



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 27 Uplands Drive and Woodlands Way

1.0 Intent

This Local Area Plan (LAP) seeks to provide a flexible planning approach to solve the unique development constraints currently affecting the Uplands Drive and Woodlands Way area of Parkwood. This is a distinctive area of elevated, Large Lot Residential development that is surrounded by high density urban areas. This LAP seeks to ensure maintenance of the area as a distinctive low density residential 'enclave', whilst allowing development that reflects the strong landscape and scenic values. Provision has been made for mixed use development opportunities on properties fronting Napper Road.

2.0 Application

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **Uplands Drive & Woodlands Way LAP Map 27.1 – Boundary**.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP and therefore need only comply with the acceptable solutions of the **Uplands Drive and Woodlands Way LAP Place Code** contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

3.0 Desired Environmental Outcome

- 3.1 The maintenance of the Uplands Drive and Woodlands Way area as a distinctive low density residential 'enclave' within the greater urban area of the Gold Coast City, including the protection and enhancement of the strong landscape character of the Uplands Drive and Woodlands Way area and its values as a scenic backdrop to the Parkwood and Arundel suburban areas (refer to **DEO Soc.1**).

4.0 Local Area Features

The Uplands Drive and Woodlands Way area is located in Parkwood, immediately north of the Smith Street Motorway. It contains a highly elevated ridgeline with substantial vegetation cover.

The housing stock in the LAP area is well established as low density residential living in a park-like environment. The large allotments have been provided with urban water services, but the majority have not been connected to a reticulated sewer. The minimum lot size that currently applies to development in this area is consequently closely related to the capacity of the existing allotments to absorb wastes.

The LAP area is characterised by steep slopes and substantial vegetation cover of native trees and shrubs.

The primary use of the LAP area is for residential purposes. This location offers the benefits of relatively close access to urban facilities while maintaining a low density residential environment.

The LAP area is affected by growing urban vehicular traffic in the local area which has eroded the low density living character to some degree. The LAP area is not well suited for an increased density of urban development, due to its inadequate traffic and circulation network, the difficulty in providing an economically viable sewage system, the large area of steep land, and the problems relating to the stormwater management and down-slope impacts of same.

There is limited scope for new residential development. A modest amount of subdivision and development could be accommodated and environmental effects managed, provided the predominantly large lot residential character is maintained.



5.0 Precincts

The Uplands Drive and Woodlands Way LAP has been divided into two precincts, as depicted on **Uplands Drive & Woodlands Way LAP Map 27.2 – Precincts**.

- Precinct 1 Napper Road Precinct
Precinct 2 Large Lot Residential Precinct

6.0 Uplands Drive and Woodlands Way Local Area Plan Table of Development

Note: *This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 – Using Local Area Plans.*

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 1 – Napper Road			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Home Office Home Occupation Private Recreation where lights are proposed	Bed and Breakfast Family Accommodation Telecommunications Facility n.e.i. Veterinary Clinic	Aged Persons Accommodation Child Care Centre
Precinct 2 – Large Lot Residential			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Home Office Private Recreation where lights are proposed	Family Accommodation Home Occupation Telecommunications Facility n.e.i.	Bed and Breakfast Child Care Centre

B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
		exceeds two storeys or 8.5 metres due to the inclusion of a partial third storey and the GFA of the partial third storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys or 8.5 metres in height (except for a partial third storey with less than 50% of the GFA of the storey immediately below)



Exempt	Self Assessable	Code Assessable	Impact Assessable
			<p>is located in Precinct 1 and exceeds a residential density of one dwelling per 2,500m² of site area</p> <p>is located in Precinct 2 and exceeds a residential density of one dwelling per 3,500m² of site area</p>
	<p>is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard, and complies with the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils</p>	<p>is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard, and alternative solutions to the Acceptable Solutions of Constraint Code 16 – Steep Slopes or Unstable Soils are proposed</p>	
	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas</p>	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed</p>	
		<p>is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list</p>	
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	
			would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		exceeds a volume of 40 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary	
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	

D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	Advertising Device that is not illuminated, nor animated, and where the total area of signage per street frontage does not exceed 0.6m ²	Advertising Devices n.e.i.	



