

**Summary of Proposed Major Amendment to the Gympie Regional Council Planning Scheme 2013  
Amendment Package 3 - Gympie Regional Council Planning Scheme 2013 version 4.0**

	<b>Planning Scheme Section</b>	<b>Proposed Change</b>	<b>Comments and Justification for Proposed Change</b>
<b>Administrative</b>			
1.	Appendix 2 Table A2.1 Table of amendments	<ul style="list-style-type: none"> <li>Table to be amended with summary of amendments for Amendment Package 3 (version 4.0).</li> </ul>	Administrative amendment to inform the public of the changes to the Planning Scheme due to this amendment package.
2.	Table of contents	<ul style="list-style-type: none"> <li>Updated numbering, page numbers and references</li> </ul>	Administrative amendment to ensure document is correct and is consistent throughout.
3.	Whole of document	<ul style="list-style-type: none"> <li>Corrections of font size, punctuation and grammatical consistency.</li> </ul>	Administrative amendment to ensure document is grammatically correct and is consistent throughout.
4.	Table 5.30 Reconfiguring a lot	<ul style="list-style-type: none"> <li>Insert "of the Reconfiguring a Lot Code" after Table 8.5 in the table of assessment.</li> </ul>	Amendment to provide clarity for the location of Table 8.5.
5.	Table SC1.3 Defined activity groups	<ul style="list-style-type: none"> <li>Amend references throughout the Planning Scheme to Table SC1.3 "Defined activity groups" to Table SC1.1.1 "Defined activity groups".</li> </ul>	The reference to Table SC1.3 is incorrect. Correct table reference is Table SC1.1.1 Defined activity groups.
6.	<i>Plumbing and Drainage Act 2002</i>	<ul style="list-style-type: none"> <li>Update all references throughout the Planning Scheme from <i>Plumbing and Drainage Act 2002</i> to <i>Plumbing and Drainage Act 2018</i> (3 instances).</li> </ul>	To reference current legislation.
7.	Reconfiguring a Lot Code, Table 8.4	<ul style="list-style-type: none"> <li>Amend references to Table 8.2 in Table 8.4 in Acceptable Outcome 1.1, 3.1 and 4.2.</li> </ul>	Table 8.2 relates to the Advertising Devices Code. The correct reference within AO1.1, 3.1 and 4.2 should be Table 8.5 "Minimum lot dimensions".
8.	Building Matters Code, Table 8.9	<ul style="list-style-type: none"> <li>Amend reference to Table 8.9 in Table 8.9 in Acceptable Outcome 1.1 to Table 8.10.</li> </ul>	The reference to Table 8.9 is incorrect. The correct table reference is Table 8.1 Criteria for building works.
9.	Building Matters Code, Table 8.10 Criteria for building work	<ul style="list-style-type: none"> <li>Insert "if located in the following precinct on Plan of Development No. 1/90 of the development approval for Rainbow Shores" after Tourist Accommodation.</li> </ul>	This addition references the relevant development approval to which the precincts relate.

10.	Schedule 1 Definitions, section SC1.2 Administrative terms and definitions, Item (2)	<ul style="list-style-type: none"> <li>Amend reference to Table SC1.5 to Table SC1.2.1 Administrative terms and definitions.</li> </ul>	The reference to Table SC1.5 is incorrect. The correct table reference is Table SC1.2.1 Administrative terms and definitions.
11.	Table SC1.2 Index of administrative terms and definitions and Table SC1.2.1 Administrative terms and definitions	<ul style="list-style-type: none"> <li>Insert a definition of "operational work" into the Administrative terms and definitions.</li> </ul>	Definition from the <i>Planning Act 2016</i> for "operational work" added for ease of reference.
12.	Section 1.6(4)	<ul style="list-style-type: none"> <li>Update reference to <i>Building Regulation 2021</i>.</li> </ul>	Reference update to the current legislation.
13.	Section 1.6(5)	<ul style="list-style-type: none"> <li>Insert new reference to the Building Regulation 2021 relating to land designated as a flood hazard area.</li> </ul>	Reference updated to clarify for the purposes of section 8 of the <i>Building Regulation 2021</i> , land identified as a Development Constraint within the Flood Hazard Overlay is designated as a flood hazard area.
14.	Section 3.2 (5) Strategic Vision	<ul style="list-style-type: none"> <li>Add reference to 'self-contained recreational vehicles'.</li> </ul>	Updated to include Council's additional assessment criteria to support Tourist Park development on
15.	Section 3.3 Theme components – strong economy (2) Infrastructure provision	<ul style="list-style-type: none"> <li>Add reference: 'Any development is required to comply with provisions in the Planning Scheme, including making site specific arrangements to service the development, at the expense of the developer i.e. water and sewer infrastructure.'</li> </ul>	Updated to strengthen scheme requirements around servicing of sites within the East Deep Creek Local Development Area.

**Categories of development and assessment – Tables of Assessment**

16.	Table 5.4 Residential living zone	<ul style="list-style-type: none"> <li>• Include as accepted development assessment "Dwelling house".</li> </ul>	In the current version of the Planning Scheme a Dwelling house if it is not 'Accepted development subject to requirements' is triggered as requiring impact assessable. The current impact assessable level is considered to be unnecessary and in conflict with the <i>Planning Regulations 2017</i> .
17.	Table 5.5 Residential choice zone	<ul style="list-style-type: none"> <li>• Include "Dwelling house" as accepted development.</li> </ul>	It is recommended that Council make Dwelling houses consistently 'accepted development' in the residential zones of the planning scheme to meet the requirements of the <i>Planning Regulation 2017</i> .
18.	Table 5.12 Sport and recreation zone	<ul style="list-style-type: none"> <li>• Include 'Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land' as accepted development.</li> <li>• Include 'Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development' as Accepted development subject to requirements and include reference to relevant assessment benchmarks.</li> </ul>	Reduce the level of assessment for Tourist parks operating on Council owned or controlled land in accordance with the provisions in Council's adopted Recreational Vehicle Strategy 2022.
19.	Table 5.13 Open space zone	<ul style="list-style-type: none"> <li>• Include 'Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land' as accepted development.</li> <li>• Include 'Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development' as Accepted development subject to requirements and include reference to relevant assessment benchmarks.</li> </ul>	Reduce the level of assessment for Tourist parks operating on Council owned or controlled land in accordance with the provisions in Council's adopted Recreational Vehicle Strategy 2022.
20.	Table 5.19 Community purpose zone	<ul style="list-style-type: none"> <li>• Include 'Tourist park if for no more than fifteen (15) self-contained recreational</li> </ul>	In accordance with the provisions in Council's adopted Recreational Vehicle Strategy 2022, reduce the level of

		<p>vehicles on Council owned or controlled land' as accepted development.</p> <ul style="list-style-type: none"> <li>• Include 'Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development' as Accepted development subject to requirements and include reference to relevant assessment benchmarks.</li> </ul>	<p>assessment for Tourist parks operating on Council owned or controlled land.</p>
21.	Table 5.23 Rural zone	<ul style="list-style-type: none"> <li>• Include 'Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land' as accepted development.</li> <li>• Include 'Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not 'Accepted development' as 'Accepted development subject to requirements' and include reference to relevant assessment benchmarks.</li> <li>• Increase the number of sites from four (4) to eight (8) for Tourist parks as 'Accepted development subject to requirements' and include reference to relevant assessment benchmarks</li> <li>• Increase the number of sites from four (4) to eight (8) for Tourist parks as 'Code Assessment' and update references to the assessment benchmarks</li> </ul>	<ul style="list-style-type: none"> <li>• In accordance with the provisions in Council's adopted Recreational Vehicle Strategy 2022, reduce the level of assessment for Tourist parks operating on Council owned or controlled land.</li> <li>• Relevant assessment benchmarks for the operation of a Tourist park identified in the table of assessment within the Infrastructure and Operation Work (excluding Advertising Device) Code. The assessment benchmarks relate to minimising environmental harm, providing onsite treatment and disposal systems and providing a potable water supply.</li> <li>• In the current Planning Scheme, a tourist park proponent proposing up to four (4) cabin, caravans or tent sites is required to consider the entire Infrastructure and Operational Work (excluding advertising devices) Code. It is proposed to amend the table of assessment within the Planning Scheme to limit the required consideration to the specific code requirements most relevant to these small-scale tourist parks to simplify the process.</li> <li>• The increase in the number of caravans, cabins, tents or similar structures for an Accepted development subject to requirements Tourist park from not more than four (4) to eight (8) is intended to progress the</li> </ul>

