8.6 PLANNING SCHEME POLICY 6 - INFORMATION THAT MAY BE REQUESTED

Contents

8.6.1 INTRODUCTION

Under the Integrated Planning Act, the Integrated Development Assessment System allows Council and other referral agencies to request additional information to assist in assessing a development proposal. The *Planning Scheme Policy – Information that may be requested* provides guidance for applicants in preparing applications or responding to information requests. This planning scheme policy does not limit the Council requesting further information not detailed or in situations not listed hereunder.

8.6.2 ACID SULFATE SOILS REPORT

When submitting a development application requiring any excavation of more than 100m^3 of material at or below 5m AHD or lower, filling with more than 500m^3 of material with an average depth of more than 0.5m^2, the applicant is expected to provide information on the height relative to 5m AHD of any proposed disturbance of soils including excavation, filling or groundwater extraction.

The applicant is expected to provide a detailed acid sulfate soils investigation report to determine:

1) Whether acid sulfate soils are present in the area to be disturbed by the development (see the *Guideline for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland* or updated versions for further information); and
2) If present, the location, depth and severity of acid sulfate soils relevant to the proposed disturbance.

If acid sulfate soils are to be disturbed by the proposed development, the applicant must also provide a comprehensive acid sulfate soils management strategy outlining how the proposed development will achieve the development outcomes required by the Natural Features and Resources Overlay Code.

The information in both the acid sulfate soils investigation report and any proposed management strategy should be of sufficient detail for the assessment manager and any referral agencies to be satisfied that the development outcomes required by the Natural Features and Resources Overlay Code will be met.

Please refer to *State Planning Policy 2/02 Guideline: Acid Sulfate Soils* and *Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines* for further details on testing for and treating acid sulfate soils.

8.6.3 AERODROME IMPACTS

Where a site is identified under the Redcliffe Aerodrome Overlay as being contained within an area with potential impacts from the aerodrome, the following information may be requested.

1) Whether the development is likely to penetrate operational air space by way of:
   A) the height of any physical structures (including trees close to runway ends);
   B) the emission of plumes or airborne particulates;
   C) aviation activities such as parachuting or hot air ballooning;
   D) a propensity to attract wildlife, particularly birds and bats, into operational airspace; or
   E) significant external lighting, including street lighting.

2) Whether the development is likely to impair the functioning of aviation facilities by resulting in the following penetrating a facility's sensitive area:
   A) physical structures;
   B) reflective surfaces or structures; or
   C) significant electromagnetic transmissions such as those associated with arc welding.

3) The location of the site relative to ANEF contours;

4) Whether the development is within a public safety area; and

5) Any strategies intended to manage any potential adverse effects of the development proposal on operational airspace, or the functioning of aviation facilities.

8.6.4 COMMERCIAL NEEDS ASSESSMENT

Additional information in the form of a Commercial Needs Assessment may be requested for any new shop, retail use or showroom over 200m^2 in the City. In order to establish the uses, the Commercial Needs Assessment should demonstrate that there is an overwhelming community need for the development.

General requirements:

The report is to be written so that any conclusions can be independently assessed. Any feasible alternatives to those presented in the planning scheme are to be discussed in sufficient detail so that the reasons for selection of the preferred option can be clearly seen.

The report should provide detailed information on the proposal;

1) potential economic, public transport, traffic, urban character and design, amenity, social, environmental and infrastructure impacts of the proposal;
2) community need and impact on the planning scheme; and
3) the measures proposed to avoid or minimise any adverse impacts.

Report components

(a) Summary and conclusions

A summary to the report should be prepared that is easy to read but conveys a thorough understanding of the proposal and its implications. It should address the impacts of the proposal in regard to:

(a) How the proposal advances the planning scheme's desired environmental outcomes;
(b) How the proposal is consistent with the relevant Zone Code and Overlay Codes;
(c) The likely affect the proposal will have on the vitality and viability of the City's existing villages or planned future employment node;
(d) Potential changes to the quality, attractiveness and character of existing centres and their role in the economic and social life of the community;
(e) Potential changes to the range of existing services that centres provide;
(f) Any likely increases in the number of vacant properties in existing centres; and
(g) An assessment of the affects on the City's centres if the development did not occur.

The conclusion should demonstrate that there is an overwhelming community need for the development.

(b) Economic impact assessment

Undertake an employment, floor space, mix and turnover analysis for the proposed development and all other developments within its catchment on the basis of statistically accurate shopper surveys undertaken and supplied by the applicant.

Include companion analysis of tenant occupancy costs against industry benchmarks.

The report will need to demonstrate that on balance the proposed development will not have a significant adverse effect on the economic viability of existing or planned future centres.