E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Detached Dwelling or a Caretaker's Residence		Works for Infrastructure	

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	<p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p>

G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		<p>is on a site located in Precinct 1 and results in no lot with an area less than 2,500m²;</p> <p>OR</p> <p>entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>is on a site located in Precinct 1 and results in one or more lots with an area less than 2,500m²</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
		is on a site located in Precinct 2 and results in no lots with an area less than 3,500m ² ; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development	is on a site located in Precinct 2 and results in one or more lots with an area less than 3,500m ²
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources

7.0 Relevant Codes

Codes relevant for development assessment in the Uplands Drive and Woodlands Way LAP are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	2 Advertising Devices 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 25 Private Recreation 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 10 Nature Conservation 16 Steep Slopes or Unstable Soils



7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	3 Aged Persons Accommodation 4 Animal Husbandry 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 16 Family Accommodation 21 Landscape Work 25 Private Recreation 33 Telecommunications Facilities 38 Working From Home 39 Works for Infrastructure	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 10 Nature Conservation 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils 17 Unsewered Land

7.3 Operational Work – Changes to Ground Level

The following codes apply to development that is self or code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

7.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils



7.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	36 Vegetation Management	2 Bushfire Management Areas 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Uplands Drive and Woodlands Way LAP area.

Place Code	Specific Development Codes	Constraint Codes
Uplands Drive and Woodlands Way LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	2 Bushfire Management Areas 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 10 Nature Conservation 13 Road Traffic Noise Management 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils 17 Unsewered Land

8.0 Uplands Drive and Woodlands Way LAP Place Code

8.1 Purpose

This Place Code seeks to ensure that the scale and density of development and, in particular, the design and appearance of residential development is consistent with the character of Uplands Drive and Woodlands Way as a low density residential area.

8.1.1 Precinct 1 Napper Road Precinct

Precinct 1 allows for a mixture of housing styles on those parts of existing properties immediately fronting Napper Road, whilst also providing for small scale home-based business and professional opportunities. The remaining area of the properties should retain a Large Lot Residential character, in keeping with the amenity of **Precinct 2**.

8.1.2 Precinct 2 Large Lot Residential Precinct

The intent for this precinct is to enhance this area as a Large Lot Residential precinct. All use and development within the area must ensure that the existing park-like amenity is preserved and enhanced through vegetation protection, consideration of landform in the design process, and satisfactory containment of all effluent.

8.2 Application

8.2.1 The Uplands Drive and Woodlands Way LAP Place Code applies to development indicated as self, code or impact assessable in the Uplands Drive and Woodlands Way LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC23 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC9 apply.



8.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>Precinct 1 PC1 All buildings must be limited in height to complement the streetscape of Napper Road and to protect the residential amenity of properties in Precinct 2, having regard to: a) overshadowing; b) privacy and overlooking.</p>	<p>Precinct 1 AS1 The building does not exceed two storeys.</p>
<p>Precinct 2 PC2 All development must be of a scale which is compatible with the Large Lot Residential character of the surrounding area, and does not result in a significant loss of visual amenity.</p>	<p>Precinct 2 AS2 The building does not exceed three storeys.</p>
Building Setback	
<p>PC3 All buildings must be set back from the street frontage and the side and rear boundaries and enhance the local streetscape character.</p>	<p>Precinct 1 AS3.1.1 The building is set back not less than six metres from the street frontage, 20 metres from the precinct boundary ,and three metres from other side and rear boundaries of the site. OR AS3.1.2 The building is set back in accordance with a Specific Development Code that provides for a greater building setback. Precinct 2 AS3.2.1 The building is set back not less than 20 metres from the road frontage of the site and ten metres from any side or rear boundary. OR AS3.2.2 The site fronts Greenacre Drive, and the building is set back not less than six (6) metres from the road frontage and three (3) metres from any side. AS3.2.3 The building adjoins a shared access along one side boundary and is set back at least five metres from that side boundary. OR AS3.2.4 The site has a road frontage width less than ten metres, in a battle-axe configuration, and the building envelope is set back not less than ten metres from all site boundaries. OR AS3.2.5 The development is set back in accordance with a Specific Development Code that provides for a greater setback.</p>



