></b>	
<p><b>PO35</b></p> <p>Development for a Park<sup>(57)</sup> ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ul style="list-style-type: none"> <li>a. public benefit and enjoyment is maximised;</li> <li>b. impacts on the asset life and integrity of park structures is minimised;</li> <li>c. maintenance and replacement costs are minimised.</li> </ul>	<p><b>E35</b></p> <p>Development for a Park<sup>(57)</sup> ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>
<b>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</b>	
<p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p><b>PO36</b></p> <p>Lots are sited, designed and oriented to:</p> <ul style="list-style-type: none"> <li>a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation;</li> <li>b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill;</li> <li>c. ensure that buildings and structures are not located on a hill top or ridgeline;</li> <li>d. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1m in height.</li> </ul>	<p>No example provided.</p>
<b>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</b>	

Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.

### PO37

Lots are designed to:

- a. minimise the extent of encroachment into the riparian and wetland setback;
- b. ensure the protection of wildlife corridors and connectivity;
- c. reduce the impact on fauna habitats;
- d. minimise edge effects;
- e. ensure an appropriate extent of public access to waterways and wetlands.

### E37

Reconfiguring a lot ensures that:

- a. no new lots are created within a riparian and wetland setback;
- b. new public roads are located between the riparian and wetland setback and the proposed new lots.

Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.