
The *common material* for assessable development

PART 1 - INTRODUCTION

1.1 Development applications must be supported by relevant information

- (1) An application for development should be supported by sufficient information to allow Council and other agencies to assess the application against the matters set out in section 3.5.4 (Code assessment) and section 3.5.5 (Impact assessment) of the Act.
- (2) If an application is not sufficiently supported with information, then pursuant to part 3, chapter 3 of the Act, Council and relevant concurrence agencies may make an information request.

PART 2 - INFORMATION REQUIREMENTS

2.1 General supporting information for applications

- (1) Generally applications for development should be supported by information about the following base matters described/illustrated using plans and reports accompanying relevant application forms:
 - the size and shape of the site to which the application relates, the siting and design of the proposed premises and the area to be occupied by the premises in relation to the character, scale and intensity of development and use on surrounding lands;
 - as applicable a plan of development or development master plan;
 - the scale, nature, siting and design of the proposed development and use in relation to the desired character of the planning area and precinct in which it is located;
 - the desired character and amenity of the neighbourhood and the likely impact of the proposed development and use on that character and amenity;
 - the proposed development's likely impact any sites of historical, archaeological, cultural or social significance in the vicinity and how the proposal proposes to preserve or enhance the relevant values associated with the significance;
 - the proposed development's likely environmental impacts (including ecological, physical, social and economic) and any measures/safeguards proposed to prevent or mitigate any adverse serious or material impact on the environment of the locality;
 - consideration of prudent and feasible alternatives, including sites and the outcomes of such considerations;
 - if the proposed development and use will create a traffic problem or increase an existing traffic problem;
 - the proposed means of ingress to and egress from the site including its adequacy and provision for the loading, unloading, manoeuvring and parking of vehicles on the site;
 - the adequacy of development and community infrastructure required for the premises;



- the susceptibility of a site or any part thereof is, to flooding, and its geological erosion potential;
- any relevant State Planning Policy and/or relevant Planning Scheme Policy;
- advice by a referral agency advice including representation made by any government department or statutory or other public authority in relation to the application;
- the findings of any study or report prepared in relation to the application;
- the circumstances of the proposed development and the public interest in relation to it including the community need for and benefit from the proposal;
- every properly made submission to the proposed development made during the public notification period; and
- any other relevant matter required under the Act or Regulation to be considered.

2.2 Applications assessed against planning scheme codes

- (1) An application must be supported with information that demonstrates that the proposal complies¹ with all overall outcomes and specific outcomes of an applicable code.
- (2) Applicants are directed to the codes nominated as applicable to the assessment of a proposal for 'a checklist' of matters about which information should be provided.

2.3 Applications requiring impact assessment

- (1) An application must be supported by information of sufficient detail to enable the proposed development to be assessed to satisfy Council and any referral agency that:
 - (a) the likely impacts can be appropriately managed in line with applicable best practice; and
 - (b) the proposal does not conflict² with relevant outcomes sought to be achieved the planning scheme.
- (2) Generally for impact assessable development, the assessment manager's information request or coordinated referral information request will detail the matters for which information is required.
- (3) Council may consider certain information is not necessary if:
 - (a) An up-to-date, relevant planning report is otherwise available that satisfactorily addresses the likely impacts of the proposal; or
 - (b) Council is satisfied that the impacts of the particular development will be only minor.

¹ Part 3(4)(b) of the planning scheme instructs that development made code assessable under the planning scheme is assessed against the purpose and the overall and specific outcomes of an applicable code. Further development conflicts with and does not comply with the code if it is inconsistent with the overall outcomes or specific outcomes. Non-compliance is a trigger for Council to refuse an application.

² Part 3(4)(c) of the planning scheme instructs that development made impact assessable under the planning scheme is assessed against the purpose and the overall and specific outcomes of any relevant code. Further development conflicts with the planning scheme if it is inconsistent with any relevant code. Conflict with the planning scheme is a trigger for Council may to refuse an application.



PART 3 - INFORMATION SOURCES

3.1 State interest issues

- (1) For assessable development affected by issues set out in Column 1 of the table below, reference to background material set out in Column 2 may provide assistance with designing a development proposal and preparing information to support an application:

Column 1	Column 2
(a) Acid sulfate soils	<ul style="list-style-type: none"> ▶ <i>Guideline for SPP 2/02: Planning and Managing Development Involving Acid Sulfate Soil.</i>
(b) Coastal development	<ul style="list-style-type: none"> ▶ <i>State Coastal Management Plan</i>
(c) Extractive resources	<ul style="list-style-type: none"> ▶ <i>Draft SPP Protection of Extractive Resources.</i>
(d) Good quality agricultural land	<ul style="list-style-type: none"> ▶ <i>Guideline 1 for SPP 1/92: The Identification of Good Quality Agricultural Land.</i> ▶ <i>Guideline 2 for SPP 1/92 Separating agricultural and residential land uses.</i>
(e) Land affected by the Rockhampton Airport	<ul style="list-style-type: none"> ▶ <i>Guideline for SPP 2/92: Planning for Aerodromes and other Aeronautical Facilities</i>
(f) Land subject to flood, bushfire hazard or landslide	<ul style="list-style-type: none"> ▶ <i>Guideline for SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</i>