			<p>following goals identified in Council's endorsed Gympie Region Tourism Strategy 2019 – 2024:</p> <p><i>2.1 Encourage existing owners to build/ upgrade privately owned tourism infrastructure.</i></p> <p><i>2.3 Investigate ways in which the planning scheme can facilitate tourism focused development.</i></p> <p><i>2.5 Broaden the tourism offering.</i></p> <p><i>2.8 Support development that is smaller scale, low-key and low-impact.</i></p>
22.	Table 5.24 Rural Residential Zone	<ul style="list-style-type: none"> <li>• Include "Dwelling house" as accepted development and delete requirement for the site to have lawful access to a Council maintained or state controlled road.</li> </ul>	It is recommended that Council make Dwelling houses consistently 'accepted development' in the Rural residential zone of the planning scheme to meet the requirements of the <i>Planning Regulation 2017</i> .
23.	Table 5.24 Township zone	<ul style="list-style-type: none"> <li>• Include "Dwelling house" as accepted development and delete requirement for the site to have lawful access to a Council maintained or state controlled road.</li> <li>• Include 'Tourist park if for no more than fifteen (15) self-contained recreational vehicles on Council owned or controlled land' as accepted development.</li> <li>• Include 'Tourist park if for no more than thirty (30) self-contained recreational vehicles on Council owned or controlled land or if not Accepted development' as Accepted development subject to requirements and include reference to relevant assessment benchmarks.</li> </ul>	<p>It is recommended that Council make Dwelling houses consistently 'accepted development' in the Rural residential zone of the planning scheme to meet the requirements of the <i>Planning Regulation 2017</i>.</p> <p>In accordance with the provisions in Council's adopted Recreational Vehicle Strategy 2022, reduce the level of assessment for Tourist parks operating on Council owned or controlled land.</p>
24.	Table 5.29 Operational work (excluding advertising device)	<ul style="list-style-type: none"> <li>• Operational work triggers amended to clarify levels of assessment within the table.</li> </ul>	Refer to Attachment 1 – Operational Work Proposed Amendments for a full list of amendments.
25.	<ul style="list-style-type: none"> <li>• Table 5.4 Residential living zone</li> </ul>	<ul style="list-style-type: none"> <li>• Amend the "and" between (a) and (b) to "or" in the code assessment references for Home</li> </ul>	The Accepted development subject to requirement (ADSR) trigger in each of these table of assessments states:

	<ul style="list-style-type: none"> <li>• Table 5.5 Residential choice zone</li> <li>• Table 5.6 Character residential zone</li> <li>• Table 5.7 Tourist accommodation zone</li> <li>• Table 5.8 Principle centre zone</li> <li>• Table 5.9 District centre zone</li> <li>• Table 5.10 Local centre zone</li> <li>• Table 5.11 Specialised centre zone</li> <li>• Table 5.18 Industry investigation zone</li> <li>• Table 5.25 Township zone</li> </ul>	<p>based business throughout the Planning Scheme (10 instances) as follows:</p> <ul style="list-style-type: none"> <li>• <i>Home based business if:</i> <ul style="list-style-type: none"> <li>a) <i>not accepted subject to requirements; or</i></li> <li>b) <i>not for an activity that is listed in Table SC1.3 Defined activity groups, under Industry activities.</i></li> </ul> </li> </ul>	<p><i>“Home based business if not for an activity that is defined as Industry activities in Table SC1.3, Defined activity groups”</i></p> <p>The Home based business is to also is to comply with the Home based business Code.</p> <p>A Home based business cannot be both (a) and (b) as (b) is removed in the ADSR trigger.</p> <p>Part (b) is now required in this trigger because an industrial activity has been removed from the ADSR trigger.</p> <p>Removal of (b) would allow an industrial activity to be code assessable in the residential and commercial zones. Industrial activity is preferred in an industrial zone.</p>
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26.	<ul style="list-style-type: none"> <li>Table 5.23 Rural zone</li> <li>Table 5.24 Rural residential zone</li> </ul>	<ul style="list-style-type: none"> <li>Amend the “and” between (a) and (b) to “or” in the code assessment references for Home based business in the table of assessment for the Rural zone and Rural residential as follows: <ul style="list-style-type: none"> <li>Home based business if: <ul style="list-style-type: none"> <li>(c) not accepted subject to requirements;</li> <li>or</li> <li>(d) for an activity that is defined as Low impact industry.</li> </ul> </li> </ul> </li> </ul>	<p>The Accepted development subject to requirement (ADSR) trigger in each of these table of assessments states:</p> <p><i>“Home based business if not for an activity that is defined as Industry activities in Table SC1.3, Defined activity groups”</i></p> <p>The Home based business is to also is to comply with the Home based business Code.</p> <p>A Home based business cannot be both (a) and (b) as (b) is removed in the ADSR trigger.</p> <p>Part (b) is required in this trigger as an industrial activity has been removed from the ADSR trigger.</p> <p>Removal of (b) would allow an industrial activity to be code assessable in the residential and commercial zones. Industrial activity is preferred in an industrial zone.</p>
27.	Table 5.29 Operational work (excluding advertising device)	<ul style="list-style-type: none"> <li>Operational work triggers amended to clarify levels of assessment within the table.</li> </ul>	Refer to Attachment 1 – Operational Work Proposed Amendments for a full list of amendments.
<b>Southside LDA</b>			
28.	Southside LDA Zone Mapping	Amend the Low impact industry zone mapping within the Southside LDA to Residential Living or Limited Development - Constrained Land (where mapped on an overlay as a flood hazard). Refer to Table of Rezoning Amendments	<p>This area is to be zoned Residential living to reflect the endorsed Southside Structure Plan (25 January 2017) and align with the existing underlying zone applying to the remainder of the LDA. This will reflect the form of development intended for the area and remove any confusion for current or future owners as to the land use intent.</p> <p>Further, to be consistent with other residential land within the current Planning Scheme, any land identified as flood prone (in a 1 in 100-year flood event) is to be zoned Limited development (constrained land).</p>

**Planning Scheme Policy 1: Development Standards**

29.	Planning Scheme Policy 1: Development Standards (PSP1).	<ul style="list-style-type: none"><li>• The development standards have been updated and/or amended for clarity.</li></ul>	Refer to Attachment 2 – PSP1 Development Standards Proposed Amendments for a full list of amendments.
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**ATTACHMENT 1**

**Operational Work Proposed Amendments for Amendment Package 3:  
Proposed amendments to the Planning Scheme (version 3.0) for Operational Work Triggers**

**Tables of Assessment – Table 5.29 Operational Work (excluding advertising device) Code**

	<b>CURRENT</b>	<b>PROPOSED</b>	<b>Officer Comments</b>
<b>Zone and categories of development and assessment</b>			
<b>Accepted development</b>			
1.	Operational work for filling or excavation for a dam if carried out in a Rural zone.	Operational work for filling and/or excavation for a dam in the Rural zone if: (a) it does not interfere with a natural watercourse; (b) the entire dam structure is wholly contained within the lot; and (c) dam walls are a minimum of two (2) metres from the lot boundary.  <u>Level of assessment:</u> No change  <u>Assessment benchmarks:</u> No change	Inclusion of “and/” as could be both filling and excavation.  The planning scheme has previously not considered the possible impacts of dams on waterways. The proposed amendment seeks to rectify this outstanding issue.  Dam structure to be wholly within the lot and the dam wall is to be two (2) metres from a property boundary to be consistent with current standards and avoid complaints from adjoining landowners.
2.	Operational work for filling or excavation (other than for a dam) if it is not associated with a material change of use or reconfiguring a lot, does not exceed 50m <sup>3</sup> of material in total volume and does not interfere with a natural watercourse.	Operational work for filling and/or excavation (other than for a dam) not in the Rural zone if: (a) it is not associated with a material change of use and/or reconfiguring a lot, (b) does not exceed 50m <sup>3</sup> of material in total volume;	Inclusion of “and/” as could be both filling and excavation.  It is recommended to add “not in the Rural zone” to provide clarity  For clarity and consistency, it is recommended the format of the

		<p>(c) does not interfere with a natural watercourse, overland flow or floodwaters.</p> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p>	<p>trigger be amended to separate out the different parts.</p> <p>Inclusion of “and/” as could be both MCU and RaL.</p> <p>It is recommended overland flow and floodwater be included as these are not considered as a natural watercourse as defined in QUDM.</p>
3.	Operational work involving only minor operational work	<p>No change proposed</p> <p><u>Additional Administrative Definition:</u> “Operational work” is “work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.”</p> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p>	<p>“Minor operational work” definition is included in Table SC1.2.1 Administrative terms and definitions.</p> <p>“Operational work” is defined in the Planning Act 2016 as “work, other than building work or plumbing or drainage work, in, on, over or under premises that materially affects premises or the use of premises.” It is recommended this be added as an administrative definition to avoid referring to the Act.</p>
4.	Operational work involving filling or excavation, if: - (a) on Council controlled land and undertaken by, or on behalf of Council; or (b) on a premises in the Rural zone and associated with the use of premises for a rural activity.	<p>Operational work involving filling and/or excavation, if: -</p> <p>(a) on Council controlled land and undertaken by, or on behalf of Council; or</p> <p>(b) on premises in the Rural zone and associated with a lawful rural activity as defined in Table SC1.1.1 Defined activity groups excluding an agricultural supplies store or for a dam; and</p> <p>(c) does not interfere with a natural watercourse, overland flow or floodwaters.</p>	<p>Inclusion of “and/” as could be both filling and excavation.</p> <p>No change to part (a)</p> <p><u>Part (b):</u></p> <ul style="list-style-type: none"> <li>• Remove “a” before premises.</li> <li>• Remove “the use of premises for”</li> <li>• Add in reference table to the definition for rural activity within the Planning Scheme (Table SC1.1.1)</li> </ul>

