

Logan City Council

Development Assessment Branch
Standard Development Approval Conditions
Version 3

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1. INTRODUCTION

1.1 Purpose

This report provides a set of standard conditions to be included in development permits issued by Logan City Council. The report provides a discussion based on the standard conditions and guidance on how to prepare them. The standard conditions can be found in Attachment 1.

1.2 Background and Key Matters

Conditions are a key element of development approvals. Approved plans, reports and conditions are key mechanisms for the realisation of the development and land use goals of the City as outlined in the Planning Scheme. It is important that conditions convey the desired planning outcomes and objectives for the City at a site by site, development by development level.

It is also important that Council promotes consistency in condition writing. Standard conditions can be applied across many circumstances. Unique conditions will still be needed in some circumstances. To improve efficiency, consistency and understanding a standard set of conditions is needed, supported by a consistent approach to preparing them.

While the conditions are not a legal opinion, most of these conditions have been prepared with legal peer review or based on recommendations from appeal outcomes. In any case, if legal issues are identified, relevant legal advice should be sought.

1.3 Approach

The following approach was adopted for the project:

- Stage 2 – Inception/Stakeholder Consultation
- Stage 3 – Formulation of Draft Conditions Package
- Stage 4 – Refinement/Testing
- Stage 5 – Final Set of DA Conditions

2. BASIS FOR DRAFTING AND APPLYING CONDITIONS

2.1 Outline

The following section forms the basis for which the standard conditions have been drafted. This guidance was formulated out of discussions with Council about the expectations of the standard conditions, legal peer review, recommendations from appeal outcomes and past experience in dealing with development conditions.

The following refers to requirements of:

- the repealed *Sustainable Planning Act 2009* (SPA) (to the extent that SPA may still be relevant to approvals granted under this act), and
- the *Planning Act 2016* (PA).

The intention is not to provide a detailed legal interpretation of condition drafting. This information is not a legal opinion and where legal issues are identified, relevant legal advice should be sought.

2.2 Statutory Powers for Conditions

Council's power to impose conditions to development permits and preliminary approvals is a statutory power prescribed under section 324 of the SPA and section 60 of the PA.

The limitations to imposing conditions are stipulated in sections 344 to 349 of the SPA (i.e. Division 6 of Part 5 of Chapter 6) and sections 65 to 67 of the PA generally. For conditions

relating to development infrastructure, the limitations are stipulated in the following sections

—

Condition type	SPA (Ch 8, Pt2)	PA (Ch4, Pt 2)
Necessary infrastructure condition - LGIP identified infrastructure	645, 646, 648	127, 128
Necessary infrastructure condition - for other infrastructure	645, 647, 648	127, 128
Condition for additional trunk infrastructure costs / extra trunk infrastructure costs	650 - 653	130 - 133
Non-trunk infrastructure	665	145

For each condition about development infrastructure imposed under these sections, the decision notice must state the provision under which the condition was imposed

Statutory prohibited conditions

The Planning Act specifically identifies that an assessment manager must not impose a condition on a development approval which:

- requires a person other than the applicant to carry out works for a development;
- requires a person to enter into an infrastructure agreement;
- other than under chapter 4, part 2 or 3 of the Planning Act, requires a monetary payment for the establishment, operating or maintenance costs of, works to be carried out for, or land to be given for:
 - infrastructure; or
 - the imposition of a condition by a State infrastructure provider – infrastructure or works to protect the operation of the infrastructure;
- requires an access restriction strip;
- limits the period a development approval has effect for a use or work forming part of a network of infrastructure, other than State-owned or State-controlled transport infrastructure;
- relates to water infrastructure about a matter for which the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 (SEQ Water Act) requires a water approval.

Statutory permissible conditions

The Planning Act specifically identifies that an assessment manager may impose a condition on a development approval which:

- limits how long a lawful use may continue or works may remain in place;
- states that the development must not start until other development permits on the same premises have been given, or until other development on the same premises has been substantially started or completed;
- requires compliance with an infrastructure agreement for the premises, but only to the extent the responsibilities under the infrastructure agreement attach to and bind the owner of the premises under section 155(3) of the Planning Act;
- requires development, or part of development, to be completed within a stated period;
- requires the payment of a security under an agreement about development conditions to support a requirement that development be completed within a stated period.

2.3 Common Law Tests

In interpreting and applying the above statutory requirements the courts have developed a number of tests to assist. It should be noted that the SPA and the PA are the sole instruments that gives the power for Councils to impose conditions and limit the application of conditions. Common law principles have developed in courts merely to assist with the interpretation of provisions of these acts. The following provides an outline of the test:

Reasonable and Relevant (s345 SPA/s65 PA)

Neither the SPA or the PA define the terms 'reasonable' and 'relevant'. As such a common law test was developed in *Newbury District Council v Secretary of State for the Environment* [1981] AC 578 as follows:

- Conditions must be for a planning purpose – what constitutes a planning purpose has been further explored and may be determined by reference to the purposes for which the decision maker was entrusted with the particular discretion.
- Conditions must fairly and reasonably relate to the application – in considering this it is necessary to determine the changes that are likely to emerge from the development and whether the conditions are related to those changes.
- Conditions must not be so unreasonable that no reasonable planning authority could have imposed them– this principle has been further developed in a number of cases. Conditions which are not considered reasonable include:
 - Conditions that are manifestly arbitrary, unjust or exhibit partiality;
 - Conditions that are uncertain (refer Principle 2 below) (*Shilling v Cairns City Council* [1988] QPLR 243);
 - Conditions that require constant supervision by the assessment manager (*Merv McKeown Carpets Pty Ltd v Brisbane City Council* [1977] QPLR 200).

The principle of reasonable and relevance has been litigated on several occasions. An example of its application was in *Neilson v Gold Coast City Council and Anor* [2004] QPEC 089 (reviewed by Wright, 2007), where a shopping centre would bring forward the upgrading of a state controlled roundabout from 2013 to 2010. Expert studies showed that the development would create between 9-12% of the demand necessitating the upgrade. A condition of the development permit was that the applicant pay 100% of the costs of the upgrade. The Court held that the condition was relevant to the development, but that amount of the contribution was an unreasonable imposition on the development pursuant to s3.5.30(1) of the *Integrated Planning Act 1997* (IPA).

The court found that it was unreasonable for a minor user to be made to pay for the whole of the works. The Court struck out the condition and substituted the contribution with a 'bring forward' amount (11.3% of total upgrade cost) that represented the extra costs of performing the upgrade 3 years ahead of schedule.

It is evident from the above that even where the condition may be relevant to the development, it may not be reasonable and therefore cannot be imposed.

Finite and Certain

As well as the reasonable and relevance common law test, the court also applies the test of finite and certain. For conditions to achieve this, the following should be applied:

- Certainty – for a condition to have certainty it must not prejudice the completeness of the approval and must lawfully identify the applicant's rights and responsibilities; and
- Finality – for a condition to have finality it must be definitive or irrevocable so that undertaking the development does not depend on the making of further discretionary decisions.

The key issue is the compliance and enforcement of the condition. Where the condition lacks specificity, it is difficult for enforcement and compliance matters to be established. The criteria

for setting a charge or standard should be clear and any matter of importance should be finally determined rather than left to a subsequent discretionary judgement.

A local authority is bound to dispose of an application fully and finally, and it may not defer its decision on an essential matter, or delegate its power to some other person or body for determination.

In *Carter -v- Redland Shire Council*, a condition was imposed on a multi-unit dwelling approval requiring the details of the colour and materials of construction of the proposed building to be provided and approved by the Council or its delegated officer. The colour and construction of the proposed building was an important issue for the submitter appellant as the appellant owned a nearby historic building. The Court held that it was impossible to say what colour and materials might be approved. Consequently, the Court held that the condition (and the approval) lacked finality and was void and of no effect.

In *Ahern & Anor –v- Rockhampton Regional Council & Anor*, a condition was imposed on an approval for 14 units which required Block B to be redesigned to consist of two separate blocks, Block A to be repositioned and the roof structures for Blocks A and B to be redesigned. The Court held that depending on how the blocks were redesigned and repositioned, there may be a significant alteration of the development. As the changes to the design of the proposed development depended on the exercise of a further discretion by the Council, it was held that the condition lacked finality and was unlawful.

2.4 Rules for interpreting conditions

The interpretation rules in relation to development approvals (including conditions), as developed by the Courts, are:

- **Interpretation Rule 1** – Any uncertainty should be construed in favour of the landowner. That is, a condition should be interpreted in a way which places the least burden on the landowner. This is because the responsibility to ensure approvals of development are clear and unambiguous rests with the approving authority.
- **Interpretation Rule 2** – A sensible, rather than legalistic, approach should be adopted in interpretation. The condition must be considered from the perspective of those likely to read it (e.g. lay people). It is not an Act of Parliament and an overly technical approach to the meaning of the language used is not called for.
- **Interpretation Rule 3** – A condition should be interpreted without reference to extrinsic material, except in very limited circumstances. A condition is a part of a public document which operates for the benefit of successive owners of land and should be construed without reference to extrinsic evidence.

The limited exceptions are where:

- a) documents are called up in the development approval;
 - b) evidence is obtained of the 'physical reality' at the time of the approval; and
 - c) expert evidence is obtained to explain technical terms.
- **Interpretation Rule 4** – A condition must be interpreted in accordance with its written terms and not what the parties intended. It does not matter what the Council may have intended or what the applicant understood. Instead, each approval must be interpreted in accordance with its written terms and construed in context. Therefore, background documents identifying the parties' intentions leading up to the condition are irrelevant.
 - **Interpretation Rule 5** - An explanatory statement or guideline may be considered in interpreting a condition. Explanatory statements and guidelines are a common inclusion in development approvals and can be considered; however, a statement or guideline cannot contradict the meaning that otherwise appears from the approval package as a whole.
 - **Interpretation Rule 6** - A condition must be construed in the context of the approval as a whole and not in isolation. A condition must be construed in the context of all other

conditions in the development approval. That is, do the other conditions in the development approval support one interpretation over the other.

2.5 Approaches to Drafting and Applying Conditions

Further to the above, there are also a several recommended drafting approaches and considerations of how conditions will be applied which should be considered:

- **Conditions will be the “enabler” of achieving the intent of the Planning Scheme and other Council policies.** Applying this approach provides conditions for meeting the outcomes of the planning scheme. An example is the inclusion of a condition to require privacy screening to be constructed and then maintained in order to meet the scheme’s requirement for amenity.
- **Conditions should not change the nature of the application.** An assessment manager cannot impose conditions which abrogate the basic characteristics of the application. A condition cannot modify a development, such that it results in a different development than was applied for by the applicant. *Barakat Properties Pty Ltd –v- Pine Rivers Shire Council & Winn* is a good example of this rule. In that case, Council imposed a condition on a combined rezoning and subdivision approval, requiring a new access road to be provided. The issue was whether the condition resulted in a change to the proposed development after the advertising period to such a degree that it would require the application to be readvertised. The Court held that the minor change test which limited an applicant's ability to modify a development application also applied to the scope of the Council's power in deciding to impose a condition on an approval. That is, a condition could only modify the proposed development so long as it satisfied the minor change test. The Court held that the condition requiring a new access would result in a materially different proposal and as such, was unlawful.

However, this rule does not apply where instead of imposing a condition a local government has exercised its powers under section 60 of the PA to approve only "part" of a development application. This issue has been considered by the Court of Appeal in *SLS Property Group P/L –v- Townsville City Council & Anor*; *Catchlove & Ors –v- Townsville City Council & Ors* and in *Metroplex Management P/L –v- Brisbane City Council & Ors*. In these cases, the Court of Appeal held that the power of a local government to approve only "part" of a development application is expressly unqualified and therefore a limitation should not be read into this power. That is, the power to approve only "part" of a development application is not subject to a "minor change" test.

- **Conditions must be for a legitimate planning purpose.** An assessment manager cannot impose conditions for an ulterior purpose. In 2014, the Court, in *Intrapac Parkridge Pty Ltd –v- Logan City Council & Anor*, stated that a planning purpose is one that implements a planning policy, whose scope is determined by reference to the planning legislation. In this case, there was a dispute about whether a condition requiring a developer to dedicate and construct a road through its site to service the broader area was lawful. The Court recognised that the planning legislation (which at the time was the SPA) required the assessment of development applications to be undertaken by reference to, among other things, the planning scheme. The Council’s planning scheme identified a proposed road servicing the broader area proceeding through the subject site. The Court therefore concluded the condition was lawful and for a proper planning purpose.

More recently, in *Sincere International Group Pty Ltd –v- Council of the City of Gold Coast*, the Court confirmed the approach in *Intrapac* when it stated “I would add to the above that the ‘planning purpose’ of a condition is not ascertained from some preconceived general notion of what constitutes planning. The planning purpose underlying the exercise of the conditions power in any given case is to be ascertained from the Planning Act 2016, and the documents to which regard must or may be had, in the assessment of the application”.

- **Conditions must not require onerous supervision by the relevant authorities or be impossible or difficult to enforce.** This is because a problem can arise in policing the condition, "a problem rendered more difficult where the individual breaches, although cumulatively important, are of minor significance. The gathering of satisfactory evidence of breaches may occupy the time and energies of Council's servants to an extent to which the Council cannot afford, especially where it is necessary to make inspections at inconvenient times or in a remote part of the Council's area. In such a situation there is a strong temptation upon a Council to turn a blind eye to the breaches". A good example of this occurred in *Westfield Management Ltd –v- Pine Rivers Shire Council & Anor*, where a condition was imposed on a development approval for a shop stating that "the use shall be limited to a total of 6% of the floor area of the existing premises for the sale of food and groceries.." In the submitter appeal, the Court held that the condition would require constant supervision and that there would inevitably be difficulties with staff members, many of whom were casuals, understanding this restriction. Therefore, the Court held that the difficulties in enforcing the condition and the uncertain scope of the expression 'groceries' meant that the condition would impose an unreasonable burden on the Council and be unworkable. The Court held that the condition was unlawful and as it went to the heart of the approval, the approval should also be overturned.
- **An unlawful condition cannot be made lawful because it is accepted by the applicant.** This is a situation which occasionally arises where the Council and applicant agree to a subject matter which is then imposed as a condition. The Courts have held that despite any agreement which is reached, the condition must still satisfy the relevant legal tests.

In *Hammercall Pty Ltd -v- Gold Coast City Council & Anor*, there was a dispute about a condition requiring a dedication for road purposes of a corridor some 100 metres wide running across the land to facilitate the realignment and/or widening of Old Coach Road. The Court of Appeal determined that, in the past, agreement in relation to the land dedication had been reached; however the Court of Appeal went on to say that the mere agreement of parties did not make a 'manifestly unreasonable' condition permissible.

The Court took a similar approach in *Lewiac Pty Ltd & Anor –v- Gold Coast City Council & Ors*, where a condition which restricted 10,000m² of shop to function as outlet stores was proposed by the appellant to address the respondents concerns. The Court held that such a condition was unlawful even though the appellant had consented to its imposition.

In *Waverley Road Development Pty Ltd –v- Gold Coast City Council*, the Court noted that "development permits cannot be 'bought and sold' by developers accepting unreasonable conditions". However, more importantly, the Court also recognised that "were an unlawful condition to be imposed by consent, an application [to the Court] could be made at any time to have it set aside, nor would a Council be stopped from claiming in a subsequent case that a previous approval was invalid."

- **A condition cannot require an indemnity.** In the past, some Council's have attempted to impose a condition requiring an applicant to provide an indemnity where certain impacts were difficult to accurately determine. In response to this approach, the Courts have held that a Council cannot seek an indemnity against liability in exchange for the granting of a development permit.

In *Galandon Pty Ltd v Narrabri Shire Council*, an applicant proposed to develop a new motel on flood prone land. The Council imposed a condition on the approval that the floor level be constructed half a metre above the 1 in 100 year flood level. This would require the applicant to undertake extensive land filling. As this would have involved a significant expense on the applicant, the Council agreed to propose an alternative condition, whereby the applicant would provide a charge in registrable form providing an indemnity to the Council in respect of claims due to flooding. The Court held that a condition requiring an indemnity was unreasonable and therefore unlawful.

Similarly in *Hutchinson 3G Australia Pty Limited v Waverley Council*, the Council sought to impose a condition on a development approval for a mobile phone tower which would indemnify the Council against any legal liability arising from health risks associated with electric magnetic radiation. The Court held that the indemnity condition was invalid.

- **A condition can only require the preservation of land for future major road infrastructure, if the infrastructure is recognised in the planning document in a definite way.** A condition can only require the preservation of land for future major road infrastructure if that infrastructure is planned with some degree of certainty.

In *Northern Beaches Developments Pty Ltd -v- Mackay City Council and Anor*, there were two condition appeals involving applications for rezoning for residential subdivision. Each of the applications had been approved subject to a condition requiring the appellant to make provision for a future north/south sub-arterial road. The appellant opposed these conditions. The Council's draft strategic plan which was about to be gazetted (and which was given considerable weight) included the sub-arterial road as an integral part of the overall road network plan. The Court held that the conditions were lawful because the sub-arterial road was clearly indicated on the draft strategic plan map and could not in any way be said to be indefinite.

The Court took a different view in *Australian Retirement Homes Limited -v- Pine Rivers Shire Council*. This was a deemed refusal appeal in which the status of a proposed bypass road was one of the major issues. The Council argued that the proposal should be refused because it would inappropriately interfere with planning for a major road. Prior to the appeal the bypass had been indicated as affecting the southern portion of the site and would not impact on the proposal. However during the appeal a new alignment of the bypass was identified as bisecting the site, which would affect the proposal. The appellant argued that the alignment of the bypass should be ignored as it was too uncertain to warrant refusal of an otherwise meritorious application. The appellant argued that there was no formal document adopted by any level of government showing the bypass alignment bisecting the site. The Court held that there was not sufficient certainty in the bypass alignment which bisected the site and consequently the proposal should be approved.

- **A condition cannot create an unlawful fetter on the future exercise of the Council's discretion.** In *BM Carr Holdings atf The Carr Family Trust -v- Southern Downs Regional Council & Anor*, there was a successful appeal against the Council's partial refusal of a proposed poultry farm operation. The main issues in the grounds of refusal related to odour and noise. As a consequence of the appeal, a condition was sought by the Council which required a buffer to be maintained and further that "no dwelling other than a caretaker residence was to be developed in the development buffer." The applicant opposed the condition, as it would place an unlawful fetter on the Council's discretion with respect to all future development applications for land in the buffer area. The Court held that having regard to the definition of "Buffer" in the planning scheme, which did not prohibit future development within the buffer zone, the condition was void. The Court said the condition should have instead been expressed to reflect the importance of any future use of the land in the buffer not being adversely affected by any odour from the development.
- **A condition can prevent a use commencing until certain criteria are satisfied.** In *KCY Investments (No.2) Pty Ltd -v- Redland City Council*, the Council had originally refused a development application for a material change of use for the construction of a dwelling house, primarily because it was inconsistent with 1994 development conditions, which required the protection of the land for environmental purposes. Ultimately, the Council changed its position and granted an approval, but subject to a condition that the development could not start until a permissible change under section 369 of the SPA was approved which amended/deleted all of the 1994 development conditions which would otherwise prevent the development occurring. In response to a challenge against this condition by the appellant, the Court held that such a condition was lawful.

A similar situation occurred in *Dexus Wholesale Property Ltd –v- Townsville City Council & Ors*, where a submitter appeal was commenced against the Council's approval of an expansion to an existing shopping centre on the basis that the expansion was premature. The Court ultimately dismissed the appeal but accepted that in light of the economic evidence and the allegations of conflict with the planning scheme, a condition should be imposed delaying the commencement of the use until December 2015 or later. This approach is also expressly recognised in section 65(2)(b) of the PA.

- **A condition can be used to establish a trial period to determine how the use will operate, if objective criteria are used.** In *Wilhelm –v- Ipswich City Council & Anor (No.2)*, a submitter appeal was commenced against the Council's approval of a 7 Eleven service station and shopping centre. The Court dismissed the appeal, but was asked to determine whether a proposed condition relating to the hours of operation was unlawful. Essentially, the condition established a trial period of 6 months, in which a part of the use could operate 24 hours a day, 7 days a week. After the trial period, the use returned to more limited operating hours, unless the Council determined that the operation of the use did not have any adverse or unreasonable impacts. The Court held that giving the Council discretion in the condition was inappropriate; however, the condition would be lawful if objective criteria were formulated to evaluate whether 24 hour operation was acceptable during the trial period.
- **A condition can be used to limit the type of use which is approved.** In *Newman & Ors –v- Brisbane City Council & Ors*, there was a submitter appeal against the Council's approval of a development permit for a material change of use for office and education purposes. The submitters were concerned the approved uses were broad enough to cover general activities associated with a school (a concern shared by the Court). The Court acknowledged that a condition could be imposed to effectively limit the uses, despite what was applied for. In this case, a condition was imposed to limit the development to an office (administration functions of professional organisations) and education purposes (post-graduate training in medical theory and professional practices).
- **A condition should be drafted to reflect whether it is to have a continuing effect after the approved development is completed or is to expire once the approved development is completed.** In *Steendyk –v- Brisbane City Council & Ors* there was an application by an adjacent landowner seeking declarations that a condition requiring the installation and maintenance of fixed privacy screens in a 2002 development approval was still effective and had to be complied with by the developer. In reply, the developer argued that while the 2002 development approval was still in effect, it had been abandoned when a new development approval was obtained in 2010.

The Court held that once the works in the 2002 development approval had been carried out, the 2002 approval had finished doing the work it was required to do and its conditions were no longer binding and did not run with the land (based on the wording of the conditions). While there was a condition requiring the maintenance of the privacy screens, this was not an enduring obligation but rather was an obligation to maintain the works while the works remained in place. The Court distinguished the judgment in *Peet Flagstone City Pty Ltd & Anor –v- Logan City Council & Ors* on the basis that in *Peet*, the conditions were drafted to continue to apply once the approved development had been carried out.

The High Court of Australia in *Pike –v- Tighe* took a similar approach to *Peet Flagstone City Pty Ltd*. It held that a condition in a subdivision approval requiring an easement to be registered in conjunction with the survey plan creating the new lots had enduring effect beyond the creation of the lots and was binding on the subsequent new owners of the reconfigured lots.

- **Conditions will typically start with a verb, after the required timing.** This approach provides the intent for conditions to require action of some sort rather than being a statement.

- **The approved plans, drawings and documents should stand on their own** and are the principle point of reference in the permit. In addition, it is recognised that conditions are necessary in circumstances where specific requirements need emphasis and where particular details are not shown on plans.
- **Conditions should not be used as the stop-gap to make up for significant shortfalls in the application.** Where such occurs, other options should be considered including refusal and preliminary approvals (particularly where a number of attempts have been made to gain the desired information).
- **Standard conditions will only provide the common elements** of a conditions package and unique conditions will still be required where the specific circumstances require.

2.6 Drafting Conditions – Do’s and Don’ts

The following list provides practical guidance on aspects of drafting conditions. While a general guide is provided here, the nature of conditions is specific to a development so modification of standard conditions may occur to suit the according development needs and the desired outcome.

DO	Start conditions with the required timing, followed by a verb (see below)
DO	If the condition is to be complied with at all times, start condition with a verb such as: “provide”, “construct”, “maintain”, “rehabilitate”, “manage”, “establish”, “implement”, “demonstrate”, “submit”
DO	Use plain English and avoid long multiple stepped conditions
DO	Refer to specific reports, plans or other supporting application material where these provide and/or fulfil the desired outcome
DO	Remember that the condition you write has to be interpreted by others such as private building certifiers, plan sealing and compliance officers – who may not understand the technical basis for complex and/or esoteric conditions
DO	Require that when a condition requires a further submission of material, the condition described the criteria for that condition being fulfilled (i.e. typically an approval via a Condition Certificate) – the action loop must be closed
DO	Always ask “how will we enforce this condition?” as a test of the condition drafting
DO	Modify standard conditions to be more specific as the development requires
DO	Staging in a sequence and specific to each condition
DO	Use standard wording for trunk and non-trunk further advice, i.e. This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >> This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>
DO	Provide further advice at the end of the condition, not in between sub-conditions
DO	Group multiple pieces of further advice under one heading. There is no need to include multiple further advice headings for one condition.
DO	Use ‘Further advice’ as the heading, not ‘Advice note’ or alternative.
DO	Choose from the below standard timing list: <ol style="list-style-type: none"> Prior to works commencing Prior to a prestart meeting Prior to Council’s endorsement of any Subdivision Plan (e.g. a Plan of Survey)

- d. Prior to the commencement of any earthworks
- e. Prior to the commencement of any pavement works
- f. Prior to any works within the road reserve
- g. During the construction phase
- h. Upon completion of the works
- i. Prior to the commencement of the use
- j. Prior to operational works approval
- k. Prior to on-maintenance
- l. Prior to off-maintenance
- m. As part of an application for operational works
- n. Prior to the acceptance of works as practically complete
- o. Prior to Council's endorsement of any Community Management Scheme
- p. Prior to building works approval by a Building Certifier
- q. Prior to issuing of a Final Inspection Certificate by a Building Certifier
- r. Prior to issuing of a Certificate of Occupancy by a Building Certifier
- s. At all times

DO	Where identifying an input field, use square brackets, red text and highlight in yellow where input is required, i.e. [INPUT - xxx]
DO	Where giving direction to future users of a condition, use two left and right angled brackets and highlight in yellow, i.e. << xxxx >>
DO	Start all sub-conditions with lower case
DON'T	Capitalise the application type, i.e. material change of use, reconfiguring a lot, operational works, etc.
DON'T	Attribute action/conditions to the applicant, developer or other individual/entity as the conditions run with the land, not persons and apply to whoever ends up undertaking the conditions – this is particularly relevant where conditions require an ongoing responsibility such as monitoring, regular reporting and management
DON'T	Use “what if” conditions as these are not specific/relevant to the development and where they do not apply, they should not be included (they are not relevant and therefore not reasonable)
DON'T	Apply conditions that are superfluous and not relevant such as “building is not to exceed 8.5 metres” where the approved plans show the height to be less – where the approved plans and/or reports are part of the approval and referred to, there is no need to add further conditions regarding those matters
DON'T	Use discretionary terms such as “should”, “could” or “may” as these are not finite and imply that there is an alternative course of action/inaction that can apply
DON'T	Re-state the content of standards, criteria, solutions or codes that are in a planning scheme or other relevant legislation, policies or codes
DON'T	Use terms such as “to the satisfaction of...” as this is not finite, a finite approach is to require “in accordance with standard AS***” or “in accordance with Planning Scheme Policy ***”
DON'T	Use town planning jargon (such as terms like “create visual interest”), adjectives and legal sounding terms (such as henceforth, herewith and forthwith)

3. GUIDE TO THE STANDARD CONDITIONS

3.1 Overview

The following provides guidance for the interpretation and use of the standard conditions' general structure and development permits, the use of conditions and subsequent approvals/consents as required.

3.2 Standard Conditions Structure and Identification

The standard conditions have been broken into chapters and use codes as follows:

AP	Approved Plans of Development
AD	Approved Documents
VA	Variation Approval
TP	Town Planning
IAC	Infrastructure Agreement and Charges
P	Property
LD	Land Dedication
E	Easements
SNN	Street Numbering and Naming
LU	Land Use
ADV	Advertising Devices
EA	Environmental Amenity
L	Landscaping
POS	Parks and Open Space
VM	Vegetation Management
B	Bushfire
GE	General Engineering
AS	Acid Sulfate Soils
EW	Earthworks
PTF	Pre-TLPI Flooding
F	Flooding
SQNT	Stormwater Quantity
SQLT	Stormwater Quality
TT	Traffic and Transport
R	Roadworks
SAP	Servicing Access and Parking
WS	Water and Sewer
ET	Electrical and Telecommunications
CM	Construction Management
OW	Operational Works

The condition name combines the use code and unique identifier (subject matter). Each condition has also been allocated a numerical and alphabetical reference, based on their order within the overall conditions, for the purposes of internal management. This is referred to as the Pathway code.

3.3 Condition Format

The condition name combines the Pathway code, use code and unique identifier (subject matter). An explanation of the condition structure is provided below:

07G01 - LD1 - Land dedication - Engineering assessment

Explanation:

The condition name sets out the use code and the actual subject matter that the condition regulates. It will be Council's discretion whether the use codes are included for easy reference.

- x.x Dedicate to the State, at no cost to Council, the following:
- x.x.x land identified as road, must be dedicated as road reserve;
 - x.x.x land identified as pathway, must be dedicated as road reserve;
 - x.x.x a 10.0 metre wide pathway connection, extending from the end of [INPUT - the/each] proposed cul de sac through to [INPUT – street name/road number], as road reserve;
 - x.x.x a strip along the full frontage of the site to [INPUT - road name] as shown on the approved plan(s) of development to achieve a total road reserve width of [INPUT - xx] metres, as road reserve;
 - x.x.x a 6.0 metre radius by 3 chord truncation on the corner of [INPUT – street name] or as shown on the approved plan of development, as road reserve;
 - x.x.x a 10.0 metre radius by 3 chord truncation on the corner of [INPUT – street name] or as shown on the approved plan of development, as road reserve; and
 - x.x.x the part of Lot [INPUT – Real Property description of the ARS] (otherwise described as an Access Restriction Strip) along the [INPUT – street name] frontage of the site

Explanation:

Where an [INPUT] is included Conditions will require further information to be inputted. This may include references to standards or other guidelines or to development specific parameters (e.g. dimensions). Ensure that where no further information is required, the [INPUT] text is deleted and that the remaining text is understandable. Furthermore, if information is inputted ensure that the sentence makes sense and the appropriate measurement or reference is included (e.g. metre or metres).

Further advice:

Documentation in relation to any easement proposed to be registered to the benefit of Council is required to:

- a. *include Council's standard terms for easements (as amended from time to time), relevant at the time the request for Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) is made. At time of writing, the Titles Registry Dealing Numbers for Council's standard terms documents are 716215253 for easements over freehold land and 716055287 for easements over trust and reserves; or*
- b. *be prepared and carried out by Council's solicitors at the owner's expense if Council's standard terms are not used, or not permitted by a condition of approval.*

This condition is imposed under section 145 of the Planning Act 2016.

Explanation:

In some cases, some further advice to the applicant may be required to support the condition. Council officers should ensure that matters are advisory only.

Explanation

An explanatory note is demonstrated as << example >> and is intended to provide advice to Council officers only. This note can be added to by Council officers over time to further assist others using the Condition and to develop the condition further. The explanatory note is not to be included in the condition package.

3.4 Development Permit Structure

The following provides a breakdown of a recommended development permit based on discussions with senior Council Development Assessment Branch officers and recent practices.

1. Approved Plans Setting out the approved plans from the outset in the development permit will ensure that all further conditions will extend from the plans. The plans will be easily identified at the beginning of the permit and may be referred to in any further conditions.
2. Parameters of Approval The parameters of the approval section of the development permit may set out matters such as staging, infrastructure agreements, infrastructure contributions etc.
3. Conditions Conditions may be broken into categories according to the relevant disciplines (i.e. Stormwater). This will assist in the navigation of the permit for applicants.
4. Further Advice to Applicant Information necessary to support any of the conditions should be included as advice only. It should be noted that this information does not form part of the condition package and should be included as separate annexure.

3.5 Conditions for Subsequent Approvals

A common feature of development permits is the requirement for an applicant to submit further plans, designs or other material for a subsequent approval by Council. This may take the form of a subsequent development application (such as operational works) or to the extent of a simple letter to Council informing of the desired subject. Most parts of Council that contribute conditions to a development permit have subsequent approval requirements. This standard set of conditions provides a consistent means of requiring such matters. The approach adopts the principles already discussed as the starting point, therefore the subsequent approval requirements do not seek to repeat aspects of Planning Scheme or PSPs. The approach is a simple two step approach:

1. If there is a subsequent approval requirement, it should be in the form of an endorsement from Council officers; and
2. Where a more rigorous approach is considered necessary, then the subsequent approval may be required as a development application in accordance with the Planning Scheme Table of Assessment.

Requiring a development application would typically be relevant for larger and more complex development. An amended bushfire management plan or development plans would not require a subsequent development application in most cases and a letter of endorsement would suffice. The endorsement process is also broad enough to capture matters like traffic management plans, EMPS and the like that would otherwise not be regarded as fitting the definition for operational works.

3.6 Infrastructure Agreement Requirements

For some applications it is necessary for Council to enter into an infrastructure agreement with the applicant for delivery of certain infrastructure vital to the performance of the development. It is Council's preference to have any infrastructure agreements executed prior to the development permits being issued. This reduces the risk from Council's perspective and ensures these issues are resolved from the outset. A resolution is included within section 4 dealing with the approach to be adopted and can be adapted as necessary.

3.7 Resolutions

To ensure that there is consistency in the recommendations made to Council, as well as aligning with the corporate governance requirements of the Council that resolutions be self explanatory and stand alone. Different resolutions for different outcomes are included in section 4. While there may be need to adjust the recommended resolutions on a case by case basis, this is to be avoided to ensure the corporate requirements are maintained and changes should be confirmed with the governance branch.

4. RESOLUTIONS

4.1 Intent

While most resolutions made by the Council in deciding a development application will be standard, there are some instances where a unique resolution of Council is required due to circumstances associated with the development application. Those circumstances, often due to the scale or type of application, will determine the use or application of these alternative resolutions instead of the normal standard decision. They are expected to be used infrequently.

4.2 Resolutions of Council

4.2.1 Standard Decision

Resolution Name: Decision to approve a Development Application

That the Development Application [INPUT – Application Number] be approved and a Development Permit for a [INPUT – Application Description] at [INPUT – Application Address] more accurately described as [INPUT – Real Property Descriptions] be granted, subject to the attached conditions.

Resolution Name: Decision to refuse a Development Application

That the Development Application [INPUT – Application Number] for a [INPUT – Application Description] at [INPUT – Application Address] more accurately described as [INPUT – Real Property Descriptions] be refused for the following reasons:

- (a) [INPUT – Reason for refusal]; and
- (b) [INPUT – Reason for refusal].

Resolution Name: Decision to approve in part and refuse balance a Development Application

That the Development Application [INPUT – Application Number] be approved in part and a Development Permit for a [INPUT – Application Description] be granted only and the balance of the Development Application at [INPUT – Application Address] more accurately described as [INPUT – Real Property Descriptions] be refused, subject to the attached conditions and for the following reasons of refusal respectively;

Resolution Name: Decision to approve a Preliminary Approval instead of a Development Permit

That Development Application [INPUT – Application Number] be approved and a Preliminary Approval for a [INPUT – Application Description] be granted instead of a Development Permit at [INPUT – Application Address] more accurately described as [INPUT – Real Property Descriptions], subject to the attached conditions.

Resolution Name: Decision to approve a Preliminary Approval/Variation Request (s242 of the SPA/s61 of the PA)

That, in respect to Development Application [INPUT – Application Number], [INPUT – all of the variations sought / only some of the variations sought / different variations from those sought] are approved and a Preliminary/Variation Approval for a [INPUT – Application Description] at [INPUT – Application Address] more accurately described as [INPUT – Real Property Descriptions] is to be granted. The approved variations to the [INPUT – Name of Local Planning Instrument] are as follows;

- (a) [INPUT – Variation to the local planning instrument]; and
- (b) [INPUT – Variation to the local planning instrument].

4.2.2 Planning and Environment Court Appeals

Resolution Name: Defend Appeal to the Court

That the appeal in relation to Development Application [INPUT – Application Number] to the Planning and Environment Court, Number [INPUT – Appeal Number] be defended.

That 'Without Prejudice' discussions be entered into in an effort to try and resolve Appeal Number [INPUT – Appeal Number].

That upon finalisation of Appeal Number [INPUT – Appeal Number], the Governance Manager be requested to place the confidential report of the Development Assessment Manager dated [INPUT – Date of Report] (Id: [INPUT – The Confidential Report's DM Reference Number]) and associated confidential background papers into the public records.

Resolution Name: Resolve Appeal to the Court

That the Development Assessment Manager be delegated authority to resolve the appeal to the Planning and Environment Court, Number [INPUT – Appeal Number] in relation to Development Application [INPUT – Development Application Number] based on the conditions attached to the report of the Development Assessment Manager dated [INPUT – Date of Report] (Id: [INPUT – The Confidential Report's DM Reference Number]).

That upon finalisation of the Appeal, the Governance Manager be requested to place the confidential report of the Development Assessment Manager dated [INPUT – Date of Report] (Id: [INPUT – The Confidential Report's DM Reference Number]) and associated confidential background papers into the public records.

4.2.3 Infrastructure Agreement

Resolution Name: Infrastructure Agreement Prior to Development Permit

PART A That, subject to the execution of an Infrastructure Agreement between Council and [INPUT – owner] for the purposes of: [INPUT – Infrastructure Agreement requirements] then, Part B of this resolution will take effect.

PART B That, subject to execution of the Infrastructure Agreement detailed in Part A above, Council approve the development application for a [INPUT – Application Description] on land at [INPUT – Address of land] more accurately described as [INPUT – Real Property Descriptions] subject to the following conditions:

Explanatory Note (Council Use):

The intent of this condition is to require the execution of an Infrastructure Agreement prior to the issue of an approval for the application. It is Council's preference for these matters to be sorted prior to any development occurring and to be addressed at the applicants expense. Examples of the Infrastructure Agreement requirements would be;

- (a) *A covered pedestrian connection to the southern boundary of the site at a future date; and/or*
- (b) *Public art on the site.*

4.2.4 Sufficient Grounds (not applicable to the PA)

Resolution Name: R4 - Reasons for decision in conflict with a relevant instrument

The following information is to be included on the Decision Notice:

Statement of sufficient grounds to justify decision:

Pursuant to section 335(1)(n) of the *Sustainable Planning Act 2009*, the decision conflicts with the following provisions of Logan Planning Scheme 2015.

- (a) [INPUT – Insert relevant parts of planning scheme]; and
- (b) [INPUT – Insert relevant parts of planning scheme]

Discussion:

The decision conflicts with [INPUT – Insert relevant parts of the planning scheme]. Despite these conflicts, there are sufficient grounds to justify the decision. The sufficient grounds are as follows:

- (a) [INPUT – Insert a sufficient ground], and
- (b) [INPUT – Insert a sufficient ground].

Explanatory Note (Council Use):

The intent of this resolution is to state sufficient grounds to warrant a decision (presumably to approve) on a development that is in conflict with the relevant instrument (presumably the planning scheme). Section 335(1)(n) of the SPA requires it to be included in a decision. Examples of the sufficient grounds would be:

- (a) *The development is ideally located to be an iconic development that has demonstrated that there is a need for the development and it will generate employment and service shopping needs to persons within the area; and/or*
- (b) *The development will provide a range of services (including convenience grocery shopping in a full line supermarket), a diversity of shopping pursuits within speciality shops and commercial floor space; etc.*

4.2.5 Relevant Matters (not applicable to the SPA)

Resolution Name: Reasons for decision in conflict with a relevant instrument

The following information is to be included on the Decision Notice:

Statement of sufficient grounds to justify decision:

Pursuant to section 63(5)(c)(i) of the *Planning Act 2016*, the decision conflicts with the following provisions of Logan Planning Scheme 2015.

- (a) [INPUT – Insert relevant parts of planning scheme]; and

- (b) [INPUT – Insert relevant parts of planning scheme]

Discussion:

The decision conflicts with [INPUT – Insert relevant parts of the planning scheme]. Despite these conflicts, there are relevant matters to justify the decision. The relevant matters are as follows:

- (a) [INPUT – Insert a relevant matter], and
(b) [INPUT – Insert a relevant matter].