(c) Infrastructure report

Identify the necessary infrastructure required to ensure the proposal can operate efficiently and effectively and the cost of providing the necessary infrastructure.

The report should have special regard to the future need and provision for community facilities, stormwater quality improvement devices, roads, water and sewerage.

(d) Public transport impact and adequacy

Undertake a survey and analysis of the impacts of the proposed development on the public transport system including:

(i) adequacy of existing infrastructure provision;
(ii) ability of the public transport provider to meet future demand and provide real modal choice to users of the proposed development.

(e) Traffic impact

Prepare a traffic study consistent with section 8.5.12 of this policy

As a part of the study, undertake a survey and analysis of the road, cycleway and pedestrian network required to service the development including the cost of upgrading the facilities.

The report will need to demonstrate that the development is easily accessible for pedestrians, cyclists and people with disabilities and that the site is genuinely accessible by other modes of transport other than the private motor vehicle. The likely proportion of customers and staff travelling by car is to be determined.

(f) Urban character and design

Undertake an analysis of

(a) building heights, layouts and design to determine interconnection with surrounding development;
(b) adequacy of disabled access
(c) levels of safety and security
(d) thematic design, visual impact and contribution to the centre and surrounding development.
(e) Landscaping, public spaces, activity spines and built form

The report must demonstrate that the highest standard of urban design and integration of the development with the surrounding locality will be achieved.

(g) Amenity impacts

Assess noise, dust, illumination, smell, visual intrusion, shadowing and perceptual amenity impacts during both construction and operation.

The report must demonstrate that the proposed development will on balance improve the amenity of the locality.

(h) Social impacts

(a) An analysis of the range of services proposed to be provided in the development and whether the needs of the particular sectors of the community have been adequately addressed.
(b) Potential of the development to promote errant social behaviour and the manner in which this can be remedied by layout, design and service provision.
(c) Impacts of the development on the level of social services provided at other centres.

(i) Environmental impacts

Undertake an Environmental Impact Assessment in accordance with section 8.5.6 of this policy which includes:

(a) recommendations to mitigate impacts on the natural environment, including air quality, water quality, catchment management and endangered flora and fauna.
(b) if necessary, preparation of an Environmental Management Plan to address any adverse impacts.

The report must demonstrate that the proposed development will create no major environmental impact and mitigates all other environmental effects.

8.6.5 DEVELOPMENT IN AREAS SUBJECT TO THE AFFECTS OF NATURAL HAZARDS

Determining an overriding need in the public interest will depend on the circumstances of the particular development proposal. The proposal should result in a significant overall benefit to the whole or a significant part of the community in social, economic or environmental terms that outweighs the adverse impacts arising from the development's exposure to natural hazards. Also, the development application should demonstrate that a similar benefit could not be achieved by developing other suitable and reasonably available sites. Increased risk to people is a significant consideration when determining overriding need.

The report should demonstrate that development:
1) does not result in an unacceptable level of risk to people or property;
2) minimises as far as practicable the adverse impacts from natural hazards
3) whether the development is located in a natural hazard management area;
4) the degree or severity of the hazard; and
5) an assessment of the development proposal in relation to the natural hazard/s.

8.6.6 ENVIRONMENTAL IMPACT ASSESSMENT

An environmental impact assessment will be required for development affecting areas with biodiversity values identified in the Natural Features or Resources Overlay.

When proposing Development that may cause detrimental impacts on land identified as containing biodiversity values of -
1) State or regional significance
2) Sub-regional significance; or
3) Local significance,

a report detailing:

1) The factors contributing to the significance of the remnant;
2) The impact on the values for which the area has been assigned significance
3) Specific factors relevant to the remnant and the locality
   A) Significant habitat for 'at risk' species;
   B) Ecosystem value;
   C) Remnant size;
   D) Relative size of the ecosystem;
   E) Condition;
   F) Ecosystem diversit; and
   G) Context and connection (relationship to water, endangered ecosystems and physical connection between contiguous remnants),

will be requested.

For development within fish habitat area buffers

Preparation of a report which establishes the appropriateness of the development in accordance with the *Fisheries Guidelines for Fish Habitat Buffer Zones*

8.6.7 GEOTECHNICAL INVESTIGATIONS

1) There are 2 types of reports that may be required:

   A) **Preliminary Report**: - To accompany applications for building, reconfiguring a lot and material change of use proposals outlining preliminary site investigation, findings and nominated objectives related to the suitability of the site for the proposed building or development work.

   B) **Complete Report**: - To verify the preliminary report and certify that filling or development work as executed complies with the Council's requirements.

