

## Schedule 5 Planning Scheme Policies

### SC5.1 Planning Scheme Policy 1 – Development Works Planning Scheme Policy

#### SC5.1.1 Purpose of the PSP for Works

The purpose of this Planning Scheme Policy is to outline a reasonable minimum set of standards for the design through to delivery of completed public works in the Barcaldine Region.

The scope of the PSP Works is outlined below:

- (1) Roadworks;
- (2) Allotment Access;
- (3) Car Parking;
- (4) Stormwater and Flooding;
- (5) Earthworks, Erosion and Sediment Control;
- (6) Water and Sewer;
- (7) Power and Communications; and
- (8) Building over or near Infrastructure.

The Planning Scheme Policy addresses the following aspects:

- (1) Design standards
- (2) Submissions to Council for proposed works
- (3) Construction standards
- (4) Completion and acceptance by Council of works

## SC5.1.2 Design Standards

It is noted that the latest relevant standards shall be used, irrespective of date references in this Planning Scheme Policy.

### SC5.1.2.1 Roadworks

Development is to comply with the policies and standards set out in **Table SC5.1.2.1**.

**Table SC5.1.2.1—Roadwork Standards**

Item	Topic	Contemporary References
1	Road works, Pavement design, Vehicle Manoeuvring	<ul style="list-style-type: none"><li>• Austroads – Latest revision, all sections</li><li>• Complete Streets: Guidelines for urban street design, Institute of Public Works Australia (IPWEA)</li><li>• DTMR Planning for Safe Transport Infrastructure at Schools</li></ul>
2	Bridges	<ul style="list-style-type: none"><li>• AS 5100 – 2007 – Bridge Design</li></ul>
3	Traffic Control Devices	<ul style="list-style-type: none"><li>• Manual of Uniform Traffic Control Devices</li></ul>
4	Street Lighting	<ul style="list-style-type: none"><li>• AS 1158 – Road Lighting</li></ul>
5	Off street car parking and manoeuvring	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
6	Bicycle Parking	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
7	On street parking	<ul style="list-style-type: none"><li>• AS 2890 (Parts 1 to 6) Parking Facilities</li></ul>
8	Standard Drawings	<ul style="list-style-type: none"><li>• IPWEA Standard Drawings - Latest Revision</li></ul>
9	Rural Roads	<ul style="list-style-type: none"><li>• IPWEA Lower Order Road Design Guidelines</li></ul>

### SC5.1.2.2 Allotment Access

Allotment Access shall be provided generally in accordance with **Table SC5.1.2.2**.

**Table SC5.1.2.2—Allotment Access**

Type	IPWEA Drawing No.
Residential	RS-049 or 050
Industrial	RS-051
Rural	RS-056

### SC5.1.2.3 Car Parking

A minimum supply of on-site car parking shall be provided in accordance with the parking rates shown in **Table SC5.1.2.3**.

Where the number of parking spaces calculated in accordance with **Table SC5.1.2.3** is not a whole number, the minimum number of spaces to be provided is to be rounded upward to the nearest whole number.

The number of car parking spaces required for people with a disability is to be in accordance with Table D3.5 of the Building Code of Australia. There is no requirement to designate car parking spaces for people with a disability where the total number of car parking spaces required is five (5) or less.