Explanatory Note (Council Use):

The intent of this resolution is to state relevant matters to warrant a decision (presumably to approve) on a development that is in conflict with the relevant instrument (presumably the planning scheme). Section 63(5)(c)(i) of the Planning Act 2016 requires it to be included in a decision. Examples of relevant matters would be;

- (a) *a planning need;*
(b) *the current relevance of the assessment benchmarks in the light of changed circumstances; or*
(c) *whether assessment benchmarks or other prescribed matters were based on material errors.*

5. FURTHER ADVICE TO THE APPLICANT

The following constitutes further advice that is to be provided to an applicant as part of the conditions package:

In relation to the application, the applicant is further advised:

1. The currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Prior to commencing work which will ultimately become the responsibility of Council; or work on adjacent roads or drainage schemes; Council is to be advised in writing of the name of the principal contractor and the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*. The contractor is to execute the appropriate form for appointment of Principal Contractor prior to commencing work.

5. *Aboriginal Cultural Heritage Act 2003*

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3238 3838 to discuss any obligations under the *ACH Act*.

THE APPLICANT AND OWNER BE FURTHER ADVISED:

It is the owner's and occupant's responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

The *Plumbing and Drainage Act 2018* requires a Plumbing and Drainage Permit for any regulated plumbing and drainage work. The Plumbing and Drainage application must be lodged and approved by Council's Plumbing Services section prior to the commencement of any plumbing and drainage work onsite.

Regulated work can be defined as plumbing and drainage works that will not become a service provider's asset. Examples are where:

House drainage and/or water service is to be installed along an access driveway/easement to rear lots
Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

In the case of a Dual Occupancy, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties apply where the duty of care is breached.

For further information in regard to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07) 3238 3838.

Important Warning – Updated Flood Hazard

1. Flood hazard is being remodelled across the city

Logan City Council is in the process of remodelling flood hazard across the city in accordance with the endorsed Flood Hazard Review Program.

2. Logan Planning Scheme Flood hazard overlay does not reflect the updated flood hazard

The existing Logan Planning Scheme 2015 Flood hazard overlay map OM-0.500 does not reflect the updated flood hazard and should not be relied upon as accurately reflecting the current extent of properties affected by flood hazard.

3. Existing approvals do not reflect the updated flood hazard

Any existing approvals are not based on the updated extent of flood hazard likely to affect a property.

4. There are substantial changes to the extent of properties affected by flood hazard and increases in flood level heights

Based on updated flood data it is expected there will be substantial changes to the extent of properties affected by flood hazard and flood level heights.

5. You must obtain the latest flood information from Council

As flood studies are completed the updated extent of flood hazard and the updated flood level height will be included in the online flood report available on Council's PDHub. Any person undertaking development must refer to Council's PDHub for the updated flood level height for the 1% Annual Exceedance Probability event (1% AEP).

Completed flood studies [and the progress status of others] are available on Council's website.

The Planning Scheme will be updated to reflect the completed flood studies, including climate change and flood events greater than the 1% Annual Exceedance Probability event (1% AEP) in line with best practice in flood risk management. But this must follow a plan making process so will not take effect immediately.

6. You must take responsibility for ensuring your development avoids serious harm to persons and property from the updated flood hazard

Any person undertaking development is responsible for ensuring they obtain the latest information on flood hazard affecting the property and that the development is located and designed based on the updated flood hazard. This is important to ensure that the risks associated with flood hazard are avoided or mitigated to protect people and property.

7. Other applications and approvals may be affected

Any person undertaking development must ensure the updated flood level on Council's PDHub is used in the preparation of the other development permits and certificates necessary to allow the development to be carried out (including for example the design of operational, building and plumbing and drainage work). In the case of plumbing and drainage work, plumbing fixtures, overflow relief gullies and sanitary drainage must be above the updated flood level in order to be able to comply with requirements of the *Plumbing and Drainage Act 2018*, the *Plumbing and Drainage Regulation 2019* and the Plumbing Code of Australia.

6. REFERENCES

Wright, I, 2007, Drafting IDAS Documents, Planning, Environment and Local Government Group, Corrs Chambers

Westgarth.

Leong, M, 2019, Things Planners Need to Know About – Drafting Conditions that are Lawful, Certain and Enforceable – The Legal Perspective, Planning Institute of Australia Seminar, Corrs Chambers Westgarth Lawyers.

Caldwell, B, 2023, Legal requirements for development conditions, Colin Biggers & Paisley Lawyers.



Logan City Council

Development Assessment Branch

Standard Development Approval Conditions

Version 3

ATTACHMENT 1: Standard Development Approval Conditions

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1. APPROVED PLANS OF DEVELOPMENT

Condition Name: AP1 - Approved plans and documents

Approved plans and documents

1.1. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan Number	Rev/Amd't	Date	Prepared
Title	Document Number	Rev/Amd't	Date	Prepared

Condition Name: AP2 - Approved plans and documents - Amendments

Approved plans and documents - Amendments

1.2. Prior to [INPUT - any Condition Certificate / any approval of operational works / any approval of building works / the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / Council's endorsement of any Community Management Statement], submit to, and have approved by the Development Assessment Branch of Council, in respect to this development approval, [INPUT - new and/or amended plan(s) and/or document(s)] with the changes required in this development approval. Once approved, the [INPUT - new and/or amended plan(s) and/or document(s)] will become the approved plan(s) of development. The changes required are as follows:

1.2.1. [INPUT - detail required changes here]

Condition Name: AP3 - Prevailing conditions

Prevailing conditions

1.3. The conditions of this Variation Approval prevail to the extent of any inconsistency with the Plan of Development.

2. APPROVED DOCUMENTS

Condition Name: AD1 - Approved reports - Recommendations

Approved reports - Recommendations

2.1. Implement the recommendations of the following approved reports, submitted to Council in support of the development application:

2.1.1. Acoustic Assessment Report, and more specifically the following:

2.1.1.1. [INPUT – specific recommendations of report if necessary];

2.1.2. Air Quality Assessment Report, and more specifically the following:

2.1.2.1. [INPUT – specific recommendations of report if necessary];

2.1.3. Stormwater Quality Management Plan, and more specifically the following:

2.1.3.1. [INPUT – specific recommendations of report if necessary];

2.1.4. Waste Management Plan, and more specifically the following:

2.1.4.1. [INPUT – specific recommendations of report if necessary];

2.1.5. Construction Management Plan, and more specifically the following:

- 2.1.5.1. [INPUT – specific recommendations of report if necessary];
- 2.1.6. Geotechnical Report, and more specifically the following:
 - 2.1.6.1. [INPUT – specific recommendations of report if necessary];
- 2.1.7. Water Supply Network Analysis – Submit a Water Supply Network Analysis reflecting the amended plan of development and proposed staging, for the approval of the Water Infrastructure Branch prior to the submission of any operational works application:
 - 2.1.7.1. [INPUT – specific recommendations of report if necessary];
- 2.1.8. Sewer System Network Analysis – Submit a Water Supply Network Analysis reflecting the amended plan of development and proposed staging, for the approval of the Water Infrastructure Branch prior to the submission of any operational works application:
 - 2.1.8.1. [INPUT – specific recommendations of report if necessary];

3. VARIATION APPROVAL

Condition Name: VA1 - Variation of effect of planning scheme

Variation of effect of planning scheme

- 3.1. This Variation Approval, in accordance with section 61 of the *Planning Act 2016*, varies the effect of the Logan Planning Scheme 2015 only with respect to:
 - 3.1.1. [INPUT - current zone and precinct map reference] is to be replaced with the [INPUT - either the name of the zone and precinct OR name of the approved zone/precinct plan prepared by INPUT - name of the author of the plan and dated INPUT - date the plan was prepared] only in respect to the subject site.
 - 3.1.2. the categories of development and assessment, the assessment benchmarks for assessable development and the requirements for accepted development of the [INPUT - proposed/amended zone and precinct] or equivalent of the Planning Scheme in effect at the time of lodging an application, applies for determining the categories of assessment and assessment requirements relating to [INPUT - material change of use, reconfiguring a lot, operational work and/or building work], instead of the [INPUT - current zone and precinct e.g. Emerging community zone], except as altered by other conditions of this development approval.
 - 3.1.3. for the purposes of determining the categories of development and assessment, the assessment benchmarks for assessable development and the requirements for accepted development, the version of the Logan Planning Scheme 2015 or subsequent planning schemes which applies is the version in force at the time the development application is properly made/the accepted development is carried out, unless otherwise explicitly provided by conditions of this Variation Approval.
 - 3.1.4. the [INPUT - name of the plan of development or development code] applies instead of the assessment benchmarks and the requirements for accepted development for [INPUT - land uses] uses (or equivalent of the Planning Scheme in effect at the time of lodging an application), relating to the following:
 - 3.1.4.1. [INPUT - List here all matters varied by the Plan of Development, i.e., site cover, setbacks, building height, etc. or development/use codes that are being replaced]

3.1.5. overlay codes and provisions within the Dual occupancy and Dwelling house code relating to overlays, or equivalent of the Planning Scheme in effect at the time of lodging an application, will continue to apply, with the exception of the following:

3.1.5.1. [INPUT - List here all overlays that no longer apply, i.e. Biodiversity areas overlay, where compliance with the (INSERT NAME OF THE INFRASTRUCTURE AGREEMENT) has been demonstrated; Bushfire hazard overlay, where compliance with the approved Bushfire hazard management plan has been demonstrated; Landslide hazard and steep slope area overlay, where compliance with the approved geotechnical report has been demonstrated, etc.]

Further advice: << Delete this advice note if the Variation approval applies to all future development applications over the site >>

This Variation Approval does not vary the effect of the planning scheme for development other than [INPUT - material change of use, reconfiguring a lot, operational work and/or building work]. The categories of development and assessment, the assessment benchmarks for assessable development and the requirements for accepted development of the [INPUT - current zone and precinct e.g. Emerging community zone] of the Logan Planning Scheme 2015 continue to apply to development other than [INPUT - material change of use, reconfiguring a lot, operational work and/or building work].

3.2. Submit a copy of this Variation Approval with any material change of use development application relating to or arising from this Variation Approval.

3.3. Any application submitted to the Council under this Variation Approval must be consistent with this Variation Approval and where inconsistent, must be submitted to the Council instead under the Planning Scheme in effect at the date of application.

4. TOWN PLANNING

Condition Name: TP1 - Planning scheme

Planning scheme

4.1. Any application for a Development Permit is to be assessed against the relevant codes and policies in the Planning Scheme that are in effect at the time the application for a Development Permit is made, unless otherwise explicitly provided by conditions of this Variation Approval. Any references in this approval to 'Planning Scheme' is, unless otherwise explicitly stated, a reference to the Planning Scheme in effect at the time an application is made to the Council, or for what would be accepted development matters, at the time when a Development Approval for building works is granted. Where there are no assessment criteria for the development in question in the Planning Scheme in effect at the time, only then should reference be made to the Planning Scheme in effect at the date of this approval taking effect. In this condition, Development Permit applies to all aspects of development as defined in the *Planning Act 2016*.

Condition Name: TP2 - Completion period

Completion period

4.2. In accordance with section 88 [INPUT - select either (b) or (c) depending on what has been requested] of the *Planning Act 2016* (any development that is specified in this approval (or a development brought into effect by this approval) to be Accepted or Assessable Development must be completed within [INPUT - XX years] (being the prescribed period) from the date this approval takes effect.

Condition Name: TP3 - Terms

Terms

- 4.3. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

Condition Name: TP4 - General compliance

General compliance

- 4.4. Prior to [INPUT - any approval of operational works / the Final Inspection Certificate by a Building Certifier / the Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / Council's endorsement of any Community Management Statement], comply with all conditions of this development approval at no cost to Council and ensure that compliance is maintained thereafter, unless otherwise stated in a specific condition.

Further advice:

This includes compliance with all applicable referral agency conditions attached to the decision notice.

Condition Name: TP5 - Staging - Consecutive as per approved plans

Staging - Consecutive as per approved plans

- 4.5. Develop the site in accordance with the stages identified on the approved plan of development with the stages to be developed in the consecutive numeric or alphabetic order of each stage as identified on the plan, unless otherwise agree to in writing by Council.

Condition Name: TP6 - Staging - As per approved plan

Staging - As per approved plan

- 4.6. Develop the site in accordance with the stages identified on the approved plan of development, unless otherwise agree to in writing by Council.

Condition Name: TP7A - Staging - Further requirements

Staging - Further requirements

- 4.7. Undertake and provide the following as part of the specified stage(s) of the development:
- 4.7.1. Stage [INPUT – stage number];
- 4.7.1.1. [INPUT – staging actions].

Condition Name: TP7B - Staging - Further requirements

Staging - Further requirements

- 4.8. Develop the site in accordance with the following stage(s), unless otherwise stated in a specific condition:
- 4.8.1. [INPUT – staging actions].

Condition Name: TP8 - Staging - Conditions

Staging – Conditions

- 4.9. Prior to the development of [INPUT – threshold being number of lots/units, gross floor area, other unit of measure]:
- 4.9.1. [INPUT – staging actions].

5. INFRASTRUCTURE AGREEMENT AND CHARGES

Condition Name: IAC9 - Infrastructure agreement

Infrastructure Agreement

5.1. Comply with the executed infrastructure agreement titled, [INPUT – name of infrastructure agreement].

6. PROPERTY

Condition Name: P1 - Amalgamation

Amalgamation

6.1. Prior to [INPUT - operational works approval / building works approval by a Building Certifier / the commencement of the use], amalgamate [INPUT – lot/plan numbers] into one allotment.

Condition Name: P2 - Covenant - Register instrument of covenant

Covenant - Register instrument of covenant

6.2. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), register an instrument of covenant under Section 97A(3)(c)(i) of the Land Title Act 1994 that does not allow the transfer of proposed Lots [INPUT – xx to xx] separately.

Condition Name: P3 - Covenant - Form 31

P3 - Covenant - Form 31

6.3. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council for execution, a properly executed Form 31 Covenant (and duplicate) pursuant to Section 97A(3)(a)(i) of the Land Title Act 1994 to the satisfaction of Council's delegate that prevents the construction of a building or structure within the parts of Lots [INPUT – xx to xx] that are within [INPUT – insert distance from property boundary] metres of [INPUT – insert name of road / street / etc.].

Condition Name: P4 - Covenant lodgement

Covenant – Lodgement

6.4. Arrange lodgement for registration at the Titles Office the executed Form 31 Covenant concurrently with the survey plan either:

6.4.1. by Council's solicitors at the applicant's expense; or

6.4.2. by the applicant's solicitor at the applicant's expense, with the executed Covenant and endorsed survey plan only released to the applicant (or its agent) if the applicant's solicitor has given the Council a written undertaking to lodge the executed Covenant with the endorsed survey plan, concurrently with the Titles Office.

Condition Name: P5 - Lease

Lease << To be used when any public access is required through a private lot – e.g. Temp access through future lots, pedestrian access through community title etc >>

6.5. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), lodge for registration at the Titles Office a lease to Council over proposed Lots [INPUT – xx to xx] for public access to the internal road network. The lease:

6.5.1. is to be for a rent of \$1.00 including GST per annum (if demanded);

6.5.2. will come to an end when access to the development is available from the internal road network; and

6.5.3. will be prepared by Council's solicitors on terms and conditions acceptable to Council at the owner's expense.

Condition Name: P6 - CTS - General

CTS - General

- 6.6. Ensure that any Community Management Statement submitted to the Council for endorsement is consistent with any lawful requirement of, or development approval granted by Council. Without limiting the content of the Community Management Statement, it must include:
- 6.6.1. any obligations, responsibilities or controls imposed on the Body Corporate in a condition of any relevant development approval;
 - 6.6.2. [INPUT – where required and relevant - the responsibility for the ongoing maintenance and functionality of the detention tank and associated infrastructure (including any pumps and level spreader) in perpetuity]; and
 - 6.6.3. equal access to all visitor car parking spaces, communal recreation areas, access driveways and the like intended to be available to all lots in the Community Titles Scheme.

CTS - Form 19 << Use for all applications that involve CMS >>

- 6.7. Prior to Council's endorsement of any Community Management Scheme, obtain a Final Certificate (form 19) for all plumbing and drainage approvals within the common property for the development.

Community management statement

- 6.8. Do not submit to Council for endorsement any Community Management Statement that would allow the development to be separately titled into a Community Titles Scheme.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that separate titling of the land by way of a Community Titles Scheme is not permitted to occur. The Property Record Notation is to read as follows:

Subdividing the land by way of a Community Titles Scheme is not permitted to occur and has been prevented by way of a condition of development approval. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: P7 - Development envelope - General

Development envelope – General

- 6.9. Do not carry out development outside of the approved development envelope area unless another condition of this development approval specifically states otherwise.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that a development envelope area encumbers the property. The Property Record Notation is to read as follows:

Development envelope area restrictions apply in respect to the use and development of this property. A copy of the conditions of the development approval and Development envelope area plan is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: P8 - Development envelope - Survey pegs

Development envelope - Survey pegs

- 6.10. Prior Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit a development envelope area plan to Council for approval and for the development that:
- 6.10.1. is prepared by a cadastral surveyor;
 - 6.10.2. identifies by metes and bounds the approved development envelope area for each lot identified on the approved plan of development as having a Development envelope area;
 - 6.10.3. dimensions each envelope to a point on the lot boundary with a maximum area of [INPUT – xxm²] unless otherwise identified on the approved plan of development; and
 - 6.10.4. incorporates any required changes shown in red on the approved plan of development.

Condition Name: P9 - Development envelope - Powerline corridor

Development envelope - Powerline corridor

- 6.11. Ensure that any proposed buildings, structures, swimming pools or other built form, including proposed buildings, structures and operational equipment, are compliant with the mandatory clearances set out in Schedules 4 and 5 of the Electrical Safety Regulation 2013 prior to obtaining a building works approval.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that a development envelope area encumbers the property. The Property Record notation is to read as follows:

A development envelope area restriction applies in respect to the use and development of this property to ensure protection from the Powerline corridor. Council is not supportive of any encroachment for buildings, structures, pools, operational equipment or any other built form outside of the approved development envelope areas. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Development envelope - Powerline corridor CSA << Where no Clearance to Structure Assessment has been provided >>

- 6.12. Prior to the Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) for [INPUT - stages or lot numbers where relevant], submit to Council a copy of a Clearance to Structure Assessment undertaken by Energex, confirming the required setback to future buildings and structures.

Further advice:

Refer to Energex's 'EQL Clearance to Ground or Structure Assessment' document for details on this process. All works should be in accordance with Energex Standard Guidelines WP1323 for general conditions when considering works either on an Energex easement or in the vicinity of Energex assets. These are available online for your reference:

https://www.energex.com.au/__data/assets/pdf_file/0004/344470/Working-Near-Overhead-and-Underground-Electric-Lines-WP1323.pdf

The applicant is further advised that an Electro Magnetic Field (EMF) Report prepared by a suitably qualified RPEQ Electrical Engineer may be required by Energex to be provided for review and approval.

- 6.13. Prior to the Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) for [INPUT - stages or lot numbers where relevant] submit to and have approved by Council, a

development envelope area plan for proposed Lots [INPUT - xx] that complies with the Clearance to Structure Assessment undertaken by Energex confirming the required setback to future buildings and structures. The development envelope area plan for the development is to be submitted that:

- 6.13.1. is prepared by a cadastral surveyor;
- 6.13.2. identifies by metes and bounds the approved Development envelope area for any lot required to have a development envelope area;
- 6.13.3. dimensions of each envelope to a point on the lot boundary with a minimum setback in accordance with the Clearance to Structure Assessment undertaken by Energex, unless otherwise identified on the approved plan of development; and
- 6.13.4. incorporates any required changes shown in red on the approved plan of development.

Development envelope - Powerline corridor amendments

- 6.14. Once approved, the development envelope area can only be amended by Council approval obtained in writing.

Condition Name: P10 - Development envelope - Survey pegs

Development envelope - Survey pegs

- 6.15. Place by survey on each lot controlled by a development envelope area, survey pegs on each corner or change in direction of the development envelope area and submit certification from a cadastral surveyor to Council demonstrating that the survey pegs have been placed as per this condition.

Condition Name: P11 - Development envelope - Irrigation areas

Development envelope - Irrigation areas << Consider including property record notation advice regarding development envelope restrictions >>

- 6.16. An effluent disposal area for above ground irrigation is permitted outside the development envelope area where no vegetation clearing is required for the installation or maintenance of the effluent disposal system and the system is located in accordance with a Plumbing and Drainage Works approval.

Condition Name: P12 - Boundary fencing

Boundary fencing

- 6.17. Unless required otherwise by other conditions of this approval or agreed to in writing by Council, install a 1.8 metre high fence at the applicant's expense:
 - 6.17.1. on all shared property boundaries between the development site and private land unless it can be demonstrated to Council that a 1.8 metre high fence in good condition already exists or an adjoining land owner for the respective part of the property boundary advises the applicant in writing that the existing fence is not to be replaced;
 - 6.17.2. using quality materials and that if constructed using soft wood, the timber is CCA treated and 3 rails are used;
 - 6.17.3. that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between; and

- 6.17.4. has a gap between the bottom of the fence and the finished ground level of no more than 100mm.

Further advice:

Where there is an existing 1.8 metre high fence in good condition that is proposed to be retained, supporting evidence must be provided to demonstrate the fence is in satisfactory condition, such as photos of all sections of the fencing to be retained.

Condition Name: P13 - Rural residential boundary fencing

Rural residential boundary fencing

- 6.18. Unless required otherwise by other conditions of this approval or works on site, install a 1.5 metre high fence at the applicant's expense:
- 6.18.1. on all shared property boundaries to private land unless an adjoining land owner for the respective part of the property boundary advises the applicant in writing that the existing fence is to be maintained;
 - 6.18.2. using quality materials and that if constructed using soft wood, the timber is CCA treated;
 - 6.18.3. that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between; and
 - 6.18.4. is permitted to be constructed of Hinge joint mesh and timber supports with a top rail provided or other alternative which meets the requirements of a 'sufficient dividing fence' as defined by the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011.

Rear lots - Plumbing and drainage requirements << Use for all rear lot approvals that don't involve CMS >>

- 6.19. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), obtain a Final Certificate (form 19) for all plumbing and drainage approvals, for the required private services (including conduits) within the rear lot access handles.

7. LAND DEDICATION

Condition Name: LD1 - Land dedication – Engineering assessment

Land dedication

- 7.1. Dedicate to the State, at no cost to Council, the following:
- 7.1.1. land identified as road, must be dedicated as road reserve;
 - 7.1.2. land identified as pathway, must be dedicated as road reserve;
 - 7.1.3. a 10.0 metre wide pathway connection, extending from the end of [INPUT - the/each] proposed cul de sac through to [INPUT – street name/road number], as road reserve;
 - 7.1.4. a strip along the full frontage of the site to [INPUT - road name] as shown on the approved plan(s) of development to achieve a total road reserve width of [INPUT - xx] metres, as road reserve;
 - 7.1.5. a 6.0 metre radius by 3 chord truncation on the corner of [INPUT – street name] or as shown on the approved plan of development, as road reserve;

- 7.1.6. a 10.0 metre radius by 3 chord truncation on the corner of [INPUT – street name] or as shown on the approved plan of development, as road reserve; and
- 7.1.7. the part of Lot [INPUT – Real Property description of the ARS] (otherwise described as an Access Restriction Strip) along the [INPUT – street name] frontage of the site

Condition Name: LD2 - Land dedication - Drainage

Drainage

- 7.2. Dedicate to Council in fee simple on trust, [INPUT - if not trunk infrastructure – at no cost to Council], for the purpose of drainage, land identified on the approved plan of development as drainage.

This condition is imposed under section 128 of the Planning Act 2016. << Use if a necessary infrastructure condition >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if a non-trunk infrastructure condition >>

Condition Name: LD3 - Water and sewer infrastructure

Water and sewer infrastructure

- 7.3. Dedicate to Council in fee simple on trust, [INPUT - if not trunk infrastructure – at no cost to Council], for the purpose of [INPUT - xx], land identified on the approved plan of development as [INPUT - xx].

This condition is imposed under section 128 of the Planning Act 2016. << Use if a necessary infrastructure condition >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if a non-trunk infrastructure condition >>

8. EASEMENTS

Condition Name: E1 - Easement – Engineering assessment

Easements

- 8.1. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. Plan of Survey)], lodge for registration at the Titles Office, the following easements:

- 8.1.1. an [INPUT - access and/or services] easement having a minimum width of [INPUT – xx metres] burdening proposed Lot [INPUT – xx] to the benefit of proposed Lot [INPUT – xx];

- 8.1.2. an access and services easement having a minimum width of [INPUT – xx metres] burdening proposed Lot [INPUT – xx] to the benefit of proposed Lots [INPUT – xx to xx], that then reduces in width with a 45° taper to [INPUT – xx metres], burdening proposed Lot [INPUT – xx] to the benefit of proposed Lot [INPUT – xx] from the point where there is one less lot benefited by the easement;

- 8.1.3. a reciprocal access and services easement [INPUT - as shown on the approved plan(s) of development or xx metres, in total], burdening proposed Lot [INPUT – xx] to the benefit of proposed Lot [INPUT – xx] and vice versa. The total width of the easement must be evenly divided between the proposed Lots;

- 8.1.4. a temporary access easement, at the end of any proposed road that does not end with a permanent turn around, to accommodate the turn around movements of a

refuse vehicle or as otherwise determined in any approval for operational works, to the benefit of Council and its agents;

Further Advice:

The temporary easement can be relinquished, once a permanent turnaround or road extension is constructed and operational.

- 8.1.5. an access easement, over the internal driveway and manoeuvring areas, to accommodate the turn around movements of a refuse collection vehicle or as otherwise determined in any approval for operational works, to the benefit of Council and its agents;
- 8.1.6. a stormwater drainage easement as shown on the approved plan(s) of development or as determined in any approval for operational works, to the benefit of Council that includes:
 - 8.1.6.1. all stormwater overland flow paths traversing the land;
 - 8.1.6.2. any existing or proposed stormwater infrastructure to traverse the land wholly contained within the easement; and
 - 8.1.6.3. all stormwater overland flow paths downstream of the land to an agreed lawful point of discharge;
- 8.1.7. a private stormwater drainage easement having a minimum width of 1.5 metres, or as determined in any approval for operational works, over any existing or proposed inter-allotment drainage system wholly contained within the easement, burdening the relevant lots to the benefit of the upstream lots;
- 8.1.8. a stormwater drainage easement over [INPUT - the proposed inter-allotment drainage infrastructure or other description], having a minimum width of [INPUT - xx metres], as shown on the approved plan(s) of development], burdening proposed Lot [INPUT - xx] to the benefit of Council; << Condition and further advice only to be used when approving a stormwater drainage system to cater for an upstream property, that is not subject to the application >>

Further advice:

The easement documents are to be clear that this easement is in favour of Council for the purpose of the provision of stormwater infrastructure, to cater for the upstream catchment flows only and is to make allowances for the upstream lots to enter into and connect to the stormwater infrastructure. There are to be no maintenance obligations on Council for the infrastructure located within this easement.

- 8.1.9. a temporary stormwater drainage easement over the proposed temporary stormwater detention basin, and associated treatment facilities, with provision for uninterrupted maintenance access from a public road to the detention system as shown on the approved plan(s) of development or as determined in any approval for operational works to the benefit of Council; and << Condition and further advice only to be used when approving a temporary stormwater basin that will be removed at a later date >>

Further Advice:

The temporary easement can be relinquished and the lot developed, once the downstream stormwater network/infrastructure is fully constructed and operational to [INPUT – location – i.e. the XX street regional basin]. As part of the decommissioning, the temporary detention basin can be filled in and the site compacted in accordance with Council Policies.

- 8.1.10. a temporary access easement, at the end of any proposed road that does not end with a permanent turn around, to accommodate the turn around movements of a refuse vehicle or as otherwise determined in any approval for operational works, to the benefit of Council and its agents.

Further advice:

Documentation in relation to any private easements proposed to be registered is required to be prepared and carried out by owner's solicitors at the owner's expense.

Condition Name: E2 - Sewerage easements

Sewerage easements

- 8.2. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], at no cost to Council, lodge for registration at the Titles Office easements over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). The following easements are required to be registered:

- 8.2.1. [INPUT - insert details here, specifying the width of each easement required over each specific piece of sewer infrastructure, detailing the depth and size of the infrastructure]

Condition Name: E3 - Access easement for sewer maintenance

Access easement for sewer maintenance

- 8.3. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], lodge for registration at the Titles Office a one metre wide access easement from a designated road reserve to the sewer maintenance structure, when the sewer maintenance structure is not located along the frontage of the proposed allotment.

Condition Name: E4 - Water easements

Water easements

- 8.4. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], lodge for registration at the Titles Office a water supply easement over the full alignment of any water supply infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). The following easements are required to be registered, unless otherwise approved by Council:

- 8.4.1. [INPUT - insert details here, specifying the width of each easement required over each specific piece of water infrastructure, detailing the depth and size of the infrastructure].

Further advice:

Documentation in relation to any easement proposed to be registered to the benefit of Council is required to:

- a) *include Council's standard terms for easements (as amended from time to time), relevant at the time the request for Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) is made. At time of writing, the Titles Registry Dealing Numbers for Council's standard terms documents are 716215253 for easements over freehold land and 716055287 for easements over trust and reserves; or*

- b) *be prepared and carried out by Council's solicitors at the owner's expense if Council's standard terms are not used, or not permitted by a condition of approval.*

9. STREET NUMBERING AND NAMING

Condition Name: SNN1 - Street address

Street address

- 9.1. Submit to and have approved by Council a request for street addresses for each proposed lot.
- 9.2. Submit the approval for street addresses for each proposed lot to the Council with an application to the Council for approval of a Subdivision Plan (ie. Survey Plan).

Condition Name: SNN2A - Street naming

Street naming

- 9.3. Prior to, or concurrently with, any application for operational works for constructing a proposed new road, submit to and have approved by Council a request for naming any proposed new road. The request must include:
- 9.3.1. a minimum of 3 proposed names for each new road;
- 9.3.2. the reasons for selection of the proposed names; and
- 9.3.3. proposed names that:
- 9.3.3.1. are not offensive, profane or racist;
- 9.3.3.2. are not difficult to spell;
- 9.3.3.3. allow for logical and unambiguous street numbering in accordance with road/street hierarchy;
- 9.3.3.4. are single names rather than double or hyphenated names; and
- 9.3.3.5. enable Emergency Services to readily locate properties.

Condition Name: SNN2B - Street naming

Street naming

- 9.4. Submit a copy of any street naming approval with any request to Council for approval of a Subdivision Plan (i.e. Survey Plan).

Condition Name: SNN3 - Property identification

Property identification numbers << Non-residential >>

- 9.5. Provide property identification numbers with a minimum height of 300mm on the front façade of the building or on any advertising sign in a location and in a manner able to be clearly identifiable from the primary road frontage.

Display street, unit numbers and mail boxes << Residential >>

- 9.6. Provide unit identification numbers on the front façade of each unit in a location and in a manner able to be clearly identifiable.
- 9.7. Provide mail boxes in a location and design to ensure safe resident access and clearance for postal delivery.

10. LAND USE

Condition Name: LU1 - Terms

Terms

- 10.1. Interpret words and terms used in this development approval as having the meaning ascribed to them in the Logan Planning Scheme 2015 version [INPUT - version] under which this development approval has been given, unless otherwise stated in a specific condition.

Condition Name: LU2 - Definitions - Auxiliary unit

Definitions - Auxiliary unit << Use if application involves a Dual occupancy (Auxiliary unit) >>

- 10.2. A Dual occupancy (Auxiliary unit) is defined in the Logan Planning Scheme 2015 [INPUT - version] as "A Dual occupancy where both dwellings are owned by the same person on one land title and the Auxiliary unit:

10.2.1. is located on a lot with a minimum size of 450m²;

10.2.2. has a maximum of two bedrooms;

10.2.3. has no more than one kitchen;

10.2.4. has no more than one living space;

10.2.5. has a maximum gross floor area of:

10.2.5.1. 70m² if in the residential zone category and on a lot less than 1,000m²; or

10.2.5.2. 70m² if in the Emerging community zone and on a lot less than 1,000m²;
or

10.2.5.3. 100m² otherwise.

Further advice:

A Dual Occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.

Condition Name: LU3 - Definitions - Secondary dwelling

Definitions - Secondary dwelling << Use if application involves a new Secondary Dwelling >>

- 10.3. A secondary dwelling is defined in the Planning Regulation 2017 as "a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is - (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling."

Further advice:

This definition is pursuant to the Planning Regulation 2017 current as of [INPUT - date], which enables secondary dwellings to operate as above.

Condition Name: LU4 - Building works approval

Building works approval << Use if proposed development is located on a lot that has not been established yet (applicable where a recent subdivision has not had a subsequent plan sealing application) >>

- 10.4. Ensure that a Building Certifier does not issue a building works approval until such time as the Survey Plan has been registered at the Titles Office, Department of Resources.

Condition Name: LU5 - Amalgamation of lots

Amalgamation of lots << Use if proposed development is located over two allotment >>

10.5. Prior to [INPUT - operational works approval / building works approval by a Building Certifier / the commencement of the use / Council's endorsement of any Community Management Statement], amalgamate [INPUT – lot/plan numbers] into one allotment and register the survey plan providing for the amalgamation at the Titles Office, Department of Resources.

Condition Name: LU6 - Approval parameters - Building work

Approval parameters - Building work << Use if proposed development is for building work >>

10.6. This development approval is for building works for a [INPUT – development type] only and does not authorise any other building works/land uses on the site or shown on the approved plan(s) of development.

Further advice: << Use if an extension to an existing Dwelling house is proposed >>

This development approval is for a building works for an Extension to the existing Dwelling house on site only. The approved Extension is not permitted to operate as a separate 'Dwelling' from the existing Dwelling house. A 'Dwelling' is defined in the Logan Planning Scheme 2015 [INPUT – version] as 'all or part of a building that –

- a) *is used, or capable of being used, as a self-contained residence; and*
- b) *contains -*
 - a) *food preparation facilities; and*
 - b) *a bath or shower; and*
 - c) *a toilet; and*
 - d) *a wash basin; and*
 - e) *facilities for washing clothes.'*

Condition Name: LU7 - Approval parameters - MCU

Approval parameters – MCU << Use if proposed development is a material change of use >>

10.7. This development approval is for a material change of use for [INPUT - land use] only and does not authorise any other building works/land uses on the site or shown on the approved plan(s) of development.

Condition Name: LU8 - Auxiliary unit location

Auxiliary unit location << Use when setback is close to existing dwelling >>

10.8. Ensure the development of a Dual occupancy (Auxiliary unit) has a primary street setback equal to or greater than the Dwelling house or primary dwelling and is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling in accordance with the Dual occupancy and Dwelling house code, unless otherwise stated in a specific condition.

Condition Name: LU9 - Auxiliary unit compliance

Auxiliary unit compliance << Use if application involves a new Dual Occupancy (Auxiliary Unit) >>

10.9. Ensure the development of a Dual occupancy (Auxiliary unit) complies with all Acceptable Solutions of the Queensland Development Code (QDC) Mandatory Part (MP) 1.3, unless otherwise stated in a specific condition.

Condition Name: LU10 - Secondary dwelling GFA 70m²

Secondary dwelling GFA 70m²

10.10. Ensure the secondary dwelling has a maximum gross floor area of 70m².

Further advice:

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for -

- a) *building services, plant or equipment; or*
- b) *access between levels; or*
- c) *a ground floor public lobby; or*
- d) *a mall; or*
- e) *parking, loading or manoeuvring vehicles; or*
- f) *unenclosed private balconies whether roofed or not.*

Condition Name: LU11 - Secondary dwelling GFA 100m²

Secondary dwelling 100m²

10.11. Ensure the secondary dwelling has a maximum gross floor area of 100m².

Further advice:

Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for -

- a) *building services, plant or equipment; or*
- b) *access between levels; or*
- c) *a ground floor public lobby; or*
- d) *a mall; or*
- e) *parking, loading or manoeuvring vehicles; or*
- f) *unenclosed private balconies whether roofed or not.*

Condition Name: LU12 - Colours and materials

Colours and materials

10.12. Ensure the secondary dwelling / Dual occupancy (Auxiliary unit) is constructed using materials and colours that visually integrate with the primary dwelling.

Condition Name: LU13 - Open structure

Open structure << Use if proposed development includes an open structure within a prescribed boundary setback >>

10.13. Ensure the carport/patio is not enclosed at any time unless further written approval from Council is obtained.

Condition Name: LU14 - Non-habitable structures

Non-habitable structures << Use if proposed development involves a detached Shed / Garage / Carport >>

10.14. Ensure the shed is not used for habitable, commercial or industrial purposes unless further written approval is obtained from Council.

Condition Name: LU15 - Removal buildings

Removal buildings

- 10.15. Carry out repairs to any damaged materials to the building once re-sited, including:
- 10.15.1. replacing and/or repairing all of the exterior wall cladding material, guttering, roofing and downpipes so as to be free of any visible or performance related defects;
 - 10.15.2. ensuring all the external wall finishes are completed so that it provides a surface that is free of flaking paint, stains or rust. Wall finishes must be renewed or replaced to match the finish of the surrounding wall areas in a consistent and complete manner;
 - 10.15.3. ensuring metal roof sheeting is either a colourbond material or has an applied colour finish. Multiple colours or natural zincalume is not permitted;
 - 10.15.4. construction and finishing of all external stairs, landings and balustrades;
 - 10.15.5. replacement of all cracked and/or broken window glass;
 - 10.15.6. ensure all required repairs are carried out within 3 months of the building being relocated to the site;
 - 10.15.7. ensure the house is not resided in until all required repairs have been undertaken in accordance with these approval conditions;
 - 10.15.8. ensure the house is connected to electrical, water and sewer supply;
 - 10.15.9. where the building to be relocated contains asbestos, ensure all asbestos is removed in accordance with the Work Health and Safety Regulation 2011 prior to relocation of the building to the property; and
 - 10.15.10. ensure the site is kept in a clean and tidy state at all times.

Condition Name: LU17 - Unit numbers

Unit numbers

- 10.16. Provide unit numbers on the front façade of the building or in a location and in a manner able to be easily seen by a person from the road frontage.

Condition Name: LU18 - Mail boxes

Mail boxes << Select from the below conditions as relevant to the design and layout of the approved development >>

- 10.17. Provide mail boxes in a location and in a manner able to be easily seen by a person from the road frontage.
- 10.18. Provide unit identification numbers on the front facade of each unit in a location and in a manner able to be clearly identifiable.
- 10.19. Provide mail boxes in a location and design to ensure safe resident access and clearance for postal delivery.

Condition Name: LU19 - Retained dwelling house

Retained dwelling house

- 10.20. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), where the distance between any retained structure and a new boundary is less than 900mm, submit a copy of a building approval that approves the location of the existing Dwelling house and retained structures in the location as shown in the approved plan of development. Provide evidence that compliance with the requirements prescribed in H3P1 and 9.2.1 – External walls of Class 1 buildings under the National Construction Code forms part of the building approval of the retained dwelling house.

Condition Name: LU20 - Demolish structures - All on site

Demolish structures - All on site << Use if proposed development involves demolition of existing buildings / structures on the premises >>

10.21. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / operational works approval / any approval of building works / the commencement of the use / Council's endorsement of any Community Management Statement], demolish or relocate off site all existing buildings and/or structures on site.

Condition Name: LU21 - Demolish structures - Noted on plan

Demolish structures - Noted on plan << Use if proposed development involves demolition of existing buildings / structures on the premises >>

10.22. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / operational works approval / any approval of building works / the commencement of the use / Council's endorsement of any Community Management Statement], demolish or relocate off site all existing buildings and/or structures on site in accordance with the notations made on the approved plan of development.

Condition Name: LU22 - Demolish structures - Disconnect services

Demolish structures - Disconnect services

10.23. Prior to demolition commencing, disconnect and where required, cap all associated services as per a Plumbing and Drainage application.