3.2 References called-up by planning scheme

- (1) The following publications are called up in the planning scheme and should be consulted by an applicant in designing and documenting a proposal for assessable development:

Column 1	Column 2
(a) Accessibility	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS1428 – Design for Access and Mobility and Australian Standard AS1735 – Lift Facilities for Persons with Disabilities.</i>
(b) Bicycle Parking Facilities	<ul style="list-style-type: none"> ▶ <i>AUSTROADS Guide to Traffic Engineering Practice, Part 14 – Bicycles</i>
(c) Bikeways	<ul style="list-style-type: none"> ▶ <i>AUSTROADS Part 14 Guide to Traffic Engineering Practice BICYCLES.</i>
(d) CPTED	<ul style="list-style-type: none"> ▶ <i>Livingstone Shire Council’s Guidelines for Incorporating Community Safety Principles into Design</i>
(e) Erosion and sediment control	<ul style="list-style-type: none"> ▶ <i>Guidelines for Soil Erosion and Sediment Control for Construction Sites. (Institution of Engineers, Brisbane, 1996)</i>
(f) Flammable and combustible liquid storage and handling	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS1940 - The Storage and Handling of Flammable and Combustible Liquids.</i>
(g) Outdoor lighting	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting.</i> ▶ <i>Australian Standard AS1158: Public Lighting</i>



Column 1	Column 2
	<i>Code.</i>
(h) Parking Spaces	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Carparking</i>
(i) Pedestrian access	<ul style="list-style-type: none"> ▶ <i>Planning scheme policy ?.</i>
(j) Provision for Disabled Access and Parking	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS1428.1-2001: Design for access and mobility – General requirements for access – New building work; and</i> ▶ <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Carparking</i>
(k) Residential development	<ul style="list-style-type: none"> ▶ <i>Queensland Residential Development Guidelines</i>
(l) Roads	<ul style="list-style-type: none"> ▶ <i>Planning scheme policy. ?.</i>
(m) Service Vehicle Loading/Unloading Areas	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities; and</i>
(n) Sewerage	<ul style="list-style-type: none"> ▶ <i>Queensland Water Resources Commission’s Guidelines for Planning and Design of Sewerage Schemes.</i>
(o) Stormwater drainage	<ul style="list-style-type: none"> ▶ <i>Queensland Urban Drainage Manual (QUDM – latest edition as amended) for urban drainage; and</i> ▶ <i>Queensland Department of Main Roads – Urban Road Design Volume 2 for Culvert Design (section 10-1800 to 10-2080) for rural road cross drainage provision.</i>
(p) Vehicle Movement Spaces (including circulation driveways and turning areas)	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Carparking; and</i> ▶ <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities; and</i>
(q) Vehicle Queuing Facilities	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS2890.1-1993: Parking Facilities – Off-street Carparking</i>
(r) Vehicular access	<ul style="list-style-type: none"> ▶ <i>Planning scheme policy ?.</i>
(s) Wastewater treatment and disposal (in Rural, Park Residential and Village Zones)	<ul style="list-style-type: none"> ▶ <i>Australian Standard AS/NZS 1547:2000 - On-site domestic wastewater management; and</i> ▶ <i>On-site Sewerage Code (Queensland Department of Natural Resources, July 2002)</i>
(t) Water supply	<ul style="list-style-type: none"> ▶ <i>Queensland Water Resources Commission’s Guidelines for Planning and Design of Urban Water Schemes.</i>

3.3 Other references

- (1) The following publications may further assist an applicant in designing and documenting a proposal for development:

(a) Clearing of vegetation	<ul style="list-style-type: none"> ▶ <i>State IDAS Code for the Clearing of Vegetation</i>
(b) General	<ul style="list-style-type: none"> ▶ <i>Queensland Development Code</i>
(c) Licensed brothels	<ul style="list-style-type: none"> ▶ <i>State IDAS Code for licensed brothels</i>
(d) Capricorn Municipal Development Manual	<ul style="list-style-type: none"> ▶ <i>Regional standards for infrastructure – particularly for roads and drainage.</i>



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(e)	Residential development	▶ <i>AMCORD (Australian Model Code for Residential Development) - 2nd Edition</i>
(f)	Self-assessable building work (Schedule 8)	▶ <i>Queensland Standard Building Regulation 1993</i>
(g)	Self-assessable water related development	▶ <i>State IDAS Code for water related development</i>