   These requirements are additional to any requirements that may be required for reconfiguring a lot, road drainage or other works.

2) Preliminary and Complete Reports - General Requirements.

   The site investigation shall comply with A.S. 1726-1981 "Site Investigation" (hereinafter referred to as the Code), other relevant Australian Codes and proper geotechnical practices.

   a) All site investigations, field and laboratory testing shall be supervised and verified by an engineer registered under the provisions of the Professional Engineers (Queensland) Act, experienced in geotechnical investigation and testing.

   b) The report shall be prepared by an engineer registered under the Professional Engineers (Queensland) Act, who is experienced in geotechnical work and shall contain findings and recommendations in respect of the proposed building or development to be undertaken on the site.

   c) The report shall contain a general description of the site and the extent of site modification, i.e., excavation, filling and drainage work to be undertaken.

d) The report shall contain a description of the topographical features and previous history of earthworks, building work or development (if any) on the site.

3) Preliminary Report - Specific Requirements.

a) The extent of sub-surface investigation and testing should be sufficient to establish general trends and enable general conclusions to be drawn and recommendations to be made. Sub-surface investigation and testing shall be in accordance with the requirements outlined in the code.

b) The report shall nominate the minimum soil characteristics and properties for the proposed development work and relate the suitability of the site to such requirements including site classification details as specified in A.S. 2870 - "Residential Slab Footings".

c) Where required, slope stability investigation and testing to be undertaken and general recommendations made in respect of the stability of the site for the extent of building or development work proposed.

4) Complete Report - Specific Requirements.

a) Sub-surface investigation procedures of naturally occurring and imported soil materials shall be undertaken in accordance with the following requirements:

b) Testing shall comply with Table 2.1 of the code for shallow-raft foundations.

c) The depth of sub-surface exploration, number of samples and testing undertaken shall comply with Parts 2.3.6 and 2.3.7 of the code. In respect of sites with uniform natural material, the number of bore holes may be reduced to every alternate proposed residential allotment.

d) Sub-surface exploration to be fully recorded in accordance with Part 6. 10 of the code, all soil profile shall be identified and classified according to Appendix D of the code.

e) All field and laboratory test procedures shall be described and test results recorded and tabulated.

f) Establish by proper engineering methods, the following soil characteristics and properties:

(i) Bearing capacity;
(ii) Settlement;
(iii) Soil behaviour;
(iv) Sub-soil water tables;
(v) Any other factor likely to influence the stability of the site.

g) Bearing capacity shall be determined as the maximum unit load that can be placed upon the underlying soil without

(i) excessive elastic, plastic deformation of the underlying soil;
(ii) shear or rupture failure of the underlying soil;

(iii) excessive consolidation of the underlying soil including deeply buried organic or compressible material.

The criteria and relevant factors of safety related to the above mentioned factors (i) to (iii) must be nominated in such instance of recommended bearing capacity.

h) Correlative factors for penetrometer tests used to establish shear or bearing capacities must be stated.

i) Settlement calculations related to bearing pressures shall be included.

j) Where recommended allowable bearing capacity is less than 100kPA, the report shall specify the type of footing and/or construction techniques suitable for supporting conventional residential buildings.

k) Where expansive or collapsing soils are encountered, the report shall specify the type of footing and/or construction techniques suitable for supporting conventional residential buildings.

5) Preliminary and Complete Report - Recommendation.

Recommendations in respect of the suitability of the soil material for the proposed building or development work shall include a statement of certification acknowledging that such recommendations conform with good building practice and are in accordance with relevant codes of practice.

8.6.8 LOTS LESS THAN 550M^2

Applications for lots less than 550m^2 are to be accompanied by to scale plans indicating:

1) The proposed layout of the house to be placed or existing on the site;
2) The setbacks to all proposed boundaries;
3) The height of the proposed building;
4) The location of windows, balconies, decks and verandas;
5) The location of proposed on-site car parking, driveways and footpath crossovers;
6) The location of existing footpath crossovers;
7) The location of open space and recreation space; and
8) The location of dwelling units on neighbouring allotments and the associated windows and doorways.

8.6.9 LANDSCAPING PLANS

A professionally prepared landscaping plan is to provide information regarding site works, grading and drainage, landscape layout, hardscape works and materials, softscape planting plan and landscape and construction details. The required information may be combined on one plan or submitted as a series of landscape plans, all landscape plans submitted shall include the following basic requirements;

General Information

Plans must be to scale, preferably 1:100 or 1:200, Annotation with regards to scale and photocopying size, Revision date, Legend, Drawn by, Client Name, and Name of consulting firm, address, phone number and contact name.