Condition Name: LU23 - Demolish structures - General

Demolish structures – General << Use if proposed development involves demolition of existing buildings / structures on the premises >>

10.24. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / operational works approval / any approval of building works / the commencement of the use / Council's endorsement of any Community Management Statement], demolish or relocate off site any existing buildings and/or structures on the site that are located:

10.24.1. over any proposed lot boundary;

10.24.2. on land proposed to be dedicated to Council as trustee or transferred to Council in fee simple; and

10.24.3. within any easement required to be registered across any part of the site.

Condition Name: LU24 - Landscape screening

Landscape screening << Use if development involves new landscape screening >>

10.25. Provide landscape screening along the [INPUT - boundary description] boundary, with a minimum width of [INPUT - minimum width] and a minimum height of [INPUT - minimum height]. The landscape screening must consist of native, drought-hardy trees and/or shrubs, which once fully established completely screen the [INPUT - structure] from the [INPUT - boundary description] boundary. The location of planting is shown in red on the approved Plan of Development.

Condition Name: LU25 - Landscape screening - Maintenance

Landscape screening – Maintenance << Use if existing vegetation is to be maintained >>

10.26. Ensure the existing landscape screening is maintained.

Condition Name: LU26 - Privacy screening

Privacy screening << Use if development involves a window or balcony within 1.5 metres of a side or rear boundary >>

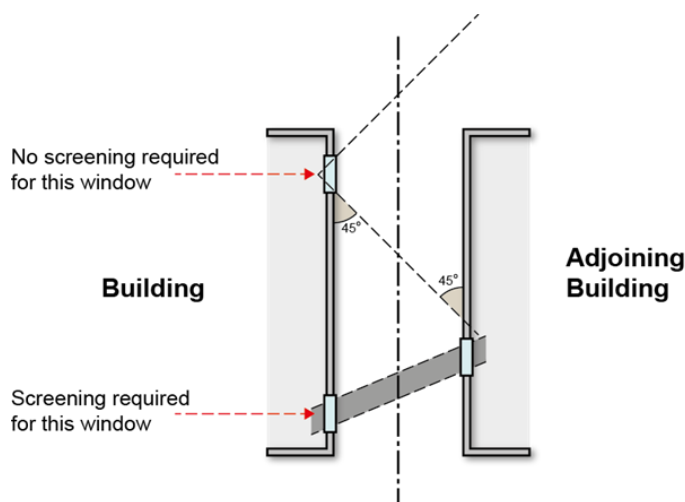
10.27. Ensure that where the distance separating a second storey window or balcony of the dwelling from the side or rear boundary is less than 1.5m:

10.27.1. a permanent window/balcony has a screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or

10.27.2. a window has a sill height more than 1.5m above the adjacent floor level, or

10.27.3. a window has obscure glazing below 1.5m (in accordance with Figure 1).

Figure 1



Condition Name: LU28 - Car parking spaces

Car parking spaces – Dual occupancy (Auxiliary unit) << Use if application involves a new Dual Occupancy (Auxiliary Unit) >>

10.28. Provide a minimum of five on-site car parking spaces, two of which are covered.

Condition Name: LU29 - Driveway

Driveway << Use if servicing a Dual occupancy (auxiliary unit) located on a lot less than 600m² in size or not located on a corner lot or not located on a rear lot >>

10.29. Provide a minimum 5.5m width driveway for the full extent (from the kerb invert to the to the location of the undercover car parking spaces).

Condition Name: LU30 - Driveway - Auxiliary unit

Driveway - Auxiliary unit << Use if application involves a new Dual Occupancy (Auxiliary Unit) >>

10.30. Ensure the driveway servicing the Dual occupancy (auxiliary unit) is a minimum of 5.5 metres in accordance with section 3.4.5. of the Planning Scheme Policy 5 – Infrastructure.

Condition Name: LU31 - Single crossover

Single crossover

10.31. Ensure there is a maximum of one vehicle crossover with a maximum 5.0m width.

Condition Name: LU32 - Access via existing driveway only

Access via existing driveway only

10.32. Access to the development must be via the existing driveway. No additional driveway or informal vehicular crossing of the footpath is permitted at any time, unless further written approval is obtained from Council.

Condition Name: LU33 - New crossover

New crossover

10.33. Design and construct all new crossovers in accordance with section 3.4.5 - Design standards for access and driveways of planning scheme policy 5 - Infrastructure.

Condition Name: LU34 - New crossover - 2.5m width

New crossover - 2.5m width

10.34. Construct a reinforced concrete residential crossover between the property boundary and the edge of the road pavement, having a minimum width of 2.5 metres, in accordance with IPWEAQ Standard Drawings RSD-100 and RSD-101.

Condition Name: LU35 - New crossover - 3m width

New crossover - 3m width

10.35. Construct a reinforced concrete residential crossover between the property boundary and the edge of the road pavement, having a minimum width of 3.0 metres, in accordance with IPWEAQ Standard Drawings RSD-100 and RSD-101.

Condition Name: LU36 - New crossover - 4m width

New crossover - 4m width << Use RS-056 for rural driveways only >>

10.36. Construct a reinforced concrete residential crossover between the property boundary and the edge of the road pavement, having a minimum width of 4.0 metres, in accordance with IPWEAQ Standard Drawings [INPUT - RSD-100 and RSD-101 or RS-056].

Condition Name: LU37 - New crossover - 5.5m

New crossover - 5.5m width << Use RS-056 for rural driveways only >>

10.37. Construct a reinforced concrete residential crossover between the property boundary and the edge of the road pavement, having a minimum width of 5.5 metres, in accordance with IPWEAQ Standard Drawings [INPUT - RSD-100 and RSD-101 or RS-056].

Condition Name: LU38 - New crossover as shown on approved plan

New crossover as shown on approved plan

10.38. Construct any new crossover in the location(s) shown on the approved plan(s) of development and in accordance with the following:

10.38.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (e.g. power pole, telecommunications pit) or road infrastructure (e.g. street sign, bus stop, street tree, etc); and

10.38.2. the edge of the crossover is not to be within 12 metres (measured from the cadastral boundary) of an intersection of roads.

Condition Name: LU39 - Sediment and erosion control

Sediment and erosion control << Use if development is for small scale domestic development that involves minor earthworks >>

10.39. Prior to works commencing, implement erosion and sediment control measures designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008).

Condition Name: LU40 - Sediment and erosion control

Sediment and erosion control

10.40. Install, monitor and amend where necessary the erosion and sediment control measures during all phases of the development to minimise the export of silts, sediment, soils and associated pollutants from the site.

Condition Name: LU41 - RPEQ slope stability report

RPEQ slope stability report << Use if development is located within the Landslide hazard and steep slope area overlay and involves cut/fill >>

10.41. Prior to building works approval by a Building Certifier, prepare a site-specific slope stability report (geotechnical analysis) prepared by a Registered Professional Engineer of Queensland (RPEQ), that includes the following information:

10.41.1. address the relevant requirements of the Logan Planning Scheme 2015 version [INPUT - version] landslide hazard and steep slopes area overlay code;

10.41.2. classification of the slope stability of the site and state clearly if the subject site and the proposed earthworks are suitable for a residential dwelling, ancillary buildings and residential access. Support this classification with a site slopes plan of the existing topography in clearly distinguishable colours;

10.41.3. all site specific field investigations required and documented recommendations of appropriate residential dwelling foundation types;

10.41.4. the suitability and type of possible earth retaining structures (taking into account any surcharge loading) and identification of any locations where these structures should be excluded (if any); and

10.41.5. the site specific slope stability report must be signed by a RPEQ suitably qualified in geotechnical engineering and shall not be qualified as accepting no liability for damage or failure as a result of slope stability if the subject site is deemed suitable for a residential dwelling, ancillary buildings and residential access.

Condition Name: LU42 - Slope stability report

Approved RPEQ slope stability report

10.42. Undertake the development in accordance with the site specific slope stability report [INPUT - plan reference and date].

Condition Name: LU43 - On-site manager

On-site manager

10.43. Ensure the development has an on-site manager or provision for on-site management.

Condition Name: LU44 - On-site manager unit as per approved plans

On-site manager unit as per approved plans << For Multiple dwelling exceeding 20 dwellings >>

10.44. Ensure unit [INPUT - xx] as indicated on the approved plans of development is available for an on-site manager.

Condition Name: LU45 - Nominate on-site manager unit

Nominate on-site manager unit

10.45. Prior to the commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, submit and have approved by Council's Development Assessment Branch a plan nominating a unit for an on-site manager. Ensure that the nominated unit is used by an on-site manager.

Condition Name: LU46 - General

General

10.46. Ensure the centre does not exceed a maximum of [INPUT – xx] licenced places for children.

Condition Name: LU47 - Design

Design

10.47. Finish the facility in a blue grey colour to soften the outlook and screen the facility with vegetation, including the following:

10.47.1. [INPUT - detail specific vegetation screening requirements here]

Condition Name: LU48 - Glare and reflectivity

Glare and reflectivity

10.48. Ensure materials used in the construction of the facility do not reflect specular rays or impose undue nuisance, discomfort or hazard on the surrounding locality.

Condition Name: LU49 - Relevant period

Relevant period

10.49. The development display and Sales office is temporary only and this development period will lapse in (whichever comes first):

10.49.1. [INPUT - xx] years from the date of [INSERT - approval reference] takes effect; or

10.49.2. upon completion of the initial sale or transfer of all of the lots or dwellings being promoted.

Condition Name: LU50 - Relocation of buildings and/or structures

Relocation of buildings and/or structures

10.50. On completion of the relevant period, development and structures associated with this approval (i.e. advertising devices and sales office), are to be relocated off site.

Condition Name: LU51 - Removal of carparking, driveways and other

Removal of carparking, driveways and other improvements

10.51. On completion of the relevant period, remove from the road reserve and the property the carparking area, driveway/s and any other improvements to the site and reinstate the natural surface to the condition prior to its commencement.

Condition Name: LU52 - Animal keeping

Further licence required

10.52. Prior to housing of any animals, obtain a licence under Council's relevant subordinate local law.

Enclosure dimensions – Dogs << Use for animal keeping activities relating to dogs only >>

10.53. Ensure that construction of dog enclosures meets the minimum area requirements per animal (Refer to Table 1 below):

Table 1

Size of dog	Height of dog at shoulder (cms)	Minimum floor area (m ²)	Minimum width (cms) **	Minimum height (cms)	Increased floor area for each additional dog (m ²)
Large	>80	3.5	120	180	1.7
Medium	50–80	2.4	90	180	1.2
Small	<50	1.5	90	180	1.0

**The minimum width is to ensure each room for pets will allow them to turn and lie down without restriction.

Enclosure dimensions – Cats << Use for animal keeping activities relating to cats only >>

10.54. Ensure that construction of cat enclosures meets the minimum area requirements per animal (Refer to Table 1 below):

Table 1

Animal/s	Min. floor area (m ²)	Min height (cm)	Min. length (cm)	Min. width (cm)
Kittens* (+/- queen)	0.36	80*	60	60
Single Cat	0.36	80*	60	60
Cats (max 2)	0.36	80*	60	60
Socially compatible group housed in backyard or house	0.36 per animal with provisions made for vertical space			

*The module must contain at least 2 levels incorporating raised sleeping quarters. Access to all levels must be available through the provision of ramps, poles, steps or the like.

Enclosure construction

10.55. Ensure that the construction of enclosures provides for:

10.55.1. a front door/gate to each individual enclosure which allows clear visibility of animals kept within (for example a window);

10.55.2. dividing walls between adjoining enclosures are constructed with solid materials and are a smooth surface; and

10.55.3. all gates/doors to enclosure are inward opening.

Storage of food and chemicals

10.56. Provide separate and secure areas for storage of food and chemicals.

Area for enrichment and engagement

10.57. Ensure there is an area for enrichment and engagement activities for animals which:

10.57.1. has fencing that will prevent the animals from escaping over, through or under the barrier;

10.57.2. includes an area of grass; and

10.57.3. includes shelter to protect animals from the elements.

Double entry system

10.58. Ensure entry to the facility is via a double entry system which comprises of at least two (2) self closing gates or doors.

Animal husbandry

10.59. Provide a separate area for animal husbandry activities.

Health and hygiene

10.60. Provide and maintain all animal enclosures in such a manner so as to:

10.60.1. be clean and in a sanitary condition;

10.60.2. prevent any animal from escaping from the approved premises;

10.60.3. be kept within an area on the approved premises which is specified in the conditions of the licence;

10.60.4. not become deteriorated;

10.60.5. avoid injury to the animals;

10.60.6. permit regular cleaning of all the internal and all external surfaces of the enclosures and regular checking of any animals within the animal enclosures;

10.60.7. be impervious and able to be easily and readily cleaned and effectively disinfected; and

10.60.8. ensure the comfort of animals and the prevention of disease.

Insect and disease control

10.61. Treat all animal enclosures with insecticide, larvicide or disinfectant, for the purpose of fly, insect and disease control:

10.61.1. to the manufacturers' instructions;

10.61.2. whilst the animals are removed from the animal enclosures; and

10.61.3. if necessary, treated with insecticide or larvicide before the introduction of any replacement animal.

Insect and disease control - Maintenance

10.62. Treat all animal enclosures with effective and appropriate disinfectant at least once a week.

Hosing and waste water discharge

10.63. Ensure that waste water is not discharged onto the ground when hosing out animal enclosures.

Clean and contain offensive matters

10.64. Clean up and contain any animal manure and offensive matters at least once per day.

Waste containers

10.65. Ensure that all waste containers are lid sealable and are collected at least once per week.

Storage of feed

10.66. Store feed in insect and vermin proof containers.

Feed and water containers

10.67. Ensure that feed and water containers used by the animals are impervious, smooth, non-toxic and able to be easily cleaned and disinfected.

Disposal of spoiled or deteriorated feed

10.68. Remove feed that has spoiled or deteriorated and dispose of it in a lidded waste container.

No sale of animals permitted

10.69. Ensure that animals are not displayed or exposed for sale as part of the approved premises.

Pest control

10.70. Take all practicable measures to prevent the breeding of pests.

Animal enclosure - Washable surface coating

10.71. Finish all surfaces of the animal enclosures and associated areas with an impervious and easily washable surface coating.

Fixtures and fittings

10.72. Provide hot and cold water for the purpose of cleaning the enclosures and equipment.

Continuous ventilation

10.73. Ensure all areas are suitably and continuously ventilated to ensure that all animal housing areas are free of dampness, nuisance odours and dust emissions.

Storage of goods and materials

10.74. No open storage of goods or materials associated with the operation of animal keeping activities is permitted.

Pre-treatment of waste waters

10.75. Ensure all waste water from the washing down of floors, surfaces, enclosures and other areas associated with animal keeping activities is collected and drained to an approved pre-treatment device, before discharge to the sewerage system.

Waste disposal

10.76. Ensure all waste (including waste water) generated as part of the operation of the animal keeping is disposed of in a safe and sanitary manner.

Waste disposal – Surrounding conditions

10.77. Dispose of all waste generated as part of the operation of the animal keeping in a manner which maintains its surrounds in a clean, tidy, sanitary and hygienic condition.

Safe discharge of waste water

10.78. Ensure all waste water generated during or from the operation of the animal keeping is discharged safely to the sewerage system or an on-site sewerage facility.

Stormwater system

10.79. Ensure waste from the operation of the animal keeping is not disposed of into the stormwater system, waters or a watercourse.

Waste incineration not permitted

10.80. Incineration of waste must not occur.

Maintenance

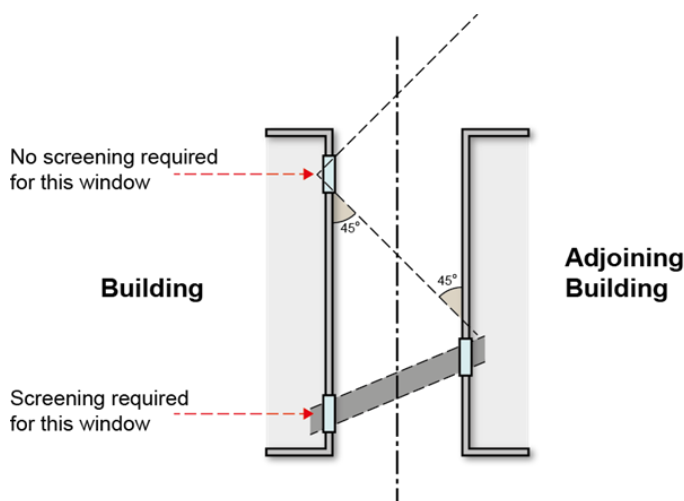
10.81. Maintain the animal keeping (including all fixtures, fittings, equipment and facilities) in a clean, tidy, sanitary and hygienic condition.

Condition Name: LU53 - Privacy

Privacy screening << Use if development adjoins a residential land use, either on the same site or an adjoining site >>

- 10.82. Ensure that where a building is located within two metres at ground level or nine metres above ground level of a habitable room, window or private open space, habitable rooms have:
- 10.82.1. an offset from a habitable room or private open space to limit overlooking as shown in Figure 1 below; or
 - 10.82.2. sill heights of a minimum 1500mm above floor levels; or
 - 10.82.3. fixed obscure glazing in any part of the window below 1500mm above floor level; or
 - 10.82.4. fixed external screens; or
 - 10.82.5. in the case of screening for ground floor, fencing to a minimum of 1.8 metres above ground level that is:
 - 10.82.5.1. permanent and fixed into place;
 - 10.82.5.2. constructed of durable materials; and
 - 10.82.5.3. designed and painted or coloured to blend in with the development.
- 10.83. Ensure that development provides solid walls or fixed screening to balconies that are:
- 10.83.1. limited to the side directly adjoining another balcony or private open space within the same building;
 - 10.83.2. limited to a minimum 20 percent or one metre of one external face whichever is the lesser to screen utilities or private clothes lines; and
 - 10.83.3. the full extent of a secondary balcony on a side elevation where for utilities or services.

Figure 1



Condition Name: LU54 - Intercom system

Intercom system

- 10.84. Install an intercom system outside each of the gates, connected to each of the units that allows the unit occupant to automatically open the gates via the intercom system.

Condition Name: LU55 - Access control mechanisms

Access control mechanisms

- 10.85. Ensure access control mechanisms are incorporated into design to reduce unintended use. Incorporate physical barrier/s **[INPUT]** into design at **[INPUT]** location/s. **[INPUT]** would include:
- 10.85.1. lockable gate for pedestrian access;

- 10.85.2. boom gate for car parks;
- 10.85.3. bollard/s for mixed use spaces; and
- 10.85.4. natural barrier/s made of landscaping.

Condition Name: LU56 - Way finding

Way finding

- 10.86. Ensure commercial premises and residential developments with on-site car park/s incorporate way finding measures including:
- 10.86.1. directional signage to building entrance is identifiable from outside the building; and
 - 10.86.2. pedestrian access provided from a car park into building is direct and directional signage is incorporated into design.

Condition Name: LU57 - Design treatments

Design treatments

- 10.87. Prior to [INPUT - any approval of building works / the commencement of the use / Council's endorsement of any Community Management Statement] submit to Council for approval, amended plans providing a variety of treatments including transparent or textured surfaces use of colours, varying materials and finishes along [INPUT - compass location of facade, i.e. northern elevation].

Condition Name: LU58 - Design treatments to acoustic fencing

Design treatments to acoustic fencing

- 10.88. Prior to [INPUT - any approval of building works / the commencement of the use / Council's endorsement of any Community Management Statement] submit to Council for approval, amended plans providing a variety of treatments, including transparent or textured surfaces, use of colours and varying materials and finishes along [INPUT - compass location of facade, i.e. northern elevation].

Condition Name: LU59 - Graffiti resistant coating - Building

Graffiti resistant coating - Building

- 10.89. Apply graffiti resistant coatings to a minimum vertical height of three metres along [INPUT - compass location of facade, i.e. northern elevation].

Condition Name: LU60 - Graffiti resistant coating - Retaining wall

Graffiti resistant coating - Retaining wall << Internal amenity only. TS address public facing areas >>

- 10.90. Provide external graffiti resistant paint to the proposed retaining wall on the [INPUT - compass location of boundary (e.g. south-eastern boundary) adjacent to the car park]. The graffiti resistant paint on the wall must be to a minimum vertical height of three metres above ground level.

Condition Name: LU61 - Screening of plant and equipment

Screening of plant and equipment

- 10.91. Provide screening to all roof mounted air conditioners, condensers, plant and similar on the building(s) to screen these items from the road frontages of the site and from the adjoining properties.

Condition Name: LU62 - Refuse collection arrangements

Refuse collection arrangements

10.92. Ensure the development provides:

10.92.1. a private waste collection service to the site. << To be used to identify when a private waste service is proposed >>

10.92.2. a Council and/or private waste collection service to the site. << To be if unsure if Council or Private waste service is to be proposed >>

10.92.3. a minimum [INPUT - insert number of XX wheelie / _____ XX litre bulk] bins, which are to be collected [INPUT - onsite / kerbside].

Condition Name: LU63 - Refuse storage area

Refuse storage area

10.93. Provide a refuse storage area in the location as shown on the approved plan(s) of development. The storage area must be:

10.93.1. impervious, provided with a hose cock and drained to the sewer infrastructure;

10.93.2. located in accordance with crime prevention through environmental design principles so as not to create a natural ladder;

10.93.3. illuminated for night time use; and

10.93.4. screened from view from public land with a maximum transparency of 20%.

Further advice:

The hose cock is to be installed for cleaning purposes, including the washing of bins and the refuse storage area.

Condition Name: LU64 - Mechanical surveillance - CCTV

Mechanical Surveillance - CCTV

10.94. Install and maintain [INPUT] CCTV cameras on the external perimeter of building.

Further advice:

To satisfy Logan Planning Scheme Policy 1 - Crime Prevention through Environmental Design, mechanical surveillance is to be provided where opportunities for casual surveillance do not exist.

Condition Name: LU65 - Directional signage

Directional signage << Large Commercial/industrial developments with vehicular and pedestrian interfaces >>

10.95. Ensure development includes:

10.95.1. directional signage to building entrance/s that is identifiable from outside the building; and

10.95.2. pedestrian access provided from a car park into building/s is direct and directional signage is incorporated into design.

Condition Name: LU66 - Clear area

Clear area

10.96. No materials, goods, machinery, containers, or other articles are permitted to be stored, placed, stood or otherwise permitted to remain between the road frontage and the building alignment unless otherwise approved by the Assessment Manager.

Condition Name: LU67 - Approved report - SHIA

Approved report - Social and health impact assessment

10.97. Comply with approved social and health impact assessment report.

Further advice:

Liquor Licence

Premises that supply or sell liquor (alcohol) are expected to obtain a Liquor Licence under the Liquor Act 1992. Liquor Licences are regulated by the Office of Liquor and Gaming Regulation (OLGR). Liquor Licensed venues are required to hold or obtain a current Liquor Licence pursuant to the Liquor Act 1992. A licensed venue is subject to any requirements made part of their Liquor Licence.

This development approval does not exempt the premises from any additional Liquor Licensing requirements or additional limitation to hours of operation or noise requirements such as amplified music limit that may be imposed by the Liquor Licence.

Contact the Office of Liquor and Gaming Regulation (OLGR) for queries regarding Liquor Licence.

Alcohol Consumption

If the service of alcohol is proposed, a separate approval for an appropriate liquor licence should be obtained from the relevant authority. Liquor licenses are issued by the Queensland Government.

Equitable Access

Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following:

- *Queensland Anti-Discrimination Act 1991;*
- *Federal Disability Discrimination Act 1992;*
- *Australian Standards AS1428 Parts 1-4;*
- *Australian Standard for Access and Mobility; and*
- *National Construction Code.*

Condition Name: LU68 - Waste collection - Indemnification

Waste collection - Indemnification

10.98. If a Council waste service is to be provided, submit to Council prior to the commencement of use, a copy of indemnification documentation indemnifying Council and its waste collection contractor from claims or liability arising from any damage to the internal roadways caused or contributed to by the operation of refuse collection vehicles in the undertaking of waste collection via the internal roadway.

Condition Name: LU69 - Telecommunications facility

Telecommunications facility - Materials and finish

10.99. Finish the Telecommunications facility in a [INPUT - grey colour tone (N53 Blue-Grey) OR pale eucalypt green colour tone] to soften the outlook and blend the facility with the surrounding [INPUT - context OR vegetation].

10.100. Ensure materials used in the construction of the facility do not cause glare or reflectivity.

10.101. Ensure the Telecommunications facility is designed and constructed to provide for future co-location opportunities for additional carriers.

Condition Name: LU70 - Domestic landscape screening

Domestic landscape screening

10.102. Provide landscape screening along the [INPUT - boundary description] boundary, with a minimum width of [INPUT - minimum width] and a minimum height of [INPUT - minimum height]. The landscape screening must consist of native, drought-hardy trees and/or shrubs, which once fully established completely screen the [INPUT - structure] from the [INPUT - boundary description] boundary. The location of planting is shown in red on the approved Plan of Development.

Condition Name: LU71 - Domestic water supply

Domestic water supply

10.103. Prior to the Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first, unless otherwise stated in a specific condition, ensure the proposed [INPUT – development type] provides a potable water storage system with a minimum storage capacity of 45,000 litres on the site at no cost to Council.

Condition Name: LU72 - Domestic sewerage system

Domestic sewerage system

10.104. Prior to the Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first, ensure the proposed [INPUT – development type] is connected to a sewerage system which complies with part F1 of the Queensland Plumbing and Wastewater Code.

Further advice:

A further Plumbing and Drainage works application will be required.

Condition Name: LU73 - Maximum occupancy

Maximum occupancy << Amend as required, depending on limitations that need to be set, i.e. just student numbers, just staff or both >>

10.105. A maximum of [INPUT – number] students and [INPUT – number] staff are allowed on site at any one time.

Condition Name: LU74 - Reverse amenity – Domestic

Reverse amenity – Domestic << Use if application involves a Dual occupancy or Dwelling house within 100 metres of government supported transport infrastructure >>

10.106. Prior to the Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first, ensure the proposed [INPUT – development type] complies with the with the noise and vibration criteria for accommodation activities identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.

Condition Name: LU75 - Future development

Future development << Use if application involves a Shed/domestic outbuilding proposed on a site with no existing Dwelling house >>

10.107. Ensure the Dwelling house is constructed within [INPUT – timeframe] of this development approval.

Condition Name: LU76 - Maximum use/gross floor area

Maximum use/gross floor area

10.108. The approved [INPUT - input proposed land use] must have a maximum [INPUT - choose either use area OR gross floor area] of [INPUT - insert area in sqm].

Condition Name: LU77 - Acoustic fencing - Visual amenity

Acoustic fencing - Visual amenity

10.109. Ensure that any acoustic fences that are two metres or greater in height and which are visible from a road or public open space or face internal car parking areas, adjoining car parking areas or residential dwellings, incorporate a high standard of visual appearance through a combination of treatments such as:

10.109.1. being painted a neutral colour/s (off-white, beige or charcoal);

10.109.2. incorporating design elements, such as stencilled concrete or vertical or horizontal battening; or

10.109.3. other approved similar treatments as otherwise agreed to in writing by Council.

Condition Name: LU78 - Relocatable home park

Site Specific

10.110. Ensure the Relocatable home park does not exceed a maximum of [INPUT – xx] dwellings and does not exceed a maximum density of [INPUT xx] equivalent dwellings per hectare.

Further advice: << Include where the sales office and display centre is to be converted into a dwelling post sales completion >>

The total number of dwellings is inclusive of the ancillary sales and display centre, which is to be reverted to a relocatable dwelling upon the cessation of sales for the development.

10.111. Ensure that the building setbacks on each relocatable home park site are as follows: << Include the most relevant of the following options, depending on whether or not specific setbacks are available and need to be noted >>

10.111.1. Dwellings and associated structures located on relocatable home sites [INPUT – affected site numbers] are to have a minimum boundary clearance of [INPUT – xx] metres to the [INPUT – boundary description] site boundary, except where nominated as a built to boundary wall; << Repeat as necessary >>

10.111.2. Dwellings and associated structures located on relocatable home sites [INPUT – affected site numbers] are to have a minimum boundary clearance of [INPUT – xx] metres to the [INPUT – boundary description] site boundary, except where nominated as a built to boundary wall; << Repeat as necessary >>

10.111.3. Dwellings and associated structures are to be setback [INPUT – xx metres] from the internal road frontage and [INPUT – xx metres] from the side and rear boundaries; << Use this where individual site setbacks do not need to be noted, i.e. to a particular road frontage, etc. >>

10.111.4. Garages and carports may be built to boundary for a maximum length of 9.0m and height of 3.5m. << Include where required and modify as necessary >>

Further advice:

All setbacks are to be measured to the outermost projection.

10.112. Provide private open space for each dwelling/relocatable home site with:

10.112.1. A minimum dimension of [INPUT – xx] metres in one direction;

- 10.112.2. A total area of [INPUT – xx] metres; and
- 10.112.3. Direct access from the principal living area of each dwelling.
- 10.113. Ensure each dwelling is a maximum of one storey, with the exception of those dwellings located on [INPUT – affected site numbers] relocatable home sites, which are permitted to have a maximum of two storeys.
- 10.114. Construct dwellings to a maximum building height of [INPUT – xx] metres.
- 10.115. Provide dwelling identification numbers on the front façade of each dwelling, in a location and in a manner able to be clearly identifiable from an internal accessway or road.

<< Include where there is an approved Development Control Plan >>

- 10.116. Comply with the Development Control Plan located in the approved documents. A clause must be included in the Site Agreement to alert owners to the requirements outlined in the Building Control Notes.
- 10.117. Ensure each dwelling on each relocatable home site is connected to the required services.
- 10.118. Provide a minimum of 1 car parking space per dwelling, either in a garage integrated with the dwelling, a carport or within the associated relocatable home park site.
- 10.119. No person/s are permitted to occupy or inhabit a caravan parked within the caravan parking area at any time.
- 10.120. Ensure each dwelling can be occupied by a maximum of [INPUT – xx] persons, who are owner occupiers and meet the minimum age criteria of 50 years of age.
- 10.121. Ensure each dwelling includes a maximum of [INPUT – xx] bedrooms. Any additional multi-purpose space within the dwelling must not be used as a bedroom. A clause must be included in the Site Agreement to alert owners to this requirement.

<< Include where there is a site manager's office >>

- 10.122. Provide a site manager's office.

<< Include where there is no onsite manager living on the premises >>

- 10.123. Ensure that a community manager is available on-site between the hours of 9:00am to 5:00pm, Monday to Friday.

Further advice:

Ensure that residents are provided with the contact details or relevant management or caretaking staff in the case of an emergency, particularly outside of the available hours for an on-site manager.

- 10.124. Ensure the [INPUT – details of the community facilities, clubhouse, etc.] are delivered as part of Stage 1 of the Relocatable home park.
- 10.125. Ensure the [INPUT – details of the community facilities, clubhouse, etc.] is utilised by residents of the relocatable home park and their guests only and is not open to the general public.
- 10.126. Ensure a private bus service is provided for residents of the Relocatable home park.

Condition Name: LU79 - Advertising - Vehicle inspection station

Advertising – Vehicle inspection station

- 10.127. Any advertising device on site associated with the Home-based business (Vehicle Inspection Station) is to be in accordance with the Department of Transport and Main Roads 'The Business Rules for Approved Inspection Stations'.

Condition Name: LU80 - Vehicle inspection station

Development parameter - Vehicle inspection station

10.128. Ensure the following:

- 10.128.1. No servicing, repairs or maintenance of vehicles is to be undertaken at the site.
- 10.128.2. No panel beating and spray painting is to be conducted on site, which is a contravention of the Environmental Protection Act 1994.
- 10.128.3. No vehicles loaded with hazardous materials are to be stored or parked, at the site at any time.
- 10.128.4. No vehicles larger than a Small Rigid Vehicle are to visit or to be used at the site.

10.129. Vehicle inspections conducted on the premises are limited to a maximum of one (1) per annum.

10.130. Vehicle inspections, if conducted on site, are to be conducted in the existing shed, and only when enclosed.

11. ADVERTISING DEVICES

Condition Name: ADV1 - Property identification numbers

Property identification numbers

11.1. Provide property identification numbers with a minimum height of 300mm on the front façade of the building or on any advertising sign in a location and in a manner able to be clearly identifiable from the primary road frontage.

Condition Name: ADV2 - General

General

11.2. Do not install any advertising device on site unless the advertising device is:

- 11.2.1. accepted development under the applicable planning scheme and the advertising device complies with all of the stated requirements of the planning scheme; or
- 11.2.2. explicitly allowed for in this development approval or any other development approval applicable to the site that has not lapsed where approval for advertising was specifically sought and was not an artistic note, reference or sketch on the approved plan(s) of development.
- 11.2.3. Ensure the advertising devices are erected clear of underground and above ground services.

Condition Name: ADV3 - Maintenance

Maintenance

11.3. Maintain all advertising in a clean and tidy state. Any damaged signs must be replaced or repaired to the same state as when originally installed within 20 business days of the damage having occurred.

Condition Name: ADV4 - No bunting permitted

No bunting permitted

11.4. Do not install bunting on the premises at any time.

Condition Name: ADV5 - Conceal service connections

Conceal service connections

- 11.5. Ensure that any electricity or other similar service connections to the advertising device is concealed from public view.

Condition Name: ADV6 - Size and dimension

Size and dimension

- 11.6. Ensure the advertising device has a maximum:
- 11.6.1. height of [INPUT - #] metres; and
 - 11.6.2. face area of [INPUT - #] square metres.

Condition Name: ADV7 - Electronic signage

Electronic signage

- 11.7. Ensure the advertising device complies with the following at all times:
- 11.7.1. no part of the advertising device (including the advertising device itself) is permitted to move or rotate;
 - 11.7.2. all messages/images displayed on the advertising device must remain static. They are not permitted to be animated, move, create the illusion of movement, flash or change brightness;
 - 11.7.3. any change to brightness levels should be applied during a message/image transition, not while a message/image is being displayed;
 - 11.7.4. the advertising device must not contain flashing, blinking, revolving or intermittent lights;
 - 11.7.5. in the event of partial or full damage, malfunction or failure of either the advertising device display or hardware / system / software, ensure the display is turned off immediately, presents a black display and is not used until the display has been repaired;
 - 11.7.6. the advertising device must only display messages/images that have a minimum dwell time (being the period during which the advertising device display is to be static) of forty (40) seconds;
 - 11.7.7. when transitioning between messages/images, the complete advertising device display shall change instantaneously (in less than 0.5 seconds);
 - 11.7.8. methods of display change such as 'fly in' or 'scroll', or any other type of animated message/image change, are not permitted;
 - 11.7.9. the advertising device display is not to go blank between different messages/images;
 - 11.7.10. scrolling, moving, animated or video messages/images are not permitted to be displayed;
 - 11.7.11. the advertising device display shall not be split to display multiple messages/images at same time on the one display;
 - 11.7.12. sequential or multi-frame messages/images on the one electronic billboard, or on successive electronic billboards along a length of road, are not permitted;
 - 11.7.13. messages/images must not be shaped or coloured like an official traffic sign, traffic signal or traffic control device;
 - 11.7.14. messages/images must not contain content such as that which mimics traffic control devices or gives instructions to traffic;
 - 11.7.15. messages/images must not contain threatening or provocative content;

- 11.7.16. an ambient light sensor must be installed on the advertising device that allows for the automatic adjustment of the luminance of the advertising device display relative to the ambient light levels of the surrounding environment. The luminance of the advertising device display must not exceed the maximum luminance levels detailed in the conditions of this approval;
- 11.7.17. the advertising device must be made of anti-glare material and must not produce glare;
- 11.7.18. the advertising device must not produce audible noises;
- 11.7.19. the advertising device must comply with all relevant requirements of AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting;
- 11.7.20. the advertising device is not to cause a nuisance to surrounding properties; and
- 11.7.21. the rear of the advertising device is to be screened to ensure minimal impacts to visual amenity.

Condition Name: ADV8 - Luminance levels

Luminance levels

- 11.8. The advertising device must comply with the maximum luminance levels as shown in Table 1 below:

Table 1

Illuminance (ambient light levels) lux	Luminance levels on electronic billboard or panel (cd/m²)
0 – 10	150
11 – 40	200
41 – 100	250
101 – 400	[INPUT 400 where in the low impact zone, Medium impact industry zone, Centre zone, Mixed use zone or Specialised centre zone or 300 in all other zones]
401 and above	[INPUT 500 where in the low impact zone, Medium impact industry zone, Centre zone, Mixed use zone or Specialised centre zone or 300 in all other zones]

Condition Name: ADV9 - Display hours

Display hours

- 11.9. Luminance is only permitted within the approved hours of operation.

Condition Name: ADV10 - Compliance of electronic signage

Compliance of electronic signage

- 11.10. Prior to the commencement of the electronic advertising device and three months after the commencement of the electronic advertising device, provide to Council certification from a suitably qualified person that the advertising device complies with all conditions and sub-conditions of this approval.

Condition Name: ADV11 - Data collection

Data collection

11.11. Record data / information relating to the operation of the advertising device. A log of the advertising device's activity must be retained by the operator and be made available on request by the Council (within 10 business days of the request) to allow a review of the advertising device's activity in case of a complaint or other issue. Council requires data / information about:

11.11.1. how the advertising messages/images are displayed (including their content and dwell time);

11.11.2. luminance and illuminance levels;

11.11.3. error log; and

11.11.4. transition times between messages/images.

Condition Name: ADV12 - Non-compliance

Non-compliance

11.12. In the event of non-compliance with any condition of this development approval related to advertising signage, ensure the electronic display is turned off immediately and is not used until compliance with the conditions has been achieved.

Condition Name: ADV13 - Illumination

Illumination

11.13. Ensure the advertising device/s are not illuminated at any time.

12. ENVIRONMENTAL AMENITY

Condition Name: EA1 - General amenity

No amenity impacts

12.1. Ensure there are no significant amenity impacts by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

Condition Name: EA2 - Hours of operation

Activities and operation

12.2. Ensure activities associated with the operation of the use occur only between the hours of [INPUT – (time) am and (time) pm on (name days)] unless stated otherwise in another condition of this approval.

Servicing - Loading unloading and delivery activities

12.3. Ensure loading, unloading and delivery activities associated with the operation of the use only occur between the hours of [INPUT – (time) am and (time) pm on (name days)].

Servicing - Waste collection

12.4. Ensure waste collection activities associated with the operation of the use only occur between the hours of [INPUT – (time) am and (time) pm on (name days)].

Condition Name: EA3 - Acoustic

Approved report << MCU Commercial/Industrial development >>

12.5. Implement the recommendations of the approved Acoustic Report, unless otherwise specified by the other development conditions in this approval. The other development conditions would prevail where there is a conflict.

Further advice: << Where for residential subdivision >>

A Property Record Notation will be imposed on Lots [INPUT - xx] advising that acoustic construction requirements apply in relation to the construction of a dwelling on this property. The Property Record Notation is to read as follows:

Acoustic construction requirements apply in relation to the construction of a dwelling on this property, as per the approved acoustic report. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Approved report - Sales literature

- 12.6. Ensure the details of all acoustic construction requirements and associated recommendations of the approved Acoustic Report, relating to Lots [INPUT - xx to xx], are included in all sales literature relating to the site.
- 12.7. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council for approval a copy of sales literature related to Lots [INPUT - xx to xx]. The sales literature must include details of all acoustic construction requirements and associated recommendations of the approved Acoustic Report.

Conduct activity

- 12.8. Conduct the activity in a manner that achieves the noise emission standards outlined in the [INPUT - planning scheme/approved acoustic report].