Performance Criteria	Acceptable Solutions
	<p>OR</p> <p>AS3.2.6</p> <p>Where the building is adequately screened from the road, side and rear boundaries by substantial native vegetation and/or landscaping, a reduced setback may be granted.</p>
<p>Building Envelope</p>	
<p>Precinct 1</p> <p>PC4</p> <p>The building envelope must be suitable for the accommodation of buildings, structures, paved areas, recreation areas, grassed areas, stormwater and wastewater management areas and firebreaks, in a scale compatible with dwelling houses along Napper Road.</p>	<p>Precinct 1</p> <p>AS4.1</p> <p>The site contains one building envelope.</p> <p>AS4.2.1</p> <p>The building envelope accommodates effluent disposal management areas, and does not exceed 1,500m².</p> <p>OR</p> <p>AS4.2.2</p> <p>The building envelope does not exceed 800m², where connection to Council's sewerage reticulation system is made.</p> <p>OR</p> <p>AS4.2.3</p> <p>The site fronts Napper Road (excluding battle axe lots with access to Napper Road), and is the result of a subdivision approved after the gazettal of this Planning Scheme, and the building envelope is the site area, excluding setback requirement.</p>
<p>Precinct 2</p> <p>PC5</p> <p>The building envelope must be suitable for the accommodation of buildings, structures, paved areas, recreation areas, grassed areas, stormwater and wastewater management areas and firebreaks, in a scale compatible with the Large Lot Residential character.</p>	<p>Precinct 2</p> <p>AS5.1</p> <p>The site contains one building envelope.</p> <p>AS5.2.1</p> <p>The building envelope accommodates effluent disposal management areas and does not exceed 1,500m².</p> <p>OR</p> <p>AS5.2.2</p> <p>The building envelope does not exceed 800m², where connection to Council's sewerage reticulation system is made.</p>
<p>Site Coverage</p>	
<p>PC6</p> <p>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS6.1</p> <p>The site coverage of all buildings is not greater than 25% of the site area.</p> <p>OR</p> <p>AS6.2</p> <p>The site coverage of all buildings is in accordance with a Specific Development Code that provides for a lesser site coverage.</p>
<p>Accommodation Density</p>	
<p>Precinct 1</p> <p>PC7</p> <p>Accommodation density must be low, to maintain a semi-urban residential environment.</p>	<p>Precinct 1</p> <p>AS7.1</p> <p>The dwelling density is one detached dwelling per lot.</p> <p>OR</p> <p>AS7.2</p> <p>The development is an aged persons accommodation and the dwelling units are serviced, not self-contained, and comprise one room other than a bathroom, and do not exceed a density of 90m² net site area for each unit.</p>



Performance Criteria	Acceptable Solutions
<p>Precinct 2 PC8 The accommodation density must be compatible with the character of the surrounding Large Lot Residential setting in order to maintain and enhance the quality of a semi-rural landscape.</p>	<p>Precinct 2 AS8.1 The dwelling density is one detached dwelling per lot.</p>
<p>Vehicular Crossings</p>	
<p>PC9 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	<p>AS9 Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
<p style="text-align: center;">Development that is Code Assessable or Impact Assessable</p>	
<p>Building Height</p>	
<p>Precinct 1 PC10 All buildings must be limited in height, to complement the streetscape of Napper Road and to protect the residential amenity of properties in Precinct 2, having regard to:</p> <ul style="list-style-type: none"> a) overshadowing; b) privacy and overlooking. 	<p>Precinct 1 AS10 The building is a mixed use building and has a partial third storey, and the floor area of the third storey does not exceed 50% of the floor area of the ground level storey.</p>
<p>Siting</p>	
<p>PC11 All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding residential area, having regard to:</p> <ul style="list-style-type: none"> a) significant views and vistas; b) natural water systems; c) remnant vegetation; d) a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis. 	<p>AS11 No acceptable solution provided.</p>
<p>Building Appearance</p>	
<p>PC12 All buildings must be designed and constructed to complement the character of the local area.</p>	<p>Precinct 1 AS12.1 The roof form and pitch, facade articulation and detailing, window and door proportions and features, such as verandahs, towers, eaves and parapets of new residential, commercial or mixed use buildings, reflect or incorporate existing design elements from other buildings along Napper Road. AS12.2 Building materials, patterns, textures and colours used in new buildings and associated structures are complementary to those of nearby buildings.</p>