Site Works

Demolition plan and waste control, Utilities above and below ground, Existing Vegetation with regard to identifying existing vegetation, retaining, protection and maintenance of existing stands of vegetation or individual trees, and all existing site features.

Grading and Drainage

Existing contours and spot elevations, including ridges and swales, Proposed new contours and spot elevations, including ridges and swales, Subsurface drainage network including pipe sizes, Indicate overland drainage fall direction and swale drainage lines, Existing building auxiliary structures and trees to be retained, and Protection for trees that will be effected by grading.

Landscape Layout

Property lines with bearing, easements, setbacks and benchmarks, Locations, shape and size of development, Total area of project site, Landscape works setout, and Limit of contract and extent of project works.

Works and Materials

Total area of hardscape works that will contribute to water runoff, Building outline and overhands including all outlying building structures, Paved patio areas, terraces around swimming pool areas, Extent of paved driveways and or road network and parking areas, Drainage surface and sub surface entry points, Hardscape legend descriptions, Hardscape notes schedules and specifications, Location of underground power including decorative lighting network and power outlets, Irrigation works detailing type and extent of in ground system, and approved Council backflow prevention device, and Indicate rubbish bin wash down and storage area.

Softscape Planting Plan

Total area of softscape works, suitable for onsite water absorption and deep root planting, Buildings and overhangs, Location and size of existing plant material, Location and size of proposed plant material, Areas to receive seeding, turf and or mulch, Plant list schedules indicating species, numbers, planting density, maturity size and plant container sizes, Softscape landscape notes, schedules and specifications, and Irrigation works detailing type and extent of in ground system, and approved Council backflow prevention device.

Landscape and Construction Details

Cross sections, Earthwork sections, Pavements, curbs and edgings, Shelters, decks, Screens, walls and steps, Furnishings and features, Utilities, and Plant installation.

8.6.10 MASTER STORMWATER DRAINAGE PLANS AND REPORTS

The impacts of overland flows from upstream catchments on downstream catchments are to be assessed. The assessment and plan will include ways that the development will mitigate any of the potential impacts. A master stormwater drainage plan may be required to address the handling of overland flows.

A sediment and erosion control plan will also be required for the site works and will comply with Soil Erosion and Sediment Control - Engineering Guidelines for Queensland Construction Sites (IEAUST).

8.6.11 OVER SHADOWING

Shadow diagrams will be required to be submitted for structures exceeding 4 storeys in height which indicates the shadows cast by the structure at 9.00am, noon and 3.00pm on:

1) 22 March;
2) 22 June;
3) 22 September; and
4) 22 December.

8.6.12 TRAFFIC CIRCULATION AND PARKING STUDY

Traffic

1) traffic volume and flows in the locality
2) traffic likely to be generated by the development
3) estimated growth in traffic volumes over time (20 years)
4) impact of current and future traffic generation from the proposed use on the traffic regime in the locality
5) description of traffic arrangements for the proposed development.

Parking Study

1) numbers of spaces required for each use

Shared Parking proposals

1) a parking management plan, prepared by a qualified traffic engineer, shall include at minimum, the following:
   A) whether the development site is located within an Urban Village, the employment node or Preferred Use Area 14 of the Frame Business Zone;
   B) breakdown and description of the proposed uses, including their functional and spatial components in square metres (total floor area);
   C) the proposed hours of operation of the development or users;
   D) statement of parking demands by uses, (supported by evidence by way of survey of similar uses and centres with similar demographics) for morning, midday and evening periods during mid-week, Saturday and Sundays;
   E) a peak demand calculation by adding the various components together to determine the morning, midday and evening demands, with the higher figure representing the minimum number of spaces to be provided;
   F) the extent to which the development is serviced by public transport, including the proximity, modal choice and regularity of public transport serving the locality;

G) the car spaces that are available in public parking areas on nearby land;
H) any new car spaces that can be provided by the applicant on nearby land;
I) the overall pedestrian accessibility of the site;
J) any Council traffic management or parking scheme for the area, including an assessment of public parking facilities in the area;
K) the mix of land uses on the site or nearby;
L) whether the car parking area is directly connected to the parking area of an adjoining development;
M) whether the proposed development makes provision for cyclist facilities, including showers, lockers and additional secure bicycle parking.

8.6.13 HYDROLOGICAL STUDY OF FLOOD PLAIN

A Hydrological study may be requested if a proposed development extends into a designated 100 year Average Recurrence Interval (ARI) flood plain. The study if requested shall be prepared by a Registered Professional Engineer Queensland suitably experienced in hydrology and include an assessment of the impact of the encroachment on upstream and downstream properties.