**Table SC5.1.2.3—Parking Allocation Requirements**

Use	Parking Rates
Adult store	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Agricultural supplies store	One (1) space per 100m <sup>2</sup> of total use area, but not less than three (3) spaces.
Air services	One (1) space per 80m <sup>2</sup> of GFA.
Animal husbandry	No parking rate required.
Animal keeping	One (1) space per employee (FTE)
Aquaculture	One (1) space per employee (FTE)
Brothel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Bulk landscape supplies	One (1) space per 200m <sup>2</sup> of total use area, but not less than three (3) spaces.
Caretaker's accommodation	One (1) space.
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site.
Cemetery	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Child care centre	One (1) space for every 6 children.
Club	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community care centre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community residence	Two (2) spaces.
Community use	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Crematorium	One (1) space per 25m <sup>2</sup> GFA.
Cropping	No parking rate required.
Detention facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Use	Parking Rates
Dual occupancy	1.5 spaces per dwelling and one (1) dedicated visitor space for the entire development.
Dwelling house	Two (2) spaces, which may be provided in tandem.
Dwelling unit	One (1) space.
Educational establishment	One (1) space per ten (10) students AND sufficient spaces for loading and unloading of passengers in addition to other requirements.
Emergency services	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Environment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Extractive industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Food and drink outlet	One (1) space per 25m <sup>2</sup> of GFA
Function facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Funeral parlour	One (1) space per 25m <sup>2</sup> of GFA
Garden centre	One (1) space per 100m <sup>2</sup> of use area open to the public.
Hardware and trade supplies	One (1) space per 50m <sup>2</sup> of GFA.
Health care services	One (1) space per 25m <sup>2</sup> of GFA
High impact industry	One (1) space per 100m <sup>2</sup> of GFA
Home-based business	For bed and breakfast establishments—one (1) space per guest room. Other Home-based business—one (1) dedicated space for the Home-based business.
Hospital	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hostel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hotel	One (1) space per 20m <sup>2</sup> of GFA
Indoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive animal industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive horticulture	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Landing	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Low impact industry	One (1) space per 100m <sup>2</sup> of GFA
Major electricity infrastructure	No parking rate required.

Use	Parking Rates
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Marine industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Market	One (1) space per stall.
Medium impact industry	One (1) space per 100m <sup>2</sup> of GFA
Motor sport facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units.
Nature-based tourism	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites.
Nightclub entertainment facility	One (1) space per 20m <sup>2</sup> of GFA
Office	One (1) space per 30m <sup>2</sup> of GFA
Outdoor sales	One (1) space per 100m <sup>2</sup> of total use area.
Outdoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Park	No parking rate required.
Parking Station	No parking rate required.
Permanent plantation	No parking rate required.
Place of worship	One (1) space per 20m <sup>2</sup> auditorium floor area.
Port services	No parking rate required.
Relocatable home park	1.5 spaces per relocatable home.
Renewable energy facility	No parking rate required.
Research and technology industry	One (1) space per 200m <sup>2</sup> of GFA
Residential care facility	One (1) for every 10 occupants. AND one (1) space per 2 employees AND one (1) ambulance space
Resort complex	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings.
Roadside stall	One (1) space per stall.
Rural industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Rural workers' accommodation	One (1) space per accommodation unit.
Sales office	One (1) space per display dwelling.
Service industry	One (1) space per 100m <sup>2</sup> of GFA

Use	Parking Rates
Service station	One (1) space per 25m <sup>2</sup> of GFA
Shop	One (1) space per 25m <sup>2</sup> of GFA
Shopping Centre	One (1) space per 25m <sup>2</sup> of GFA
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use.
Showroom	One (1) space per 50m <sup>2</sup> of GFA
Special industry	One (1) space per 100m <sup>2</sup> of GFA
Substation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Telecommunications facility	No parking rate required.
Theatre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist attraction	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites.
Transport depot	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Utility installation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Veterinary services	One (1) space per 30m <sup>2</sup> of GFA
Warehouse	One (1) space per 100m <sup>2</sup> of GFA
Wholesale nursery	One (1) space per 100m <sup>2</sup> of total use area.
Winery	One (1) space per 50m <sup>2</sup> of GFA
Workforce accommodation	One (1) space per dwelling/unit and one space per employee (FTE).
Any other development	Sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.

#### SC5.1.2.4 Stormwater and Flooding

Development is to comply with the policies and standards set out in **Table SC5.1.2.4**.

**Table SC5.1.2.4—Stormwater and Flooding Standards**

Item	Topic	Contemporary References
1	Stormwater Drainage	<ul style="list-style-type: none"><li>• Queensland Urban Drainage Manual (QUDM), (DEWS, 2013)</li><li>• AR&amp;R 2015</li><li>• State Planning Policy</li><li>• The Environmental Protection (Water and Wetland Biodiversity) Policy, 2019</li><li>• Natural Channel Design Guidelines (Brisbane City Council, Nov 2003)</li><li>• AS 3996-2006 - Metal access covers, road grates and frames</li><li>• AS 1597 - Precast reinforced concrete box culverts</li><li>• AS 4058-2007 - Precast concrete pipes (pressure and non-pressure)</li></ul>
2	Standard Drawings	<ul style="list-style-type: none"><li>• IPWEA Standard Drawings</li></ul>