		<p><u>Level of assessment:</u> No change  <u>Assessment benchmarks:</u> No change</p>	<ul style="list-style-type: none"> <li>Exclude agricultural supplies store as the potential offsite impacts of this use warrant the assessment of a development application.</li> <li>Add in "or for a dam" to be consistent with 1 above.</li> </ul>
5.	Operational work involving retaining walls, including rock walls, <1m and with no surcharge (earth or structures above the wall).	Operational work involving retaining walls, including rock walls, one (1) metre high or less from the existing natural ground level with no surcharge or structures, including driveways or fencing above the wall.	Replace "<1m" with "one (1) metre high or less from existing natural ground level" to be consistent with format, capture examples where retaining wall height is 1m and clarify where measurement is to be taken from.
<b>Accepted development subject to requirements (ADSR)</b>			
6.	Operational work for a driveway crossing for residential purposes.	<p><u>Level of assessment:</u> To become Accepted development.</p> <p>Note: Council approval to be obtained for a property access in accordance with Local Law 1 Schedule 6.</p> <p><u>Assessment benchmarks:</u> Nil</p>	<p>There is also a process through Local Law 1 Schedule 6 for landowners to go through an application for property access approval (existing lots). Once the subdivision survey plan is registered with the Titles Office all lots are essentially existing lots.</p> <p>To avoid a landowner having to potentially go through two (2) applications it is proposed to amend the table of assessment to have operational work for a driveway crossing for residential purposes as accepted development i.e. no need to comply with any criteria and no development application.</p> <p>A note to be placed within the table of assessment to reference Local</p>

			Law 1 Schedule 6 and advising the need to have a council approval for a property access.
7.	Operational work involving engineering work or landscaping work associated with a material change of use, if the associated change of use is accepted development or accepted subject to requirements.	<p>Engineering works: Operational work involving engineering works associated with a material change of use, if the associated change of use is accepted subject to requirements</p> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p> <p>Landscape works: Operational work involving landscaping works associated with a material change of use other than for a Dwelling house, if the associated change of use is accepted development subject to requirements</p> <p><u>Level of assessment:</u> No change</p> <p><u>ADSR Assessment Benchmarks:</u> AO4.1, AO15.1, AO16.1, AO16.2, AO16.3 and AO17.1 in I&amp;OW Code</p>	<p>As this references both engineering work and landscape work it is recommended this trigger can be separated into two (2) separate triggers as the Acceptable Outcomes (AO's) will be different.</p> <p>It is recommended to remove "Accepted development" as works associated with 'Accepted development' in the current Planning Scheme are unlikely to warrant consideration against code provisions.</p> <p>Engineering work is considered a combination of roadworks, drainage work, earthworks, stormwater, water/sewer works, concrete works retaining walls, tidal works etc. As such, no change to the assessable criteria.</p> <p>"Other than a Dwelling house" inserted to remove the need for landscaping for a Dwelling house to require assessment.</p> <p>It is recommended landscaping be required to comply with specific AO's within the I&amp;OW Code, rather than the whole of the I&amp;OW Code as is currently the case.</p>

8.	Operational work for a driveway and/or carpark if associated with a material change of use for a commercial or industrial use, and: (a) no contributed assets to Council; (b) stormwater is controlled and connected directly to a stormwater drainage system; (c) involves less than 50m <sup>3</sup> of filling or excavation; and (d) no impacts on Council infrastructure.	To be deleted.	It is recommended this trigger be deleted because Item 10 below addresses assessment of these types of works.
9.	Operational work involving filling or excavation, if: (a) involving not more than 500m <sup>3</sup> of material on premises in the Rural zone and not associated with the use of the premises for a rural activity; and (b) does not interfere with a natural watercourse. or (c) involving less than 50m <sup>3</sup> of material if not otherwise specified; and (d) does not interfere with a natural watercourse.	Rural zone:  Operational work involving filling and/or excavation other than for a dam if: (a) involving not more than 100m <sup>3</sup> of material on premises in the Rural zone; (b) not associated with a lawful or approved rural activity on the premises; and (c) does not interfere with a natural watercourse, overland flow or floodwaters.  <u>Level of assessment:</u> To become code assessment. <u>Assessment benchmarks:</u> I&OW Code	It is recommended this be separated into two (2) different triggers due to recommendations relating to levels of assessment (see below).  <u>Rural zone:</u> <ul style="list-style-type: none"> <li>• Inclusion of "and/" as the operational work could be both filling and excavation.</li> <li>• Add in "other than for a dam" to be consistent with 1.</li> <li>• Part (a): Reduce from 500m<sup>3</sup> to 100m<sup>3</sup> as 500m<sup>3</sup> is considered to be an excessive amount particularly when it is not associated with a rural activity.</li> <li>• Remove "with the use of the premises".</li> <li>• Add in "lawful or approved" rural activity to provide clarity.</li> <li>• It is recommended overland flow and floodwater be included as these are not considered as a natural watercourse as defined in QUDM.</li> </ul> It is recommended the level of assessment be increased to code

			<p>assessment as the filling and excavation is not associated with a rural use.</p> <p>Assessment criteria will be against the whole of the I&amp;OW Code.</p> <p><u>Development proposed outside of the Rural Zone:</u> This trigger is to be deleted.</p>
<b>Code Assessment</b>			
10.	Operational work if associated with a material change of use or reconfiguring a lot.	<p>Operational work where required by the relevant material change of use or reconfiguring a lot approval.</p> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p>	<p>Amend wording to specify that 'where required by the relevant reconfiguring a lot or material change of use approval'. Not all material change of use/reconfiguring a lot development approvals will warrant an operational work application for site works but the current trigger makes them all assessable.</p>
11.	<p>Operational work involving filling or excavation, if:-</p> <p>(a) involving more than 500m<sup>3</sup> of material on premises in the Rural zone and not associated with the use of the premises for a rural activity; and</p> <p>(b) does not interfere with a natural watercourse.</p> <p>or</p> <p>(c) involving more than 50m<sup>3</sup> of material if not otherwise specified; and</p> <p>(d) does interfere with a natural watercourse.</p>	<p>Rural zone: Operational work involving filling and/or excavation other than for a dam if:</p> <p>(a) involving more than 100m<sup>3</sup> of material on premises in the Rural zone;</p> <p>(b) not associated with a lawful or approved rural activity on the premises.</p> <p><u>Level of assessment:</u> To become impact assessment. <u>Assessment benchmarks:</u> The planning Scheme</p>	<p>It is recommended this be separated into two (2) different triggers due to recommendations relating to levels of assessment (see below).</p> <p><u>Rural zone:</u></p> <p><input type="checkbox"/> Inclusion of "and/" as the operational work could be both filling and excavation.</p> <ul style="list-style-type: none"> <li>• Add in "other than for a dam" to be consistent with 1.</li> <li>• Part (a): Reduce from 500m<sup>3</sup> to 100m<sup>3</sup> as 500m<sup>3</sup> is considered to be an excessive amount</li> </ul>

		<p>Other than the Rural zone: Operational work involving filling and/or excavation other than for a dam, if:</p> <ul style="list-style-type: none"> <li>(a) involving more than 50m<sup>3</sup> of material in any zone other than the Rural zone;</li> <li>(b) does not interfere with a natural watercourse, overland flow or floodwaters;</li> <li>(c) not associated with a lawful or approved material change of use on the premises.</li> </ul> <p><u>Level of assessment:</u> To become impact assessment.</p> <p><u>Assessment benchmarks:</u> The planning scheme.</p>	<p>particularly when it is not associated with a rural activity.</p> <ul style="list-style-type: none"> <li>• Remove “with the use of the premises”.</li> <li>• Add in “lawful or approved” rural activity to provide clarity.</li> <li>• Removal of “does not interfere with a natural watercourse” as this will be part of the impact assessment (see below).</li> </ul> <p>It is recommended the level of assessment be increased to impact assessment as the filling and excavation is not associated with a rural use. Assessment criteria will be against the whole of the Planning Scheme.</p> <p><u>Other than the Rural Zone:</u></p> <ul style="list-style-type: none"> <li>• Inclusion of “and/” as the operational work could be both filling and excavation.</li> <li>• Add in “other than for a dam” to be consistent with 1.</li> <li>• Part (a): Amend “not otherwise specified” to “other than in the Rural zone”.</li> <li>• Part (d): Amend to “does not” to limit OW interfering with a natural watercourse.</li> <li>• It is recommended “overland flow and floodwaters” be included as these are not considered as a natural watercourse as defined in QUDM.</li> </ul>
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			<ul style="list-style-type: none"> <li>• Add in “not associated with a lawful or approved material change of use on the premises” to not duplicate Item 10.</li> </ul> <p>It is recommended the level of assessment be increased to impact assessment as the filling and excavation is not associated with a material change of use.</p>
12.	Operational work involving retaining walls, including rock walls, >1m or retaining any surcharge (solid fences, earth embankments, roads, driveways or structures above the wall), as part of or in conjunction with bulk earthworks, a material change of use or reconfiguring a lot.	<p>Operational work involving retaining walls, including rock walls, if:</p> <ul style="list-style-type: none"> <li>(a) more than one (1) metre high from the existing natural ground level; or</li> <li>(b) retaining any surcharge or structures, including earth embankments, roads, driveways or fencing above the wall.</li> </ul> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p>	<p>Separated out the parts to be consistent with the format in other OW triggers and give greater clarity.</p> <p><u>Part (a):</u> □ Replace “&gt;” with “more than “one (1) metre high or less from existing natural ground level” to be consistent with format, capture examples where retaining wall height is 1m and clarify where measurement is to be taken from.</p> <p>Delete bulk earthworks.</p>
13.	All other Operational work if not Accepted development or Accepted development, subject to requirements.	<p>All other Operational work if not Accepted development, Accepted development subject to requirements or Impact assessment.</p> <p><u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change</p>	<p>Add in “or Impact assessment”. This is intending to trigger OW not complying with Accepted development subject to requirement provisions.</p>