Performance Criteria	Acceptable Solutions
	<p>Precinct 2</p> <p>AS12.3 The massing and proportions of new buildings are consistent with those of adjoining or neighbouring buildings.</p> <p>AS12.4 Building materials, patterns, textures and colours, used in new buildings and carport structures, are complementary to those of nearby buildings.</p>
<p>Car Park Areas</p>	
<p>PC13 Car park areas must be designed and constructed to service the needs of all users of the development and to complement the streetscape of Napper Road, without dominating the street frontage.</p>	<p>AS13 Car park areas provided at ground level are located behind dwellings or recessed behind the dwelling frontage.</p>
<p>Advertising Devices</p>	
<p>PC14 All advertising devices must be designed and constructed to complement the character of the local neighbourhood.</p>	<p>AS14 All signs are consistent with the provisions for the Detached Dwelling Domain set out in Specific Development Code 2 – Advertising Devices.</p>
<p>Landscape Work</p>	
<p>PC15 Extensive areas of visible ground level landscaping must be provided to enhance the visual quality of the local topography.</p>	<p>AS15 No acceptable solution provided.</p>
<p>Lot Layout</p>	
<p>PC16 All lots must have sufficient vehicular access to existing roads and must be designed to ensure that the visual effect of long narrow driveways to the streetscape is minimised.</p>	<p>AS16.1 Additional vehicular crossovers have not been proposed as part of the subdivision.</p> <p>AS16.2 The lot has not more than ten metres road frontage, and a reciprocal access easement is provided for access to the rear lot with any one of the adjoining lots.</p> <p>AS16.3 The shared access driveway has a 4.5 metre formation, with a maximum gradient of 25%.</p>
<p>Rehabilitation</p>	
<p>PC17 The area outside the building envelope, and areas that are important to the viability of associated ecological communities, must be rehabilitated as near as is practical to the naturally occurring composition of plant species and must respond to the habitat requirements of fauna.</p>	<p>AS17.1 The degraded area identified as requiring rehabilitation is rehabilitated utilising local endemic species and stock that:</p> <ol style="list-style-type: none"> reflects the species composition of native remnant vegetation on the site or surrounds; consolidates existing habitats on the site; does not displace native flora species or degrade fauna habitat. <p>AS17.2 A detailed Landscape Plan, incorporating the rehabilitation, is prepared in accordance with Planning Scheme Policy 13 – Landscape Strategy Part 2 – Landscape Works Documentation Manual.</p>



Performance Criteria	Acceptable Solutions
Allotment Size	
<p>PC18 All allotments must be of sufficient area and dimensions to accommodate low density residential dwellings, and to adequately manage stormwater, waste disposal and vegetation retention.</p>	<p>AS18.1 The new lot incorporates a building envelope sufficient in size to manage on-site wastewater disposal, and has a road frontage width of more than 15 metres, and the minimum lot size is 4,000m².</p> <p>OR</p> <p>AS18.2 The new lot incorporates a building envelope sufficient in size to manage on-site wastewater disposal, and has a road frontage width of less than 15 metres, and the minimum lot size is 3,500m².</p> <p>OR</p> <p>AS18.3 The new lot is connected to Council's sewerage reticulation system and has a road frontage width of more than 15 metres and the minimum lot size is 3,500m².</p> <p>OR</p> <p>AS18.4 The new lot is connected to Council's sewerage reticulation system, and has a road frontage width of less than 15 metres, and the minimum lot size is 2,500m².</p>
Connection to Water Supply	
<p>PC19 All lots must be connected to Council's water reticulation system.</p>	<p>AS19 No acceptable solution provided.</p>
Amenity Protection	
<p>PC20 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS20 No acceptable solution provided.</p>
<p>PC21 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS21 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
On-Site Effluent Disposal	
<p>PC22 The effluent/irrigation treatment plants/areas must be sufficient in size for the treatment of wastewater, prior to entering the existing groundwater system and adjoining properties.</p>	<p>AS22.1 An Effluent Disposal Report is prepared to demonstrate that effluent is treated within the building envelope to a defensible standard prior to discharge into the remainder of the site.</p> <p>OR</p> <p>AS22.2 The lot is connected to Council's existing sewerage reticulation system, and a sewerage reticulation capacity analysis is prepared that demonstrates Council's existing sewerage reticulation system is capable of treating the increase in demand generated by the development.</p>
Site Drainage/Water Management	
<p>PC23 The development must ensure that drainage runoff generated by the use does not cause a detriment to any person or land, nor place excess demand on existing local and downstream drainage systems. The natural water quality, quantity and groundwater conditions must be maintained and enhanced.</p>	<p>AS23 A Stormwater Management Plan is prepared for the site, and demonstrates that:</p> <ol style="list-style-type: none"> a) stormwater is treated prior to discharge into the approved point of discharge; b) the velocity and quality of storm water to be discharged does not degrade the environmental values of the local natural drainage system; c) the quantity of drainage runoff generated by the use does not create a worsening of any kind to any person or land, and does not create excess demand on the existing drainage network; d) on-site detention and drainage augmentation works are employed to mitigate any potential worsening.