A Concept Site Based Stormwater Management Plan (SBSMP) is to be prepared for proposed works and lodged at Material Change of Use / Reconfiguring a Lot stage. The SBSMP is to graphically illustrate the following:

- (1) Cadastral boundaries to the subject site and surrounding sites;
- (2) Contours (labelled) at a suitable height interval;
- (3) The stormwater catchment for the subject site works;
- (4) Flood levels applying to the site and the means of protecting the site from inundation;
- (5) The proposed methods to drain the site;
- (6) Overland flow paths at or near the subject site, proposed diversion of these (if it is required) and the impacts of such diversion;
- (7) Proposed mitigation measures, e.g. stormwater detention or water quality improvements, including a plan and typical sections; and
- (8) The impacts of a Severe Storm Event.

The provisions of AR&R in regard to the hydrologic methods for undertaking calculations and modelling for the determination of stormwater flow rates are noted. In this regard applicants are encouraged to discuss their preferred approach, with Council, and should provide annotations on the SBSMP as to the methods adopted.

### SC5.1.2.5 Earthworks, Erosion and Sediment Control

Development is to comply with the policies and standards set out in **Table SC5.1.2.5**.

**Table SC5.1.2.5—Earthworks and ESC Standards**

Item	Topic	Contemporary References
1	Earthworks	<ul style="list-style-type: none"> <li>AS 3798 Guidelines on Earthworks for Commercial and Residential Developments</li> </ul>
2	ESC for development less than 2,000m <sup>2</sup>	Nil
3	ESC for development 2,000m <sup>2</sup> or more	<ul style="list-style-type: none"> <li>Best Practice Erosion and Sediment Control (BPESC) document, International Erosion Control Association (IECA)</li> <li>During the wet season ESC shall be to the satisfaction of Council. The minimum acceptable works will be to install bunds or catch drains to prevent run-on from external catchments, manage impacts from the diversion, install a silt fence around the perimeter of the works and cover exposed sub soil areas as quickly as practicable.</li> </ul>

The Barcaldine Region has unique conditions in relation to ESC. Land slopes are typically relatively, or very flat, rainfall is relatively low, but intense when it does occur, soils are typically dispersive, and the general sediment load to receiving waters is high irrespective of development. Furthermore the dry season, typically from May to October has very low rainfall. This shall be considered in the design of earthworks, erosion and sediment control.

### SC5.1.2.6 Water and Sewer

Development is to comply with the policies and standards set out in **Table SC5.1.2.6**.

**Table SC5.1.2.6—Water and Sewer Standards**

Item	Topic	Contemporary References
1	Reticulated Water supply	<ul style="list-style-type: none"> <li>WSA 01-2004 Polyethylene Pipeline Code Version 3.1</li> <li>WSA 03-2011 Water Supply Code of Australia V3.1</li> <li>WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1</li> <li>WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1</li> <li>WSA 08-2008 Water Industry Guideline for Asset Configuration Management</li> <li>Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014</li> </ul>
2	Sewerage Reticulation	<ul style="list-style-type: none"> <li>WSA 02-2014 Gravity Sewerage Code of Australia Version 3.1</li> <li>WSA 04-2005 Sewage Pumping Station Code Of Australia Version 2.1</li> <li>WSA 01-2004 Polyethylene Pipeline Code Version 3.1</li> <li>WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1</li> <li>WSA 06-2008 Vacuum Sewerage Code Version 1.2</li> </ul>



Item	Topic	Contemporary References
		<ul style="list-style-type: none"> <li>WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1</li> <li>WSA 08-2008 Water Industry Guideline for Asset Configuration Management</li> <li>Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014</li> </ul>
3	On site Sewerage	<ul style="list-style-type: none"> <li>Queensland Plumbing and Wastewater (QPW) Code, January 2013</li> <li>AS/NZS 1547:2012 On-site domestic wastewater management</li> <li>AS/NZS 3500.1.2003 Plumbing and drainage – Water services</li> <li>AS/NZS 3500.2.2003 Plumbing and drainage – Sanitary plumbing and drainage</li> <li>BCA: National Construction Code Series 2014, Volume Three – Plumbing Code of Australia</li> </ul>
4	Sewer Location	<ul style="list-style-type: none"> <li>Sewer reticulation shall be located in the front of new allotments, not at the rear, except in circumstances where it can be demonstrated to the Councils satisfaction that this is not practical or it incurs a significant cost penalty.</li> </ul>

#### SC5.1.2.7 Power and Communications

Development is to comply with the policies and standards set out in **Table SC5.1.2.7**.