Fencing and approved report

- 12.9. Prior to the commencement of the use, construct acoustic fencing in accordance with the recommendations of the acoustic report listed in the approved documents.
- 12.10. Prior to the commencement of the use, ensure the acoustic fence is certified to comply with the noise criteria outlined in the [INPUT - approved acoustic report/Planning Scheme Policy 3 of Logan Planning Scheme 2015.]
- 12.11. Prior to the commencement of the use, provide to Council certification from a suitably qualified acoustic consultant that the acoustic fence complies with the noise criteria outlined in [INPUT - Planning Scheme Policy 3/Section xx of the Acoustic Report listed in the table of approved documents].
- 12.12. Maintain the acoustic fencing at all times.

Fencing - Specification and location

- 12.13. Prior to the commencement of the use, construct a [INPUT - xx] metre high acoustic fence as outlined in Figure [INPUT - xx]. The acoustic fence is to have the following basic specifications:
 - 12.13.1. a minimum surface mass density of 12.5kg/m²;
 - 12.13.2. be free from holes, gaps and rattle;
 - 12.13.3. does not impede fauna movement; and
 - 12.13.4. is generally in accordance with the design specifications outlined in Planning Scheme Policy 5 Table 3.4.13.
- 12.14. Prior to the commencement of use, ensure all mechanical plant is certified to comply with the noise criteria outlined in the [INPUT - approved acoustic report/Planning Scheme Policy 3 of Logan Planning Scheme 2015.]

12.15. Prior to the commencement of the use, provide to Council certification from a suitably qualified acoustic consultant that the acoustic fence complies with the noise criteria outlined in [INPUT - Planning Scheme Policy 3/Section xx of the Acoustic Report listed in the table of approved documents].

12.16. Maintain the acoustic fencing at all times.

Fencing – Over height boundary acoustic fencing

12.17. Prior to the commencement of the use, construct a [INPUT - xx] metre high acoustic fence as outlined in Figure [INPUT - xx]. The acoustic fence is to have the following basic specifications:

12.17.1. be cantilevered within the property for any part of the fence with a height above 1.8 metres;

12.17.2. part of the fence with a height above 1.8 metres is to be constructed of transparent acrylic with a minimum surface area density of 15kg/m²;

12.17.3. any part of the fence that is not transparent acrylic, a minimum surface mass density of 12.5kg/m²;

12.17.4. be free from holes, gaps and rattle; and

12.17.5. is generally in accordance with the design specifications outlined in Planning Scheme Schedule 6, Section 3.4.13.

12.18. Prior to the commencement of the use, provide to Council certification from a suitably qualified acoustic consultant that the acoustic fence complies with the noise criteria outlined in [INPUT - Planning Scheme Policy 3/Section xx of the Acoustic Report listed in the table of approved documents].

12.19. Maintain the acoustic fencing at all times.

Acoustic fencing – Flood affected properties

12.20. Ensure acoustic fencing allows for flood conveyance without impacting upon the acoustic performance of the fencing.

Forklifts

12.21. Ensure all forklifts associated with the use have broadband reverse beepers/alarms installed and operated.

12.22. Ensure outdoor forklift activities associated with the operation of the use only occur between the hours of [INPUT - (time) am and (time) pm on (name days)].

Investigation of noise complaint << MCU Commercial/Industrial development >>

12.23. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the [INPUT - planning scheme/approved acoustic report]. An investigation report must be submitted with the Council within 20 business days unless otherwise agreed to in writing by Council to demonstrate whether or not the operation of the activity has exceeded the noise emission standards outlined in the [INPUT planning scheme/approved acoustic report].

Further advice:

In the event there is a non-compliance with Condition [INPUT - link to Conduct activity condition], Council has the ability to require a person to submit an application for a transitional environmental program under Chapter 7, Division 2 of the Environmental Protection Act 1994 (see s.332(2)(d)).

Mechanical plant << MCU Commercial/Industrial development and no report provided or report is not approved >>

- 12.24. Prior to the commencement of the use, ensure all mechanical plant is certified to comply with the noise criteria outlined in the [INPUT - approved acoustic report/Planning Scheme Policy 3 of Logan Planning Scheme 2015.]

Mechanical plant certification << MCU Commercial/Industrial development and report is approved >>

- 12.25. Prior to the commencement of the use, provide to Council certification from a suitably qualified acoustic consultant that all mechanical plant complies with the noise criteria outlined in [INPUT - Planning Scheme Policy 3/Section xx of the Acoustic Report listed in the table of approved documents].

Amplified sound - Order point - Residential amenity << MCU Commercial/Industrial development with Food & Drink drive-thru >>

- 12.26. Control the amplified sound from the order point speakers during the night-time period 10:00pm to 7:00am to ensure compliance at the property boundary with Table 3.2.1.1 - Noise emission standards for the protection of residential amenity in Planning Scheme Policy 3 Logan Planning Scheme 2015.

Amplified sound - Play point - General amenity << MCU Commercial/Industrial development with Food & Drink drive-thru >>

- 12.27. Control the amplified sound from the order point speakers during the night-time period 10:00pm to 7:00am to ensure compliance at the property boundary with Table 3.2.1.2 - Noise emission standards for the protection of general amenity in Planning Scheme Policy 3 Logan Planning Scheme 2015.

Amplified sound - Noise limiter << MCU Commercial/Industrial development with Food & Drink drive-thru and report is approved. Complete suitable emissions level as per acoustic report >>

- 12.28. Ensure the order point speaker volume is regulated by a programmable noise limiter which limits the operating volume to not exceed [INPUT - xx/77] dB(A) at 1 metre between the hours of 10:00pm to 7:00am.

Surface coatings for trafficable areas << Carparking and trafficable areas requiring attenuation >>

- 12.29. Ensure all driveways, carparks and trafficable areas are finished with surface coatings which prevent tyre squeal (uncoated concrete or bitumen surface is acceptable).

Securing stormwater grates << Carparking and trafficable areas requiring attenuation >>

- 12.30. Ensure all stormwater drainage grates and traffic calming devices in trafficable areas are secured to prevent rattling.

Signage << Recommended for service stations, drive throughs, loading dock access driveways, and car parks >>

- 12.31. Prior to the commencement of the use, install signage in the location of the site's access reminding visitors to the site to be considerate of the residential neighbours.

- 12.32. Maintain the courtesy signage at all times.

Windows and doors – Operation << MCU Commercial/Industrial development >>

- 12.33. Ensure windows and doors are closed during operation.

Windows and doors – Hours << MCU Commercial/Industrial development >>

- 12.34. Ensure windows and doors are closed between the hours of [INPUT - xx and xx].

Landscape buffer

- 12.35. Establish and maintain landscaped buffers in accordance with the recommendations of the acoustic report listed in the approved documents.

Building construction

- 12.36. Construct and maintain the glazing, doors, walls and roof to the Rw ratings outlined in the acoustic report in the table of approved documents or otherwise agreed to in writing by Council.
- 12.37. Prior to the commencement of the use, provide to Council acoustic certification from a suitably qualified acoustic consultant that the facade elements comply with the Rw ratings outlined in the acoustic report in the table of approved documents or otherwise agreed to in writing by Council.
- 12.38. Prior to the commencement of the use, provide to Council acoustic certification from a suitably qualified acoustic consultant that the internal amplification system complies with the noise criteria outlined in Planning Scheme Policy 3.
- 12.39. Ensure fire doors are fitted with a fire rated automatic (non-hold open) door closer.
- 12.40. Ensure entry/access doors are fitted with automatic door closers.

Prohibited activities

- 12.41. Ensure that the following activities are not undertaken on site at any time:
- 12.41.1. outdoor amplified music;
 - 12.41.2. use of PA (public address) systems;
 - 12.41.3. outdoor sports activities; or
 - 12.41.4. outdoor community activities.
- 12.42. Ensure that vehicles larger than MRV vehicles do not enter the site.
- 12.43. Ensure the operation of use does not involve noise generating activities.
- 12.44. Ensure [INPUT – xx (e.g.: food preparation area)] is only used for activities [INPUT – xx (e.g.: Tempeh preparation)].
- 12.45. Ensure all loading and unloading is completed by manual handling only.

Childcare centres

- 12.46. Ensure that the outdoor play area is only utilised between the hours of [INPUT – xx to xx (e.g. 7.00am to 10.00pm Monday to Sunday)].

Service stations

- 12.47. Ensure servicing activities (deliveries) associated with the operation of the use do not occur by heavy vehicles other than bulk refuelling on [INPUT – xx (e.g.: Sunday)].
- 12.48. Ensure bulk refuelling activities associated with the operation of the use only occur between the hours of [INPUT – xx to xx (e.g.: 7.00am to 10.00pm Monday to Sunday)].

Animal keeping - Doggy day care

- 12.49. Ensure that a maximum of [INPUT - xx (e.g. 20)] dogs and puppies are kept on site at any time.
- 12.50. Ensure staff are trained in dog behaviour to discourage continuous dog barking.
- 12.51. Use an air conditioner/s in dog motel and kennels during evening and night-time periods (i.e. from 6:00pm to 7:00am) while dogs are kept inside the training shed and kennel.

Acoustics – Reverse amenity

- 12.52. Prior to building works approval by a Building Certifier, provide to Council certification from a suitably qualified acoustic consultant that all building components (i.e. glazing, walls, roof, ceiling, doors and floor) are able to achieve the internal noise levels outlined in the acoustic report in the table of approved documents.
- 12.53. Prior to the commencement of the use, provide to Council acoustic certification from a suitably qualified acoustic consultant that the Rw ratings of the facade elements (i.e. glazing, walls, roof, ceiling, doors and floor) are sufficient to achieve the noise levels outlined in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads
- 12.54. Prior to the endorsement of any Subdivision Plan (e.g. a Plan of Survey) for any stage, if either of the adjoining intensive horticultural activities at [INPUT - xx or xx] is still in operation:
- 12.54.1. submit lighting, acoustic, air quality assessment reports to Council demonstrating that the proposed residential lots will comply with the lighting, acoustic and air emission standards as outlined in the Logan Planning Scheme 2015 Schedule 6.2.3 Environmental management; and
- 12.54.2. implement the recommendations of any lighting, acoustic, air quality assessment report endorsed by Council.

Condition Name: EA4 - Lighting

Emissions - Submit certification to Council << MCU other than small scale >>

- 12.55. Prior to the commencement of the use, provide certification to Council from a suitably qualified person that all on site lighting (particularly outdoor lighting) complies with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and any requirements of the planning scheme.

Emissions – Ensure certification << Small scale MCU >>

- 12.56. Ensure all on site lighting (particularly outdoor lighting) is certified by a suitably qualified person to comply with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and any requirements of the planning scheme at all times.

Condition Name: EA5 - Lighting - Install and maintain

Lighting - Install and maintain

- 12.57. Prior to the commencement of the use, install and have operational, a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas.

Condition Name: EA6 - Lighting - Control of obtrusive effects

Lighting - Control of the obtrusive effects

- 12.58. Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.

Condition Name: EA7 - Lighting - Performance and design

Lighting - Performance and design

- 12.59. Ensure lighting over publicly accessible pathways covered by permanent awnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.

Condition Name: EA8 - Lighting - Security lighting

CPTED - Security lighting

12.60. Lighting must be maintained by the owner of the building in a safe and good working order.

Condition Name: EA9 - Lighting - Shared space

CPTED - Shared space

12.61. Design lighting in public or communal open space such that it provides:

12.61.1. consistent levels of lighting along the entirety of a pedestrian pathway through public or communal open space; and

12.61.2. high-mounted, vandal resistant fittings that deflects light downwards.

Condition Name: EA10 - Air - Emissions - Standard

<< MCU with odour emissions >>

Air emission – Standard

12.62. Undertake the activity in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emission standards outlined in Table 3.2.2.1 of Planning Scheme Policy 3 - Environmental Management.

Quality - Conduct activity

12.63. Conduct the activity in a manner that achieves the air emissions standards outlined in the [INPUT - planning scheme/approved air quality assessment report].

Emission - Cooking odour

12.64. Ensure all cooking odours are appropriately filtered and comply with the air emission standards outlined in Table 3.2.2.1 in Planning Scheme Policy 3 - Environmental Management of Logan Planning Scheme 2015.

Investigation of air/odour complaint

12.65. In the event of an air quality/odour complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the air emission standards outlined in the [INPUT - planning scheme/approved air quality assessment report]. An investigation report must be submitted to the Council within 20 business days unless otherwise agreed to in writing by Council to demonstrate whether or not the operation of the activity has exceeded the air emission standards outlined in the [INPUT - planning scheme/approved air quality assessment report].

Further advice:

In the event there is a non-compliance with Condition [INPUT - Link to Quality - Conduct activity condition], Council has the ability to require a person to submit an application for a transitional environmental program under Chapter 7, Division 2 of the Environmental Protection Act 1994 (see s.332(2)(d)).

Spray painting

12.66. Ensure no abrasive blasting occurs at the site, whether indoors or outdoors or in wet or dry forms.

12.67. Ensure all spray painting and pre-spray painting preparation work (i.e. sanding, water spraying, etc.) occurs indoors with the windows and doors closed.

Further advice:

As the windows and doors are required to be closed during all spray painting and pre-spray painting preparation work, alternate ventilation may be required to demonstrate that the Appendix C ventilation requirements of the Spray painting and powder coating Code of Practice 2021 (Workplace Health and Safety Queensland) are met at all times.

- 12.68. Maintain a logbook which keeps a record of the times the spray booth is used. Keep the logbook on site at all times and make available to Council officers, if requested.
- 12.69. Ensure that the spray booth filters are replaced in accordance with manufacturer's specifications, or more frequently if required. Records of filter replacements are to be maintained and provided to Council officers, if requested.
- 12.70. Maintain records of servicing, maintenance, repair and testing of spray painting booth and spray equipment. Ensure this information is made available to Council officers, if requested.
- 12.71. Ensure that all on-site spray painting occurs within the operating spray booth only.
- 12.72. Ensure the painting flow rate for on-site spray painting is limited to a maximum of [INPUT X] L/min.
- 12.73. Ensure the spray booth fan motor is set to an airflow rate of [INPUT - X L/s @ X] Pascals (Pa).

Condition Name: EA11 - Hazardous chemicals

Hazardous chemical – Storage

- 12.74. Ensure any hazardous chemicals are stored in accordance with AS1940 – The storage and handling of flammable and combustible liquids and other applicable Australian standards.
- 12.75. Ensure any buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
- 12.76. Ensure any bunded areas used for the storage of hazardous chemicals and fuels are provided:
 - 12.76.1. in a separate enclosed area with an impervious floor;
 - 12.76.2. of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; and
 - 12.76.3. covered by sufficient roofing to prevent rainwater entering the bunded area if the storage area is outside.

Hazardous chemical – No storage

- 12.77. Ensure flammable and combustible liquids and hazardous chemicals are not stored or dispensed onsite.

Hazardous chemical - Restricted activities

- 12.78. Ensure that no activities involving the following substances occur on-site:
 - 12.78.1. flammable and combustible liquids;
 - 12.78.2. fire-risk hazardous chemicals; or
 - 12.78.3. hazardous chemicals and fuels.

Service station – General

- 12.79. Do not carry out any activity that causes, or is likely to cause, environmental harm.

Further advice:

For the purposes of the Environmental Protection Act 1994, the approval and associated conditions are not a reasonable excuse for any environmental nuisance or environmental harm caused by the use.

- 12.80. Design, construct and maintain the service station to comply with the following standards (where applicable):
- 12.80.1. AS1940-2004 - The storage and handling of flammable and combustible liquids;
 - 12.80.2. AS/NZS 1596:2008 - The storage and handling of LP Gas;
 - 12.80.3. equipment Level 1 of AS4897-2008 - The design, installation and operation of underground petroleum storage systems; and
 - 12.80.4. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification.

Further advice:

A reference to a specific standard, means the version of the standard in force at the time the approval is granted.

- 12.81. Install, operate and maintain Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations.
- 12.82. Ensure any underground tanks installed on the premises for the storage or dispensing of petroleum products, where necessary, are replaced or decommissioned or removed in accordance with AS4976-2008.

Service station – Stormwater

- 12.83. Design and maintain the service station to ensure:
- 12.83.1. grading of fuel dispensing areas to containment and/or treatment infrastructure ensures no hydrocarbons/contaminants are released from the site into the stormwater drainage system or waterway;
 - 12.83.2. fuel dispensing areas are clearly demarcated, graded and covered from other areas such as air/water supply areas, uncovered forecourt, access roads etc.;
 - 12.83.3. fuelling facilities are designed so that no vehicle may be refuelled outside designated fuel dispensing areas;
 - 12.83.4. all ground surfaces within Fuel Dispensing Areas and tank filling areas are made of impervious material such as concrete or equivalent and be free of gaps or cracks;
 - 12.83.5. stormwater is diverted away from storage and contaminated work areas; and
 - 12.83.6. contaminants are not released on the premises where they could reasonably be expected to move or be washed into a roadside gutter, stormwater drain or waterway.
- 12.84. Conduct the activity in a manner that will prevent the contamination of surface stormwater runoff.
- 12.85. Ensure any fuel spillage anywhere on the forecourt area is not released or allowed to enter into stormwater infrastructure, roadside gutters or other waters outside of the property.

13. LANDSCAPING

Condition Name: L1 - Landscape works - OW

Landscaping works operational works

- 13.1. An operational works application [INPUT - is/is not] required for landscaping.

Condition Name: L2 - Landscape works

Landscaping works << Approved document >>

- 13.2. Ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved landscape concept plan [INPUT - prepared by xxx/drawing number] and all other approved plan(s) and documents(s) of development and modified as follows:
- 13.2.1. provide a minimum [INPUT - xx] metre wide garden bed being primarily the planting of plants along the whole of the [INPUT – name of road / name of park / compass point (e.g. north-western)] frontage of the site except where varied by other conditions of this development approval;
 - 13.2.2. construct a metal fence along the shared boundary of all lots which adjoin park. The fence must not exceed 1.8 metres in height from natural ground level, and is to be no less than 50% transparent;
 - 13.2.3. provide street trees, ensuring:
 - 13.2.3.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;
 - 13.2.3.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and
 - 13.2.3.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Landscaping works << To be used for podium planting/green walls/multilevel development with external facing façade with landscape treatment >>

- 13.3. Ensure landscaping works on site are undertaken [INPUT if not trunk infrastructure - at no cost to Council] in accordance with Planning Scheme Policy 5 – Infrastructure consistent with the approved landscape concept plan [INPUT - prepared by xxx/drawing number] and all other approved plan(s) and documents(s) of development and modified as follows:
- 13.3.1. ensure all landscape treatments within the designated eastern planters, shown on Level 3 on the approved plans, are planted within four (4) weeks from the commencement of the use;
 - 13.3.2. if the landscape vegetation within the designated eastern planters, shown on Level 3 on the approved plans, is damaged or dies, ensure replacement vegetation of similar species is planted within one (1) month of the vegetation being damaged and the vegetation is established prior to landscape certification; and
 - 13.3.3. provide street trees, ensuring:
 - 13.3.3.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;
 - 13.3.3.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 –

Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and

- 13.3.3.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

<< Plant densities condition >>

- 13.4. Planting densities to be in accordance with the approved Landscape plans.

Landscaping works - Screening << Landscape screening to a specific visual amenity concern with no concept plans >>

- 13.5. Prior to [INPUT - the acceptance of works as practically complete/Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], provide landscape screening, at no cost to Council, to the [INPUT - xx property boundary], with a minimum width of [INPUT – xx] metres. The landscape screening must:

- 13.5.1. consist of species with differing strata, including groundcovers or shrubs/brushes of a species able to reach [INPUT – xx] metres at maturity, and tree species of a species able to reach a minimum of [INPUT – xx] metres at maturity;
- 13.5.2. be planted at minimum [INPUT – xx] metre intervals between tree species, with groundcovers/shrubs/brushes to be planted at [INPUT – xx] metre intervals as in-fill between trees;
- 13.5.3. include individual tree species of [INPUT – xx] L pot size at time of planting; and
- 13.5.4. must be managed for a minimum establishment period of 12 weeks and maintained in perpetuity.

Further advice:

This condition is imposed under section 145 of the Planning Act 2016.

- 13.6. The landscape screening once fully established must act to screen the advertising device from the [INPUT - xx property boundary]. The location of planting is shown in red on the approved Plan of Development.

Landscape certification << All applications where OW for landscaping is not required >>

- 13.7. Prior to [INPUT - the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], submit to Council certification from a qualified and experienced landscape architect, certifying that the landscaping works on site have been carried out in accordance with the [INPUT – approved name of approved landscape plan / Condition xx].

- 13.8. At the completion of a landscape maintenance period, provide certification to Council from a qualified and experienced landscape architect, certifying that landscaping works have been:

- 13.8.1. established for a 12 week establishment period; and
- 13.8.2. properly maintained for a 12 month maintenance period.

Landscape treatment

- 13.9. Ensure the landscape treatments relating to Lots [INPUT – xx] being [INPUT – description of landscape treatments], are maintained in accordance with any approved landscape drawings and plans.
- 13.10. Ensure the details of landscaping requirements relating to Lots [INPUT – xx], being [INPUT – description of landscape treatments], are to be included in all sales literature relating to the site.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that landscape treatments/requirements apply in relation to this property. The Property Record Notation is to read as follows:

A Landscape Treatment condition is associated with the property. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: L3 - Landscape works – Street trees

Landscape works – Street trees

<< Existing street trees >>

- 13.11. Protect or replace any existing street trees along the [INPUT - xx] road reserve. Any street trees required to be removed to complete works must be replaced by trees species, minimum 25 litre stock with an ability to be clear trunked, in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 - Standard drawings for landscaping and the Planning Scheme Policy 5 – Infrastructure. The landscaping works are to be provided at no cost to Council.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

<< Street trees - small scale (no concept plans) >>

- 13.12. Prior to [INPUT - the commencement of the use/Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved plan(s) of development and modified as follows:

13.12.1. Provide street trees, ensuring:

- 13.12.1.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;
- 13.12.1.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and
- 13.12.1.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Landscape certification << All applications where OW for landscaping is not required >>

- 13.13. Prior to [INPUT - the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], submit to Council certification from a qualified and experienced landscape architect, certifying that the landscaping works on site have been carried out in accordance with the [INPUT – approved name of approved landscape plan / Condition xx].
- 13.14. At the completion of a landscape maintenance period, provide certification to Council from a qualified and experienced landscape architect, certifying that landscaping works have been:
- 13.14.1. established for a 12 week establishment period; and
- 13.14.2. properly maintained for a 12 month maintenance period.

Condition Name: L4 - Landscape works - Detailed design

Landscape works – Detailed design << Detailed design >>

- 13.15. As part of an application for operational works for earthworks, stormwater management, vegetation clearing or civil works (where relevant), submit to Council for approval, detailed landscape drawings generally consistent with the approved concept landscape plan and in accordance with Planning Scheme Policy 5 – Infrastructure, including, but not limited to:
- 13.15.1. provide a metal fence along the shared boundary of all lots which adjoin drainage reserve, being the shared boundary of proposed Lot [INPUT – xx] and proposed Lot [INPUT – xx]. The fence must not exceed 1.8 metres in height from natural ground level, and is to be no less than 50% transparent; [INPUT - unless otherwise agreed to in writing by Council];
- 13.15.2. provide safety rails and/or metal fencing, a minimum of 1.2 metres in height and be no less than 50% transparent, along all retaining walls which adjoin road reserve or drainage reserve;
- 13.15.3. provide bollards, in accordance with Council's Standard Drawing - Single Bollard Detail - Drawing No: LCC 8-00247, with a maximum spacing of 1.5 metres, along the boundary of all road reserve which adjoins drainage reserve;
- 13.15.4. provide location and design of vehicle access to proposed maintenance access points to the proposed bio-basins;
- 13.15.5. provide an entry locking post and rail, in accordance with Council's Standard Drawing - Locking Post and Rail Detail - Standard Drawing No: LCC 8-00423, to all proposed maintenance access points to proposed bio-basins;
- 13.15.6. provide appropriate landscape treatments to proposed bio-basins in accordance with Water by Design, Bioretention Design Guidelines; and
- 13.15.7. provide street trees, species selection and locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure. Setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: L5 - Operational works – Landscaping

Operational works – Landscaping

- 13.16. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s) prepared by [INPUT - Consultant name]; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan Number	Rev	Date	Prepared by

- 13.17. Ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved landscape drawings.
- 13.18. Ensure planting densities are in accordance with the approved Landscape plans.
- 13.19. Ensure bollards are provided in accordance with Council's Standard Drawing - Single Bollard Detail - Drawing No: LCC 8-00247, with a maximum spacing of 1.5 metres, along the boundary of all road reserve which adjoins drainage reserve.
- 13.20. Ensure entry locking post and rail is provided in accordance with Council's Standard Drawing - Locking Post and Rail Detail - Standard Drawing No: LCC 8-00423, to all proposed maintenance access points to proposed bio-basins.
- 13.21. Prior to being accepted as 'off-maintenance', ensure planting within the [INPUT – name of bio basin floor and batter treatment areas] achieves a minimum of 90% foliage cover (i.e. no greater than 10% of mulch/soil visible from above).
- 13.22. The following condition standards are to be achieved prior to acceptance of the works as on-maintenance and off-maintenance:
- 13.22.1. street trees are to have a single strong central leader and must be clear-trunked;
 - 13.22.2. grassed areas are to have a minimum cover of 80% and turfed areas are established with 100% coverage;
 - 13.22.3. grassed areas are to be maintained to a 50mm height when grass has grown no higher than 75mm, with all grass clippings removed;
 - 13.22.4. surface rock over 25mm is removed from [INPUT - open space areas and/or drainage reserves] where mowing is intended;
 - 13.22.5. [INPUT - open space areas and/or drainage reserves] are free of rubbish, debris and deleterious materials;
 - 13.22.6. planting within garden beds are to achieve a minimum of 90% survival;
 - 13.22.7. trees, shrubs and groundcovers display a level of growth consistent with the species;

- 13.22.8. plants are in good health and display no evidence of disease, pest infestation or other damage;
- 13.22.9. cover of environmental weeds does not exceed a maximum of 10%;
- 13.22.10. mulch depth is maintained at a minimum depth of 75mm; and
- 13.22.11. bollards, fencing and gates are to be installed, intact and functional.

Further advice:

Any replacement planting required to achieve these standards must be of the same species (unless otherwise agreed to by Council) and must be established for a minimum of 12 weeks before the works will be accepted as "on-maintenance" and "off-maintenance".

This condition is imposed under section 145 of the Planning Act 2016.

Condition Name: L6 - Land dedication

Land dedication << Determine whether the condition is imposed under section 128 of the Planning Act 2016 (necessary infrastructure condition) or section 145 of the Planning Act 2016 (non-trunk infrastructure condition). If this condition requires land to be dedicated for different networks, determine each land dedication separately and if not, all are necessary infrastructure or non-trunk, then insert a separate statement under each specific land dedication identifying the section under which the sub-condition is imposed >>

13.23. Dedicate to the State [INPUT - << If not trunk infrastructure >> at no cost to Council] land shown [INPUT – on the approved plan of development identified as _____ / as proposed Lot xx] as follows:

- 13.23.1. land identified as [INPUT – public open space / park / proposed Lot xx] must be dedicated as park;
- 13.23.2. land identified as road must be dedicated to the state as road reserve;
- 13.23.3. land identified as drainage must be dedicated as drainage; and
- 13.23.4. land identified as environmental reserve must be dedicated as reserve.

Further advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: L7 - CPTED

Casual surveillance (pedestrian paths)

13.24. Design and construct pedestrian paths with clear end to end sightlines without truncations or sudden changes in grade.

Casual surveillance (landscaping)

13.25. Ensure landscaping does not reduce casual surveillance or create entrapment of any public space. This can be achieved by ensuring that:

- 13.25.1. the canopy of a mature tree does not hang below two metres; and

13.25.2. groundcovers incorporated into or adjacent to public or communal open space are of a species that does not grow above a maximum height of 600mm.

Casual surveillance (fencing)

13.26. Ensure fencing, other than acoustic fencing, adjacent to a road, public or communal open space or [INPUT - specific frontage] has a maximum height of:

13.26.1. 1.2 metres if the fence is not transparent; or

13.26.2. 1.8 metres if the fence has a minimum transparency of 50%.

Landscaping – Retaining wall appearance

13.27. Ensure that any retaining walls which exceed 1m in height and which [INPUT - are visible from/face xxx Road] incorporate a high standard of visual appearance through treatments such as:

13.27.1. block retaining walls that incorporate variations in coloured and textured masonry bricks to ensure visual interest;

13.27.2. concrete sleeper retaining walls that incorporate a coloured and textured finish;

13.27.3. sandstone or boulder retaining walls; or

13.27.4. other approved similar treatments as part of an application for operational works.

Further advice:

For the purpose of this requirement, concrete crib, grey besser brick and grey concrete sleeper retaining walls are not permitted in these locations.

Landscaping – Limit opportunities for graffiti

13.28. Limit opportunities for graffiti or vandalism to proposed retaining walls within drainage reserves by providing treatments such as:

13.28.1. use of a variety of materials including transparent or textured surfaces;

13.28.2. application of graffiti resistant coatings to a minimum vertical height of three metres; and

13.28.3. screen planting in front of walls and fences.

Landscaping – Graffiti resistant paint

13.29. Prior to [INPUT - the acceptance of works as practically complete/the commencement of the use/Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], provide external graffiti resistant paint to the proposed wall on the [INPUT - compass location of boundary (e.g. south-eastern boundary) adjacent to the park/open space/public access way]. The graffiti resistant paint on the wall must be to a minimum vertical height of three metres above ground level.

CPTED – Lighting and mechanical surveillance

13.30. Prior to the commencement of the use, install a suitable system of security lighting to operate from sunset to sunrise within all areas where the public may gain access, specifically the lower floor parking area and undercroft areas.

13.31. Prior to the commencement of the use, provide certification to Council (Development@logan.qld.gov.au) from a suitably qualified person that sensor lighting and mechanical surveillance have been installed within the lower floor parking area and undercroft.

13.32. Ensure lighting is maintained by the owner of the building in a safe and good working order.

Condition Name: L8 - Landscape maintenance

Landscape maintenance

13.33. Landscaping is to be maintained in perpetuity at no cost to Council.

Further advice:

Street trees are maintained by Council once certification is accepted.

14. PARKS AND OPEN SPACE

Condition Name: POS1 - Parks and open space

Parks and open space << Detailed design >>

- 14.1. As part of an operational works application for earthworks, stormwater management, vegetation clearing, civil works (where relevant), submit to Council for approval, detailed Park landscape drawings and documentation for the area identified as Park on the approved plan(s) of development, for landscape works to be provided at no cost to Council, in accordance with Planning Scheme Policy 5 – Infrastructure, with drawings including, but not limited to:
- 14.1.1. a restricted access hose cock for maintenance purposes at [INPUT - state general location in the park];
 - 14.1.2. the location and detail of all works proposed within the Park and areas which are publicly accessible;
 - 14.1.3. location and detailed design of any proposed embellishments within the Park, including:
 - 14.1.3.1. play areas are not located within 25 metres of surrounding residential uses, roads, dense bushland or waterways and any other area that represents a risk to the personal health and safety of children;
 - 14.1.3.2. seating and a shelter for a supervisor to clearly view users at play in the play areas;
 - 14.1.3.3. play areas are connected to the pedestrian pathway layout in accordance with the Disability and Discrimination Act 1992;
 - 14.1.3.4. concrete pathways and bikeways;
 - 14.1.3.5. safety lighting to all shelters, bikeways, pathways; and
 - 14.1.3.6. all other amenities;
 - 14.1.4. location and design of proposed fencing and bollards;
 - 14.1.5. the location of any existing and proposed services within the park indicating the extent of disturbance and subsequent rehabilitation;
 - 14.1.6. show existing and proposed contours;
 - 14.1.7. identify Q10 and Q100 flood line;
 - 14.1.8. surveyed location of existing mass vegetation and any free standing trees in open areas, identifying any trees proposed to be removed and areas of rehabilitation;
 - 14.1.9. location of any water bodies, waterway and drainage corridors within Park;
 - 14.1.10. show existing and/or proposed grassed areas to be maintained by regular mowing;
 - 14.1.11. show the location, layout and details of proposed planting and garden beds, including plant species and quantities;

- 14.1.12. provide specific detailed information of landscape treatments for any areas with a slope of greater than 1 in 5;
- 14.1.13. location, size and landscape treatments of any proposed stormwater infrastructure within Park;
- 14.1.14. location and design of vehicle access to the Park and to all proposed bioretention / detention systems for maintenance and management;
- 14.1.15. show the location of any off street parking; and
- 14.1.16. [INPUT - other specific requirements].

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

<< Establishment period >>

- 14.2. All landscaping works within the parkland must have an establishment period of 12 weeks from practical completion.

<< Acceptance and maintenance of park works – 12 months >>

- 14.3. Maintain all works for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective works, including landscaping, must be rectified within the maintenance period.

<< Acceptance and maintenance of park works – End of maintenance period >>

- 14.4. At the end of the maintenance period the works are inspected and if satisfactory, will be placed off-maintenance. Bonds or other securities will be released after the works have been placed off-maintenance.

<< Bollards >>

- 14.5. Prior to the acceptance of works as practically complete, install bollards, in accordance with Council's Standard Drawing - Single Bollard Detail - Drawing No: LCC 8-00247, with a maximum spacing of 1.5 metres, along the boundary of the park dedication area, where the park adjoins road reserve.

<< Maintenance access >>

- 14.6. Prior to the acceptance of works as practically complete, install an entry locking post and rail, in accordance with Council's Standard Drawing - Locking Post and Rail Detail - Standard Drawing No: LCC 8-00423, to all proposed maintenance access points to the park dedication area.

<< Boundary fencing >>

- 14.7. Prior to the acceptance of works as practically complete, construct, at no cost to Council, a metal fence along the shared boundary of any lots which adjoin park. The fence must not exceed 1.8 metres in height from natural ground level, and is to be no less than 50% transparent, unless an adjoining land owner for the respective part of the property boundary advises the applicant in writing that the existing fence is to be maintained.

<< Signage >>

- 14.8. Prior to the acceptance of works as practically complete, install park signage as shown on the approved plans.

<< Tree protection fencing >>

14.9. Prior to the acceptance of works as practically complete, erect protective chain wire mesh fence of 1800mm high, or approved similar, in accordance with AS 4970 - 2009 Protection of Trees on Development Sites around the drip line of all existing vegetation and / or individual trees within existing or proposed Park areas which adjoin the development site, for the duration of all works.

<< Tree protection >>

14.10. Comply with AS 4970 - 2009 Protection of trees on development sites at all times.

<< Temporary pedestrian safety fencing >>

14.11. During the construction phase, provide and maintain temporary pedestrian safety fencing to the boundaries of all existing Park which adjoins the subject site, where tree protection fencing is not required.

<< Stormwater drainage in park >>

14.12. Ensure that any proposed stormwater drainage through the existing or proposed Park must be via underground drainage pipes.

<< Weed control >>

14.13. Prior to off-maintenance, remove all noxious and environmental weeds from Park dedication area.

<< Grass cover >>

14.14. Prior to off-maintenance, ensure that there is 80% grass cover prior to being accepted off maintenance with an even cross fall free of hollows.

<< Trenching >>

14.15. Prior to off-maintenance, repair any trenching in parkland. Trenches must be compacted to 95% modified compaction and the surface returned.

<< Landscape costs >>

14.16. The requirements in conditions [INPUT – insert condition numbers of LA3C - General Park Landscape Conditions] are to be provided at no cost to Council.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

<< General park landscape conditions >>

14.17. Ensure landscape works within the [INPUT - XXXX Park] is in accordance with approved park plans and Planning Scheme Policy 5 – Infrastructure.

<< As con plans for park >>

14.18. Prior to on-maintenance for the park, submit to Council the As Constructed drawings and any other relevant documentation in accordance with Section 5.4.1 and 5.6 of Planning Scheme Policy 5 – Infrastructure of the Logan Planning Scheme 2015 and with the As Constructed Submission Checklist.

<< Tree protection zone >>

14.19. Ensure that all works within the Tree Protection Zone of trees to be retained within [INPUT - XXXX Park/Reserve] are supervised by a suitably qualified arborist.

Further advice:

Prior to the commencement of work within [INPUT - XXXX Park/Reserve], it will be necessary to obtain a Parks Temporary Works Approval from Council's Parks Branch (parksdepot@logan.qld.gov.au)

<< Existing tree retention >>

14.20. Existing trees within [INPUT - XXXX Park/Reserve] are to be retained where possible. Any trees required to be removed to complete works must be replaced by trees of the same species, minimum 25 litre stock in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 - Standard drawings for landscaping and the Planning Scheme Policy 5 – Infrastructure.

<< Open space management detailed design >>

14.21. As part of an operational works application for earthworks, stormwater management, vegetation clearing, civil works (where relevant and whichever occurs first), submit to Council for approval, an Open Space Management Plan for the area identified on the approved plan(s) of development, for Open space landscape works to be provided at no cost to Council, in accordance with Planning Scheme Policy 5 – Infrastructure but not limited to:

14.21.1. [INPUT - other specific requirements]; and

14.21.2. [INPUT - other specific requirements].

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Open space – Certification << No open space management plan and no requirement for one given scale >>

14.22. Provide certification to Council from a suitably qualified person that proposed Lot [INPUT – xx to xx] is free from weeds, rubbish and anthropogenic debris prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey).

15. VEGETATION MANAGEMENT

Condition Name: VM1 - Environmental offset

Environmental offset

15.1. Provide an environmental off-set for the impact of clearing [INPUT - insert m² of native vegetation and/or native trees and/or native habitat trees] in vegetation management areas on Biodiversity areas overlay map OM-02.01 of the Logan Planning Scheme 2015.

Further advice:

This condition is imposed to offset the impact of the proposed development on a matter of local environmental significance being the vegetation management areas identified on Biodiversity areas overlay map OM-02.01 of the Logan Planning Scheme 2015 and to achieve compliance with the Biodiversity areas overlay code of the Logan Planning Scheme 2015.

15.2. Provide the environmental off-set in accordance with [INPUT – name of infrastructure agreement].

Condition Name: VM2 - Vegetation clearing

Vegetation clearing – Operational works

15.3. An operational works application [INPUT - is/is not] required for vegetation clearing.

Vegetation clearing << Infrastructure agreement >>

- 15.4. Comply with the executed infrastructure agreement titled, [INPUT – name of infrastructure agreement].

Vegetation clearing – No clearing approved

- 15.5. No clearing of native vegetation is approved as part of this development approval.

Further advice:

If undertaking vegetation clearing in the future, consideration should be given to the potential requirement for a development application under the Logan Planning Scheme 2015 and/or the Planning Regulation 2017 and whether the species are protected plants regulated under the Nature Conservation Act 1992 or Environment Protection and Biodiversity Conservation Act 1999. For further information contact Council on 3412 3412 or by emailing Council@logan.qld.gov.au.

Vegetation clearing – Further permit required

- 15.6. Prior to [INPUT - the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], submit for Council approval an operational works application for vegetation clearing. No clearing of native vegetation is approved as part of this development approval.

- 15.7. The operational works application for vegetation clearing must be generally in accordance with the approved [INPUT - vegetation clearing plan/retention plan] provided within the ecological report.

Further advice:

An operational works application for vegetation clearing can be submitted as part of any operational works application for earthworks or civil works or as a standalone operational works application.

Vegetation clearing << Exempt clearing >>

- 15.8. No clearing of native vegetation is permitted other than in accordance with exemptions under Table 5.10.2.1.1 to Table 5.10.2.1.5 of the Biodiversity areas overlay code of the planning scheme.

Vegetation clearing << Approved report >>

- 15.9. Vegetation clearing is to be in accordance with the approved plans of development/documents only.

Further advice:

Vegetation approved for removal [INPUT – includes/does not include] existing street trees and/or street trees shown on approved plans of development.

The applicant/s, landowner/s and/or contractor/s are responsible for any damage caused to Council infrastructure during development works. The applicant/s, landowner/s and/or contractor/s are urged to conduct a Dial Before You Dig search at www.1100.com.au before commencing development works to ensure that underground services are not impacted or damaged.