**Impact assessment**

14.	Operational work for filling or excavation if not Accepted development or Code assessment and where work is within an area affected by a Flood Hazard Overlay.	Operational work for filling and/or excavation if where work is within an area affected by a Flood Hazard Overlay.  <u>Level of assessment:</u> No change <u>Assessment benchmarks:</u> No change	Inclusion of "and/" as could be both filling and excavation.  Trigger amended to require any work in the flood hazard overlay to be impact assessable due to potential impacts on upstream and downstream properties.
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**ATTACHMENT 2**

**PSP1 Proposed Amendments Amendment Package 3**

**Proposed amendments to the Planning Scheme (version 3.0) – Planning Scheme Policy 1: Development Standards**

	<b>Current PSP1 Reference/ Standard</b>	<b>Proposed PSP1 Reference/ Standard</b>	<b>Officer Comments</b>
1.	<p><b>SC6.1.4.2 Specifications</b> Council's specifications applicable for within its local government area Council will not accept re-used or repaired pipelines. When new or existing pipelines are damaged during construction, the complete length of pipeline (manhole to manhole for sewers, fitting to fitting for water, pit to pit for stormwater) is to be taken up and re-laid with the damaged section replaced with new pipe.</p>	<p><b>SC6.1.4.2 Specifications</b> (1) Council's specifications applicable for works within its local government area are: a) ... b) ... c) ... d) Council will <b>generally</b> not accept reused <b>and/or</b> repaired pipelines. When new or existing pipelines are damaged during construction, the complete length of pipeline (manhole to manhole for sewers, fitting to fitting for water, pit to pit for stormwater) is to be taken up and re-laid with the damaged section replaced with new pipe. <i>Editor's note: The alternative methods in repairing pipelines may be considered by Council's Engineer.</i></p>	<p>Amendment allows for alternative measures in repairing circumferential pipe cracking to industry standards and acceptable warranty and life expectancy – i.e. internal fibreglass sleeve – subject to approval from Council's Engineer. Site will need to be inspected (re-CCTV) at off-maintenance for performance and any continuing cracking issues.</p> <p>CCTV of pipe works will be undertaken following backfill at least up to subgrade level to ensure that there is no pipe cracking, where repairs can be made before the remainder of the road pavement is completed with kerb and channel.</p>
2.	<p><b>SC6.1.4.3 Standard Drawings</b> (1) The current Council Standard Drawings are to be adhered to. For other works not shown on its own standard drawings, the following shall be adopted. a) the Institute of Public Works Engineering Australia, Queensland Division Inc. (IPWEAQ) for earthworks,</p>	<p><b>SC6.1.4.3 Standard Drawings</b> (1) The current Council Standard Drawings are to be adhered to. For other works not shown on its own standard drawings, the following shall be adopted. a) the Institute of Public Works Engineering Australia, Queensland Division Inc. (IPWEAQ) for earthworks, drainage, roadworks and associated works.</p>	<p>In Part (b) updating name of 'Queensland Department of Transport and Main Roads (TMR)' from Queensland Department of Main Roads (TMR).</p>

	<p>drainage, roadworks and associated works.</p> <p>b) Queensland Department of Main Roads (TMR) where applicable.</p> <p>...</p>	<p>b) Queensland Department of <b>Transport and Main Roads (TMR)</b> where applicable.</p> <p>...</p>	
3.	<p><b>SC6.1.4.5.3 Pre-start Meeting</b></p> <p>This meeting will not take place unless the following has been accepted by Council:</p> <ol style="list-style-type: none"> <li>1. Full detailed schedule of the cost of the works as contracted.</li> <li>2. Operational Work Approval.</li> <li>3. Full Project Management Plan.</li> <li>4. Site clearance of noxious plants.</li> <li>5. Inspection fees and bonds paid in full.</li> <li>6. Evidence of insurances (Public Liability, WorkCover and Portable Long Service Leave Levy where applicable).</li> </ol>	<p><b>SC6.1.4.5.3 Pre-start Meeting</b></p> <p>This meeting will not take place unless the following has been accepted by Council:</p> <ol style="list-style-type: none"> <li>1. Full detailed schedule of the cost of the works as contracted.</li> <li>2. Operational Work Approval.</li> <li>3. Full <b>Construction</b> Management Plan.</li> <li>4. Site clearance of noxious plants.</li> <li>5. Inspection fees and bonds paid in full.</li> <li>6. Evidence of insurances (Public Liability, WorkCover and Portable Long Service Leave Levy where applicable).</li> </ol>	Amend (3) from 'Full Project Management Plan' to Full Construction Management Plan' to be consistent with the construction management plan criteria under SC6.1.4.5.3.
4.	<p><b>SC6.1.4.5.3 Pre-start Meeting ....</b></p> <p>The Construction Management Plan shall contain as a minimum: ....</p> <p>...</p> <p>(4) Traffic Management Plan</p>	<p><b>SC6.1.4.5.3 Pre-start Meeting ....</b></p> <p>The Construction Management Plan shall contain as a minimum: ....</p> <p>...</p> <p>(4) Traffic Management Plan, <b>in accordance with Manual of Uniform Traffic Control Devices (MUTCD) Part 3: Works on Roads and approved by the relevant Road Authority.</b></p>	Reference to the provision of a Traffic Management Plan to be in accordance with Manual of Uniform Traffic Control Devices (MUTCD) Part 3: Works on Roads and accepted/approved by the relevant Road Authority.

5.	<p><b>SC6.1.4.5.3 Pre-start Meeting ....</b>  At least five (5) business days prior to the Pre-Start Meeting, the Consulting Engineer shall submit for Council acceptance, the Construction Management Plan. The Construction Management Plan shall contain as a minimum:  ....</p>	<p><b>SC6.1.4.5.3 Pre-start Meeting ....</b>  At least <b>ten (10)</b> business days prior to a Pre-Start Meeting, the Consulting Engineer shall submit for Council acceptance, the Construction Management Plan. The Construction Management Plan shall contain as a minimum: ...</p>	<p>Increase in the number of business days from five (5) to ten (10) to allow sufficient time for the review of all documentation prior to a pre-start meeting and to also be consistent with the current standard timeframes being applied to recent OW approvals.</p>
6.	<p><b>SC6.1.4.5.4 Major Inspections</b>  ...  <b>Guideline: Inspections</b> Pre-Start Meeting  ...  Subgrade Inspection  ...</p>	<p><b>SC6.1.4.5.4 Major Inspections</b>  ...  <b>Guideline: Inspections</b>  Pre-Start Meeting  ...  <b>Prior to Works Commencing</b>  1. <i>All relevant Erosion &amp; Sediment Control measures as approved by Council shall be in place;</i>  2. <i>All relevant Traffic Management &amp; Traffic Control Measures as approved by Council shall be in place;</i>  3. <i>Environmentally significant areas and/or trees for preservation with delineation / signage as "No Go Zone" shall be in place;</i>  Subgrade Inspection  ...</p>	<p>Introduction of a Major Hold Point Inspection for ensuring that preliminary and site establishment measures such as Erosion &amp; Sediment Control, Traffic Management / Traffic Control signage, tree and vegetation protection areas are undertaken before any works commence on site.</p> <p>This will need to be supported by standard development conditions and the revision of the Inspection and Testing Plan (ITP).</p>
7.	<p><b>SC6.1.7.2.7 Design and Check Vehicles</b> The design vehicle/s is/are to be nominated in the design report. Design vehicle swept path is not to cross road centrelines whilst providing minimum clearance of 0.5m from kerbs to outer and inner wheel paths and clearances to signs and other street furniture.</p>	<p><b>SC6.1.7.2.7 Design and Check Vehicles</b>  a) The design vehicle/s is/are to be nominated in the design report. Design vehicle swept path is not to cross road centrelines whilst providing minimum clearance of 0.5m from <b>the invert of the kerbs</b> to outer and inner wheel paths and clearances to signs and other street furniture.  b) The check vehicle is allowed to cross road centrelines while providing clearance of 0.5m</p>	<p>Amended to include numbering for ease of reference.</p> <p>Amended to include referencing to rural / rural residential design and check vehicles.</p>

	<p>The check vehicle is allowed to cross road centrelines while providing clearance of 0.5m from kerbs to outer and inner wheel paths and clearances to signs and other street furniture.</p> <p>For residential road designs, the minimum allowable design vehicle is a "Heavy Rigid Truck – wheelbase 5.0m, turning circle 19.0m" and the minimum allowable check vehicle is a "Prime Mover and Semi-trailer (19m) Radius 15m".</p> <p>For industrial road designs, the minimum allowable design vehicle is a "Prime Mover / Semi-Trailer (19m) radius 15m with a check vehicle of a 25m B-Double.</p>	<p>from the invert of the kerbs to outer and inner wheel paths and clearances to signs and other street furniture.</p> <p>c) For urban residential road designs, the minimum allowable design vehicle is a "Service Vehicle (8.8m) – wheelbase 5.0m, turning radius 9.0m" and the minimum allowable check vehicle is a "Prime mover / semi-Trailer (19.0m) – turning radius 12.5m".</p> <p>d) For industrial road designs, the minimum allowable design vehicle is a "Prime mover / Semi Trailer (19.0m) – turning radius 12.5m" with a check vehicle of a "B-Double (25m) – turning radius 12.5m".</p> <p>e) For Rural / Rural Residential road designs, the following apply:</p> <ul style="list-style-type: none"> <li>i The minimum allowable design vehicle is a "Prime mover / Semi Trailer (19.0m) – turning radius 12.5m" with a check vehicle of a "B-Double (25m) – turning radius 12.5m", and</li> <li>ii With Rural / Rural Residential local roads servicing small subdivisions up to ten (10) lots the minimum allowable design vehicle is a "Service Vehicle (8.8m) – wheelbase 5.0m, turning radius 9.0m" and the minimum allowable check vehicle is a "Prime mover / Semi-trailer (19.0m) – turning radius" unless as specified otherwise by Council's Engineer.</li> </ul>	
8.	<b>Table SC6.2 Road width, grades, pavement design and pavement marking criteria</b>	Refer to amended table on page 36 below.	Amend table as follows: <ul style="list-style-type: none"> <li>• AC Thickness (min) (mm) shows a range of thickness. This is to be deleted to provide a minimum thickness. The table is to be amended for alignment with Table</li> </ul>