**Table SC5.1.2.7—Power and Communications Standards**

Item	Topic	Contemporary References
1	Electricity and Communications	<ul style="list-style-type: none"> <li>Ergon Energy, relevant design standards</li> <li>Telstra Smart Community User Guide: <a href="http://www.telstra.com.au/smartcommunity/?red=/smartcommunity/">http://www.telstra.com.au/smartcommunity/?red=/smartcommunity/</a></li> <li>AS 3000 Australian Wiring Rules</li> </ul>

#### SC5.1.2.8 Building over or near infrastructure

The requirements of the Queensland Development Code MP1.4 apply.

In addition to the above (QDC MP 1.4) it is a requirement that a void former of minimum thickness 150mm be used to separate infrastructure, from structural load bearing elements.

### SC5.1.3 Submissions to Council for proposed works

#### SC5.1.3.1 Pre-Lodgement Meeting

Prior to lodging an application for works, it is strongly encouraged that the applicant arrange for and attend a meeting with Council. The purpose of the meeting is to review the proposed works at a concept level. The applicant is to prepare concept drawings of proposed works to table at any such meeting.

### **SC5.1.3.2 Drawings and Documents**

The following standards are to be adopted for submissions to Council for approvals to works:

- (1) All drawings shall:
  - (a) show a north point;
  - (b) be at scales of 1:100, 1:250, 1:500 or multiples of these;
  - (c) be certified by an RPEQ;
  - (d) show property boundaries, natural and manmade features;
  - (e) include relevant set out details and typical sections and offsets;
  - (f) show the extent and detail of all proposed works, including earthworks, erosion and sediment control, roadworks, stormwater drainage, water and sewer works; and
  - (g) be printed on A3 paper and legible at this size, accompanied by an electronic copy of all drawings in PDF format.
- (2) To be accompanied by relevant reports certified by an RPEQ, in regard to site hydrology, traffic studies and the like, sufficient to demonstrate to Council the adequacy and suitability of the design.

### **SC5.1.3.3 Design Certification**

All works submissions shall include a design certification, executed by an RPEQ.

### **SC5.1.4 Construction standards**


Construction Standards are to comply with Auspec.

### **SC5.1.5 Completion and acceptance by Council of works**

#### **SC5.1.5.1 As Constructed**

At completion of works, and prior to a request for works to be accepted 'On Maintenance' by Council, as constructed records are required to be submitted to comply with the following:

- (1) All finished works to be surveyed by a licensed surveyor.
- (2) As constructed drawings shall:
  - (a) have details for the as constructed works marked neatly onto the drawings approved by Council. Mark-ups shall be prepared in CAD and be in Red;
  - (b) be at scales of 1:100, 1:250, 1:500 or multiples of these;
  - (c) show property boundaries, natural and manmade features; and
  - (d) include relevant set out details and typical sections and offsets.

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- (3) To include detailed records of testing of the works undertaken during construction, e.g. density testing to road pavements, along with quality records demonstrating that the materials and workmanship used in the works comply with relevant standards.
  - (4) To be certified by an RPEQ and by the licensed surveyor.
  - (5) To be printed on A3 paper and legible at this size, accompanied by an electronic copy of all drawings in PDF format.
  - (6) To include a bond to the value of 5% of the works to be donated to Council in the form of Cash or a Bank Guarantee (not to be limited by a sunset date). The total amount is to be verified by an RPEQ who shall present a calculation for the amount that is based upon the contract cost for the works.

#### **SC5.1.5.2 Construction Certifications**

All As Constructed submissions shall include an As Constructed certification, executed by an RPEQ.