Vegetation clearing << Footprint of buildings and structures >>

- 15.10. Vegetation clearing is only approved within the footprint of the buildings/structures approved as part of this development approval.

Further advice:

The applicant/s, landowner/s and/or contractor/s are responsible for any damage caused to Council infrastructure during development works. The applicant/s, landowner/s and/or contractor/s are urged to conduct a Dial Before You Dig search at www.1100.com.au before commencing development works to ensure that underground services are not impacted or damaged.

Vegetation clearing

<< Development envelope and accessways >>

- 15.11. Vegetation clearing is only approved within the approved development envelope area/s and accessways as shown on the approved plans of development.

Further advice:

The applicant/s, landowner/s and/or contractor/s are responsible for any damage caused to Council infrastructure during development works. The applicant/s, landowner/s and/or contractor/s are urged to conduct a Dial Before You Dig search at www.1100.com.au before commencing development works to ensure that underground services are not impacted or damaged.

<< Vegetation clearing – Disposal >>

- 15.12. Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of:
- 15.12.1. on the premises for landscaping and sediment and erosion control purposes (for example as mulch);
 - 15.12.2. at a waste disposal facility operated by Council; and
 - 15.12.3. ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except where consistent with the local law or under a permit issued by the Queensland Fire and Emergency Services.

<< Vegetation clearing – Tree protection zone >>

- 15.13. Ensure compliance with AS 4970 - 2009 Protection of trees on development sites, including, but not limited to, the implementation of a 'Tree Protection Zone' where trees are to be retained onsite and provide signs identifying the 'Tree Protection Zone' on exclusion fencing that are clearly visible from all areas within the development site within 20 metres of the exclusion fencing.

Vegetation clearing – Pre-start meeting

- 15.14. Prior to clearing:
- 15.14.1. complete a pre-clearing fauna survey;
 - 15.14.2. organise and hold a pre-start meeting between a suitably qualified fauna spotter catcher (Department Environment & Science), supervising arborist and site supervisor; and
 - 15.14.3. ensure all documentation from the pre-start meeting is provided to Council (emailed to ConstructionTaskforce@logan.qld.gov.au) at least three (3) days prior to clearing commencing, including but not limited to, meeting notes and minutes, photographs of tree protection fencing and fauna pre-clearing report.

<< Construction Task Force >>

- 15.15. A minimum of three business days prior to vegetation clearing commencing, submit to Council the following information (emailed to constructionTaskforce@logan.qld.gov.au):

- 15.15.1. the name and contact details of the person/s undertaking the vegetation clearing;
- 15.15.2. the date of the proposed clearing;
- 15.15.3. reference to the correct development approval; and
- 15.15.4. written confirmation that the person/s undertaking the clearing have been provided a copy of the approved plan and development conditions.

Further advice:

The applicant/s, landowner/s and/or contractor/s are reminded of their general environmental duty under s319 of the Environmental Protection Act 1994 as they are responsible for ensuring they do not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the general environmental duty).

In particular, a person/s must not unlawfully deposit a prescribed water contaminant:

- *in waters; or in a roadside gutter or stormwater drainage; or*
- *at another place, and in a way, so that the contaminant could reasonably be expected to wash, blow, fall or otherwise move into waters, a roadside gutter or stormwater drainage; or*
- *unlawfully release stormwater run-off into waters, a roadside gutter or stormwater drainage that results in the build-up of earth in waters, a roadside gutter or stormwater drainage.*

<< Arborist >>

- 15.16. Ensure that vegetation clearing at the interface of vegetation to be retained is undertaken under the supervision of a minimum AQF Level 5 Arborist.

<< Mulch stockpiles >>

- 15.17. Ensure that any mulch stockpiles are located in areas approved for vegetation clearing and external to environmentally sensitive areas such as tree protection zones and waterway buffers.

<< Erosion and sediment control >>

- 15.18. Ensure that appropriate erosion and sediment control measures are implemented at all times, and that any disturbed surfaces are stabilised at the completion of vegetation clearing by:
 - 15.18.1. installing, monitoring and amending where necessary erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.
 - 15.18.2. ensuring prior to each rainfall event:
 - 15.18.2.1. concentrated stormwater flow paths are diverted around the site or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;
 - 15.18.2.2. erosion control measures are implemented which prevent or minimise erosion; and sediment control measures are installed and implemented as necessary to maximise sediment capture.

Condition Name: VM3 - Waterway corridor and buffer stabilisation

Waterway corridor and buffer stabilisation

- 15.19. Effectively stabilise all site surfaces using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

Condition Name: VM4 - Fauna management

Fauna Management

<< No wildlife spotter catcher required >>

- 15.20. Prior to the commencement of vegetation clearing, ensure all vegetation that is to be removed is checked for wildlife.
- 15.21. Where native vertebrate animals are found, cease clearing immediately and contact a Wildlife Spotter Catcher (Department of Environment and Science approved).
- 15.22. Manage all native vertebrate animals located within, on and amongst plants or areas of plants proposed to be harmed in accordance with this approval under the guidance of a Wildlife Spotter Catcher (Department of Environment and Science approved) only.

<< Wildlife spotter catcher >>

- 15.23. Prior to commencement of clearing, ensure all native vegetation and native trees that are to be removed are checked by a fauna spotter catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved) for wildlife prior to removal. Where native vertebrate animals are found, clearing must cease and all native vertebrate animals that will, or are likely be harmed as a result of vegetation clearing activities must be managed under the guidance of the fauna spotter catcher.

<< Wildlife spotter catcher >>

- 15.24. Ensure that a fauna spotter catcher is engaged to supervise all operational works on site and is currently licenced and holds a rehabilitation permit issued by the Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time.
- 15.25. During works for vegetation clearing on site, ensure the fauna spotter catcher:
- 15.25.1. is present to check all potential habitat prior to removal. Where native vertebrate animals are found, clearing must only continue in coordination with the fauna spotter catcher. All native vertebrate animals located within, on and amongst vegetation or areas of vegetation proposed to be harmed in accordance with this approval are only to be managed under the guidance of the fauna spotter catcher.
 - 15.25.2. is provided with a copy of all approval documentation and development conditions;
 - 15.25.3. undertakes the following:
 - 15.25.3.1. undertakes a wildlife load reduction measures through the pre-clearing trapping and relocation of wildlife 1-3 days prior to the approved clearing being conducted.
 - 15.25.3.2. at sites that support potential koala habitat (fodder/habitat trees) conducts a site inspection the night before and the morning that the clearing will commence to identify fauna species and fauna habitat, using binoculars or a spotting scope when observing trees larger than 4.0 metres tall;
 - 15.25.3.3. clearly marks (flag) vegetation found to contain fauna or fauna habitat (such as tree hollows, arboreal termite mounds, stick nests or possum

drays with flagging tape), and visually and verbally communicate this information to the tree feller to ensure flagged trees are not felled until authorised by the fauna manager; and

- 15.25.3.4. works in conjunction with a professional tree feller in the removal of any vegetation identified for removal.

Further advice:

Sequential clearing cannot be used as a primary fauna management measure where the remaining vegetation is insufficient to sustain the displaced fauna

<< Schedule vegetation clearing >>

- 15.26. Schedule vegetation clearing to ensure that in order of preference:
 - 15.26.1. impacts on nesting and hatching avifauna and herpetofauna (designated as threatened/near threatened) are avoided;
 - 15.26.2. impacts on nesting and hatching avifauna and herpetofauna of Least Concern species are minimised;
 - 15.26.3. the likelihood of detection and capture of herpetofauna is maximised; and
 - 15.26.4. wildlife load reduction measures are most productive.

<< Directional clearing >>

- 15.27. Implement directional clearing to flush fauna towards areas of retained vegetation.

<< Vegetation and rubble piles >>

- 15.28. Ensure vegetation and rubble piles are not left to serve as a refuge for displaced or roaming wildlife.

<< Felled vegetation >>

- 15.29. Prior to removal or destruction of piles of felled vegetation, all piles must be treated as potential wildlife habitat and must be inspected by a Fauna Spotter Catcher.

<< Equipment >>

- 15.30. Ensure the type of equipment used is matched to the specific clearing task to minimise the risk of death or injury to fauna.

<< Pre-clearing report >>

- 15.31. No more than one week prior to the commencement of vegetation clearing, prepare and submit a fauna pre-clearing report for the site.

<< Record keeping >>

- 15.32. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or within one month of the completion of vegetation clearing, whichever occurs last, prepare and submit accurate records of all animal captures, incidents and disposals for the site.

<< Direction >>

- 15.33. Ensure clearing is undertaken in a direction that allows fauna to disperse into areas of adjoining or nearby habitat that is being retained.

<< Salvage hollows - as required, i.e., corridors etc. >>

- 15.34. Any hollows identified within the clearing area are to be salvaged and installed as nest boxes in vegetation to be retained on site.

Condition Name: VM5 - Fauna fencing

Fauna friendly fencing

<< Boundary fence >>

15.35. Ensure any boundary fencing to conservation areas is fauna friendly fencing that must meet the following requirements to allow fauna movement and koalas to climb through or over the fence, unless otherwise agreed to in writing by Council:

15.35.1. use appropriate materials such as timber post-and-rail, chain wire or three strand plain wire with star pickets, that can easily be gripped, climbed and traversed under;

15.35.2. the fence must have a height of 1.2 metres;

15.35.3. the fence must have a gap of at least 500mm above ground level;

15.35.4. rails or slats are not to have gaps more than 150mm wide; and

15.35.5. except if there is an existing fence on the property boundary and it is not proposed to be replaced.

<< Existing boundary fence >>

15.36. Modify any existing fence on the property boundary that does not meet the requirements of the previous condition to be fauna friendly as follows:

15.36.1. install a timber post leaning against the fence at a 45 degree angle on each side; and

15.36.2. install panels or planks along the top of the fence to provide a walkway.

<< Koala exclusion fencing >>

15.37. Install koala exclusion fencing within the approved development envelope area to separate dogs or other domestic animals from koalas, where such animals are to be kept on the property. Koala exclusion fencing is fencing:

15.37.1. constructed using a material that cannot be easily gripped by koalas such as tin, steel or colour-bond panels; and

15.37.2. with a gap between the ground level and the fencing not greater than 100mm at all times; and

15.37.3. that has a minimum height of 1.5 metres.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that fauna fencing is required. The Property Record Notation is to read as follows:

Fauna fencing requirements are associated with this property. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: VM6 - Replanting and rehabilitation

Replanting and rehabilitation

<< Medium and large trees >>

15.38. Plant [INPUT - number] trees that are large or medium species native to the area.

<< Planting area >>

15.39. Plant [INPUT - area m²] of vegetation (grasses, shrubs, trees) that are native to the area.

<< Approved document >>

15.40. Undertake replanting/rehabilitation in the locations shown on the approved plan(s) of development and/or approved documents.

<< Long-term survival >>

15.41. Ensure that the vegetation and/or trees are planted in a manner and in locations on the site that will ensure their long-term survival.

Further advice:

Revegetation must occur in locations which will enhance biodiversity outcomes, existing areas of native vegetation or fauna habitat and link or enhance wildlife corridors. Revegetation must be located outside of any development envelope areas or any areas subject to vegetation clearing exemptions.

<< or >>

Further advice:

Revegetation must occur in locations which will enhance biodiversity outcomes, existing areas of native vegetation or fauna habitat and link or enhance wildlife corridors. Revegetation must be located outside of any development envelope areas or any areas subject to vegetation clearing exemptions, including but not limited to firebreaks and fence lines, within 10m of an approved dwelling, 5m of an approved shed or garage, or [INPUT - 3m or 5m of property boundaries if site is 1-5+Ha].

<< 3 months >>

15.42. Within [INPUT - 3 months of the clearing commencing or such other time as is agreed to by Council in writing] ensure all rehabilitation has been planted.

<< Maintenance period - Site based restoration offset >>

15.43. Maintain the completed revegetation (including the removal of weeds, mowing and slashing, replacement of dead or damaged trees which have been planted, as well as ongoing sediment and erosion control methods) for a period of at least 2 years or until such time as the revegetation reaches the height and/or trunk circumference that allows the tree to meet the definition of a 'native tree' under the Planning Scheme at the time, whichever is greater.

<< Maintenance period - Proponent driven offset >>

15.44. Maintain the completed revegetation (including the removal of weeds, mowing and slashing, replacement of dead or damaged trees which have been planted, as well as ongoing sediment and erosion control methods) for a period of at least 5 years or until such time as the revegetation reaches the height and/or trunk circumference that allows the tree to meet the definition of a 'native tree' under the Planning Scheme at the time, whichever is greater.

<< Rehabilitation certification - if no SBRP >>

15.45. Prior to [INPUT – the commencement of the use/Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], submit to Council (Development@logan.qld.gov.au) certification from a qualified and experienced environmental professional, certifying that the rehabilitation works on site have been:

15.45.1. established in accordance with [INPUT - the approved landscape plan/Condition xx];
and

15.45.2. properly maintained following a 12 week establishment period.

- 15.46. At the completion of a 12 month maintenance period, submit to Council, certification from a suitably qualified and experienced environmental professional certifying that rehabilitation works have been properly maintained.

Condition Name: VM7 - Site based rehabilitation plan

Site based rehabilitation plan

<< Detailed design >>

- 15.47. As part of an application for operational works for either earthworks, stormwater management or civil works (where relevant), submit to Council for approval a Detailed Site Based Rehabilitation Plan. The plan must be [INPUT - generally consistent with the approved Concept Site Based Rehabilitation Plan, and] prepared by a suitably qualified environmental professional and must including the following:
- 15.47.1. description of site characteristics, including vegetation communities, native flora, environmental weeds and disturbances present;
 - 15.47.2. location of areas to be rehabilitated, and the proposed rehabilitation treatment/s to be implemented;
 - 15.47.3. details of rehabilitation planting palette/s and planting densities;
 - 15.47.4. description of maintenance schedules for rehabilitation areas;
 - 15.47.5. performance outcomes for rehabilitation areas and treatment types; and
 - 15.47.6. [INPUT - add any other site-specific information required].

<< Implementation >>

- 15.48. Implement [INPUT - the/any] approved Site Based Rehabilitation Plan at all times during construction of the development and for any maintenance period identified in the Site Based Rehabilitation Plan except where altered by the conditions of this approval.

<< Records during construction >>

- 15.49. Ensure a legible copy of the approved Site Based Rehabilitation Plan and approval conditions are available on site at all times during construction and earthworks.

Vegetation - Replanting & rehabilitation (approved SBRP)

- 15.50. Implement the approved Site Based Rehabilitation Plan at all times during construction of the development and for any maintenance period identified in the Site Based Rehabilitation Plan except where altered by the conditions of this approval.
- 15.50.1. Ensure a legible copy of the approved Site Based Rehabilitation Plan and approval conditions are available on site at all times during construction and earthworks.
 - 15.50.2. Maintain the rehabilitation for an initial 12 week establishment period followed by a 12 month maintenance period.
 - 15.50.3. Ensure at the end of the 12 month maintenance period, ensure a 95% survival rate and less than 5% weed cover is achieved.
 - 15.50.4. At the completion of a 12 month maintenance period provide certification to Council from a suitably qualified person certifying that rehabilitation works have been properly maintained.

Approved plans of development – Site based rehabilitation plans

- 15.51. The following design drawings for Site Based Rehabilitation Works prepared by [INPUT] are approved.

Drawing Title	Drawing Number	Revision Number	Date of Revision

- 15.51.1. Implement the approved Site Based Rehabilitation Plan at all times during construction of the development and for any maintenance period identified in the Site Based Rehabilitation Plan except where altered by the conditions of this approval.
- 15.51.2. Ensure a legible copy of the approved Site Based Rehabilitation Plan and approval conditions are available on site at all times during construction and earthworks.
- 15.51.3. Maintain the rehabilitation for an initial 12 week establishment period followed by a 12 month maintenance period.
- 15.51.4. The follow condition standards are to be achieved prior to acceptance of the works as "On Maintenance" and "Off Maintenance":
- 15.51.4.1. revegetation achieves a 95% survival rate;
 - 15.51.4.2. cover of environmental weeds does not exceed a maximum of 5%;
 - 15.51.4.3. trees, shrubs and groundcovers display a level of growth consistent with the species;
 - 15.51.4.4. plants are in good health and display no evidence of disease, pest infestation or other damage;
 - 15.51.4.5. rehabilitation areas are free of rubbish, debris and deleterious materials;
 - 15.51.4.6. mulch depth is maintained at a minimum depth of 75mm; and
 - 15.51.4.7. bollards, fencing and gates are to be installed, intact and functional.

Further advice:

Any replacement planting required to achieve these standards must be of the same species (unless otherwise agreed to by Council), and must established for a minimum of 12 weeks before the works will be accepted as "On Maintenance" and "Off Maintenance".

This condition is imposed under section 145 of the Planning Act 2016.

Condition Name: VM8 - Koala habitat advice

Vegetation clearing – Koala habitat advice note

- 15.52. Vegetation clearing is to be in accordance with the approved plans of development/documents only.

Further advice:

Mapped Koala Priority Area and Koala Habitat Area

- *The landowner is advised the site is identified as having koala habitat area and koala priority area as defined under the Planning Regulation 2017.*
- *Under Schedule 10, Part 10, Division 2, Section 16A of the Planning Regulation 2017, development (including vegetation clearing) that involves interfering with koala habitat in an area that is both a koala priority area and a koala habitat area is prohibited development (i.e. development for which a development application cannot be made and therefore cannot be carried out lawfully), unless the development is 'exempted development' as defined in Schedule 24 of the Planning Regulation 2017.*

- *Any further vegetation clearing on the site may constitute prohibited development. The landowner is advised to contact the State Assessment and Referral Agency (SARA) prior to conducting any vegetation clearing on the site.*
- *There are a number of exemptions that may apply for a landowner seeking to establish any further Dwelling house and/or associated infrastructure (including sheds, on-site sewer, etc). The landowner is advised to contact the State Assessment and Referral Agency (SARA) to identify any potential exemptions that may apply.*
- *Further definitions from the Planning Regulation 2017:*
 - *'Interfering with koala habitat' is defined in Schedule 24 of the Planning Regulation 2017 as follows:*
 - (a) *means removing, cutting down, ringbarking, pushing over, poisoning or destroying in any way, including by burning, flooding or draining, native vegetation in a koala habitat area; but*
 - (b) *does not include destroying standing vegetation by stock, or lopping a tree.*
 - *'Lopping', a tree, means cutting or pruning its branches, but does not include—*
 - (a) *removing its trunk; or*
 - (b) *(cutting or pruning its branches so severely that it is likely to die.*

<< And / Or >>

Mapped Koala Habitat Area

- *The landowner is advised the site is identified as having koala habitat area as defined under the Planning Regulation 2017.*
- *Under Schedule 10, Part 10, Division 3, Section 16B of the Planning Regulation 2017, development (including vegetation clearing) that involves interfering with koala habitat in an area that is koala habitat area and outside of a koala priority area is assessable development (i.e. development for which a development application is required to be made is referable to the State), unless the development is 'exempted development' as defined in Schedule 24 of the Planning Regulation 2017.*
- *Any further vegetation clearing on the site may constitute assessable development. The landowner is advised to contact the State Assessment and Referral Agency (SARA) prior to conducting any vegetation clearing on the site.*
- *There are a number of exemptions that may apply for a landowner seeking to establish any further Dwelling house and/or associated infrastructure (including sheds, on-site sewer, etc). The landowner is advised to contact the State Assessment and Referral Agency (SARA) to identify any potential exemptions that may apply.*
- *Further definitions from the Planning Regulation 2017:*
 - *'Interfering with koala habitat' is defined in Schedule 24 of the Planning Regulation 2017 as follows:*
 - (a) *means removing, cutting down, ringbarking, pushing over, poisoning or destroying in any way, including by burning, flooding or draining, native vegetation in a koala habitat area; but*

- (b) does not include destroying standing vegetation by stock, or lopping a tree.
- 'Lopping', a tree, means cutting or pruning its branches, but does not include—
 - (a) removing its trunk; or
 - (b) cutting or pruning its branches so severely that it is likely to die.

Condition Name: VM9 - Environmental covenant

Environmental covenant

- 15.53. Ensure the vegetation within the environmental covenant relating to Lot/s [INPUT - xx] is maintained in accordance with any approved plans and the covenant instrument.
- 15.54. Ensure the details of the environmental covenant requirements relating to Lots [INPUT - xx] are to be included in all sales literature relating to the site.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that an environmental covenant encumbers the property. The Property Record Notation is to read as follows:

An environmental covenant applies to this property. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

16. BUSHFIRE

Condition Name: B1 - Bushfire management

Bushfire management

<< Detailed design >>

- 16.1. As part of an operational works application for earthworks, stormwater management, vegetation clearing, civil works (where relevant and whichever occurs first), develop and submit to Council for approval a Bushfire Management Plan (BMP) that ensures adequate measures are in place to manage any bushfire threat to the development or to neighbouring areas. The BMP must:
 - 16.1.1. be in accordance with Planning Scheme Policy 6 Management of Bushfire Hazard;
 - 16.1.2. provide evidence of consultation with stakeholders (e.g. fire service, land managers);
 - 16.1.3. link closely with any Vegetation Clearing and Management Plan developed for the site;
 - 16.1.4. comply with all other conditions of this approval;
 - 16.1.5. provide evidence that the plan has addressed the whole of the site and local area;
 - 16.1.6. identify the location and severity of all bushfire risks, such as vegetation, landforms and bushfire history;
 - 16.1.7. identify of the fire risk reduction features including identified fire maintenance trails and fire fighting facilities to be installed and their ongoing maintenance schedule;
 - 16.1.8. identify the ways the impact of risk reduction activities will be minimised to preserve the conservation values of the property;

- 16.1.9. identify the ways the impact of risk reduction activities will be minimised to preserve the conservation values of the property; and
- 16.1.10. be prepared and signed by a suitably qualified environmental consultant (or an alternative person determined by Council as being suitably qualified to prepare such a plan) as being in accordance with the planning scheme and this development approval.

<< Approved BMP >>

- 16.2. Ensure construction of future dwelling houses and associated development works must be in accordance with the approved Bushfire Management Plan.

<< Implementation >>

- 16.3. Implement any approved Bushfire Management Plan at all times during the construction and operational phases of the development.

<< Records during construction >>

- 16.4. Ensure a legible copy of the approved Bushfire Management Plan and approval conditions are available on site at all times during construction and earthworks.

<< Sales literature – Notification >>

- 16.5. Ensure the details of construction requirements and associated recommendations of the Bushfire Management Plan relating to Lots [INPUT – xx to xx] are to be included in all sales literature relating to the site.

<< Sales literature – Development envelope area >>

- 16.6. Ensure all construction on Lots [INPUT – xx to xx] occurs within the approved development envelope area.

Further advice:

A Property Record Notation will be imposed on Lots [INPUT – xx to xx] advising that a development envelope area encumbers the property. The Property Record Notation is to read as follows:

A development envelope area restriction applies to this property to ensure protection from bushfire risk as far as practicable, through the provision of an asset protection zone. Council is not supportive of any encroachment for buildings or structures outside of the approved development envelope areas. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

<< Sales literature – Submit to Council >>

- 16.7. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council for approval a copy of sales literature related Lots [INPUT – xx to xx]. The sales literature must include:
- 16.7.1. a plan showing the location of building envelopes on Lots [INPUT – xx to xx];
- 16.7.2. an advice note stating that Lots [INPUT – xx to xx] are encumbered with a building envelope for bushfire purposes and no construction can occur outside of building envelopes other than for access;
- 16.7.3. an advice note stating that Lots [INPUT – xx to xx] are encumbered by a Bushfire Management Plan; and

16.7.4. a copy of the approved Bushfire Management Plan.

<< Bushfire construction standard – Class 1 development >>

16.8. Design and construct the development in accordance with the National Construction Code and the Australian Standard AS3959:2018 - Construction of Buildings in Bushfire Prone Areas, as assessed by an authorised Building Certifier.

<< Bushfire construction standard – other than Class 1 development >>

16.9. Design and construct the development in accordance with the National Construction Code, as assessed by an authorised Building Certifier.

<< Access for fire fighting >>

16.10. Construct and maintain the fire trail to provide continuous access for fire fighting and other emergency vehicles. The fire maintenance trail must meet the following requirements:

16.10.1. has a minimum cleared width of 6 metres;

16.10.2. has a minimum formed width of 4 metres;

16.10.3. has a vertical clearance of a minimum of 4 metres;

16.10.4. has a maximum gradient of 1 in 4;

16.10.5. is constructed and maintained to prevent erosion and provide continuous access for fire fighting and other emergency vehicles; and

16.10.6. provides a turning bay to allow for the turning of fire fighting and other emergency vehicles.

<< Reticulated water >>

16.11. Prior to completion of the building construction, ensure development has permanent access to an adequate water supply for bushfire fighting purposes. The permanent water supply must be connected to a reticulated water supply:

16.11.1. with sufficient flow and pressure for fire fighting purposes; and

16.11.2. designed and constructed in accordance with the SEQ Code for water supply such that there is a fire hydrant that is accessible by a fire appliance located within 90 metres of all parts of the development envelope area.

Further advice:

A reticulated water supply designed and constructed in accordance with the SEQ Code for water supply is deemed to provide the required pressure and flow for fire fighting.

Where a hydrant on the public reticulation system is not within 90 metres of all parts of the development envelope area, a privately owned extension from the water main shall be designed and built in accordance with the SEQ Code for water supply. The extension will extend into the property sufficiently length to comply with the 90 metre requirement.

Ensure the proposed dwelling achieves compliance with the relevant 'bushfire prone area' for the Building Code Of Australia (BCA) and the BCA codes for building in bushfire prone areas. Building Designers should refer to the document titled "Bushfire Resilient Building Guidance for Queensland Homes" by the Queensland Government and CSIRO.

<< On-site water storage for residential lots less than 1,000m² >>

16.12. Where a reticulated water supply is unavailable, provide an on-site water storage, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:

16.12.1. a separate tank; or

16.12.2. a reserve section in the bottom part of a main water supply tank; and

16.12.3. has the capacity of 5,000 litres.

<< On-site water storage for residential lots between 1,001m² and less than 1 hectare >>

16.13. Where a reticulated water supply is unavailable, provide an on-site water storage, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:

16.13.1. a separate tank; or

16.13.2. a reserve section in the bottom part of a main water supply tank; and

16.13.3. has the capacity of 10,000 litres.

<< On-site water storage for residential lots greater than 1 hectare >>

16.14. Where a reticulated water supply is unavailable, provide an on-site water storage, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:

16.14.1. a separate tank; or

16.14.2. a reserve section in the bottom part of a main water supply tank; and

16.14.3. has the capacity of 20,000 litres.

<< Multiple dwelling >>

16.15. Where a reticulated water supply is unavailable, provide an on-site water storage, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:

16.15.1. a separate tank; or

16.15.2. a reserve section in the bottom part of a main water supply tank; and

16.15.3. has the capacity of 5,000 litres per dwelling up to a maximum of 20,000 litres.

<< A use other than Multiple Dwelling >>

16.16. Where a reticulated water supply is unavailable, provide an on-site water storage, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:

16.16.1. a separate tank; or

16.16.2. a reserve section in the bottom part of a main water supply tank; and

16.16.3. has the capacity of 5,000 litres or the prevailing rural fire brigade standard.

<< Further advice for clearing of surrounding vegetation and timing constraints >>

Further advice:

The above conditions will remain applicable and must be complied with irrespective of any changes to hazardous vegetation which surrounds the site. Should hazardous vegetation patches that surround the site be removed, and where this results in the preparation of an amended Bushfire Hazard Assessment and Management Plan that reduces bushfire hazard ratings, the Bushfire Hazard Assessment must be approved by Council.

Property record notation – Bushfire management plan

16.17. A Property Record Notation will be imposed on Lots [INPUT – xx to xx] advising that an approved Bushfire Management Plan encumbers the property.

Further advice:

The Property Record Notation is to read as follows:

A Bushfire Management Plan is associated with this property to ensure protection from bushfire risk as far as practicable through mitigation and maintenance measures. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

17. GENERAL ENGINEERING

Condition Name: GE1 - General engineering

Requirement for operational works

17.1. An operational works permit is required for [INPUT – roadworks, stormwater quantity, access and parking, earthworks, erosion and sediment control, electrical reticulation] << Assessment Manager to include other relevant areas i.e. sewer and water, vegetation clearing, landscaping, stormwater quality >>

17.2. An operational works permit is not required for [INPUT - List ALL possible options not required – roadworks, stormwater quantity, access and parking, earthworks, erosion and sediment control, electrical reticulation], << Assessment Manager to include other relevant areas i.e. sewer and water, vegetation clearing, landscaping, stormwater quality >>

Further advice: << To be used if earthworks are uncertain or have not been shown >>

If filling and excavation is proposed, which is Accepted Development (subject to requirements) or Code Assessable under Tables of Assessment section 5.8 of the Logan Planning Scheme 2015, works must be in accordance with the Filling and excavation code. An application for operational works must be submitted for code assessable filling and excavation work.

Engineering standard

17.3. Construct all works in accordance with the approved plan(s) of development and Council's adopted standards.

<< Condition and further advice to be used if there is an existing dwelling house to be retained only. Keep further advice only if the application includes rear access driveway and is a commercial/industrial use >>

17.4. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the applicant is required to submit a final plumbing and drainage certificate to verify the disconnection and reconnection of the existing dwelling.

Further advice:

This approval does not include the sewer drain/s for proposed lots / development. The applicant is required to obtain a plumbing and drainage permit prior to commencement of any works on internal sewer and water reticulation.

<< Only to be used if no OW is required >>

17.5. Protect nearby property owners from dust pollution arising from the construction and maintenance of the works required by this approval and comply with any lawful instruction from the Council if in their opinion a dust nuisance exists.

Further advice:

The movement of commercial soil, extracted or waste soil, mulch, grass clippings, branches, commercial and non-commercial pot plants, baled hay and straw, within a Fire Ant Restricted Area must be undertaken in accordance with movement controls for those materials. Movement controls for high-risk materials are documented on the Department of Agriculture, Fisheries and Forestry web site. For further advice about movement controls, identification

and treatment of fire ants, refer to the DAFF web site (www.daff.qld.gov.au) or phone the DAFF Call Centre on 13 25 23.

When water restrictions are in place within the City of Logan, use of potable water for construction purposes is not permitted except for landscaping in accordance with the South East Queensland water restrictions.

The applicant is reminded of their General Biosecurity Obligations (GBO) under the Biosecurity Act 2014 (The Act) in managing the impacts of invasive species including certain weeds and pest animals. The applicant is responsible for ensuring preventative measures are implemented where activities pose a biosecurity risk in accordance with the Act. Please refer to the Act and the City of Logan Biosecurity Plan 2017-2022 for further information.

Rectification

- 17.6. Undertake, at no cost to Council, any alteration or relocation necessary to any service, public utility, installation, plant, equipment, easements or other item belonging to, or under the control of, Council or other public utility provider, resulting from construction works required with the development.
- 17.7. Replace existing Council infrastructure (including but not limited to street trees, water, sewer, stormwater and footpaths) at the time the damage occurs as part of construction works, to Council's standards and at no cost to Council.

Erosion and sediment control

<< To be used if there is a requirement for ESC plans to be submitted – i.e. where bulk earthworks will most likely be required >>

- 17.8. As part of an application for operational works, provide to Council for endorsement an Erosion and Sediment Control Plan certified by a Registered Professional Engineer Queensland (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) and designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008).

<< Following conditions to be imposed on Low risk site (e.g. sites with area of disturbance less than 2500m²) to be used when OW is not required >>

- 17.9. An operational works permit is not required for erosion and sediment control.
- 17.10. Design, implement, monitor, maintain and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm. This includes but not limited to ensuring that:
 - 17.10.1. prior to each rainfall event:
 - 17.10.1.1. concentrated stormwater flow pathway are diverted around the site to prevent any clean stormwater from mixing with polluted / contaminated site stormwater or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;
 - 17.10.1.2. erosion control measures are implemented which prevent or minimise erosion; and
 - 17.10.1.3. sediment control measures are installed and implemented as necessary to maximise sediment capture; and
 - 17.10.2. all site surfaces are effectively stabilised using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as

one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

<< Following conditions to be imposed on High risk site (e.g. sites with area of disturbance greater than 2500m², sed basin required) >>

17.11. Design, implement, monitor, maintain and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm. This includes but not limited to ensuring that:

17.11.1. prior to each rainfall event:

17.11.1.1. concentrated stormwater flow paths are diverted around the site to prevent any clean stormwater from mixing with polluted / contaminated site stormwater or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;

17.11.1.2. erosion control measures are implanted which prevent or minimise erosion; and

17.11.1.3. sediment control measures are installed and implemented as necessary to maximise sediment capture;

17.11.2. prior to the controlled discharge of any water from the site during construction, the following water quality objectives for at least 80% of the average annual run-off volume of the contributing catchment must be achieved:

17.11.2.1. total suspended solids (maximum 50mg/L, TSS);

17.11.2.2. turbidity (measured in NTUs maximum of 60 NTU);

17.11.2.3. water pH range between 6.5 and 8.5; and

17.11.2.4. water must be sampled by experienced personnel and tested by a National Association of Testing Authorities (NATA) accredited laboratory;

17.11.3. all site monitoring data including rainfall records, dates of water quality testing, testing results and records of controlled water releases from the site, must be kept in an on-site register. The register is to be maintained up to date for the duration of the approved works and be available on-site for inspection by Council officers on request; and

17.11.4. all site surfaces are effectively stabilised using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

18. ACID SULFATE SOILS

Condition Name: AS1 - Acid sulfate soils

Approved document

18.1. Treat and manage all excavated soils in accordance with the approved Acid Sulfate Soils Management Plan located within the approved plan(s) of development.

Receipts and test results

18.2. Retain lime receipt/delivery dockets and verification testing results on-site for inspection by Council officers to demonstrate liming has been carried out at the correct rates.

Removal of soil off-site

- 18.3. Prior to the removal of any soil from the site, provide to Council details of the soil to be removed, including the volume of soil to be removed, how it will be transported, where it will be transported to and proposed management measures to be utilised off-site.
- 18.4. Prior to the acceptance of works as practically complete, provide to Council copies of receipts from any receiving facility accepting contaminated soils on the day that the soil is transported.

Investigation report << where no ASS investigation provided as part of OW >>

- 18.5. Prior to works commencing, provide to Council an Acid Sulfate Soils Investigation report consistent with the requirements of the current version of *National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Sampling and Identification Manual; National Acid Sulfate Soils Guidance: National Acid Sulfate Soils Identification and Laboratory Methods Manual* and the *Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines*.

Management Plan << where no ASS investigation provided as part of OW >>

- 18.6. Prior to works commencing, provide to Council an Acid Sulfate Soil Management Plan, as required by the results of the Acid Sulfate Soils Investigation Report. The Acid Sulfate Soil Management Plan is to be consistent with the requirements of the latest version of the *Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines* and the *National acid sulfate soils guidance: guidance for the dewatering of acid sulfate soils in shallow groundwater environments*.

Implementation

- 18.7. Implement the recommendations of any Acid Sulfate Soil Management Plan.

19. EARTHWORKS

Condition Name: EW1 - Earthworks

Earthworks

<< To be used if OW is not required >>

- 19.1. An operational works permit is not required for earthworks.

Further advice: << To be used if earthworks are uncertain or have not been shown >>

If filling and excavation is proposed, which is Accepted Development (subject to requirements) or Code Assessable under Tables of Assessment section 5.8 of the Logan Planning Scheme 2015, works must be in accordance with the Filling and excavation code. An application for operational works must be submitted for code assessable filling and excavation work.

<< To be used if OW is required >>

- 19.2. An operational works permit is required for earthworks.
- 19.3. Carry out earthworks in accordance with Australian Standard 3798 – Guidelines on earthworks for commercial and residential developments.
- 19.4. Supervise any bulk earthworks to Level 1 (Residential & Commercial) and have a frequency of field density testing done in accordance with Table 8.1 of Australian Standard 3798.

<< To be used if filling a dam >>

- 19.5. Dewater any existing dams in accordance with Planning Scheme Policy 5 – Infrastructure.
- 19.6. Ensure any fill placed adjacent to, or in proximity to, any site boundary:
- 19.6.1. is supported by a retaining structure designed in accordance with Planning Scheme Policy 5;

- 19.6.2. does not adversely affect adjoining properties with respect to a loss of privacy and safety; and
- 19.6.3. does not adversely impact on the natural drainage pattern or cause ponding on adjoining properties.
- 19.7. Ensure that each lot is self-draining and grassed.

<< To be used if site adjoins parkland >>

- 19.8. Do not place earth fill on any adjoining parkland unless otherwise approved in writing by Council.

<< To be used if no OW is required >>

- 19.9. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all earthworks have been carried out and inspected in accordance with the approved plans of development, Council's Planning Scheme Policy 5 - Infrastructure, Australian Standard 3798 and comply with the requirements of the Conditions of the development approvals.

Retaining

<< To be used if OW is not required >>

- 19.10. An operational works permit is not required for retaining structures.

<< To be used if OW is required >>

- 19.11. An operational works permit is required for retaining structures.
- 19.12. Design and construct all retaining walls and associated footings:
- 19.12.1. to manufacturers specifications;
 - 19.12.2. that is structurally supported/fixed at ends and corners;
 - 19.12.3. with provision of a 100mm thick concrete strip in the areas between base of walls and boundary lines where access will be unable to be achieved;
 - 19.12.4. without encroachment onto adjoining properties or public land;
 - 19.12.5. without encroachment onto adjoining properties or public land;
 - 19.12.6. with the retaining wall wholly contained within a single allotment;
 - 19.12.7. to not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructure;
 - 19.12.8. to achieve a minimum long term factor of safety of 1.5; and
 - 19.12.9. in accordance with Planning Scheme Policy 5 - Infrastructure, unless otherwise agreed to in writing by Council.
- 19.13. Provide temporary safety fencing to all retaining walls over 1.0 metre in height on allotment boundaries. Fencing is only required on the top wall in the case of multi-tiered walls.
- 19.14. Ensure the inspection and certification of the retaining structure(s) by a Registered Professional Engineer Queensland (RPEQ) at the following stages:
- 19.14.1. footing stage (including excavation and reinforcement); and

19.14.2. at the time of installing drainage behind the wall (including geo-fabric, backfill and perforated pipe that is connected to the underground stormwater system and achieves a lawful point of discharge).

<< To be used if OW is required >>

19.15. Provide to Council design certification (Form 15) from a Registered Professional Engineer Queensland (RPEQ) confirming that all retaining structures have been designed in accordance with Council's Planning Scheme Policy 5 – Infrastructure, Australian Standard 3798 and Australian Standard 4678.

<< To be used if no OW is required >>

19.16. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, submit to Council certification (Form 12) from a Registered Professional Engineer Queensland (RPEQ) confirming that all retaining structures have been carried out and inspected in accordance with the approved plans of development, Council's Planning Scheme Policy 5 – Infrastructure, Australian Standard 3798, Australian Standard 4678 and [INPUT - the recommendations of the approved Geotechnical report] << Use if a Geotech report has been submitted. The Geotech report should also form a part of the approved documents >> and comply with the requirements of the conditions of the development approvals.

Geotechnical report

<< The following conditions are to be used if site works are being undertaken in the Landslide hazard and steep slope area overlay and a report has been provided as a part of the DA application. The Geotechnical report is to form a part of the approved documents >>

- 19.17. Undertake earthworks on site in accordance with the recommendations of the approved site-specific geotechnical report.
- 19.18. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, submit to Council certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ), certifying that the earthworks have been undertaken on site in accordance with the recommendations of the approved geotechnical report and any other requirements of the development approvals.