			<p>SC6.2 MRTS30 in relation to minimum asphalt thickness.</p> <ul style="list-style-type: none"> <li>• Amendments to the Base course and Sub-base – TMR type.</li> <li>• 1.2m concrete footpath is preferred in Industrial Local roads.</li> </ul> <p>Notes regarding Super elevation to be added.</p>
9.	<p><b>SC6.1.7.2.18 Roundabouts</b></p> <p>...</p> <p>6) Centre islands of roundabouts should be constructed to a similar standard as traffic islands except that where the design allows the tracking of heavy vehicles across the island, a suitable pavement/wearing surface shall be provided.</p>	<p><b>7.2.18 Roundabouts</b></p> <p>Centre islands of roundabouts should be constructed to a similar standard as traffic islands except that where the design allows the tracking of heavy vehicles across the island, a suitable pavement / wearing surface shall be provided.</p> <p>Where central islands of roundabouts are not designed to allow for traffic as mentioned above, the area shall be provided with low-maintenance landscaping design in accordance with SC6.1.7.5.6 by a suitably qualified Landscape Designer or Landscape Architect and approved by Council.</p>	<p>An alternative standard to be added for central islands of roundabouts where not designed for traffic.</p>
10.	<p><b>SC6.1.7.2.19 Cul-de-sac turning areas</b></p> <p>(1) Turning areas at the end of dead-end streets and roads shall be designed in accordance with Queensland Streets, Austroads and TMR supplementary guides.</p> <p>(2) The minimum kerb or bitumen edge radii on a cul-de-sac head in residential and rural residential developments shall be:</p> <p>(3) approach curve tangential to the turning circle – 20 metres;</p> <p>(4) the turning circle – 10.5 metres.</p> <p>(5) Turning areas at the end of the cul-de-sac in industrial developments should be full turning circles based on criteria nominated by Council's Engineer for the specific</p>	<p><b>SC6.1.7.2.19 Cul-de-sac turning areas</b></p> <p>1) Turning areas at the end of dead-end streets and roads shall be designed in accordance with <i>Queensland Streets, Austroads and TMR supplementary guides</i>.</p> <p>2) The minimum kerb or bitumen edge radii on a cul-de-sac head in residential and rural residential developments shall be:</p> <p>a) approach curve tangential to the turning circle – 20 metres;</p> <p>b) the turning circle – 10.5 metres.</p> <p>3) Turning areas at the end of the cul-de-sac in industrial developments should be full</p>	<p>Format amended with improved/correct numbering for ease of reference.</p> <p>Language amended to be consistent through the development standard.</p>

	<p>application, with the following minimum kerb radii:</p> <p>(6) approach curve tangential to the turning circle – 30 metres.</p> <p>(7) the turning circle – 12.5 metres.</p> <p>(8) At cul-de-sac heads the grade and cross fall shall be no greater than 7%.</p> <p>(9) "T" or "Y" shaped turning areas are generally not be accepted, particularly where multiple allotments are accessed via the turning area. Where a "T" or "Y" shaped turning area is approved by Council's Engineer, grade and cross fall shall be no more than 7%.</p> <p>(10) Where the construction of a road is being staged, a temporary cul-de-sac head is required, unless otherwise specified. Minimum dimension for a temporary cul-de-sac is 9m Radius as specified by Council. Temporary cul-de-sac heads are to be located on road reserve. Bitumen surface is required unless otherwise approved by Council.</p>	<p>turning circles with the following minimum kerb radii:</p> <p>a) Approach curve tangential to the turning circle – 30 metres;</p> <p>b) The turning circle – 12.5 metres.</p> <p>4) At cul-de-sac heads the grade and cross fall shall be no greater than 7%.</p> <p>5) "T" or "Y" shaped turning areas are generally not accepted, particularly where multiple allotments are accessed via the turning area. Where a "T" or "Y" shaped turning area is approved by Council's Engineer, grade and cross fall shall be no more than 7%.</p> <p>6) Where the construction of a road is being staged, a temporary cul-de-sac head is required, unless otherwise specified.</p> <p>7) Temporary cul-de-sac heads are to be located on road reserve. Bitumen surface is required unless otherwise approved by Council. Minimum dimension for a temporary cul-de-sac radius shall be as follows:</p> <p>a) Industrial zone – 12.5m</p> <p>b) Residential zones – 10.5m</p> <p>c) Rural/ Rural residential – 10.5m</p> <p>d) All other zones – to be approved by Council</p>	
11.	<p><b>SC6.1.7.2.20 Carriageway Surfacing</b></p> <p>(1) Flexible pavements in residential areas are to be fully primed prior to laying minimum 30mm – 35mm. TMR specification asphalt. In industrial developments asphalt thickness shall be a minimum of 45mm – 50mm.</p>	<p><b>SC6.1.7.2.20 Carriageway Surfacing</b></p> <p>1) Flexible pavements in urban residential areas are to be fully primed prior to laying minimum 35mm asphalt.</p> <p>2) In industrial developments asphalt thickness shall be a minimum of 50mm.</p>	<p>Amended to improve the numbering for ease of reference.</p> <p>Part 1: 'urban' added for clarity. Thickness 'range' removed and a minimum thickness provided for clarity.</p>

	(2) Pavements in rural and rural residential areas shall be two coat chip sealed, except all roundabouts and cul-de-sac heads and throats shall be surfaced with minimum 30mm thick TMR specification asphalt.	<p>3) Pavements in rural and rural residential areas shall be two coat <b>spray</b> sealed, except all roundabouts and cul-de-sac heads and throats shall be surfaced with minimum 35mm thick asphalt.</p> <p>4) <b>All asphalt pavements are to be designed in accordance with TMR specifications for asphalt pavements.</b></p> <p>5) <b>All spray-sealed pavements are to be designed in accordance with TMR specifications for sprayed bituminous treatments.</b></p>	<p>Part 3: Reference to all spray sealed pavements are to be designed in accordance with TMR specifications for sprayed bituminous treatments added.</p> <p>Parts 4 and 5: Reference to all asphalt pavements are to be designed in accordance with TMR specifications for asphalt pavements added.</p>
12.	<p><b>SC6.1.7.2.21 Verges</b></p> <p>...</p> <p>(7) Where verges have been disturbed / re-profiled, they should be covered full width with approved topsoil to a depth of not less than 100mm lightly compacted and turfed.</p>	<p><b>SC6.1.7.2.21 Verges</b></p> <p>...</p> <p>(7) <b>New verges and/or existing verges that</b> have been disturbed / re-profiled, they shall be covered full width <b>from back of kerb to the property boundary</b> with approved topsoil to a depth of not less than 100mm, lightly compacted <b>and fully turfed in accordance with AS5181.</b></p>	<p>Amended to improve the turf requirements and referencing the relevant Australian Standard.</p> <p>It is recommended for Parks/Open Space to determine if we are to nominate a specific turf species for verges.</p>
13.	<p><b>SC6.1.7.2.22 Pathways other than on verges ...</b></p> <p>(4) Where pathways are utilised for stormwater overland flow purposes they are to be sloped towards the centre and designed to meet flow requirements.</p>	<p><b>7.2.22 Pedestrian Laneways</b></p> <p>Where pathways are utilised for stormwater overland flow purposes they are to be sloped towards the centre and designed to meet flow requirements.</p> <p><b>Lighting of pedestrian laneways (pedestrian/cycle traffic only) shall be in accordance with SC6.1.7.11.1 (d).</b></p>	<p>Title of section amended to provide clarity.</p> <p>Insertion of the requirement for lighting of pedestrian laneways to be in accordance with AS1158.3.1: Pedestrian Area (Category P) lighting – Performance and design requirements. A reference linking Street Lighting SC6.1.7.11.1 has been added for this development standard.</p>
14.	<p><b>SC6.1.7.3 Off Street Parking and Manoeuvring Areas</b></p> <p>(1) ...</p>	<p><b>SC6.1.7.3 Off Street Parking and Manoeuvring Areas for development other than a Dwelling House</b></p> <p>1) ...</p>	<p>Title of section amended to provide clarity.</p>