<< The following conditions are to be used if site works are being undertaken in the Landslide hazard and steep slope area overlay and a report has not been provided as a part of the DA application >>

- 19.19. As part of an application for operational works, submit a site specific geotechnical report that:
- 19.19.1. is prepared in accordance with section 2.1.6 of Planning Scheme Policy 5;
 - 19.19.2. assesses the suitability of the proposed development based on existing geotechnical conditions of the site (including bore hole tests);
 - 19.19.3. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; and
 - 19.19.4. includes certification by a Registered Professional Engineer Queensland (RPEQ) specialised in Geotechnical Engineering that the development and the subject report has a factor of safety against geotechnical failure.

<< The following condition is to be used if an amended Geotechnical report is required with OW >>

19.20. As part of an application for operational works, submit an amended geotechnical report signed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) specialised in Geotechnical Engineering which includes the following information:

19.20.1. [INPUT - insert additional information required]

20. PRE-TLPI FLOODING

Condition Name: PTF1 - Domestic flood assessment

Domestic flood assessment

20.1. Ensure that the minimum habitable floor levels of all proposed buildings are at least the greater of the following:

20.1.1. 500mm above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

20.1.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to subsection that contains flood level above], 500mm above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels (Non-habitable floor level – not FIA)

20.2. Ensure that the minimum finished non-habitable floor levels of all proposed buildings are above the greater of the following:

20.2.1. [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

20.2.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to subsection that contains flood level above], at that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels (Domestic outbuilding other than a carport – not FIA)

20.3. Ensure that the entire structure is at least the greater of the following:

20.3.1. [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

20.3.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to subsection that contains flood level above], above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels (Domestic outbuilding being a carport – not FIA)

20.4. Ensure that the roof of the structure is at least the greater of the following:

20.4.1. Above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

- 20.4.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], 500mm above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

RPEQ certification (Hydrodynamic and hydrostatic loads)

- 20.5. Prior to building works approval by a Building Certifier, submit certification to Council (Development@logan.qld.gov.au) from a Registered Professional Engineer Queensland (RPEQ) which demonstrates that [INPUT – development type/land use/works] is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard, to the greater of the following:

20.5.1. up to and including [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

20.5.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], up to that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Undercroft/Underneath buildings/structures in Flood hazard overlay

20.6. The undercroft must not be walled at any time and must remain open at all times.

20.7. Areas underneath the [INPUT – description of building/use] must not be enclosed at any time.

Unenclosed buildings and structures in Flood hazard overlay

20.8. The [INPUT – description of building/use] must not be enclosed at any time.

Flooding - Approved document

20.9. Undertake the development in accordance with the approved Flood Study being [INPUT - document reference/version] located within the approved document(s) and its recommendations, except as altered by another condition of this approval.

20.9.1. [INPUT – requirement or change].

Further permit required for earthworks in Flood hazard overlay

20.10. An operational works permit is required for earthworks and civil works to address flooding.

20.11. As part of an application for operational works, provide Registered Professional Engineer Queensland (RPEQ) certified, detailed design drawings of the approved development in accordance with the Flood hazard overlay code.

Certification of earthworks in Flood hazard overlay from cadastral surveyor

20.12. Prior to the [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:

20.12.1. approved location of filling and excavation;

- 20.12.2. approved volumes of filling and excavation;
- 20.12.3. finished ground levels; and
- 20.12.4. building pad levels / development envelope areas.

Driveway construction subject to flooding

- 20.13. Prior to the [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], the driveway crossing over the waterway must be constructed in accordance with [INPUT – plan or specification].

Works below the defined flood event (no certification)

- 20.14. Undertake works below the defined flood level in accordance with the approved plans of development.

Further advice:

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Works below the defined flood event (certification)

- 20.15. Undertake works below the defined flood level in accordance with the approved plans of development.

- 20.16. Prior to [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:

- 20.16.1. approved location of filling and excavation;
- 20.16.2. approved volumes of filling and excavation; and
- 20.16.3. finished levels.

- 20.17. Prior Earthworks must be designed and constructed to result in:

- 20.17.1. no loss of floodplain storage up to the defined flood event;
- 20.17.2. no increase in peak flow rates downstream from the site;
- 20.17.3. no adverse increase in flood levels external to the site; and
- 20.17.4. no increase in duration of inundation external to the site that could cause loss or damage.

Further advice:

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location

of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Access to goods and services during defined flood event (Property record notation)

- 20.18. Prior to the issuing of a Final Inspection Certificate by a Building Certifier, the owner must make a written request to Council's Development Assessment Branch requesting Council impose a Property Record Notation on the property to alert future owners or purchasers that the property may be isolated and access to goods and services may not be available in significant flood events.

Further advice:

The request must be made in writing to development@logan.qld.gov.au. The Property Record Notation is to read as follows:

This property may be isolated and access to goods and services may not be available to this property in significant flood events, based on Council's flood mapping at the time of assessing development approval [INPUT – development approval number] for a [INPUT – land use]. A copy of the Council's current flood mapping is available on Council's website. Future residents on the property are strongly advised to ensure they have adequate provision of food, medications and emergency supplies for the likely duration of a significant flood event. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch.

Condition Name: PTF2 - Flood levels

Flood levels

- 20.19. Ensure all [INPUT – finished floor levels, building pad levels or development envelope areas] are above the defined flood event level.
- 20.20. Ensure that building pad levels are the greater of the following:
- 20.20.1. [INPUT – xxm] above [INPUT – xxm AHD], which is the 1% AEP as at the date of this decision notice; or
- 20.20.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of submission of plan sealing is greater than [INPUT – reference to sub-section that contains flood level above], [INPUT – xxm] above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Flooding - Approved document

- 20.21. Undertake the development in accordance with the approved Flood Study being [INPUT - document reference/version] located within the approved document(s) and its recommendations, except as altered by another condition of this approval.
- 20.21.1. [INPUT – requirement or change].

Location of buildings and structures in accordance with flood study.

- 20.22. Locate all buildings and structures within any development envelope areas proposed in the approved flood study.

Works below the defined flood event (no certification)

- 20.23. Undertake works below the defined flood level in accordance with the approved plans of development.

Further advice:

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

Works below the defined flood event (certification)

- 20.24. Undertake works below the defined flood level in accordance with the approved plans of development.

- 20.25. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:

20.25.1. approved location of filling and excavation;

20.25.2. approved volumes of filling and excavation; and

20.25.3. finished levels.

- 20.26. Earthworks must be designed and constructed to result in:

20.26.1. no loss of floodplain storage up to the defined flood event;

20.26.2. no increase in peak flow rates downstream from the site;

20.26.3. no adverse increase in flood levels external to the site; and

20.26.4. no increase in duration of inundation external to the site that could cause loss or damage.

Further advice:

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location

of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

Building envelopes

- 20.27. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit certification from a cadastral surveyor that all building envelopes shown on the approved plans of development are [INPUT – xxm] above [INPUT – xxm AHD].

Boundary fence (Flood hazard overlay)

- 20.28. Unless otherwise required by a condition of this approval, install, at no cost to Council, a 1.8 metre high fence that is made of chain wire along all boundaries where adjoining private property.

Further advice:

Fencing is to be made of chain wire to ensure no impacts on the flood characteristics of the site.

- 20.29. Provide fencing adjacent to a road or [INPUT – Lot number] that is made of chain wire and has a maximum height of 1.8 metres.

Further advice:

Fencing is to be made of chain wire to ensure no impacts on the flood characteristics of the site.

- 20.30. Provide fencing made of chain wire to restrict access to the undercroft area of the development, with an ability for authorised persons to access the undercroft area for maintenance purposes.

Further advice:

Access for authorised persons could be provided by way of lockable gate sized sufficiently for maintenance access and any machinery required for maintenance.

Undercroft/Underneath buildings/structures in Flood hazard overlay

- 20.31. The undercroft must not be walled at any time and must remain open at all times.

- 20.32. Areas underneath the [INPUT – description of building/use] must not be enclosed at any time.

Unenclosed buildings and structures in Flood hazard overlay

- 20.33. The [INPUT – description of building/use] must not be enclosed at any time.

Building pad levels / Development envelope areas

- 20.34. The finished ground floor level of the [INPUT – land use or description of section of building] must be no less than [INPUT – xxm AHD].

- 20.35. The finished floor level of the [INPUT – land use or description of section of building] must be no less than [INPUT – xxm AHD].

- 20.36. All materials and products stored on the site, office equipment and essential services (including communications and power supply) must be located at or above [INPUT – xxm AHD].

Condition Name: PTF3 - Certification

Certification – No loss in flood plain storage

- 20.37. Prior to [Council's endorsement of any Subdivision plan (e.g a Plan of survey/prior to the commencement of the use/ Council's endorsement of any Community Management

Scheme/upon completion of the works], submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all earthworks have been carried out in accordance with the approved earthworks drawings resulting in no loss of flood storage below the defined flood level.

Certification – Surveyor confirmation of earthworks level

- 20.38. Prior to **[INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use]**, submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval.

Condition Name: PTF4 - Operational works permit

Operational works permit

<< Use if concerns with future earthworks >>

- 20.39. An operational works permit is required to address flooding. No earthworks are approved as part of this application.

Further advice:

*Council's Temporary Local Planning Instrument TLPI No. **[INPUT - 1/2023 or 1/2024]** commenced on **[INPUT - 30 October 2023 (if TLPI No. 1/2023) or xx 2025 (if TLPI No. 1/2024)]**. Any future operational works application will be required to comply with the conditions of this approval and any TLPI or Planning Scheme flood provisions in effect at the time of lodgment. Please note there are critical concerns with regard to the compliance of any future earthworks on the site with the current TLPI No. **[INPUT - 1/2023 or 1/2024]**.*

- 20.40. As part of an application for operational works, submit to Council a Flood Study prepared in accordance with *Planning Scheme Policy 10 – Flood of the Logan City Council Temporary Local Planning Instrument No. **[INPUT - 1/2023 or 1/2024]*** (or applicable planning instrument at the time of lodgment). The Flood Study is to include certification from a Registered Professional Engineer Queensland (RPEQ).
- 20.41. Ensure all internal roads below the 1% AEP flood level (**[INPUT - xxm AHD]**) are constructed from a water resistant material such as concrete, to ensure they remain stable and functional after a flood event.
- 20.42. Ensure all activities involving the manufacture or storage of noxious or hazardous materials are above the 0.5% AEP flood level (**[INPUT - xxm AHD]**).
- 20.43. Ensure all building floor levels (other than specified elsewhere in this approval) are above the 1% AEP flood level (**[INPUT - xxm AHD]**).
- 20.44. Provide scour protection at the discharge outlets to the floodway in accordance with the Queensland Urban Drainage Manual (QUDM).
- 20.45. Construct all parts of the development below the 1% AEP flood level (**[INPUT - xxm AHD]**), using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.
- 20.46. The development must be designed and constructed as to result in:
- 20.46.1. No increase in peak flow rates at the downstream from the site;
 - 20.46.2. No loss of floodplain storage for all events up to the 1% AEP;
 - 20.46.3. No increase in flood levels external to the subject site;

20.46.4. No increase in duration of inundation external to the site that could cause loss or damage; and

20.46.5. No modification of the overland flow path on the site in a way that alters the characteristics of the existing overland flows or creates an increase in flood damage on other properties.

Flooding - Operational works

20.47. Undertake works below the defined flood event level in accordance with the approved plans of development.

20.48. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit to Council certification issued by a suitably qualified Registered Professional Engineer Queensland (RPEQ) engineer that all earthworks related to this application have been confirmed as having been carried out in accordance with the conditions of this development approval with respect to the:

20.48.1. approved location of filling and excavation;

20.48.2. approved volumes of filling and excavation; and

20.48.3. finished ground levels.

20.49. Ensure all exposed earth surfaces are landscaped with erosion resistant vegetation or other suitable erosion resistant cover to prevent any erosion at all times.

Condition Name: PTF5 - Basic conditions

Storage or materials and products

20.50. A Property Notation will be placed on the property record for [INPUT – lot description], and any future [INPUT – description of building/use] created under this development approval, stating that all material and products stored on site, including office equipment and essential services, must be located at or above the defined flood event, being [INPUT – xx m AHD], at all times.

Further advice:

The Property Record Notation is to read as follows:

Development approval [INPUT – development approval number] requires that all material and products stored on site, including office equipment and essential services, must be located at or above the defined flood event, being [INPUT – xxm AHD] at all times due to flooding. The future owner/s and operator/s are responsible for ensuring compliance with this requirement and the flood conditions of development approval [INPUT – development approval number] at all times.

A copy of the conditions of the [INPUT – development approval number] development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Compliance timing

20.51. The use of a stage of the development cannot commence until:

20.51.1. Certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) in civil engineering is provided to Council confirming that earthworks have occurred on site in accordance with [INPUT – development approval number] and that the finished ground and floor levels resulting from development in accordance with the conditions of this development approval and [INPUT – development approval

number] achieve no loss in floodplain storage to the level of the defined flood event; and

20.51.2. Certification issued by a Registered Cadastral Surveyor is provided to Council that all earthworks on site have been confirmed by survey as having been carried out in accordance with the conditions of this development approval and **[INPUT – development approval number]** with respect to the following finished ground levels;

20.51.2.1. **[INPUT – xxm]** AHD for the ground floor level of the Warehouses;

20.51.2.2. **[INPUT – xxm]** (minimum) AHD for the finished floor level of the showroom, office and attached toilets components; and

20.51.2.3. **[INPUT – xxm]** AHD (minimum) for the driveway component, noting that the area contributes to flood storage and levels in this area need to ensure that there is no overall loss in storage; and

20.51.3. Certification issued by a suitably qualified Registered Professional Engineer Queensland (RPEQ) engineer is provided to Council confirming that all earthworks on site have been carried out in accordance with the conditions of this development approval and **[INPUT – development approval number]** with respect to:

20.51.3.1. approved location of filling and excavation; and

20.51.3.2. approved volumes of filling and excavation.

Further advice:

*The plans of development or the works completed under **[INPUT – development approval number]** shall be adjusted as necessary to ensure that the constructed works result in no loss in floodplain storage to the level of the defined flood event.*

20.52. Prior to issuing of a Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first, comply with all conditions of this development approval for each stage at no cost to Council, unless otherwise stated in a specific condition.

Condition Name: PTF6 - Design and operation in flood hazard area

Design and operation in flood hazard area

20.53. All material and products stored on site, including office equipment and essential services, must be located at or above **[INPUT – xxm]** Australian Height Datum (AHD) at all times.

General design objectives for Flood hazard overlay

20.54. The development must be designed and constructed to result in:

20.54.1. no loss of floodplain storage up to the defined flood event;

20.54.2. no increase in peak flow rates downstream from the site;

20.54.3. no increase in flood levels external to the site; and

20.54.4. no increase in duration of inundation external to the site that could cause loss or damage.

Electricity supply objectives for Flood hazard overlay

20.55. Install all power supply outlets and switches above the defined flood level.

Further advice:

The applicant is advised to ensure the defined flood level is used in the preparation of the other development permits and certificates necessary to allow the development to be carried

out (including for example the design of operational, building and plumbing and drainage work).

Construction material for Flood hazard overlay

- 20.56. Construct all parts of the development below the defined flood level using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.
- 20.57. Prior to the commencement of the use, provide Registered Professional Engineer Queensland (RPEQ) certification to Council, confirming that the design of the building will withstand hydrostatic and hydrodynamic forces associated with the difference in water level internal and external to the building during the rising and falling limbs of floods up to and including the defined flood event.
- 20.58. Construct all parts of the development below the defined flood level using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.

Condition Name: PTF7 - Flood emergency management plan

Flood emergency management plan

- 20.59. Ensure that a Flood Emergency Management Plan (FEMP) is prepared by a suitably qualified expert in the area of flood risk management and is implemented for the proposed use. The purpose of the FEMP is to minimise risk by providing future management, staff and customers with detailed knowledge of flood risks in the locality and information should there be a risk of flooding impacting on the property. It is recommended the FEMP provides for the whole of the site and includes:
 - 20.59.1. the procedures to be employed in the case of prolonged rainfall events likely to cause rising flood waters at relevant river and creek height gauges, which will be utilised to forecast peak flood levels in the local area;
 - 20.59.2. flood monitoring and emergency services contacts, which will provide and/or confirm forecasted floodwater levels at those relevant river and creek height gauges;
 - 20.59.3. the evacuation procedures including the triggers for moving vehicles and property from the flood affected areas;
 - 20.59.4. evidence that the plan has addressed the whole of the site;
 - 20.59.5. identification of the location and severity of all flood risks, such as landforms and flood history, including consideration of local catchment (with a short notification timeframe), backwater and tidal flows, and modelling of local catchment flows to determine flood hazards during a local event;
 - 20.59.6. to scale maps of the property, proposed development and its surrounds and extent and depth of flooding;
 - 20.59.7. detailed measures that will ensure no additional burden is created for SES and Council's emergency services during major flood events; and
 - 20.59.8. monitoring procedures by site management of the weather forecasts, Bureau of Meteorology and SES reports in relation to possible local and river flooding, and provision of timely and adequate advice of such reports to all occupants.

Flood emergency management plan - Compliance

- 20.60. At all times, comply with the approved Flood Emergency Management Plan (FEMP) and ensure that all recommendations and actions are undertaken in accordance with the specified requirements outlined in this document.

Flood emergency management plan - Display in prominent position

- 20.61. Ensure the Flood Emergency Management Plan (FEMP) is permanently displayed in a prominent position within the premises.

Flood emergency management plan – Updates and revisions

- 20.62. The adequacy of the Flood Emergency Management Plan (FEMP) must be reviewed every 5 years or immediately upon awareness of any deficiencies in the FEMP. The FEMP must be revised to accommodate experience gained during actual events, changes in flood level or operation of the site. The revisions must be undertaken and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in the field of flood risk management and provided to Council for its approval.
- 20.63. If, in its discretion, Council does not approve the revisions to the FEMP, the FEMP last approved by Council applies.
- 20.64. If, in its discretion, Council requires changes to the revised FEMP, the changes must be made, and a further version provided to Council for its approval.
- 20.65. Any revisions to the FEMP will not be effective until approved by Council in writing.

Flood emergency management plan – Property record notation

- 20.66. A Property Notation will be placed on the property record [INPUT – lot description], and [INPUT – description of building/use] created under this development approval, requiring compliance with the approved Flood Emergency Management Plan (FEMP) and flood conditions of this approval at all times.

Further advice:

The Property Record Notation is to read as follows: The property is subject to flooding. Development approval [INPUT – development approval number] requires compliance with an approved Flood Emergency Management Plan (FEMP) and includes flood conditions that dictate the design, construction and operation of the site and future tenancies. The future owner/s and operator/s are responsible for ensuring compliance with the approved FEMP and the flood conditions of development approval [INPUT – development approval number] at all times.

A copy of the conditions of the [INPUT – development approval number] development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: PTF8 - Material change of use/Reconfiguring a lot

Material change of use/Reconfiguring a lot

- 20.67. Prior to [INPUT – issuing of a Final Inspection Certificate by a Building Certifier / the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], the owner must make a written request to Council's Development Assessment Branch requesting Council impose a Property Record Notation on the property, [INPUT – Real Property description / address], to alert future owners or purchasers that the property may be isolated and access to goods and services may not be available in significant flood events.

Further advice:

The request must be made in writing to development@logan.qld.gov.au. The Property Record Notation is to read as follows:

This property may be isolated and access to goods and services may not be available to this property in significant flood events, based on Council's flood mapping at the time of assessing development approval [INPUT – development approval number] for a [INPUT – land use]. A copy of the Council's current flood mapping is available on Council's website. Future residents on the property are strongly advised to ensure they have adequate provision of food, medications and emergency supplies for the likely duration of a significant flood event. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch.

21. FLOODING

Condition Name: FLO1 - Domestic flood assessment

Minimum flood planning levels << Habitable floor level >>

21.1. Ensure that the minimum habitable floor levels of all proposed buildings are at least the greater of the following:

21.1.1. 500mm above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

21.1.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], 500mm above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels << Habitable floor level – FIA >>

21.2. Ensure that the minimum habitable floor levels of all proposed buildings are at least:

21.2.1. 1000mm above [INPUT – xxm AHD], which is the 1% AEP as at the date of this decision notice.

Minimum flood planning levels << Non-habitable floor level – not FIA >>

21.3. Ensure that the minimum finished non-habitable floor levels of all proposed buildings are above the greater of the following:

21.3.1. [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or

21.3.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], at that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels << Non-habitable floor level – FIA >>

21.4. Ensure that the minimum finished non-habitable floor levels of all proposed buildings are at least:

21.4.1. 300mm above [INPUT – xxm AHD] which is the 1% AEP as at the date of this decision notice.

Minimum flood planning levels << Domestic outbuilding other than a carport – not FIA >>

21.5. Ensure that the entire structure is at least the greater of the following:

- 21.5.1. [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or
- 21.5.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels << Domestic outbuilding other than a carport – FIA >>

21.6. Ensure that the entire structure is at least:

- 21.6.1. 300mm above [INPUT – xxm AHD], which is the 1% AEP as at the date of this decision notice.

Minimum flood planning levels << Domestic outbuilding being a carport – not FIA >>

21.7. Ensure that the roof of the structure is at least the greater of the following

- 21.7.1. Above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or
- 21.7.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], 500mm above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Minimum flood planning levels << Domestic outbuilding being a carport – FIA >>

21.8. Ensure that the roof of the structure is at least:

- 21.8.1. 300mm above [INPUT – xxm AHD], which is the current 1% AEP as at the date of this decision notice.

RPEQ certification (Hydrodynamic and hydrostatic loads)

21.9. Prior to building works approval by a Building Certifier, submit certification to Council (Development@logan.qld.gov.au) from a Registered Professional Engineer Queensland (RPEQ) which demonstrates that [INPUT – development type/land use/works] is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard, to the greater of the following:

- 21.9.1. up to and including [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice; or
- 21.9.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than [INPUT – reference to sub-section that contains flood level above], up to that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Undercroft/Underneath buildings/structures in Flood hazard overlay

21.10. The undercroft must not be walled at any time and must remain open at all times.

21.11. Areas underneath the [INPUT – description of building/use] must not be enclosed at any time.

Unenclosed buildings and structures in Flood hazard overlay

21.12. The [INPUT – description of building/use] must not be enclosed at any time.

Earthworks in the high flow and/or high flood risk areas

21.13. Any filling and excavation associated with the [INPUT – description of building/use] must not exceed a total volume of 20m³ and a total area of 2,000m².

21.14. All earthworks must occur above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice.

Flooding - Approved document

21.15. Undertake the development in accordance with the approved Flood Study being [INPUT - document reference/version] located within the approved document(s) and its recommendations, except as altered by another condition of this approval.

21.15.1. [INPUT – requirement or change].

Further permit required for earthworks in Flood hazard overlay

21.16. An operational works permit is required for earthworks and civil works to address flooding.

21.17. As part of an application for operational works, provide Registered Professional Engineer Queensland (RPEQ) certified, detailed design drawings of the approved development in accordance with the Flood hazard overlay code.

Certification of earthworks in Flood hazard overlay from cadastral surveyor

21.18. Prior to the [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:

21.18.1. approved location of filling and excavation;

21.18.2. approved volumes of filling and excavation;

21.18.3. finished ground levels; and

21.18.4. building pad levels / development envelope areas.

Driveway construction subject to flooding

21.19. Prior to the [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], the driveway crossing over the waterway must be constructed in accordance with [INPUT – plan or specification].

Works below the defined flood event << No certification >>

21.20. Undertake works below the defined flood level in accordance with the approved plans of development.

Further advice:

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location

of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Works below the defined flood event << Certification >>

- 21.21. Undertake works below the defined flood level in accordance with the approved plans of development.
- 21.22. Prior to [INPUT - issuing of a Final Inspection Certificate by a Building Certifier/commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:
- 21.22.1. approved location of filling and excavation;
 - 21.22.2. approved volumes of filling and excavation; and
 - 21.22.3. finished levels.
- 21.23. Earthworks must be designed and constructed to result in:
- 21.23.1. no loss of floodplain storage up to the defined flood event;
 - 21.23.2. no increase in peak flow rates downstream from the site;
 - 21.23.3. no adverse increase in flood levels external to the site; and
 - 21.23.4. no increase in duration of inundation external to the site that could cause loss or damage.

Further advice:

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Access to goods and services during defined flood event << Property record notation >>

- 21.24. Prior to the issuing of a Final Inspection Certificate by a Building Certifier, the owner must make a written request to Council's Development Assessment Branch requesting Council impose a Property Record Notation on the property to alert future owners or purchasers that the property may be isolated and access to goods and services may not be available in significant flood events.

Further advice:

The request must be made in writing to development@logan.qld.gov.au. The Property Record Notation is to read as follows:

This property may be isolated and access to goods and services may not be available to this property in significant flood events, based on Council's flood mapping at the time of assessing development approval [INPUT – development approval number] for a [INPUT – land use]. A copy of the Council's current flood mapping is available on Council's website. Future residents on the property are strongly advised to ensure they have adequate provision of food, medications and emergency supplies for the likely duration of a significant flood event. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch.

Condition Name: FLO2 - Flood levels

Flood levels

- 21.25. Ensure all [INPUT – finished floor levels, building pad levels or development envelope areas] are above the defined flood event level.
- 21.26. Ensure that building pad levels are the greater of the following:
- 21.26.1. [INPUT – xxm] above [INPUT – xxm AHD], which is the 1% AEP as at the date of this decision notice; or
- 21.26.2. If the defined flood level stated in a Logan City Council Flood Report as at the date of submission of plan sealing is greater than [INPUT – reference to sub-section that contains flood level above], [INPUT – xxm] above that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

Flooding - Approved document

- 21.27. Undertake the development in accordance with the approved Flood Study being [INPUT - document reference/version] located within the approved document(s) and its recommendations, except as altered by another condition of this approval.
- 21.27.1. [INPUT – requirement or change].

Location of buildings and structures in accordance with flood study

- 21.28. Locate all buildings and structures within any development envelope areas proposed in the approved flood study.

Works below the defined flood event << No certification >>

- 21.29. Undertake works below the defined flood level in accordance with the approved plans of development.

Further advice:

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

Works below the defined flood event << Certification >>

- 21.30. Undertake works below the defined flood level in accordance with the approved plans of development.
- 21.31. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval in respect to the:
- 21.31.1. approved location of filling and excavation;
 - 21.31.2. approved volumes of filling and excavation; and
 - 21.31.3. finished levels.
- 21.32. Earthworks must be designed and constructed to result in:
- 21.32.1. no loss of floodplain storage up to the defined flood event;
 - 21.32.2. no increase in peak flow rates downstream from the site;
 - 21.32.3. no adverse increase in flood levels external to the site; and
 - 21.32.4. no increase in duration of inundation external to the site that could cause loss or damage.

Further advice:

The site is subject to flood risk and this approval has been given only because the below conditions of approval, and the conditions of approval for [INPUT – development approval number], reduce the flood risk to an acceptable level. Non-compliance with the conditions of approval may result in damage to property and injury to persons. Compliance with the conditions of approval will be strictly enforced by Council.

Whilst the development has been approved to be constructed below the defined flood event (subject to conditions), the applicant, landowner and contractors should carefully consider the design and installation of the any power supply. Consideration should be given to the location of power supply outlets, switches and power boards and the likelihood of inundation, safety of users and costs for repairs.

Building envelopes

- 21.33. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit certification from a cadastral surveyor that all building envelopes shown on the approved plans of development are [INPUT – xxm] above [INPUT – xxm AHD].

Boundary fence (Flood hazard overlay)

- 21.34. Unless otherwise required by a condition of this approval, install, at no cost to Council, a 1.8 metre high fence that is made of chain wire along all boundaries where adjoining private property.

Further advice:

Fencing is to be made of chain wire to ensure no impacts on the flood characteristics of the site.

- 21.35. Provide fencing adjacent to a road or [INPUT – Lot number] that is made of chain wire and has a maximum height of 1.8 metres.

Further advice:

Fencing is to be made of chain wire to ensure no impacts on the flood characteristics of the site.

- 21.36. Provide fencing made of chain wire to restrict access to the undercroft area of the development, with an ability for authorised persons to access the undercroft area for maintenance purposes.

Further advice:

Access for authorised persons could be provided by way of lockable gate sized sufficiently for maintenance access and any machinery required for maintenance.

Undercroft/Underneath buildings/structures in Flood hazard overlay

- 21.37. The undercroft must not be walled at any time and must remain open at all times.
- 21.38. Areas underneath the [INPUT – description of building/use] must not be enclosed at any time.

Unenclosed buildings and structures in Flood hazard overlay

- 21.39. The [INPUT – description of building/use] must not be enclosed at any time.

Earthworks in the high flow and/or high flood risk areas

- 21.40. Any filling and excavation associated with the [INPUT – description of building/use] must not exceed a total volume of 20m³ and a total area of 2,000m².
- 21.41. All earthworks must occur above [INPUT – xxm AHD], which is the current defined flood level as at the date of this decision notice.

Building pad levels / Development envelope areas

- 21.42. The finished ground floor level of the [INPUT – land use or description of section of building] must be no less than [INPUT – xxm AHD].
- 21.43. The finished floor level of the [INPUT – land use or description of section of building] must be no less than [INPUT – xxm AHD].
- 21.44. All materials and products stored on the site, office equipment and essential services (including communications and power supply) must be located at or above [INPUT – xxm AHD].

Condition Name: FLO3 - Certification

Certification – No loss in flood plain storage

- 21.45. Prior to [INPUT - Council's endorsement of any Subdivision plan (e.g a Plan of survey/prior to the commencement of the use/ Council's endorsement of any Community Management Scheme/upon completion of the works)], submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all earthworks have been carried out in accordance with the approved earthworks drawings resulting in no loss of flood storage below the defined flood level.

Certification – Surveyor confirmation of earthworks level

- 21.46. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit to Council certification issued by a Registered Cadastral Surveyor that all earthworks related to this application have been confirmed by survey as having been carried out in accordance with the conditions of this development approval.

Condition Name: FLO4 - Operational works permit

Operational works permit

- 21.47. An operational works permit is required to address flooding. No earthworks are approved as part of this application.

Further advice:

Council's Temporary Local Planning Instrument TLPI No. [INPUT - 1/2023 or 2/2024] commenced on [INPUT - 30 October 2023 (if TLPI No. 1/2023) or xx 2024 (if TLPI No. 2/2024)]. Any future operational works application will be required to comply with the conditions of this approval and any TLPI or Planning Scheme flood provisions in effect at the time of lodgment.

- 21.48. As part of an application for operational works, submit to Council a Flood Study prepared in accordance with *Planning Scheme Policy 10 – Flood of the Logan City Council Temporary Local Planning Instrument No. [INPUT – 1/2023 or 1/2024]* (or applicable planning instrument at the time of lodgment). The Flood Study is to include certification from a Registered Professional Engineer Queensland (RPEQ).
- 21.49. Ensure all internal roads below the 1% AEP flood level ([INPUT – xxm AHD]) are constructed from a water resistant material such as concrete, to ensure they remain stable and functional after a flood event.
- 21.50. Ensure all activities involving the manufacture or storage of noxious or hazardous materials are above the 0.5% AEP flood level ([INPUT – xxm AHD]).
- 21.51. Ensure all building floor levels (other than specified elsewhere in this approval) are above the 1% AEP flood level ([INPUT – xxm AHD]).
- 21.52. Provide scour protection at the discharge outlets to the floodway in accordance with the Queensland Urban Drainage Manual (QUDM).
- 21.53. Construct all parts of the development below the 1% AEP flood level ([INPUT – xxm AHD]), using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.
- 21.54. The development must be designed and constructed as to result in:
- 21.54.1. No increase in peak flow rates at the downstream from the site;
 - 21.54.2. No loss of floodplain storage for all events up to the 1% AEP;
 - 21.54.3. No adverse increase in flood levels external to the subject site;
 - 21.54.4. No increase in duration of inundation external to the site that could cause loss or damage; and
 - 21.54.5. No modification of the overland flow path on the site in a way that alters the characteristics of the existing overland flows or creates an increase in flood damage on other properties.

Flooding - Operational works

- 21.55. Undertake works below the defined flood event level in accordance with the approved plans of development
- 21.56. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], submit to Council certification issued by a suitably qualified Registered Professional Engineer Queensland (RPEQ) engineer that all earthworks related to this application have been confirmed as having been carried out in accordance with the conditions of this development approval with respect to the:
- 21.56.1. approved location of filling and excavation;
 - 21.56.2. approved volumes of filling and excavation; and
 - 21.56.3. finished ground levels.

- 21.57. Ensure all exposed earth surfaces are landscaped with erosion resistant vegetation or other suitable erosion resistant cover to prevent any erosion at all times.

Condition Name: FLO5 - Basic conditions

Storage of materials and products

- 21.58. A Property Notation will be placed on the property record for [INPUT – lot description], and any future [INPUT – description of building/use] created under this development approval, stating that all material and products stored on site, including office equipment and essential services, must be located at or above the defined flood event, being [INPUT – xxm AHD], at all times.

Further advice:

The Property Record Notation is to read as follows:

Development approval [INPUT – development approval number] requires that all material and products stored on site, including office equipment and essential services, must be located at or above the defined flood event, being [INPUT – xxm AHD] at all times due to flooding. The future owner/s and operator/s are responsible for ensuring compliance with this requirement and the flood conditions of development approval [INPUT – development approval number] at all times.

A copy of the conditions of the [INPUT – development approval number] development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Compliance timing

- 21.59. The use of a stage of the development cannot commence until:

21.59.1. Certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) in civil engineering is provided to Council confirming that earthworks have occurred on site in accordance with [INPUT – development approval number] and that the finished ground and floor levels resulting from development in accordance with the conditions of this development approval and [INPUT – development approval number] achieve no loss in floodplain storage to the level of the defined flood event; and

21.59.2. Certification issued by a Registered Cadastral Surveyor is provided to Council that all earthworks on site have been confirmed by survey as having been carried out in accordance with the conditions of this development approval and [INPUT – development approval number] with respect to the following finished ground levels;

21.59.2.1. [INPUT – xxm] AHD for the ground floor level of the Warehouses;

21.59.2.2. [INPUT – xxm] (minimum) AHD for the finished floor level of the showroom, office and attached toilets components; and

21.59.2.3. [INPUT – xxm] AHD (minimum) for the driveway component, noting that the area contributes to flood storage and levels in this area need to ensure that there is no overall loss in storage; and

21.59.3. Certification issued by a suitably qualified Registered Professional Engineer Queensland (RPEQ) engineer is provided to Council confirming that all earthworks on site have been carried out in accordance with the conditions of this development approval and [INPUT – development approval number] with respect to:

21.59.3.1. approved location of filling and excavation; and

21.59.3.2. approved volumes of filling and excavation.

Further advice:

The plans of development or the works completed under [INPUT – development approval number] shall be adjusted as necessary to ensure that the constructed works result in no loss in floodplain storage to the level of the defined flood event.

- 21.60. Prior to issuing of a Final Inspection Certificate by a Building Certifier or the commencement of the use, whichever comes first, comply with all conditions of this development approval for each stage at no cost to Council, unless otherwise stated in a specific condition.

Condition Name: FLO6 - Design and operation

Design and operation

- 21.61. All material and products stored on site, including office equipment and essential services, must be located at or above [INPUT – xxm] Australian Height Datum (AHD) at all times.

General design objectives for Flood hazard overlay

- 21.62. The development must be designed and constructed to result in:
- 21.62.1. no loss of floodplain storage up to the defined flood event;
 - 21.62.2. no increase in peak flow rates downstream from the site;
 - 21.62.3. no adverse increase in flood levels external to the site; and
 - 21.62.4. no increase in duration of inundation external to the site that could cause loss or damage.

Electricity supply objectives for Flood hazard overlay

- 21.63. Install all power supply outlets and switches above the defined flood level.

Further advice:

The applicant is advised to ensure the defined flood level is used in the preparation of the other development permits and certificates necessary to allow the development to be carried out (including for example the design of operational, building and plumbing and drainage work).

Construction material for Flood hazard overlay

- 21.64. Construct all parts of the development below the defined flood level using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.
- 21.65. Prior to the commencement of the use, provide Registered Professional Engineer Queensland (RPEQ) certification to Council, confirming that the design of the building will withstand hydrostatic and hydrodynamic forces associated with the difference in water level internal and external to the building during the rising and falling limbs of floods up to and including the defined flood event.
- 21.66. Construct all parts of the development below the defined flood level using materials that are capable of being submerged under water for a period of at least 24 hours without requiring their replacement. The materials must be flood resistant such as cement, masonry, tile and steel.

Condition Name: FLO7 - Flood emergency management plan

Flood emergency management plan

- 21.67. As part of an application for operational works, submit to Council a Flood Emergency Management Plan (FEMP) in accordance with Planning Scheme Policy 10 – Flood of the Logan City Council Temporary Local Planning Instrument No. [INPUT – 1/2023 or 2/2024].

Further advice:

The FEMP [INPUT – plan/report description, date and author] is not approved as part of this development approval and is to be amended to include, but not limited to, the following:

- (a) have the amended FEMP certified by a suitably qualified RPEQ (Registered Professional Engineer of Queensland) with experience in the preparation of FEMPs;
- (b) include flood gauge and on-line gauge monitoring as on-site flood management and monitoring measures and triggers for action prior to, during and after a flood; and
- (c) identify/detail essential building services and infrastructure and confirm that they are located above the 0.2% AEP flood level at 2100 + 500mm freeboard.

Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges and communal assets and materials (such as waste bins or chemicals).

Flood emergency management plan - Compliance

- 21.68. At all times, comply with the approved Flood Emergency Management Plan (FEMP) and ensure that all recommendations and actions are undertaken in accordance with the specified requirements outlined in this document.

Flood emergency management plan - Display in prominent position

- 21.69. Ensure the Flood Emergency Management Plan (FEMP) is permanently displayed in a prominent position within the premises.

Flood emergency management plan – Updates and revisions

- 21.70. The adequacy of the Flood Emergency Management Plan (FEMP) must be reviewed every 5 years or immediately upon awareness of any deficiencies in the FEMP. The FEMP must be revised to accommodate experience gained during actual events, changes in flood level or operation of the site. The revisions must be undertaken and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with experience in the field of flood risk management and provided to Council for its approval.

- 21.71. If, in its discretion, Council does not approve the revisions to the FEMP, the FEMP last approved by Council applies.

- 21.72. If, in its discretion, Council requires changes to the revised FEMP, the changes must be made, and a further version provided to Council for its approval.

- 21.73. Any revisions to the FEMP will not be effective until approved by Council in writing.

Flood emergency management plan – Property Record Notation

- 21.74. A Property Notation will be placed on the property record [INPUT – lot description], and [INPUT – description of building/use] created under this development approval, requiring compliance with the approved Flood Emergency Management Plan (FEMP) and flood conditions of this approval at all times.

Further advice:

The Property Record Notation is to read as follows:

The property is subject to flooding. Development approval [INPUT – development approval number] requires compliance with an approved Flood Emergency Management Plan (FEMP) and includes flood conditions that dictate the design, construction and operation of the site and future tenancies. The future owner/s and operator/s are responsible for ensuring compliance with the approved FEMP and the flood conditions of development approval [INPUT – development approval number] at all times.

A copy of the conditions of the [INPUT – development approval number] development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Condition Name: FLO8 - Flooding vulnerable uses

Flooding vulnerable uses << e.g. hospital in the Meadowbrook flood assessment area >>

- 21.75. Ensure that the ground floor finished surface level and all basement carpark entries and access points are at or above the [INPUT – confirm 0.2% AEP at 2100 + 500mm freeboard].
- 21.76. Locate or design all essential building services and infrastructure of the hospital to ensure their continued function during and immediately after flood events that are up to and including [INPUT – confirm 0.2% AEP at 2100 + 500mm freeboard].