	<p>(2) Off street car parks and driveways shall provide for safe and functional access for pedestrians, including trolleys, prams and wheelchairs (as applicable) as well as vehicles. Pedestrian movement through the carpark is of critical importance to the overall function of the carpark, clear lines of sight and access is to be provided for all pedestrian movements.</p> <p>(3) ...</p>	<p>2) Off street car parks and driveways <b>shall be a sealed pavement</b> and provide for safe and functional access for pedestrians, including trolleys, prams and wheelchairs (as applicable) as well as vehicles. Pedestrian movement through the carpark is of critical importance to the overall function of the carpark, clear lines of sight and access is to be provided for all pedestrian movements.</p> <p>3) ...</p> <p>4) ...</p> <p>5) <b>Off street carparks and manoeuvring areas in the Rural zone shall be unsealed pavement except where parking is for people with a disability, slopes exceed 12% and/or the driveway is within 60m of an existing and/or proposed habitable dwelling, the pavement must consist of a two coat bitumen seal. Cross drainage is to have a capacity for Q2 stormwater flows.</b></p>	<p>Part 2: Amended to ensure all parking areas are designed and constructed with a 'sealed pavement' (impervious pavement) with the exception of the Rural zone.</p> <p>Part 5: Additional standard to provide clarity in the Rural zone.</p>
15.	<p><b>SC6.1.7.4.4 Widths and construction standards</b></p> <p>...</p> <p>(4) Single user access connection strips and easements containing driveways are to be constructed to the following minimum standards:</p> <p>(a) ...</p> <p>(b) ...</p> <p>(c) Rural Residential – 3.0m wide asphaltic, 150mm thick reinforced concrete or two coat bitumen seal for full length, in a minimum 10m wide access handle or easement.</p>	<p><b>SC6.1.7.4.4 Widths and construction standards</b></p> <p>...</p> <p>(4) Single user access connection strips and easements containing driveways are to be constructed to the following minimum standards:</p> <p>a) ...</p> <p>b) ...</p> <p>c) Rural Residential – 3.0m wide, 150mm thick <b>reinforced concrete or a two-coat bitumen seal over a suitably prepared sub-grade or 35mm thick asphaltic concrete over a suitably prepared subgrade</b> for the full length, in a minimum 10m wide access handle or</p>	<p>Cross drainage for Rural Residential Driveways (single user) added to require capacity for Q2 stormwater flows.</p>

	(d) ...	easement. <b>Cross drainage is to have capacity for Q2 stormwater flows.</b> d) ...	
16.	<b>SC6.1.7.4.4 Widths and construction standards</b> ... (5) Multiple user access easement connection strips are to be constructed as follows: ... (c) Rural Residential – 3.0m wide asphaltic, 150mm thick reinforced concrete or two coat bitumen seal for full length, in a minimum 10m wide access handle or easement. Where the access strip is greater than 50m long, a passing bay shall be provided at approximately the halfway point and at the cross-over.	<b>SC6.1.7.4.4 Widths and construction standards</b> ... (5) Multiple user access easement connection strips are to be constructed as follows: ... (c) Rural Residential – 3.0m wide, 150mm thick reinforced concrete or a two coat bitumen seal <b>over a suitably prepared subgrade or 35mm thick asphaltic concrete over a suitably prepared sub-grade</b> for the full length, in a minimum 10m wide access handle or easement. Where the access strip is greater than 50m long, a passing bay shall be provided at approximately the halfway point and at the cross-over. <b>Cross drainage is to have capacity for Q2 stormwater flows.</b> ...	Cross drainage for Rural Residential Driveways (multiple user) added to require capacity for Q2 stormwater flows.
17.	<b>SC6.1.7.5.2 Filling</b> ... (3) All filling is to be carried out in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> . The inspection and frequency requirements for earthworks on allotments shall be nominated as Level 1 in accordance with Section 8 of AS3798 on the Inspection and Testing Plan. (Note that filling of dams is covered in SC6.1.5.7 <i>Treatment of dams</i> .)	<b>SC6.1.7.5.2 Filling</b> ... (3) All filling is to be carried out in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> . The inspection frequency requirements for earthworks on allotments shall be nominated as Level 1 in accordance with Section 8 of AS3798 on the Inspection and Testing Plan. (Note that filling of dams is covered in SC6.1.7.5.7 <i>Treatment of dams</i> .)	Amend reference number for Treatment of Dams to SC6.1.7.5.7 from SC6.1.5.7 <i>Treatment of dams</i> .
18.	<b>SC6.1.7.5.6 Earthworks to parkland</b> All earthworks proposed within proposed or existing parkland shall comply with the	<b>SC6.1.7.5.6 Landscaping to parkland</b> (1) All <b>landscape works including earthworks</b> proposed within existing <b>and/or proposed parkland / open space areas shall be prepared</b>	Titles amended and clause separated into two (2) parts for clarity.

	requirements of an acceptable and approved Landscape Design.	<p>by a suitably qualified Landscape Designer or Landscape Architect.</p> <p>(2) The proposed design is to be submitted to and approved by Council.</p>	Clause amended to provide clarity relating to landscaping works within parks. 'Earthworks' details are generally provided on civil plans unless there is a reference to landscaping details e.g. 1:2 batters to be suitably landscaped.
19.	<p><b>SC6.1.7.6.1 Design Criteria</b></p> <p>Stormwater drainage shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> to the following standards:</p> <p>(1) Design storms:</p> <p>(a) Major drainage system – Q100 (1% AEP)</p> <p>(b) Minor drainage system –</p> <p>(i) for streets or roads up to and including Collector roads where the catchment area does not exceed 5 hectares – Q5 (18% AEP); (ii) for any street or road where the catchment area exceeds 5 hectares, and for arterial or subarterial streets or roads – Q10 (10% AEP).</p>	<p><b>SC6.1.7.6.1 Design Criteria</b></p> <p>Stormwater drainage shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> to the following standards:</p> <p>(1) Design storms:</p> <p>(a) Major drainage system – Q100 (1% AEP)</p> <p>(b) Minor drainage system –</p> <p>(i) for streets or roads up to and including Collector roads where the catchment area does not exceed 5 hectares – Q5 (20% AEP);</p> <p>(ii) for any street or road where the catchment area exceeds 5 hectares, and for distributor, arterial or sub- arterial streets or roads – Q10 (10% AEP).</p>	Part (1)(b)(ii) amended to include 'distributor' road classification.
20.	<p><b>SC6.1.7.6.1 Design Criteria</b></p> <p>...</p> <p>(3) ...</p> <p>(b) Overland flow paths shall be located on non-private land, e.g. Roads, streets, parks, reserves or shall be fully contained (including freeboard) within easements on private land. Depth times velocity (DV) factors shall satisfy QUDM requirements.</p>	<p><b>SC6.1.7.6.1 Design Criteria</b></p> <p>...</p> <p>(3) ...</p> <p>(b) Overland flow paths shall be located on non-private land, e.g. Roads, streets, parks, reserves or shall be fully contained (including freeboard) within easements (in favour of Council) on private land. Depth times velocity (DV) factors shall satisfy QUDM requirements.</p>	Clarification provided in Part (3)(b) to include who the beneficiary/grantee is when an overland flowpath traverses private land. In some circumstances, the easement area (i.e. if turfed) may need to be maintained by the property owner and would generally be set out in the terms of the easement.

21.	<p><b>SC6.1.7.6.2 Rural and Rural Residential Drainage and Swales</b></p> <p>...</p> <p>(4) Where cross road drainage discharges into private property in rural residential developments and where overland flows could potentially encroach onto a future building footprint, drainage conduits are to extend to 10 metres beyond the building envelope or 75% of the depth of the lot, whichever is the greater distance.</p>	<p><b>SC6.1.7.6.2 Rural and Rural Residential Drainage and Swales</b></p> <p>...</p> <p>(4) Where cross road drainage discharges <b>stormwater runoff onto</b> private property in rural residential developments and/or where overland flows could potentially encroach onto a future building footprint, drainage conduits are to extend to 10 metres beyond the building envelope.</p>	Wording amended to provide clarity in clause.
22.	<p><b>SC6.1.7.6.3 Kerb Inlet, field inlet pits and access chambers</b></p> <p>...</p> <p>(5) Gully to gully connections are permissible at the heads of lines and for pipes up to and including 900mm diameter.</p>	<p><b>SC6.1.7.6.3 Kerb Inlet, field inlet pits and access chambers</b></p> <p>...</p> <p>(5) <b>Kerb inlet pit to kerb inlet pit connections</b> are permissible at the heads of lines and for pipes up to and including 900mm diameter.</p>	Wording amended to replace 'gully' to 'kerb inlet'.
23.	<p><b>SC6.1.7.6.5 RCBCs</b></p> <p>...</p> <p><b>Guideline:</b></p> <p><i>It is strongly recommended that a stormwater management plan containing preliminary catchment plans, runoff coefficients and times of concentration be presented to Council's Engineer for approval in principle, prior to commencing detailed design. Agreement on legal point of discharge, locations and widths of easements, drainage reserves and tail water conditions should also be confirmed prior to proceeding with detailed design.</i></p> <p><i>0 contains the local government's information requirements with respect to drainage calculations and catchment plans.</i></p>	<p><b>SC6.1.7.6.5 RCBCs</b></p> <p>...</p> <p><b>Guideline:</b></p> <p><i>It is strongly recommended that a stormwater management plan containing preliminary catchment plans, runoff coefficients and times of concentration be presented to Council's Engineer for approval in principle, prior to commencing detailed design. Agreement on legal point of discharge, locations and widths of easements, drainage reserves and tail water conditions should also be confirmed prior to proceeding with detailed design.</i></p> <p><i><b>Section SC6.1.6.3.1</b> contains the local government's information requirements with respect to drainage calculations and catchment plans.</i></p>	Wording amended to reference relevant section number to Section SC6.1.6.3.1 from 0.
24.	<p><b>SC6.1.7.7.1 General</b></p> <p>...</p>	<p><b>SC6.1.7.7.1 General</b></p> <p>...</p>	The changes had been reviewed in conjunction with Queensland Urban Drainage Manual – Section 7.13 Roof &

(8) Where allotments drain to existing downstream lots and no interallotment drainage is in place:

- (a) Inter-allotment drainage is to be provided and appropriate easements secured or;
- (b) Specific engineering designs, limiting the quantity, duration and concentration of flows to the pre-development conditions are required.