Further advice:

Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges and communal assets and materials (such as waste bins or chemicals).

- 21.77. Ensure all hazardous materials are stored above the [INPUT – confirm 0.2% AEP] flood event.

Condition Name: FLO9 - Property record notation – Access

Property record notation – Access

- 21.78. Prior to [INPUT – issuing of a Final Inspection Certificate by a Building Certifier / the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], the owner must make a written request to Council's Development Assessment Branch requesting Council impose a Property Record Notation on the property, [INPUT – Real Property description / address], to alert future owners or purchasers that the property may be isolated and access to goods and services may not be available in significant flood events.

Further advice:

The request must be made in writing to development@logan.qld.gov.au. The Property Record Notation is to read as follows:

This property may be isolated and access to goods and services may not be available to this property in significant flood events, based on Council's flood mapping at the time of assessing development approval [INPUT – development approval number] for a [INPUT – land use]. A copy of the Council's current flood mapping is available on Council's website. Future residents on the property are strongly advised to ensure they have adequate provision of food, medications and emergency supplies for the likely duration of a significant flood event. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch.

22. STORMWATER QUANTITY

Condition Name: SQNT1 - Stormwater quantity

Stormwater quantity – General

<< To be used if OW is not required >>

22.1. An operational works permit is not required to address stormwater quantity design.

<< To be used if OW is required >>

22.2. An operational works permit is required to address stormwater quantity design.

Stormwater quantity – Lawful point of discharge

22.3. The lawful point of discharge for the development is [INPUT - location].

<< If consent is required >>

22.4. As part of an application for operational works, submit to Council written consent for a lawful point of stormwater discharge from the owners of land affected by any stormwater discharge from the development.

22.5. Discharge all flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM) and the Planning Scheme.

22.6. Connect the development to the existing stormwater system, at no cost to Council.

Stormwater quantity – Extension

22.7. Design and construct a stormwater system extension, at no cost to Council, that:

22.7.1. connects to the existing stormwater system at manhole/gully pit located [INPUT - location];

22.7.2. is constructed of a minimum 375mm diameter RCP; and

22.7.3. is certified by a Registered Professional Engineer of Queensland (RPEQ) to be in accordance with the Queensland Urban Drainage Manual (QUDM) and the Planning Scheme.

Stormwater quantity – Design

22.8. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the Planning Scheme Policy 5, at no cost to Council. Where there is any inconsistency, the Planning Scheme takes precedence.

22.9. Provide measures to manage overland flows draining to and through the land to ensure no actionable nuisance is created to any person or premises, at no cost to Council. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and/or blockage of an overland flow paths.

<< Delete if not applicable >>

22.10. Ensure that all stormwater drainage through parkland is via underground pipes unless it is via a lawful waterway or otherwise approved in writing by Council.

<< Condition set to be used for no worsening >>

22.11. Design and construct stormwater drainage, at no cost to Council, to ensure that the development will achieve 'no worsening' as described in section 3.6 of Planning Scheme Policy 5 and not:

22.11.1. make material changes to the pre-development overland flows and/or peak flow; or

22.11.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves

and the like. This must be based on the full range of AEP design storms events including 39%, 18%, 10%, 5%, 2% and 1%.

<< To be used for no actionable nuisance >>

22.12. Design and construct stormwater drainage, at no cost to Council, to ensure that the development will achieve 'no actionable nuisance' as described in the Queensland Urban Drainage Manual (QUDM).

<< Delete any that are not applicable >>

22.13. Design and construct stormwater drainage, at no cost to Council, that provides:

22.13.1. for stormwater infrastructure to be included in easements, where the infrastructure is located in downstream properties;

22.13.2. a network that commands the whole of the site and provides for external upstream catchments;

22.13.3. pipeline connections to the upstream catchment;

22.13.4. upgrades of the downstream stormwater infrastructure required to convey design flows to the lawful point of discharge;

22.13.5. the stormwater system extension is to connect to [INPUT - location].

22.13.6. inter-allotment drainage in accordance with QUDM and section 3.6 of Planning Scheme Policy 5; and

22.13.7. two drainage outlets (metal kerb adaptors) in the kerb and channel for each lot draining towards the road along its frontage.

Further advice:

Where a concrete path is existing or constructed a galvanised RHS is to be provided under the path.

<< To be used if OW approval is required >>

22.14. As part of an application for operational works, submit to Council a detailed stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm of 1% AEP. The design must have a minimum freeboard determined in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) for overland flow paths and detention basins/tanks and provide an underground drainage network design to cater for the minor storm in accordance with QUDM.

<< If OW approval is not required and SMP and/or SW design can be approved e.g. for MCU applications with no Council infrastructure >>

22.15. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, submit to Council, certification from a Registered Professional Engineer Queensland (RPEQ), certifying that the:

22.15.1. stormwater management has been undertaken on site in accordance with the approved stormwater management plan/design, Planning Scheme Policy 5 – Infrastructure and the conditions of this and any other relevant approval issued by Council;

22.15.2. detention systems are properly installed and functioning in accordance with the approved stormwater management plan and modified with conditions of this approval; and

22.15.3. proposed works will not result in an increase of peak flow rates from the site that could cause loss or nuisance for full range of design storm events up to and including the 1% AEP storm.

Amended stormwater management plan << To be used when the SMP requires specific amendments >>

22.16. As part of an application for operational works, submit an amended stormwater management plan, designed in accordance with the Queensland Urban Drainage Manual (QUDM) and Planning Scheme Policy 5 - Infrastructure and includes the following information:

22.16.1. [INPUT - insert details of amended information required].

Temporary Basins << To be used when temp basins are proposed in future lots – ensure appropriate easement condition is also imposed >>

22.17. The proposed stormwater quantity/quality treatment basin area identified on proposed lot/s [INPUT - xx], is endorsed as a temporary stormwater management solution only.

22.18. As part of an application for operational works, submit for approval a detailed Stormwater Management Design for the temporary stormwater quantity/quality treatment basin.

22.19. The proposed land identified as lot/s [INPUT - xx], must not be transferred to Council and the land cannot be further developed until such time the development connects to [INPUT – description/location – i.e. an ultimate stormwater management solution/XX street regional basin], unless otherwise agreed to in writing by Council.

22.20. When the ultimate stormwater management solution is constructed and operational, immediately connect the development to the Council asset and decommission the temporary stormwater management solution, at no cost to Council.

22.21. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or on-maintenance, whichever comes first, the applicant must submit to Council an uncompleted works bond for 150% of the value of the removal/reinstatement works, supported by a bill of quantities. The bond is to be released upon completion of the basin decommissioning and Council acceptance of the works.

Stormwater connections << To be used for rear lots >>

22.22. Design and construct a private stormwater pipe along the full length of the access strip for the rear lot(s), at no cost to Council.

22.23. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council, certification by a Licensed Surveyor or Registered Professional Engineer Queensland (RPEQ) that certifies that:

22.23.1. a stormwater connection has been provided to the existing house on proposed Lot/s [INPUT - xx] that is wholly located within the lot it serves and is connected to the stormwater network; << To be used when existing dwellings are to be retained >>

22.23.2. all redundant stormwater connections have been removed and the land reinstated; and

22.23.3. a private stormwater pipe has been installed along the full length of the access strip for any rear lot(s). << To be used for rear lots >>

Above ground detention tanks << For smaller infill subdivisions with no more than four lots proposed for above ground tanks >>

22.24. Provide on-site detention as part of the construction of the future dwellings on Lots [INPUT - xx] to achieve "no worsening" in accordance with section 3.6.2.10 of Planning Scheme Policy

- 5 - Infrastructure, the conditions of this development approval and in accordance with an approved operational works permit for Stormwater Quantity. Each tank must be designed to capture 100% of the roof area of the dwelling. Design of these detention tanks must be configured in accordance with the approved drawings as part of the required operational works permit for Stormwater Quantity Design.
- 22.25. Ensure the details of construction requirements for detention tanks are provided to prospective purchasers as part of the sales literature relating to the site.
- 22.26. As part of the request for endorsement of the survey plan, submit a copy of the proposed sales literature, with the construction requirements for the detention tanks.
- 22.27. Ensure that above ground on-site stormwater detention for each future dwelling is provided at the time of construction of the dwelling on the respective lot.
- 22.28. At the frame stage of the build for the dwelling, provide written confirmation, including photographic evidence, to the Development Assessment branch of Council, which confirms that on-site stormwater detention for the future dwelling has been constructed. To remove any doubt, the written confirmation must have been provided to Council prior to the issue of the Final Inspection Certificate by a Building Certifier.
- 22.29. As part of an application for operational works, submit for approval a detailed Stormwater Management Plan for stormwater quantity that demonstrates compliance with these approval conditions and the detention tanks required for the dwellings to achieve the required detention for each lot.
- 22.30. A Property Record Notation will be placed on Lots [INPUT - xx] as shown on the approved plan of development stating that on-site detention is required as part of the construction of the future dwellings.

Further advice:

The Property Record Notation is to read as follows:

Development permit restrictions apply in relation to the construction of a dwelling on this property with an above ground stormwater detention tank required to be constructed as part of the dwelling. The future owner is responsible for the construction and maintenance of the detention tank in accordance with the approved operational works design. The tank must be retained and functional for its intended stormwater mitigation purpose in perpetuity. The roofed area for the dwelling must discharge to the detention tank. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Existing stormwater infrastructure << To be used when works are proposed over existing Council owned stormwater infrastructure >>

- 22.31. Prior to any site works commencing, submit to Council a closed circuit television survey of all existing stormwater pipes to be retained within the development site including a defect report of the survey.
- 22.32. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, provide to Council a closed circuit television survey of all existing stormwater pipes within the development site, including a defect report of the survey to confirm that the stormwater pipes have not been adversely affected by the development.
- 22.33. Where defects are identified, submit to Council for approval, an engineering restoration plan and schedule for any defect found that did not exist before works began.

- 22.34. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, the applicant must repair all damaged stormwater pipes in accordance with the approved engineering restoration plan and schedule and any conditions attached to that approval by Council.

23. STORMWATER QUALITY

Condition Name: SQLT1 - Reconfiguring a lot

General

- 23.1. An operational works permit is required for stormwater quality management.
- 23.2. Provide stormwater quality management for the site in accordance with Planning Scheme Policy 5 – Infrastructure, subject to detailed design and except as altered by the conditions of this development approval.

This condition is imposed under section 145 of the Planning Act 2016.

- 23.3. As part of an application for operational works, submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP) including all stormwater infrastructure, relevant landscaping and engineering designs and calculations. The final detailed stormwater management plan and designs are to be in accordance with Planning Scheme Policy 5 – Infrastructure and must include:

- 23.3.1. a copy of the MUSIC model undertaken in accordance with the MUSIC User Manual, MUSIC Modelling Guidelines and consistent with the final DSQMP, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives; and
- 23.3.2. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The MUSIC model is only required if there are changes to the stormwater quality management plan submitted as part of this application in terms of treatment device specifications (e.g. bioretention filter area, extended detention depth) or catchments draining to or bypassing stormwater quality treatment devices.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The submitted Concept Stormwater Quality Management Plan [INPUT – title and rev number, etc.] is accepted in principle for the purpose of this development approval; however, a final DSQMP is to be submitted for operational works approval.

Further advice: << Insert this advice note only if the CSQMP is not accepted and an offset is applicable >>

The Conceptual Stormwater Management Plan submitted as part of the application is not accepted in terms of stormwater quality. The Applicant may enter into an infrastructure agreement with Council that provides for a monetary contribution paid to Council in lieu of achieving the required stormwater quality obligations on the development site. This will allow Council to achieve the stormwater quality obligations elsewhere. Compliance with the executed infrastructure agreement will prevail over the conditioned stormwater quality requirements under this approval.

Further advice: << Insert this advice note only if the CSQMP is not accepted and an offset is not applicable >>

The Conceptual Stormwater Management Plan submitted as part of the application is not accepted in terms of stormwater quality.

Condition Name: SQLT2 - Material change of use general

General

- 23.4. An operational works permit is required for stormwater quality management.
- 23.5. Provide stormwater quality management for the site in accordance with Planning Scheme Policy 5 – Infrastructure, subject to detailed design and except as altered by the conditions of this development approval.

This condition is imposed under section 145 of the Planning Act 2016.

- 23.6. As part of an operational works application, submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP), including all stormwater infrastructure, relevant landscaping and engineering designs and calculations. The final detailed stormwater management plan and designs are to be in accordance with Planning Scheme Policy 5 – Infrastructure and must include:

23.6.1. a copy of the MUSIC model undertaken in accordance with the MUSIC User Manual, MUSIC Modelling Guidelines and consistent with the final DSQMP, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives; and

23.6.2. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The MUSIC model is only required if there are changes to the stormwater quality management plan submitted as part of this application in terms of treatment device specifications (e.g. bioretention filter area, extended detention depth) or catchments draining to or bypassing stormwater quality treatment devices.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The submitted Concept Stormwater Quality Management Plan [INPUT –title and rev number, etc.] is accepted in principle for the purpose of this development approval; however, a final DSQMP is to be submitted for operational works approval.

- 23.7. Implement the approved Detailed Stormwater Quality Management Plan (DSQMP) and Operational Management and Maintenance Plan (OMMP) at all times and maintain the following:

23.7.1. copies of the most recent approved amendment of the DSQMP and OMMP on site; and

23.7.2. inspection records at the frequency recommended in Table 1 of Maintaining Vegetated Stormwater Assets (Version 1) Water by Design (2012), which are to be available to Council on written request.

Condition Name: SQLT3 - Proprietary device

Material change of use - Proprietary device

- 23.8. An operational works permit is required for stormwater quality management.
- 23.9. Provide stormwater quality management for the site in accordance with Planning Scheme Policy 5 – Infrastructure, subject to detailed design and except as altered by the conditions of this development approval.

This condition is imposed under section 145 of the Planning Act 2016.

- 23.10. As part of an application for operational works, submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP), including all stormwater infrastructure, relevant landscaping and engineering designs and calculations. The final detailed stormwater management plan and designs are to be in accordance with Planning Scheme Policy 5 – Infrastructure and must include:
- 23.10.1. a copy of the MUSIC model undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines and consistent with the final DSQMP, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives; and
- 23.10.2. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The MUSIC model is only required if there are changes to the stormwater quality management plan submitted as part of this application in terms of treatment device specifications (e.g. bioretention filter area, extended detention depth) or catchments draining to or bypassing stormwater quality treatment devices.

Further advice: << Insert this advice note only if the CSQMP is accepted in concept >>

The submitted Concept Stormwater Quality Management Plan [INPUT – title and rev number, etc.] is accepted in principle for the purpose of this development approval; however, a final DSQMP is to be submitted for operational works approval.

- 23.11. Implement the approved Detailed Stormwater Quality Management Plan (DSQMP) and Operational Management and Maintenance Plan (OMMP) at all times and maintain:
- 23.11.1. copies of the most recent approved amendment of the DSQMP and OMMP on site; and
- 23.11.2. inspection records at the frequency recommended in the manufacturer's specifications, or as otherwise determined by Council, which are to be available to Council on written request.

This condition is imposed under section 145 of the Planning Act 2016.

Condition Name: SQLT4 - Proprietary device - No OW application

MCU proprietary device – No OW application

- 23.12. Prior to the commencement of the use, provide stormwater quality treatment on site in accordance with the approved engineering drawings ([INPUT – specific drawings]) and ensure:
- 23.12.1. the proposed [INPUT – proprietary device name] is installed in accordance with the manufacturer's specifications; and
- 23.12.2. [INPUT – any other requirements]

This condition is imposed under section 145 of the Planning Act 2016.

- 23.13. Implement the approved Stormwater Quality Management Plan (SQMP) and Operational Management and Maintenance Plan (OMMP) at all times and maintain:

23.13.1. copies of the most recent approved amendment of the SQMP and OMMP on site;
and

23.13.2. inspection records at the frequency recommended in the manufacturer's specifications, or as otherwise determined by Council, which are to be available to Council on written request.

This condition is imposed under section 145 of the Planning Act 2016.

- 23.14. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that the stormwater treatment system authorised by this development approval has been designed and constructed in accordance with the requirements of the development approval(s).

- 23.15. Implement the recommendations of the approved Stormwater Quality Management Plan at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

- 23.16. Make all necessary improvements immediately upon awareness of any deficiencies in the treatment measures detailed in the SQMP and the OMMP.

Condition Name: SQLT5 - Bioretention - No OW application

MCU bioretention - No OW application

- 23.17. Prior to the commencement of the use, provide stormwater quality treatment on site in accordance with the approved engineering drawings ([INPUT –specific drawings]) and ensure:

23.17.1. the bioretention basin is designed and constructed in accordance with either of Institute of Public Works Engineering Australasia Standard Drawings DS-070 to DS-073 and also DS-078; and

23.17.2. [INPUT – any other requirements]

This condition is imposed under section 145 of the Planning Act 2016.

- 23.18. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that the stormwater treatment system authorised by this development approval has been designed and constructed in accordance with the requirements of the development approval(s).

- 23.19. Implement the approved Stormwater Quality Management Plan (SQMP) and Operational Management and Maintenance Plan (OMMP) at all times and maintain:

23.19.1. copies of the most recent approved amendment of the SQMP and OMMP on site;
and

23.19.2. inspection records at the frequency recommended in Table 1 of Maintaining Vegetated Stormwater Assets (Version 1) Water by Design (2012), which are to be available to Council on written request.

This condition is imposed under section 145 of the Planning Act 2016.

<< This condition is only to be used where no SQMP/OMMP or inadequate SQMP/OMMP has been provided >>

- 23.20. Maintain the proposed bioretention system in accordance with Maintaining Vegetated Stormwater Assets (Version 1) Water by Design (2012).

<< This condition is only to be used where no SQMP/OMMP or inadequate SQMP/OMMP has been provided >>

23.21. Maintain inspection records for the bioretention basin at the frequency recommended in Table 1 of Maintaining Vegetated Stormwater Assets (Version 1) Water by Design (2012), which are to be available to Council on written request.

23.22. Implement the recommendations of the approved Stormwater Quality Management Plan at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

23.23. Make all necessary improvements immediately upon awareness of any deficiencies in the treatment measures detailed in the SQMP and the OMMP.

Condition Name: SQLT6 - Bioretention basin with ROL

Bioretention basin with ROL

23.24. Provide stormwater quality treatment on site in accordance with the approved engineering drawings.

23.25. Request and undertake with Council's Technical Officer the following civil construction works inspections/hold points:

23.25.1. at completion of detailed basin earthworks and installation of hydraulic structures (overflow pit, high flow bypass weir, headwalls) and prior to installation of the liner and under-drainage;

23.25.2. at completion of the installation of the liner and under-drainage and prior to installation of drainage, transition and filter media layers; and

23.25.3. at completion of the installation of the drainage, transition and filter media layers and sediment forebay.

23.26. Prior to the installation of each layer, submit to Council for approval, a copy of the bioretention basin filter media, transition layer and drainage layer laboratory results demonstrating that all layers comply with the criteria outlined in the most recent version (at the time of testing) of the *Guidelines for Soil Filter Media In Bioretention Systems* (Facility for Advancing Water Biofiltration).

Further advice:

The bioretention basin filter media, transition layer and drainage layer laboratory results are to be provided to the Council Technical Officer for acceptance. A minimum of three days prior to the intended installation day should be allowed to enable sufficient time for review and approval of the results by Council.

23.27. Implement and maintain measures to protect the bioretention basin from sediment and scouring until the earlier of:

23.27.1. 90% of the building works within the contributing catchment are complete; or

23.27.2. 3 years after Council's endorsement of the survey plan.

23.28. Prior to Council's acceptance of the bioretention works on-maintenance, submit to Council detailed As Constructed survey drawings certified by a licensed surveyor confirming construction is in accordance with the approved drawings and tolerances are in accordance with note 6.2 of *Institute of Public Works Engineering Australasia Standard Drawing Bioretention Standard Notes DS-078* (extract below).

Bioretention element	Tolerance (unless specified otherwise)
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Hydraulic structures	+ /- 25mm (+/- 15 mm for streetscape systems)
Earthworks	+ /- 50 mm
Under-drainage	+ /- 25mm
Drainage and transition layers	+ 25 mm
Surface level	+/- 25mm +/- 40 mm for filter media >300 m ² provided the average extended detention requirement is within 25 mm of the design requirement.
Embankments and bunds	-25 m, + 50 mm

23.29. Prior to on-maintenance, ensure that the following have been achieved and complied with:

23.29.1. 90% of the building works within the contributing catchment are complete or three years after Council's endorsement of the survey plan and the bioretention basin has been planted out in accordance with the approval (approved plans and Water by Design Bioretention Technical Design Guidelines, October 2014);

23.29.2. on-maintenance inspection with Council's Technical Officer;

23.29.3. all bioretention basin as-constructed plans have been submitted to and approved by Council; and

23.29.4. civil/bioretention bonds have been lodged to Council.

Further advice:

The bioretention will not be accepted on-maintenance until the above requirements have been achieved and complied with.

23.30. Maintain the bioretention basin for a minimum period of 12 months following Council's acceptance of the works as 'on-maintenance.' At the end of the 12 month period, request an off-maintenance inspection with Council's Technical Officer where the following must be achieved and demonstrated:

23.30.1. greater than 90% plant survival;

23.30.2. greater than 80% surface coverage;

23.30.3. a minimum of 6 plants/m²;

23.30.4. increase in plant height of at least 50%. This is to be measured every three months by marker stakes at a rate of one stake per 500 m²;

23.30.5. propagation is occurring with more than 2-3 stems and seeding;

23.30.6. no weeds; and

23.30.7. flushing of the bioretention with a minimum volume of water equal to the filter area multiplied by the extended detention depth, resulting in complete drainage (as demonstrated by no surface ponding), within a maximum of 3 hours and clear water discharging from the under-drainage.

Further advice:

The bioretention basin will not be accepted off-maintenance until successful plant establishment and bioretention basin functionality has been achieved and demonstrated by way of compliance with the above criteria.

Condition Name: SQLT7 - Bioretention basin with MCU

OW - Bioretention basin with MCU

- 23.31. Provide stormwater quality treatment on site in accordance with the approved engineering drawings.
- 23.32. Undertake and have a Registered Professional Engineer of Queensland (RPEQ) sign-off on the following civil construction works inspections/hold points:
- 23.32.1. at completion of detailed basin earthworks and installation of hydraulic structures (overflow pit, high flow bypass weir, headwalls) and prior to installation of the liner and under-drainage;
- 23.32.2. at completion of the installation of the liner and under-drainage and prior to installation of drainage, transition and filter media layers; and
- 23.32.3. at completion of installation of the drainage, transition and filter media layers and sediment forebay.
- 23.33. Prior to the installation of each layer, submit to Council for approval a copy of the bioretention basin filter media, transition layer and drainage layer laboratory results demonstrating that all layers comply with the criteria outlined in the most recent version (at the time of testing) of the *Guidelines for Soil Filter Media In Bioretention Systems* (Facility for Advancing Water Biofiltration).

Further advice:

The bioretention basin filter media, transition layer and drainage layer laboratory results are to be provided to the Council Technical Officer for acceptance. A minimum of three days prior to the intended installation day should be allowed to enable sufficient time for review and approval of the results by Council.

- 23.34. Implement and maintain measures to protect the bioretention basin from sediment and scouring until 90% of the building works within the contributing catchment are complete and the catchment is permanently stabilised.

Condition Name: SQLT8 - Proprietary device - OW

OW - Proprietary device

- 23.35. Provide stormwater quality treatment on site in accordance with the approved engineering drawings.

24. TRAFFIC AND TRANSPORT

Condition Name: TT1 - General

Development located outside any planned and existing infrastructure network

- 24.1. Locate development outside any planned road widening to protect existing and planned infrastructure networks in accordance with Part 9 Development Codes, Table 9.4.3.3.1 – Infrastructure Code: accepted development (subject to requirements) and assessable development of the Logan Planning Scheme 2015.

Conduits

- 24.2. Design and construct all water supply conduits to service the development across **[INPUT – street or road name]** using thrust boring, in accordance with Council's standards.

Detailed design of [INPUT – xx] – Requirement

- 24.3. As part of an application for operational works, the design of [INPUT – xx] is to be in accordance with Council's most current detailed design drawings for [INPUT – xx] Road (current at the time of lodgement of the operational works application).
- 24.4. As part of an application for operational works, demonstrate to the satisfaction of Council that the ultimate road and stormwater drainage designs will adequately tie into adjoining properties, frontages and the current and planned stormwater network.

Pedestrian access – General

- 24.5. An operational works permit [INPUT - is / is not] required for pedestrian access.
- 24.6. Construct a reinforced concrete pathway, [INPUT if not trunk infrastructure - at no cost to Council], having a minimum width of [INPUT – 1.2 / 1.5 / 2.5 / 3.0] metres along the frontage of the development to [INPUT – street name].

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Cycleway – General

- 24.7. An operational works permit [INPUT - is / is not] required for cycleways.
- 24.8. Construct a cycleway [INPUT – describe location] having a minimum width of [INPUT – 2.0 / 2.5 / 3.0] metres in accordance with Council's standards.

Further permit required – Traffic and transport

- 24.9. Prior to works commencing, an operational works permit is required for road works.

Condition Name: TT2 - Signage and line marking

Signage and line marking

- 24.10. An operational works permit [INPUT - is / is not] required for line marking and signage.
- 24.11. Install along the frontage of the site to [INPUT – street name / extent of no parking to be enforced], R5-40 'No Parking' signage and any associated line markings as specified in AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.
- 24.12. Relocate existing signage identified as [INPUT – signage] along the frontage road [INPUT – road name] to be clear of [INPUT – Council infrastructure or proposed new driveway cross-over or other obstruction]. The relocated signage must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, driveway crossover, service infrastructure (e.g. power pole, telecommunications pit) or road infrastructure (e.g. bus stop, street tree, etc.).
- 24.13. [INPUT - Modify or remove] the existing line-markings impacted by [INPUT – Council infrastructure or proposed new driveway cross-over or other obstruction] to facilitate safe and lawful access into the site. The new line-markings are to be in accordance with the Manual of Uniform Traffic Control devices (MUTCD).

Condition Name: TT3 - Sight distance

Sight distance - General

- 24.14. Ensure sight distances at the [INPUT – proposed intersection of road name and road name / entrance and exit to the site at the location shown on the approved plan(s) of development] comply with AUSTRROADS Guide to Road Design, Part 4 - Intersections and Crossings General and Part 4A – Unsignalised and Signalised Intersections.

Sight distance - All – SISD / ASD / MGSD

- 24.15. [INPUT - As part of an application for operational works / Prior to the commencement of the use], submit to Council for approval, design drawings, including vertical and horizontal sight lines, demonstrating that Safe Intersection Sight Distance (SISD), Approach Sight Distance (ASD) and Minimum Gap Sight Distance (MGSD) can be achieved at the [INPUT – proposed intersection of road name and road name] and comply with AUSTRROADS Guide to Road Design, Part 4 - Intersections and Crossings: General and Part 4A – Unsignalised and Signalised Intersections.

Condition Name: TT4 - Vehicle access

Access restriction

- 24.16. Access the development at the locations shown on the approved plan(s) of development with no vehicle access permitted via [INPUT – street name].

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that, for traffic management and safety reasons, direct vehicle access to [INPUT - road] is not permitted. The Property Record Notation is to read as follows:

Vehicular access to/from [INPUT - road] is not permitted to occur at any time. Vehicular access has been prevented by way of a condition of development approval. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Design and construct - Temporary vehicular access

- 24.17. An operational works permit is required for temporary vehicular access.
- 24.18. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the temporary intersection of [INPUT – road name/number and road name/number] with a [INPUT - intersection treatment details] in accordance with AUSTRROADS Guide to Road Design Part 4: Intersections and Crossings – General and Part 4A: Unsignalised and Signalised Intersections and more specifically include the following:
- 24.18.1. line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.18.2. a minimum [INPUT – xx] metre wide concrete driveway to and from [INPUT - road name] in accordance with the IPWEA drawing number RS-051 Heavy Duty Vehicle Crossing Type B2;
 - 24.18.3. the access must cater for the turning movements of a 10.3m long Refuse Collection Vehicle and be supported by electronically generated swept turning diagrams certified by an RPEQ that demonstrates the appropriate design vehicle can manoeuvre through the intersection;
 - 24.18.4. carriageway and road reserve transitions between any existing road and a proposed road designed in accordance with the requirements of Council's Planning Scheme Policy 5 - Infrastructure including appropriate tapers designed for the road hierarchy and speed environment of the road;
 - 24.18.5. all costs associated with the service relocations required by the intersection configuration are to be borne by the developer; << If not trunk infrastructure >>
 - 24.18.6. additional signage at the temporary intersection with [INPUT – road name] to clearly identify that the access is temporary only; and

24.18.7. street lighting that is designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure, Table 3.5.1.1.1 Lighting categories.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

- 24.19. Ensure that direct access to the site from [INPUT - road] is temporary until a permanent and dedicated access is available through adjoining development.

Further advice:

A Property Record Notation will be imposed on all lots advising that temporary vehicular access to the development to/from [INPUT - Road] will be removed and restricted to pedestrian access only, immediately after the connection of the subdivision's roads through an adjoining development to Council's local road network. The Property Record Notation is to read as follows:

Temporary vehicular access to the development to/from [INPUT - road] will be removed immediately after the linking of the subdivision's roads through an adjoining development to Council's local road network. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Removal of temporary access

- 24.20. Immediately after linking of the subdivision's roads to Council's local road network through an adjoining development, remove the temporary access from the [INPUT – road name] verges and any proposed lots, with the exception of a [INPUT – 1.5/2.5/3.0] metre footpath and have kerb and channel reinstated, verge reinstated with topsoil and turf and timber bollards with red reflective tape around the top at 1.5 metres spacing installed. The proposed temporary access will then become a pedestrian access only.
- 24.21. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or on-maintenance, whichever comes first, the applicant must submit to Council an uncompleted works bond for 150% of the value of the removal/reinstatement works supported by a bill of quantities. The bond is to be released upon completion and Council acceptance of the works.

Condition Name: TT5 - Land dedication

Road reserve (Frontage)

- 24.22. Dedicate to the State, [INPUT - if not trunk infrastructure - at no cost to Council], the following land as road reserve:
- 24.22.1. land identified on the approved plan of development as [INPUT - street name, road number or road type];
- 24.22.2. a strip along the full frontage of the site to [INPUT – road name] generally in accordance with Figure [INPUT – xx] below or as shown on the approved plan(s) of development, whichever is greater;
- 24.22.3. a [INPUT – xx] metre wide strip of land along the full frontage of the site to [INPUT – street name] or as shown on the approved plan of development, whichever is the greater;

24.22.4. a [INPUT – 6.0 / 10.0] metre radius, 3 chord truncation on the corner of [INPUT – street names] or as shown on the approved plan of development, whichever is the greater;

24.22.5. land identified as pathway on the approved plan of development; and

24.22.6. the part of Lot [INPUT – Real Property description of the ARS] (otherwise described as an Access Restriction Strip) along the [INPUT – street name] frontage of the site.

Further advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the applicant's expense.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT6 - Intersections

Turning lanes

24.23. An operational works permit is required for turning lanes.

Roundabout - Single lane

24.24. An operational works permit is required for intersection works.

24.25. Design and construct a single lane roundabout at the intersection of [INPUT – road name and road name] in accordance with AUSTRROADS Guide to Road Design, Part 4B - Roundabouts and Complete Streets series. The roundabout must cater for the turning movements of a Heavy Rigid Vehicle and be supported by electronically generated swept turning diagrams that demonstrate the appropriate design vehicle can manoeuvre through the intersection.

Roundabout - Two lane - Articulated vehicle

24.26. An operational works permit is required for intersection works.

24.27. Design and construct a two-lane roundabout at the intersection of [INPUT – road name and road name] in accordance with AUSTRROADS Guide to Road Design, Part 4B -Roundabouts. The roundabout must cater for the turning movements of an Articulated vehicle and be supported by electronically generated swept turning diagrams that demonstrate the appropriate design vehicle can manoeuvre through the intersection.

Roundabout - Two lane – B-double

24.28. An operational works permit is required for intersection works.

24.29. Design and construct a two-lane roundabout at the intersection of [INPUT – road name and road name] in accordance with AUSTRROADS Guide to Road Design, Part 4B -Roundabouts. The roundabout must cater for the turning movements of a B-Double vehicle and be supported by electronically generated swept turning diagrams that demonstrate the appropriate design vehicle can manoeuvre through the intersection.

Intersection for a minor road and major road (New)

24.30. An operational works permit is required for T-intersections.

24.31. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the intersection of [INPUT – road name and road name] with a [INPUT – Basic Right Turn (BAR)/Auxiliary Right Turn (AUR)/ Channelised Right Turn (CHR)] on [INPUT - major road name] and a [INPUT – Basic Left Turn (BAL)/ Auxiliary Left Turn(AUL) / Channelised Left Turn (CHL)]

treatment on major road name / Basic Left Turn (BAL)/ Auxiliary Left Turn (AUL)/ Channelised Left Turn (CHL) on minor road name], as defined in the AUSTRROADS Guide to Road Design, Part 4A - Unsignalised and Signalised Intersections, including kerb and channel, and more specifically, include the following:

- 24.31.1. line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.31.2. street lighting that's designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure, Table 3.5.1.1.1 Lighting categories;
- 24.31.3. the installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.31.4. provision for stormwater drainage in accordance with Council standards and the requirements of the Queensland Urban Drainage Manual (QUDM);
- 24.31.5. carriageway and road reserve transitions between any existing road and a proposed road designed in accordance with the requirements of Council's Planning Scheme Policy 5 - Infrastructure including appropriate tapers designed for the road hierarchy and speed environment of the road; and
- 24.31.6. all associated with the service relocations required by the intersection configuration.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>.

Condition Name: TT7 - Traffic signals

Traffic signals

- 24.32. An operational works permit is required for intersection works.
- 24.33. Design and install, [INPUT if not trunk infrastructure – at no cost to Council], traffic signals at the intersection of [INPUT – road name and road name] including the design and construction of associated traffic islands, pavement works, line marking, signage and lighting in accordance with AUSTRROADS Guide to Road Design, Part 4A – Un-signalised and Signalised Intersections.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

- 24.34. As part of an application for operational works, submit to Council for approval, detailed signalised intersection design plans prepared by a suitably qualified engineer (RPEQ) and supported by a SIDRA intersection analysis.

Further advice:

Drawings for a signalised intersection design must include phasing/electric plan, civil plan and an additional zoomed in detailed plan of the pedestrian ramps and location of pedestrian signal push buttons (i.e. the distance between the ramp and the button). Phasing is to be consistent with an approved traffic analysis for the intersection. Signals are to be connected to Council's STREAMS network for remote signal management.

- 24.35. Prior to commencing any works that alter existing access arrangements, consult any affected property owners and provide written evidence to Council that consultation has occurred.

Further advice:

Consultation may need to occur on multiple occasions, in response to any changes to the works that may impact on access arrangements for affected property owners.

Condition Name: TT8 - Urban collector road - Single carriageway

Urban collector road - Single carriageway (New)

- 24.36. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Single Carriageway in accordance with Council's Standard Drawing No. 8-00379 and with Planning Scheme Policy 5 – Infrastructure and more specifically, include the following:
- 24.36.1. a minimum road reserve width of 23.0 metres;
 - 24.36.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary;
 - 24.36.3. a minimum carriageway width of 15.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.36.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5 - Infrastructure;
 - 24.36.5. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.36.6. provision for stormwater drainage;
 - 24.36.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.36.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.36.9. tapers to existing road pavement;
 - 24.36.10. a minimum 1.5-metre-wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
 - 24.36.11. a minimum 2.5-metre-wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
 - 24.36.12. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
 - 24.36.13. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.36.14. any sacrificial or temporary works that do not form part of the ultimate design;
 - 24.36.15. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
 - 24.36.16. the existing line marking pavement is to be completely sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Single carriageway – Interim 1/2 road construction

24.37. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] and include the following:

24.37.1. pavement width to achieve 2 x 3.5 metre travel lanes;

24.37.2. 2 x 1.0 metre sealed shoulder;

24.37.3. a table drain;

24.37.4. carriageway constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:

24.37.4.1. an alternative alignment or construction material has been approved by Council in writing; or

24.37.4.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;

24.37.4.3. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5— Infrastructure;

24.37.4.4. minimum intersection kerb return radii of [INPUT – xx] metres;

24.37.4.5. provision for stormwater drainage;

24.37.4.6. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;

24.37.4.7. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);

24.37.4.8. tapers to existing road pavement;

24.37.4.9. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;

- 24.37.4.10. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.37.4.11. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.37.4.12. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.37.4.13. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.37.4.14. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Single carriageway – Ultimate 1/2 road construction

- 24.38. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Single Carriageway in accordance with Council's Standard Drawing No. 8-00379 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.38.1. pavement width to achieve 2 x 3.5 metre travel lanes;
 - 24.38.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary, subsequent to any road reserve widening required by this approval;
 - 24.38.3. a minimum of 1.0-metre-wide verge, excluding the table drain, adjacent to the adjoining property boundary;
 - 24.38.4. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.38.5. a table drain;
 - 24.38.6. carriageway constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.38.6.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.38.6.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;

- 24.38.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.38.8. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.38.9. provision for stormwater drainage;
- 24.38.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.38.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.38.12. tapers to existing road pavement;
- 24.38.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.38.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.38.15. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.38.16. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.38.17. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.38.18. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Single carriageway – Ultimate 3/4 road construction

- 24.39. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Single Carriageway in accordance with Council's Standard Drawing No. 8-00379 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.39.1. a minimum road reserve width of 17.0 metres;
 - 24.39.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary along the development frontage;
 - 24.39.3. a minimum carriageway width of [INPUT – xx] metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.39.4. a minimum of 1.0-metre-wide verge (excluding the table drain) adjacent to the adjoining property boundary;
 - 24.39.5. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.39.6. a table drain;

- 24.39.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.39.8. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.39.9. provision for stormwater drainage;
- 24.39.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.39.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.39.12. tapers to existing road pavement;
- 24.39.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.39.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.39.15. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.39.16. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.39.17. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.39.18. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Single carriageway - Multi modal (New)

- 24.40. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Single Carriageway in accordance with Council's Standard Drawing No. [INPUT – xx] and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.40.1. a minimum road reserve width of [INPUT – xx] metres;
 - 24.40.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary;
 - 24.40.3. a minimum carriageway width of [INPUT – xx] metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.40.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;

- 24.40.5. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.40.6. provision for stormwater drainage;
- 24.40.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.40.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.40.9. tapers to existing road pavement;
- 24.40.10. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.40.11. a minimum 2.5 metre wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
- 24.40.12. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.40.13. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.40.14. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.40.15. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.40.16. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT9 - Urban collector road - Dual carriageway

Urban collector road - Dual carriageway (New)

- 24.41. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Dual Carriageway in accordance with Council's Standard Drawing No. 8-00379 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.41.1. a minimum road reserve width of 36.0 metres;
 - 24.41.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary;
 - 24.41.3. a minimum carriageway width of 22.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.41.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;

- 24.41.5. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.41.6. provision for stormwater drainage;
- 24.41.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.41.8. tapers to existing road pavement;
- 24.41.9. provision for stormwater drainage, signage and street lighting associated with the required road works;
- 24.41.10. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.41.11. tapers to existing road pavement;
- 24.41.12. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.41.13. a minimum 2.5 metre wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
- 24.41.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.41.15. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.41.16. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.41.17. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.41.18. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Dual carriageway – Interim 1/2 road construction

- 24.42. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Dual Carriageway and more specifically, include the following:
 - 24.42.1. pavement width to achieve 2 x 3.5 metre travel lanes;
 - 24.42.2. 2 x 1.0 metre sealed shoulder;
 - 24.42.3. a table drain;
 - 24.42.4. a minimum carriageway width of 11.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.42.4.1. an alternative alignment or construction material has been approved by Council in writing; or

- 24.42.4.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
- 24.42.5. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.42.6. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.42.7. provision for stormwater drainage;
- 24.42.8. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.42.9. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.42.10. tapers to existing road pavement;
- 24.42.11. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.42.12. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.42.13. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.42.14. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.42.15. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.42.16. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Dual carriageway – Ultimate 1/2 road construction

- 24.43. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Dual Carriageway in accordance with Council's Standard Drawing No.