<b>Reconfiguring a Lot (Zone)</b>	<b>Level</b>
Residential Living, Character Residential	II
Residential Choice, Low Impact Industry, Tourist Accommodation, and Local Centre Zones	III
Medium and High Impact Industry, Principal, District and Specialised Centre Zones	IV
Shopping Centres	V
Rural Residential	0

(5) The following are standard requirements. Council may require higher or lower levels of inter-allotment drainage in specific cases depending upon potential risks to upstream or downstream properties, buildings, infrastructure and environmental considerations.

**Reconfiguring a Lot**

<b>Zone/ Land Use</b>	<b>Level</b>
Residential Living, Character Residential, Residential Choice, Low Impact Industry, Tourist Accommodation, and Local Centre Zones	III <i>Note: Level II may be considered for Lots sizes greater than 750m<sup>2</sup>, for undeveloped portions of large lots (&gt;750m<sup>2</sup>) and where no additional lots are being created.</i>
Medium and High Impact Industry, Principal, District and Specialised Centre Zones	IV
Shopping Centres <b>on sites over 2,500m<sup>2</sup></b>	V
<b>Rural / Rural Residential</b>	0

**Material Change of Use**

Allotment Drainage, and assessed closely in regards to the categories of development listed in QUDM. It is recommended the standard requirement for QUDM level III be applied to all residential developments. There is an opportunity to review and require a higher/lower standard for each specific case as per the condition.

Rural Zone also added in table.

		(9) Residential Choice, Industry, Tourist Accommodation and Centre Zone developments shall have a minimum of QUDM Level IV roof and allotment drainage. <b>All other zones shall have a minimum of QUDM level III roof and allotment drainage. Council may require higher or lower levels of roof and allotment drainage in specific cases.</b>	
25.	<b>SC6.1.7.10.1 Sewerage reticulation</b> The design standards for sewerage reticulation works are stated in WBBROC Water Services Design and Construction Code.	<p><b>SC6.1.7.10.1 Sewerage reticulation</b> The design standards for sewerage reticulation works are stated in WBBROC Water Services Design and Construction Code.</p> <p><b>Easements over Sewer reticulation are required for the following scenarios –</b></p> <p>(a) Provide 3.0 metre wide easements within the lot over sewer lines where the infrastructure is located at the rear or side of the lots;</p> <p><b>Sewer easements are to be widened to 4.0 metres wide within the lot if the stormwater inter-allotment drainage system is within the same easement;</b></p>	Additional clause to include easement over sewer reticulations.
26.	<p><b>SC6.1.7.11.1 Street lighting</b></p> <p>...</p> <p>(a) if in the Residential Living, Residential Choice and Character Residential Zones:</p> <p>(i) CFL32D watt lanterns not more than 50 metres apart on an Urban Local Street; and</p> <p>(ii) S 70 watt lanterns not more than 80 metres apart on an Urban Collector Street; and</p> <p>(iii) for any other road classification designs are to be prepared in accordance with AS/NZS</p>	<p><b>SC6.1.7.11.1 Street lighting</b></p> <p>...</p> <p>(a) if in the Residential Living, Residential Choice and Character Residential Zones:</p> <p>(i) <b>L17 (LED)</b> lanterns not more than 50 metres apart on an Urban Local Street; and</p> <p>(ii) <b>L25 (2700 lumens)</b> lanterns not more than 80 metres apart on an Urban Collector Street; and</p> <p>(iii) for any other road classification designs are to be prepared in accordance with AS/NZS 1158; or</p>	Lighting specifications updated in accordance with the utility providers requirements.

	<p>1158; or</p> <p>(b) if in the Tourist Accommodation, Industry and Centre Zones, street lighting provision complies with AS/NZS 1158.</p> <p>(c) if in the Rural Residential Zone, 70watt sodium vapour lanterns are required at all intersections, traffic calming devices and at the throat of cul-de-sacs only.</p>	<p>(b) if in the Tourist Accommodation, Industry and Centre Zones, street lighting provisions <b>are to comply</b> with AS/NZS 1158.</p> <p>(c) if in the Rural Residential Zone, <b>L50 (6000 lumens)</b> lanterns are required at all intersections, <b>and L25 at</b> traffic calming devices and at the throat of cul-de-sacs only.</p>	
27.	<p><b>SC6.1.7.11.1 Street lighting</b></p> <p>(1) ...</p> <p>(e) ...</p>	<p><b>SC6.1.7.11.1 Street lighting</b></p> <p>(1) ...</p> <p>(e) ...</p> <p><b>(f) Lighting of pedestrian laneways (pedestrian/cycle traffic only) shall be in accordance with AS1158.3.1: Pedestrian Area (Category P) lighting – Performance and design requirements.</b></p>	Lighting specifications for pedestrian laneways included (part (f)) in accordance with the utility providers requirements.
28.	<p><b>SC6.1.7.12 Erosion and Sediment Control</b></p> <p>(1) Erosion and sediment control measures are to be designed and provided in accordance with the International Erosion Control Association (Australasia) 2008s <i>“Best Practice Erosion and Sediment Control for Building and Construction Sites”</i>. Designs for erosion and sediment control shall be submitted to Council with development applications for operational work. The site drainage, erosion and sediment control measures:-</p> <p>...</p>	<p><b>SC6.1.7.12 Erosion and Sediment Control</b></p> <p>(1) Erosion and sediment control measures are to be designed and provided in accordance with the <b>latest edition/revision of the</b> International Erosion Control Association (Australasia) 2008s <i>“Best Practice Erosion and Sediment Control for Building and Construction Sites”</i>. Designs for erosion and sediment control shall be submitted to Council with development applications for operational work. The site drainage, erosion and sediment control measures:-</p> <p>...</p>	<i>Wording amended to include the “latest edition/revision of the “ International Erosion Control Association (Australasia) 2008s “Best Practice Erosion and Sediment Control for Building and Construction Sites”.</i>
29.	<p><b>SC6.1.9.3.1 Drawings Required</b></p>	<p><b>SC6.1.9.3.1 Drawings Required</b></p> <p>...</p> <p><b>(20) Erosion and Sediment Control Plan</b></p>	Erosion and Sediment Control Plan to be added to the list of drawings required for assessment.

30.	<p><b>SC6.1.9.3.3 Miscellaneous Details</b></p> <p>...</p> <p>All original applications and responses to information requests shall:</p> <p>(1) be accompanied by a document transmittal amendment record,</p> <p>(2) highlight any amendments to drawings by 'clouding' the amendment and be accompanied by a written description of the change.</p>	<p><b>SC6.1.9.3.3 Miscellaneous Details</b></p> <p>...</p> <p>All original applications and responses to information requests shall:</p> <p>(7) be accompanied by a document transmittal amendment record,</p> <p>(8) highlight any amendments to drawings by 'clouding' the amendment and be accompanied by a written description of the change.</p>	Amend number format to follow on from previous numbering for ease of reference and clarity.
31.	<p><b>SC6.1.10.1.4 Standard of Landscape Plans and information required</b></p> <p>(1) Without limiting its discretion under SPA section 2765, Council may request the standards of landscape plans and specific information identified in Table SC6.18 Landscape Plan Standards for the following types of applications:</p> <p>(a) preliminary approval - Conceptual Landscape Plan;</p> <p>(b) development permit for subdivision of land - Limited Landscape Plan;</p> <p>(c) development permit for material change of use - Full Landscape Plan.</p>	<p><b>SC6.1.10.1.4 Standard of Landscape Plans and information required</b></p> <p>(1) Without limiting its discretion under SPA section 2765, Council may request the standards of landscape plans and specific information identified in Table SC6.18 Landscape Plan Standards for the following types of applications:</p> <p>(a) preliminary approval - Conceptual Landscape Plan;</p> <p>(b) development permit for subdivision of land - Limited Landscape Plan;</p> <p>(c) development permit for material change of use - Full Landscape Plan.</p> <p>(2) <b>Landscape Design Plans shall be prepared by a suitably qualified Landscape Designer or Landscape Architect.</b></p>	Wording amended to include the requirement for Landscape Design Plans to be prepared by a suitably qualified landscape designer or Landscape Architect.
32.	<p><b>SC6.1.9.4.4 "As-Constructed" Drawings</b></p> <p>...</p> <p>(a) "As-Constructed" drawings are to be submitted in hardcopy and electronic formats.</p> <p>(i) All drawings are to be signed by the Consulting Engineer with the following</p>	<p><b>SC6.1.9.4.4 "As-Constructed" Drawings</b></p> <p>...</p> <p>(a) "As-Constructed" drawings are to be submitted in electronic format.</p> <p>(i) All drawings are to be signed by the Consulting Engineer with the following certification.</p>	<p>Part (a): References to hard copy plans deleted.</p> <p>Part (a)(ii): Drawings are to be signed and dated by the Registered Surveyor certifying that the vertical and horizontal locations, levels</p>



	<p>certification. "This drawing is an accurate representation of the works as constructed. All the locations and levels shown on this plan have been provided by a Surveyor as defined in the Surveyors Act 2003. I hereby accept responsibility for the as-constructed information shown on this plan.  Certified By:  ..... (Name)  ..... (Signature)  ..... (RPEQ No)  ..... (Date)"</p> <p>Electronic: to be supplied on CD or DVD.</p>	<p>"This drawing is an accurate representation of the works as constructed. All the locations and levels shown on this plan have been provided by a Surveyor as defined in the Surveyors Act 2003. I hereby accept responsibility for the as-constructed information shown on this plan.  Certified By:  ..... (Name)  ..... (Signature)  ..... (RPEQ No)  ..... (Date)"</p> <p>(ii) All drawings are to be signed and dated by the Registered Surveyor certifying that the vertical and horizontal locations, levels and dimensions on the plan were located by survey and are true and correct record.</p> <p>(iii) Electronic plans are to be supplied on USB or a suitable and safe website link.</p>	<p>and dimensions on the plan were located by survey and are true and correct record.</p> <p>Part (a)(iii): Electronic plans to be provided on a USB rather than CD or DVD.</p>
33.	<p><b>SC6.1.9.4.4 "As-Constructed" Drawings</b></p> <p>...</p> <p>Survey Requirements</p> <p>(a) The level and location information required for the As Constructed drawings must be collected by a Surveyor or a suitably experienced and qualified person supervised by a Surveyor.</p> <p>(b) Coordinate Datum All coordinates should be based on either:</p> <p>(i) The Geocentric Datum of Australia 1994 (GDA 94) and be projected to the Map Grid of Australia 1994 (MGA 94) Zone 56. Or where this is not practical;</p> <p>(ii) An arbitrary plane coordinate grid.</p>	<p><b>SC6.1.9.4.4 "As-Constructed" Drawings</b></p> <p>...</p> <p>Survey Requirements</p> <p>(a) The level and location information required for the As Constructed drawings must be provided by a Registered Surveyor or a suitably experienced and qualified person supervised by a Registered Surveyor.</p> <p>(b) Coordinate Datum All coordinates should be based on the Geocentric Datum of Australia 2020 (GDA 2020) and be projected to the Map Grid of Australia 2020 (MGA 2020) Zone 56.</p> <p>(c) Meridian Datum - It is desirable for the meridian to be on the azimuth of the Map Grid of Australia 2020 Zone 56. Where this is not practical, another meridian may be used, but</p>	<p>Amended wording to refer to the updated version of the Geocentric Datum of Australia and collected/ supervised by a "registered" surveyor.</p>

	<p>(c) Meridian Datum It is desirable for the meridian to be on the azimuth of the Map Grid of Australia 1994 Zone 56. Where this is not practical, another meridian may be used, but the origin of the meridian must be noted on the face of the plan.</p> <p>...</p> <p>(e) Control As staged subdivisions encroach into areas with limited survey control, there is potential for positional accuracy of the Council's Digital Cadastre Database (DCDB) to be degraded. In order to maintain the accuracy and integrity of the DCDB it is imperative that sufficient survey control is established over new subdivisions as they are developed. Permanent Survey Marks (PSMs) should be placed within the subdivision as per the 'Cadastral Survey Requirements 2005, Clause 3.26.1 Connection to Permanent Survey Marks' such that are well spaced and provide a good coverage over the extent of the survey. These marks are to have MGA94 Zone 56 coordinates and AHD levels to at least 4th Order horizontal and vertical standard as defined in ICSM Standards and Practices for Control Surveys (SP1). They are also to have a cadastral connection on the plan of survey. This will enable the survey to be accurately positioned into the spatial representation of the existing cadastre (i.e. DCDB). The coordinate and level information, where they do not already exist, are to be forwarded to DERM on the appropriate form for inclusion in the Survey Control Database with a copy forwarded to Council with the 'as-constructed' information.</p>	<p>the origin of the meridian must be noted on the face of the plan.</p> <p>...</p> <p>(e) Control - As staged subdivisions encroach into areas with limited survey control, there is potential for positional accuracy of the Council's Digital Cadastre Database (DCDB) to be degraded. In order to maintain the accuracy and integrity of the DCDB it is imperative that sufficient survey control is established over new subdivisions as they are developed. Permanent Survey Marks (PSMs) should be placed within the subdivision as per the 'Cadastral Survey Requirements, Clause 3.28 Permanent Survey Marks' such that are well spaced and provide a good coverage over the extent of the survey. These marks are to have MGA2020 Zone 56 coordinates and AHD levels to at least 4th Order horizontal and vertical standard for the Australian Survey Control Network Special Publication SP1. They are also to have a cadastral connection on the plan of survey. This will enable the survey to be accurately positioned into the spatial representation of the existing cadastre (i.e. DCDB). The coordinate and level information, where they do not already exist, are to be forwarded to the Department of Resources on the appropriate form for inclusion in the Survey Control Database with a copy forwarded to Council with the 'as constructed' information.</p>	
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<p><b>SC6.1.9.4.4 “As-Constructed” Drawings</b></p> <p>...</p> <p>(7) Hard Copy Plans:</p> <p>(a) Three copies of all plans at the designated scale are required (A3 size preferred).</p> <p>(b) They are to be black ink drawings (colour is to be avoided).</p>	<p>Part (7) to be deleted as discussed in item 31.</p>	<p><b>SC6.1.9.4.4 “As-Constructed” Drawings</b></p> <p>...</p> <p>Part (7) deleted.</p>
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**Table SC6.2 Road width, grades, pavement design and pavement marking criteria**

Street / Road type	No. of lots	Design Speed / Speed Environment (km/hr) (Note 1)	Reserve width (Absolute Min) (m)	Carriage-way width (m)	Verge Width (min) (m) (Note 2)	Grade (%)		Design ESAs (Min)	Unbound Pavement thickness (Min) (mm)	AC thickness (Min) (mm)	Total pavement (Min) (mm)	Base course (Note 3)		Sub-base		Pavement Markings		Footpath, Shared path, bikeway	
						Absolute Max	Desired Max					CBR	TMR Type	CBR	TMR Type	Centre	Edge		
Urban Arterial	Specified by Engineer	80 - 60	22	12	5.0	12	6	6.0x10 <sup>5</sup>	405	50	450	80	2.1	45	2.3	Yes	Yes	2.5m	
Urban Sub-Arterial	Specified by Engineer	70 - 50	22	12	5.0	12	8	4.9x10 <sup>5</sup>	385	50	430	80	2.1	45	2.3	Yes	Yes	2.5m	
Urban Distributor	301-1000	60	20	12	4.0	12	10	1.5x10 <sup>5</sup>	295	50	340	80	2.1	45	2.3	Yes	Yes	2.5m	
Urban Collector, Bus Route	76-300	40	20	8.0	4.0	16	12	1.0x10 <sup>5</sup>	280	35	310	80	2.1	45	2.3	No	No	1.2m *	
Urban Collector	76-300	40	20	7.5	4.0	16	12	5.6x10 <sup>5</sup>	250	35	280	60	2.1	35	2.3	No	No	1.2m *	
Urban Local	0-75	30	16	6.0	4.0	20	12	1.5x10 <sup>5</sup>	200	35	230	60	2.1	35	2.3	No	No	1.2m *	
Industrial Collector	121-300 lots or 30 ha max	60	22	14	4.0	8	6	4.9x10 <sup>5</sup>	385	50	430	80	2.1	45	2.3	Yes	Yes	1.5m	
Industrial Local	0-120 lots or 10ha max	50	20	12	4.0	10	6	2.3x10 <sup>5</sup>	325	50	370	80	2.1	45	2.3	Yes	Yes	1.5m	
CBD		50	As specified by the Gympie Regional Council															Full width	
				Carriageway Width															
				Lane (x2) (m)	Shldr (x2) (m)														
Rural Arterial Road and Rural Residential Arterial Road	Specified by Engineer	100	22 <sup>1</sup>	3.5	2.5	8	6	7.5x10 <sup>5</sup>	465	2 coat chip seal	465	80	2.1	45	2.3	Yes	Yes		
Rural Sub-Arterial Road and Rural Residential Sub-Arterial Road	Specified by Engineer	80	22 <sup>1</sup>	3.5	1.5	10	8	5.2x10 <sup>5</sup>	440	2 coat chip seal	440	80	2.1	45	2.3	Yes	Yes		
Rural Distributor Road and Rural Residential Distributor Road	201-600	80	22 <sup>1</sup>	3.5	1.0	10	8	1.5x10 <sup>5</sup>	340	2 coat chip seal	340	80	2.1	45	2.3	Yes	Yes		
Rural Collector Road, Bus Route and Rural Residential Collector Road, Bus Route	41-200	60	20 (Note 2)	3.5	1.0	16	12	1.0x10 <sup>5</sup>	310	2 coat chip seal	310	80	2.1	45	2.3	Yes	Yes		
Rural Collector Road and Rural Residential Collector Road	41-200	60	20 (Note 2)	3.0	1.0	16	12	5.6x10 <sup>5</sup>	280	2 coat chip seal	280	60	2.1	35	2.3	No	No		
Rural Local Road and Rural Residential Local Road	0-40	45	20 (Note 2)	3.0	0.5	16	12	1.5x10 <sup>5</sup>	230	2 coat chip seal	230	60	2.1	35	2.3	No	No		

Note 1: Speed is to be appropriate for safety, amenity and convenience for the subject street/road type.

Note 2: Cut/Fill batter extents are to be clear of property boundaries by minimum of 4.0m, isolated pinch points may be reduced to 3.0m. Refer GRC Standard Drawing R-07.

Note 3: Minimum base course thickness to be 125mm.

Note 4: For longitudinal grades >12% adopt multigrade bitumen C600/170, three (3) coat seal.

Note 5: Apply superelevation to all roads and streets, excluding urban local type.

Note 6: Street lighting shall be in accordance with AS1158.3.1.2005

Note 7: '\*' 1.5m wide footpath at Tin Can Bay, Cooloola Cove & Rainbow Beach