- 8-00379 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.43.1. pavement width to achieve 2 x 3.5 metre travel lanes, a 1.5 metre cycle lane and 2.5 metre parking lane;
 - 24.43.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary, subsequent to any road reserve widening required by this approval;
 - 24.43.3. a minimum of 1.0 metre wide verge, excluding the table drain, adjacent to the adjoining property boundary;
 - 24.43.4. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.43.5. a table drain;
 - 24.43.6. a minimum carriageway width of 11.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.43.6.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.43.6.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 24.43.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
 - 24.43.8. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.43.9. provision for stormwater drainage;
 - 24.43.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.43.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.43.12. tapers to existing road pavement;
 - 24.43.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
 - 24.43.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;

- 24.43.15. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.43.16. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.43.17. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council;
- 24.43.18. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Dual carriageway - Ultimate 3/4 road construction

- 24.44. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Dual Carriageway in accordance with Council's Standard Drawing No. 8-00379 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.44.1. a minimum road reserve width of 28.0 metres;
 - 24.44.2. concrete barrier kerb and channel on a minimum 4.0 metre alignment from the road reserve boundary;
 - 24.44.3. a minimum of 1.0 metre wide verge, excluding the table drain, adjacent to the adjoining property boundary;
 - 24.44.4. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.44.5. a table drain;
 - 24.44.6. a minimum carriageway width of [INPUT – xx] metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.44.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
 - 24.44.8. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.44.9. provision for stormwater drainage;
 - 24.44.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.44.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.44.12. tapers to existing road pavement;
 - 24.44.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
 - 24.44.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;

- 24.44.15. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.44.16. any sacrificial or temporary works that do not form part of the ultimate design; and
- 24.44.17. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council.
- 24.44.18. The existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Urban collector road - Dual carriageway - Multi modal (New)

- 24.45. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Urban Collector Road - Dual Carriageway in accordance with Council's Standard Drawing No. [INPUT – xx] and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.45.1. a minimum road reserve width of [INPUT – xx] metres;
 - 24.45.2. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 24.45.3. a minimum carriageway width of [INPUT – xx] metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.45.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
 - 24.45.5. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.45.6. provision for stormwater drainage;
 - 24.45.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.45.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.45.9. tapers to existing road pavement;
 - 24.45.10. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
 - 24.45.11. a minimum 2.5 metre wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
 - 24.45.12. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;

- 24.45.13. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council's Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.45.14. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.45.15. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.45.16. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council;
- 24.45.17. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT10 - Industrial collector

Industrial collector (New)

- 24.46. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Industrial Collector Road in accordance with Council's Standard Drawing No. 8-00382 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.46.1. a minimum road reserve width of 24.0 metres;
 - 24.46.2. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 24.46.3. a minimum carriageway width of 16.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.46.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
 - 24.46.5. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.46.6. provision for stormwater drainage;
 - 24.46.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.46.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.46.9. tapers to existing road pavement;
 - 24.46.10. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;

- 24.46.11. a minimum 2.5 metre wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
- 24.46.12. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.46.13. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council's Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.46.14. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.46.15. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.46.16. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.46.17. The existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Industrial collector – Interim 1/2 road construction

- 24.47. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Industrial Collector Road and more specifically, include the following:
 - 24.47.1. 2 x 1.0 metre sealed shoulder;
 - 24.47.2. a table drain;
 - 24.47.3. carriageway constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.47.3.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.47.3.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 24.47.4. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer

wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;

- 24.47.5. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.47.6. provision for stormwater drainage;
- 24.47.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.47.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.47.9. tapers to existing road pavement;
- 24.47.10. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.47.11. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.47.12. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council's Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.47.13. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.47.14. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.47.15. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.47.16. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Industrial collector – Ultimate 1/2 road construction

- 24.48. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Industrial Collector Road in accordance with Council's Standard Drawing No. 8-00382 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
 - 24.48.1. pavement width to achieve a [INPUT – e.g. 2 x 3.5 metre] travel lanes;
 - 24.48.2. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary, subsequent to any road reserve widening required by this approval;
 - 24.48.3. a minimum of 1.0 metre wide verge, excluding the table drain, adjacent to the adjoining property boundary;
 - 24.48.4. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.48.5. a table drain;

- 24.48.6. carriageway constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
- 24.48.6.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.48.6.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
- 24.48.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.48.8. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.48.9. provision for stormwater drainage;
- 24.48.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.48.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.48.12. tapers to existing road pavement;
- 24.48.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
- 24.48.14. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.48.15. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council's Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.48.16. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.48.17. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.48.18. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.48.19. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Industrial collector - Ultimate 3/4 road construction

- 24.49. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as an Industrial Collector Road in accordance with Council’s Standard Drawing No. 8-00382 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.49.1. a minimum road reserve width of 18.0 metres;
 - 24.49.2. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 24.49.3. a minimum carriageway width of [INPUT – xx] metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 24.49.4. a minimum of 1.0 metre wide verge, excluding the table drain, adjacent to the adjoining property boundary;
 - 24.49.5. a 1.0 metre sealed shoulder adjacent to the adjoining property boundary;
 - 24.49.6. a table drain;
 - 24.49.7. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
 - 24.49.8. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.49.9. provision for stormwater drainage;
 - 24.49.10. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.49.11. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.49.12. tapers to existing road pavement;
 - 24.49.13. a minimum [INPUT - 1.5 / 2.5] metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible] that connects into any existing paths adjacent to the site;
 - 24.49.14. disabled compliant kerb ramps at the road corners in accordance with Council’s Standard Drawing 8-00412;
 - 24.49.15. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council’s Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
 - 24.49.16. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.49.17. any sacrificial or temporary works that do not form part of the ultimate design;
 - 24.49.18. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and

24.49.19. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT11 - Rural collector

Rural collector road (New)

24.50. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as a Rural Collector Road in accordance with Council's Standard Drawing No. 8-00381 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:

24.50.1. a minimum road reserve width of 27.0 metres on an 8.0 metre alignment from the road reserve boundary;

24.50.2. a minimum carriageway width of 11.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;

24.50.3. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;

24.50.4. minimum intersection kerb return radii of [INPUT – xx] metres;

24.50.5. provision for stormwater drainage;

24.50.6. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;

24.50.7. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);

24.50.8. tapers to existing road pavement;

24.50.9. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council's Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;

24.50.10. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);

24.50.11. any sacrificial or temporary works that do not form part of the ultimate design;

24.50.12. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and

24.50.13. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Rural collector road – Ultimate 1/2 road construction

- 24.51. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as a Rural Collector Road in accordance with Council’s Standard Drawing No. 8-00381 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.51.1. pavement width to achieve a [INPUT – e.g. 2 x 3.5 metre] travel lanes, [INPUT – e.g. 1.0m] sealed shoulders and table drainage on an 8.0 metre alignment from the road reserve boundary;
 - 24.51.2. carriageway constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.51.2.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.51.2.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 24.51.3. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure.
 - 24.51.4. minimum intersection kerb return radii of [INPUT – xx] metres;
 - 24.51.5. provision for stormwater drainage;
 - 24.51.6. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
 - 24.51.7. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.51.8. tapers to existing road pavement;
 - 24.51.9. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council’s Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
 - 24.51.10. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.51.11. any sacrificial or temporary works that do not form part of the ultimate design;

- 24.51.12. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.51.13. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Rural collector road - Ultimate 3/4 road construction

- 24.52. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as a Rural Collector Road in accordance with Council’s Standard Drawing No. 8-00381 and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:

- 24.52.1. a minimum road reserve width of 20.0 metres;
- 24.52.2. pavement width to achieve a [INPUT – e.g. 2 x 3.5 metre] travel lanes, [INPUT – e.g. 1.0m] sealed shoulders and table drainage on an 8.0 metre alignment from the road reserve boundary;
- 24.52.3. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.52.4. minimum intersection kerb return radii of [INPUT – xx] metres;
- 24.52.5. provision for stormwater drainage;
- 24.52.6. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.52.7. tapers to existing road pavement;
- 24.52.8. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.52.9. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Council’s Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.52.10. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.52.11. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.52.12. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.52.13. the existing line marking pavement is to completely be sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT12 - Frontage works

Frontage works – Ultimate requirement – Development side only

24.53. Design and construct, **[INPUT if not trunk infrastructure – at no cost to Council]**, the new roads identified on the approved plan(s) of development as **[INPUT – road name/number]** and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:

24.53.1. concrete **[INPUT – barrier / semi mountable / mountable]** kerb and channel on a **[INPUT – 4.0 / 4.5 / 5.0 / 6.0]** metre alignment, subsequent to any road reserve widening required by this approval, from the road reserve boundary and associated stormwater;

24.53.2. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course up to a minimum of 1.0 metre beyond the road centreline unless:

24.53.2.1. an alternative alignment or construction material has been approved by Council in writing; or

24.53.2.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Council's Road Design Standards, Road network planning guidelines & Pavement design standards in Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by of submitting for approval by Council, a pavement investigation report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;

24.53.3. tapers to existing road pavement;

24.53.4. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);

24.53.5. street lighting that is designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure;

24.53.6. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;

24.53.7. a minimum **[INPUT – 1.2 / 1.5 / 2.0 / 2.5 / 3.0 / 5.0]** metre wide reinforced concrete **[INPUT – shared]** pedestrian path extending the full frontage of the development within the road verge that connects into any existing paths adjacent to the site; and

24.53.8. the installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Frontage works – Interim requirement – Development side only

- 24.54. Design and construct the road along [INPUT – all frontages / the street name frontage] of the site to include the following:
- 24.54.1. pavement widening to achieve a [INPUT – e.g. 3.5 metre] travel lane, 1.0m sealed shoulder and a table drain from the existing road centreline;
 - 24.54.2. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course up to a minimum of 1.0 metre beyond the road centreline unless:
 - 24.54.2.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.54.2.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Council's Road Design Standards, Road network planning guidelines & Pavement design standards in Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by of submitting for approval by Council, a pavement investigation report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 24.54.3. tapers to existing road pavement;
 - 24.54.4. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
 - 24.54.5. street lighting that is designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure;
 - 24.54.6. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning scheme policy 5—Infrastructure;
 - 24.54.7. a minimum [INPUT – 1.2 / 1.5 / 2.0 / 2.5 / 3.0 / 5.0] metre wide reinforced concrete [INPUT – shared] pedestrian path extending the full frontage of the development within the road verge that connects into any existing paths adjacent to the site; and
 - 24.54.8. the installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412.

This condition is imposed under section 145 of the Planning Act 2016

Condition Name: TT13 - External road

External road – Requirement

- 24.55. Design and construct the external road between [INPUT – describe extent of works e.g. the development frontage and the name of major road] as [INPUT – a centrally located pavement equivalent to nominate road classification from Planning Scheme] in accordance with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.55.1. pavement width to achieve a [INPUT – e.g. 2 x 3.5 metre] travel lanes, [INPUT – e.g. 1.0m] sealed shoulders and table drainage;
 - 24.55.2. tapers to the existing road pavement;

- 24.55.3. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary;
- 24.55.4. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course for the full formation width unless:
 - 24.55.4.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.55.4.2. it has been demonstrated to Council that the existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Council's Road Design Standards, Road network planning guidelines & Pavement design standards in Planning Scheme Policy 5 – Infrastructure. In this instance external roadworks are not required. Demonstration is to occur by of submitting for approval by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results.
- 24.55.5. provision for stormwater drainage;
- 24.55.6. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
- 24.55.7. street lighting associated with the required road works and intersections in accordance with the Planning Scheme Policy 5 - Infrastructure;
- 24.55.8. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.55.9. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge **[INPUT – coincident with the location of streetlights wherever possible]** that connects into any existing paths adjacent to the site;
- 24.55.10. a minimum 2.5 metre wide reinforced concrete shared pedestrian path within the other road verge coincident with the location of streetlights wherever possible that connects into any existing paths;
- 24.55.11. disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412;
- 24.55.12. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road;
- 24.55.13. any sacrificial or temporary line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.55.14. any sacrificial or temporary works that do not form part of the ultimate design;
- 24.55.15. entry statements, when built into the construction of the road using materials or treatments that have been approved by Council; and
- 24.55.16. the existing line marking pavement is to completely be sealed with a minimum of **[INPUT – xx]** mm thick pavement if modifications to the existing line markings are required.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

On a substandard road

- 24.56. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], the new roads identified on the approved plan(s) of development as [INPUT – road name/number] as [INPUT – an urban / rural / main street or road / a urban collector single / dual carriageway / rural / an urban / rural arterial single / dual carriageway / a multi-modal] road in accordance with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:
- 24.56.1. concrete [INPUT – barrier / semi mountable / mountable] kerb and channel on a [INPUT – 4.0 / 6.0 / 8.0] metre alignment [INPUT – from the road reserve boundary / subsequent to any road reserve widening required by this approval, from the road reserve boundary and associated stormwater];
 - 24.56.2. existing line marking to be completely sealed with a minimum of [INPUT – xx] mm thick pavement if modifications to the existing line markings are required;
 - 24.56.3. pavement widening to the greater of:
 - 24.56.3.1. sealed pavement of one half of the full width of the road for the nominated road hierarchy in accordance with Table 3.4.8.2.1 – Pavement design standards for a road of the Planning Scheme Policy 5 - Infrastructure; or
 - 24.56.3.2. a 5.5 metre sealed pavement in accordance with Table 3.4.8.2.1 – Pavement design standards for a road of the Planning Scheme Policy 5 - Infrastructure;
 - 24.56.4. a 1 metre sealed shoulder;
 - 24.56.5. a table drain;
 - 24.56.6. a minimum of 1 metre wide verge adjacent to the adjoining property boundary; << To be used for a road on a shared boundary >>
 - 24.56.7. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course unless:
 - 24.56.7.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 24.56.7.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 3.4.4.2.1 Road Design Standards, Table 3.4.1.4.1 Road network planning guidelines & Table 3.4.8.2.1 Pavement design standards for a road of the Planning Scheme Policy 5 – Infrastructure. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement. Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;
 - 24.56.8. tapers to existing road pavement;

- 24.56.9. line marking and signage should be in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
- 24.56.10. street lighting that is designed and constructed to comply with Planning Scheme Policy 5 – Infrastructure, Table 3.5.1.1.1 Lighting categories;
- 24.56.11. turning templates for the largest design vehicle (in accordance with the LCC Planning Scheme) movements with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path in accordance with Planning Scheme Policy 5—Infrastructure;
- 24.56.12. a minimum 1.5 metre wide reinforced concrete pedestrian path within the road verge [INPUT – coincident with the location of streetlights wherever possible / as shown on the approved plan(s) of development] that connects into any existing paths adjacent to the site;
- 24.56.13. a minimum [INPUT – 2.5 / 3.0] metre wide reinforced concrete shared path within the road verge [INPUT – coincident with the location of streetlights wherever possible / as shown on the approved plan(s) of development] that connects into any existing paths adjacent to the site; and
- 24.56.14. the installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawing 8-00412.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: TT14 - Operational works

Signal construction and on-maintenance – Standards

- 24.57. Construct traffic signals in accordance with TMR Standard Drawings and Specifications, which specifies the requirements to the supply and installation of traffic signals hardware, associated control equipment and cabling.
- 24.58. A minimum of three weeks prior to the anticipated commissioning of the signals, arrange for a pre-commissioning audit of the traffic signals. A copy of As-Con CAD and PDF drawings, EPROM file, documentation for footings' concrete testing and Certificate of Test (COT) must be forwarded to Council for review at the same time.
- 24.59. Prior to commissioning of the traffic signals, all outstanding works, including defects, identified during the pre-commission audit are to be completed/rectified to the satisfaction of Council.
- 24.60. Once commissioned, a 12 month on maintenance period shall start, where the developer/applicant will be liable for any hardware/equipment/detector loops faults. Council will be liable for any damages caused by natural disasters, car accidents, etc.
- 24.61. Design and construct electrical reticulation conduits across proposed or existing roads by thrust boring.

25. ROADWORKS

Condition Name: R1 - Roadworks

Roadworks - General

- 25.1. An operational works permit is required for roadworks.

- 25.2. All water supply conduits to service the development, where proposed across any existing road, are to be constructed using thrust boring in accordance with Council's standards.

Urban access [INPUT: Street/Road]

- 25.3. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an urban access [INPUT - street/road] and more specifically, include the following:
- 25.3.1. a minimum road reserve width of 15.5 metres;
 - 25.3.2. concrete mountable (M3) kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 25.3.3. a minimum carriageway width of 7.5 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 25.3.4. a minimum intersection kerb return radii of 10.0 metres;
 - 25.3.5. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
 - 25.3.6. a minimum 1.2 metre wide reinforced concrete pedestrian path within the road verge coincident with the location of street lights wherever possible that connects into any existing paths adjacent to the site; << To be used for Urban Access Street >>
 - 25.3.7. a minimum 1.2 metre wide reinforced concrete pedestrian path within both verges that connects into any existing paths adjacent to the site; << To be used for Urban Access Road >>
 - 25.3.8. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
 - 25.3.9. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths;
 - 25.3.10. a permanent cul de sac turning area at the road end designed to accommodate the turning movements of a 12.5 metre HRV to undertake a maximum 3-point turn; << Where permanent turnaround is required or proposed >>
 - 25.3.11. a minimum 4.0 metre wide verge around cul de sac ends; << Where permanent turnaround is required or proposed >>
 - 25.3.12. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road; and
 - 25.3.13. bollards that prevent vehicle access across from the end of any proposed cul de sac through to another road and/or pathway connections through to another road.

Further advice:

The kerb ramp is to have the same width as the adjoining path.

Urban access [INPUT: Street/Road] – Frontage works << Where frontage works for a road is required >>

- 25.4. Design and construct, at no cost to Council, the road along the [INPUT - street name] frontage of the site as an urban access [INPUT - street/road] and more specifically, include the following:

- 25.4.1. concrete mountable (M3) kerb and channel on a 4.0 metre alignment from the road reserve boundary, subsequent to any road reserve widening required by this approval;
- 25.4.2. pavement widening to achieve [INPUT - Description of the frontage works required – e.g. a total pavement width of 7.5 metres/a 3.75 metre wide travel lane etc];
- 25.4.3. a compacted gravel pavement and an asphaltic concrete (AC) wearing course up to a minimum of 1.0 metre beyond the road centreline unless:
 - 25.4.3.1. an alternative alignment or construction material has been approved by Council in writing; or
 - 25.4.3.2. it has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Council's Road Design Standards, Road network planning guidelines & Pavement design standards in Planning Scheme Policy 5 – Infrastructure. In this instance, and where road widening is a minimum of 1.2 metres wide along the frontage, it is instead only required 300mm beyond the edge of the existing pavement.
- 25.4.4. a minimum 1.2 metre wide reinforced concrete pedestrian path within the road verge that connects into any existing paths adjacent to the site;
- 25.4.5. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
- 25.4.6. line marking and signage should be in accordance with Manual of Uniform Traffic Control Devices (MUTCD); and
- 25.4.7. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road.

Further advice:

Demonstration that an existing road pavement is satisfactory as per the above condition is to occur by of submitting for approval by Council, a pavement investigation report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results;

The kerb ramp is to have the same width as the adjoining path.

Urban access [INPUT - Street/Road] – Reduced verge << Where a road is proposed adjacent to drainage/park/environment/waterway etc. >>

- 25.5. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an urban access [INPUT - street/road] and more specifically, include the following:
 - 25.5.1. a minimum road reserve width of 13.5 metres where adjoining proposed [INPUT - Describe location/Lot xx];
 - 25.5.2. concrete mountable (M3) kerb and channel on a 4.0 metre alignment from the road reserve boundary on the allotment side and concrete barrier kerb and channel on a 2.0 metre alignment along proposed [INPUT - Describe location/Lot xx];
 - 25.5.3. a minimum carriageway width of 7.5 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;

- 25.5.4. a minimum intersection kerb return radii of 10.0 metres;
- 25.5.5. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
- 25.5.6. a minimum 1.2 metre wide reinforced concrete pedestrian path within the road verge that connects into any existing paths adjacent to the site;
- 25.5.7. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
- 25.5.8. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths;
- 25.5.9. a permanent cul de sac turning area at the road end designed to accommodate the turning movements of a 12.5 metre HRV to undertake a maximum 3-point turn; << Where permanent turnaround is required or proposed >>
- 25.5.10. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road; and
- 25.5.11. bollards that prevent vehicle access across from the end of any proposed cul de sac through to another road and/or pathway connections through to another road.

Further advice:

The kerb ramp is to have the same width as the adjoining path.

Urban access [INPUT - Street/Road] - 3/4 road << Where road is proposed along an adjoining external property >>

- 25.6. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an urban access [INPUT - street/road] and more specifically, include the following:
 - 25.6.1. a minimum road reserve width of 12.5 metres;
 - 25.6.2. concrete mountable (M3) kerb and channel on a 4.0 metre alignment from the road reserve boundary on the development side of the road;
 - 25.6.3. a minimum carriageway width of 5.5 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 25.6.4. a 1.0 metre wide sealed shoulder;
 - 25.6.5. a table drain in the opposite verge;
 - 25.6.6. a minimum intersection kerb return radii of 10.0 metres;
 - 25.6.7. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
 - 25.6.8. a minimum 1.2 metre wide reinforced concrete pedestrian path within the road verge that connects into any existing paths adjacent to the site;
 - 25.6.9. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
 - 25.6.10. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths;

- 25.6.11. a turning area at the road end designed to accommodate the turning movements of a 12.5 metre HRV to undertake a maximum 3-point turn; << Where permanent turnaround is required or proposed >>
- 25.6.12. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road; and
- 25.6.13. bollards that prevent vehicle access across from the end of any proposed cul de sac through to another road and/or pathway connections through to another road.

Further advice:

The kerb ramp is to have the same width as the adjoining path.

Neighbourhood access road

- 25.7. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an Urban Neighbourhood Access Road and more specifically, include the following:
 - 25.7.1. a minimum road reserve width of 20.0 metres;
 - 25.7.2. concrete mountable (M3) kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 25.7.3. a minimum carriageway width of 12.0 metres, consisting of 3.5 metre travel lanes and 2.5 metre parking lanes, constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 25.7.4. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
 - 25.7.5. a minimum 1.5 metre wide reinforced concrete pedestrian path within both road verges that connects into any existing paths adjacent to the site;
 - 25.7.6. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
 - 25.7.7. speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths of 4.0 metres; and
 - 25.7.8. a permanent cul de sac turning area at the road end designed to accommodate the turning movements of a 12.5 metre HRV to undertake a maximum 3-point turn; << Where permanent turnaround is required or proposed >>
 - 25.7.9. a minimum 4.0 metre wide verge around cul de sac ends; << Where permanent turnaround is required or proposed >>
 - 25.7.10. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road; and
 - 25.7.11. bollards that prevent vehicle access across from the end of any proposed cul de sac through to another road and/or pathway connections through to another road.

Further advice:

The kerb ramp is to have the same width as the adjoining path.

Access lane

- 25.8. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an Access Lane and more specifically, include the following:
- 25.8.1. a minimum road reserve width of 10.0 metres;
 - 25.8.2. a minimum carriageway width of 6.0 metres constructed using either:
 - 25.8.2.1. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course to an urban access street standard with mountable kerb and channel on a 2.0 metre alignment; or,
 - 25.8.2.2. 200mm thick jointed reinforced concrete pavement with SL82 mesh (assuming CBR2);
 - 25.8.3. with a reinforced concrete driveway crossover, having a minimum width of 6.0 metres, in accordance with IPWEA Standard Drawings RSD-102, where concrete pavements are proposed;
 - 25.8.4. provision for 'No Parking'(with yellow line-marking), 'No Entry' and 'One Way' signage associated with the lane way as specified in AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls; << No entry/one way signage to be used where required – e.g. when Access Lane is a through road (not a dead end lane) >>
 - 25.8.5. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
 - 25.8.6. bollards that prevent vehicle access across from the end of the access lane through to another road; and
 - 25.8.7. reinforced concrete bin pads for each lot taking access from the Access Lane and/or where the frontage of lots adjacent to the Access Lane are restricted.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that bins are to be placed on the allocated concrete pads on refuse collection days. The Property Record Notation is to read as follows:

Bins are to be placed on the allocated concrete pads on refuse collection days. This is mandated by conditions of development approval. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Industrial access road << To be used for full width Industrial Access Roads >>

- 25.9. Design and construct, at no cost to Council, the new roads identified on the approved plan(s) of development as [INPUT - road name/number] as an Industrial Access Road and more specifically, include the following:
- 25.9.1. a minimum road reserve width of 20.0 metres;
 - 25.9.2. concrete barrier kerb and channel on a 4.0 metre alignment from the road reserve boundary;
 - 25.9.3. a minimum carriageway width of 12.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;

- 25.9.4. provision for stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works;
- 25.9.5. a minimum 1.5 metre wide reinforced concrete pedestrian path in one verge and minimum 2.5 metre wide reinforced concrete pedestrian path in the other verge, that connects into any existing paths adjacent to the site;
- 25.9.6. disabled compliant kerb ramps at the road corners in accordance with LCC Standard Drawing LCC-8-00412;
- 25.9.7. any required speed restriction devices in accordance with the Manual of Uniform Traffic Control Devices (MUTCD Part 13), with adjustments to the road reserve width to preserve minimum verge widths of 4.0 metres;
- 25.9.8. a permanent cul de sac turning area at the road end designed to accommodate the turning movements of a 12.5 metre HRV to undertake a maximum 3-point turn; << Where permanent turnaround is required or proposed >>
- 25.9.9. a minimum 4.0 metre wide verge around the cul de sac ends; << Where permanent turnaround is required or proposed >>
- 25.9.10. carriageway and road reserve transitions to any existing road designed in accordance with the requirements of the Councils Planning Scheme Policy 5 – Infrastructure and adopted standards including appropriate tapers designed for the road hierarchy and speed environment of the road; and
- 25.9.11. bollards that prevent vehicle access across from the end of any proposed cul de sac through to another road and/or pathway connections through to another road.

Further advice:

The kerb ramp is to have the same width as the adjoining path.

Roundabouts

- 25.10. An operational works permit is required for roundabouts.
- 25.11. Design and construct a single lane roundabout at the intersection of [INPUT - road name and road name] in accordance with AUSTRROADS Guide to Road Design, Part 4B - Roundabouts. The roundabout must be designed for the turning movements of a Heavy Rigid Vehicle and be supported by an Auto-Turn plot that demonstrates that the appropriate design vehicle can manoeuvre through the intersection.

Temporary turnarounds

- 25.12. An operational works permit is required for temporary turnarounds.
- 25.13. Design and construct, at no cost to Council, a temporary turnaround, consisting of a sealed gravel pavement in accordance with the approved pavement design for the adjacent road or a reinforced concrete pavement, at the end of any road that doesn't end with a permanent turnaround which is able to accommodate the turning movements of a 10.3 metre long, refuse collection vehicle (HRV) to undertake a maximum 3-point turn.

<< To be used for identifying specific road locations >>

- 25.14. Design and construct, at no cost to Council, a temporary turnaround, consisting of a sealed gravel pavement in accordance with the approved pavement design for the adjacent road or a reinforced concrete pavement, at the end of [INPUT - street name that doesn't end with a permanent turnaround] which is able to accommodate the turning movements of a 10.3 metre long, refuse collection vehicle (HRV) to undertake a maximum 3-point turn.

- 25.15. Provide R5-35 'No Stopping' signage to ensure that vehicles do not park on the street, within the area required for manoeuvring, on bin collection day only.

Further advice:

Any regulatory signage must restrict vehicle parking on bin collection day only.

No parking signage

- 25.16. An operational works permit is required for line marking and signage.
- 25.17. Install along the frontage of the site to [INPUT - street name / describe extent of no parking to be enforced], R5-40 'No Parking' signage and any associated line markings as specified in AS1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.

Existing signs/Line marking

- 25.18. An operational works permit is required for line marking and signage.

<< Only when relocation of existing signage is required >>

- 25.19. Relocate the existing [INPUT - describe signage type] signage along the frontage of the site to [INPUT - road name] to be clear of the proposed [INPUT - infrastructure/obstruction/crossover]. The relocated signage must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, driveway crossover, service infrastructure (e.g. power pole, telecommunications pit), road infrastructure (e.g. bus stop, street tree, etc).

<< Only when relocation/modification/removal of existing line marking is required >>

- 25.20. [INPUT - Modify/Remove/Relocate] the existing [INPUT - describe line markings] impacted by [INPUT - infrastructure/obstruction/crossover] to facilitate safe and lawful access into the site. The new line-markings are to be installed [INPUT - describe location / generally in accordance with the approved plan/s of development] and accordance with the Manual of Uniform Traffic Control devices (MUTCD).

Pedestrian pathway

- 25.21. An operational works permit is required for the proposed pedestrian pathway.
- 25.22. Construct a reinforced concrete pedestrian pathway, at no cost to Council:
- 25.22.1. within a minimum 10.0 metre wide reserve; << To be used when proposing a pedestrian pathway connections between lots/roads etc >>
- 25.22.2. having a minimum width of [INPUT - 1.2 metres / 1.5 metres]:
- 25.22.3. located [INPUT - insert location (e.g. Between lot XX and lot XX or along XX street frontage) and confirm if required in one verge or both verges]; and
- 25.22.4. in accordance with Council's standards.

Temporary vehicle access << This condition set only to be used for temporary entrance roads through road reserve e.g. Driveway from a road through to the end of a cul de sac. – not temporary road access through a future lot >>

- 25.23. An operational works permit is required for temporary vehicle access.
- 25.24. Ensure that direct access to the site from [INPUT - road name/number] is temporary until a permanent and dedicated intersection entrance is available via Council's local road network.

Further advice:

A Property Record Notation will be imposed on all lots advising that temporary vehicular access to the development to/from [INPUT - Road] will be removed and restricted to pedestrian

access only, immediately after the connection of the subdivision's roads to a permanent intersection entrance, via Council's local road network. The Property Record Notation is to read as follows:

Temporary vehicular access to the development to/from [INPUT - road] will be removed immediately after the linking of the subdivision's roads to a permanent intersection entrance, via Council's local road network. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

- 25.25. Design and construct, at no cost to Council, a temporary access entrance from [INPUT – road name/number] through to the internal [INPUT – road name/number] to include the following:
- 25.25.1. a minimum carriageway width of 6.0 metres constructed of minimum 200mm thick jointed reinforced concrete pavement with SL82 mesh (assuming CBR 2);
 - 25.25.2. with a reinforced concrete driveway crossover, at each end of the temporary access entrance, having a minimum width of 6.0 metres, in accordance with IPWEA Standard Drawings RSD-102;
 - 25.25.3. line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 25.25.4. additional signage at the entrance to the temporary access to clearly identify that the access is temporary only;
 - 25.25.5. provision for turfed verges, stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works; and
 - 25.25.6. caters for the turning movements of a 10.3 metre long Refuse Collection Vehicle and be supported by electronically generated swept turning diagrams that demonstrates the design vehicle can safely manoeuvre through the temporary access;
 - 25.25.7. street lighting that is designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure, Table 3.5.1.1.1 Lighting categories; and
 - 25.25.8. all costs associated with any service relocations required by the intersection configuration and temporary access are to be borne by the developer.
- 25.26. Immediately after linking of the subdivision's roads to a permanent intersection entrance, via Council's local road network, remove the temporary access from the [INPUT - road name/number], with the exception of a [INPUT – 1.5/2.5/3.0] metre footpath and have kerb and channel reinstated, verge reinstated with topsoil and turf and timber bollards with red reflective tape around the top at 1.5 metres spacing installed. The proposed temporary access will then become a pedestrian access only.
- 25.27. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or on-maintenance, whichever comes first, the applicant must submit to Council an uncompleted works bond for 150% of the value of the removal/reinstatement works, supported by a bill of quantities. The bond is to be released upon completion of the ultimate design and Council acceptance of the works.

<< This condition set only to be used for temporary entrance roads through future lots – lease condition is always to be imposed in conjunction with this condition >>

- 25.28. An operational works permit is required for temporary vehicle access.
- 25.29. Ensure that direct access to the site from [INPUT - road name/number] is temporary until a permanent and dedicated intersection entrance is available via Council's local road network.

Further advice:

A Property Record Notation will be imposed on all lots advising that temporary vehicular access to the development to/from [INPUT - Road] will be removed, immediately after the connection of the subdivision's roads to a permanent intersection entrance, via Council's local road network. The Property Record Notation is to read as follows:

Temporary vehicular access to the development to/from [INPUT - road] will be removed immediately after the linking of the subdivision's roads to a permanent intersection entrance, via Council's local road network. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

- 25.30. The proposed land identified as lot/s [INPUT - xx], must not be transferred to Council and the land cannot be further developed until such time the development connects to a permanent intersection entrance, via Council's local road network, unless otherwise agreed to in writing by Council.
- 25.31. Design and construct, at no cost to Council, a temporary access entrance from [INPUT - road name/number] through future proposed Lots [INPUT - xx] to the internal road network to include the following:
- 25.31.1. a minimum lease area width of 10.0 metres;
 - 25.31.2. a minimum carriageway width of 6.0 metres constructed of minimum 200mm thick jointed reinforced concrete pavement with SL82 mesh (assuming CBR 2);
 - 25.31.3. with a reinforced concrete driveway crossover, at each end of the temporary access entrance, having a minimum width of 6.0 metres, in accordance with IPWEA Standard Drawings RSD-102;
 - 25.31.4. line marking and signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 25.31.5. additional signage at the entrance to the temporary access to clearly identify that the access is temporary only;
 - 25.31.6. provision for turfed verges, stormwater drainage, line marking, tapers to existing road pavement, signage and street lighting associated with the required road works; and
 - 25.31.7. caters for the turning movements of a 10.3 metre long Refuse Collection Vehicle and be supported by electronically generated swept turning diagrams that demonstrates the design vehicle can safely manoeuvre through the temporary access;
 - 25.31.8. street lighting that is designed and constructed in accordance with Planning Scheme Policy 5 – Infrastructure, Table 3.5.1.1.1 Lighting categories; and
 - 25.31.9. all costs associated with any service relocations required by the intersection configuration and temporary access are to be borne by the developer.
- 25.32. Immediately after linking of the subdivision's roads to a permanent intersection entrance, via Council's local road network, remove the temporary access from the [INPUT - road name/number] and have kerb and channel reinstated, verge reinstated with topsoil and turf.
- 25.33. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or on-maintenance, whichever comes first, the applicant must submit to Council an uncompleted works bond for 150% of the value of the removal/reinstatement works, supported by a bill of quantities. The bond is to be released upon completion of the ultimate design and Council acceptance of the works.

26. SERVICING ACCESS AND PARKING

Condition Name: SAP1- Servicing access and parking

Redundant crossovers

- 26.1. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or the commencement of the use, whichever occurs first, remove all redundant crossovers fronting the development site reinstate the kerb and channel, road pavement, services, verge and any footpath to Council's standards.

Further advice:

Any existing concrete paths are to remain.

Access restriction

<< Condition and further advice only to be used when access is to be limited from specific road frontages >>

- 26.2. Access the development at the locations shown on the approved plan(s) of development with no vehicle access permitted via [INPUT - street name].

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that, for traffic management and safety reasons, direct vehicle access to [INPUT - road] is not permitted. The Property Record Notation is to read as follows:

Vehicular access to/from [INPUT - road] is not permitted to occur at any time. Vehicular access has been prevented by way of a condition of development approval. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Driveway crossover

<< To be used if OW is not required >>

- 26.3. An operational works permit is not required for driveway crossovers.

<< To be used if OW is required >>

- 26.4. An operational works permit is required for driveway crossovers.

- 26.5. Design and construct all new crossovers in accordance with Council's Design standards within Planning Scheme Policy 5 - Infrastructure.

This condition is imposed under section 145 of the Planning Act 2016.

<< To be used for standard residential crossovers >>

- 26.6. Construct a reinforced concrete residential crossover between the property boundary and the edge of the road pavement, to service proposed Lot [INPUT - xx], having a minimum width of [INPUT - 3.0 / 5.5] metres, in accordance with IPWEA Standard Drawings RSD-100 and RSD-101.

<< To be used for heavy duty crossovers >>

- 26.7. Construct a reinforced heavy duty crossover between the property boundary and the edge of the road pavement to service [INPUT - description of location/building etc], having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RSD-102.

<< To be used for rural driveway crossovers >>

- 26.8. Design and construct a sealed piped crossover, between the property boundary and the edge of the road pavement to service proposed Lot/s [INPUT - xx], having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Drawing No. RS-056, in the location generally shown on the approved plan/s of development.

<< To be used for commercial/industrial crossovers >>

- 26.9. Construct any new crossover in the location(s) shown on the approved plan(s) of development and in accordance with the following:
- 26.9.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (e.g. power pole, telecommunications pit) or road infrastructure (e.g. street sign, bus stop, street tree, etc);
 - 26.9.2. the edge of the crossover is not to be within 6 metres (measured from the kerb return tangent point) of an intersection of roads in accordance with AS2890; and
 - 26.9.3. to cater for the swept turning movements of the relevant design service vehicle in accordance with AS2890.

<< Only to be used if an internal driveway is proposed over a water course >>

- 26.10. Construct any driveway crossing of a creek, gully, stream or other waterway within the site with a concrete culvert having a minimum capacity that will provide a 50% AEP storm immunity and be trafficable in a 1% AEP storm.
- 26.11. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or the commencement of the use, whichever occurs first, submit to Council, certification from a Registered Professional Engineer Queensland (RPEQ), certifying that the driveway crossover has been located and constructed in accordance with these conditions.

Rear access driveway – Residential

- 26.12. An operational works permit is required for vehicle access.

<< Delete if not applicable >>

- 26.13. Construct a reinforced concrete rear access driveway:
- 26.13.1. along the full length of the access strip/easement providing access to proposed Lot/s [INPUT - xx];
 - 26.13.2. having a minimum width of [INPUT - xx] metres;
 - 26.13.3. which provides a passing bay (6.0 metres long x 2.5 metres wide plus tapers) [INPUT – describe location / for every 30 metres in length]; << Only if a passing bay is required >>
 - 26.13.4. with a reinforced concrete driveway crossover, having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RSD-100 and RSD-101; and << Only for residential standard concrete driveway slab thickness >>
 - 26.13.5. with a reinforced concrete driveway crossover, having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RSD-102; and << Only for heavy duty standard concrete driveway slab thickness >>
 - 26.13.6. in an access strip/easement having a minimum width of [INPUT - xx] metres.

<< Delete if not applicable >>

- 26.14. Construct a reinforced concrete rear access driveway:

- 26.14.1. along the full length of the access strip/easement providing access to proposed Lot/s [INPUT - xx];
- 26.14.2. having a minimum width of [INPUT - xx] metres from the road frontage to the rear boundary of proposed Lot/s [INPUT - xx] that then tapers in width down to a minimum width of [INPUT - xx] metres to the rear boundary of proposed Lot/s [INPUT - xx];
- 26.14.3. which provides a passing bay (6.0 metres long x 2.5 metres wide plus tapers) [INPUT - describe location / for every 30 metres in length]; << Only if a passing bay is required >>
- 26.14.4. with a reinforced concrete driveway crossover, having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RSD-100 and RSD-101; and << Only for residential standard concrete driveway slab thickness >>
- 26.14.5. with a reinforced concrete driveway crossover, having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RSD-101; and << Only for heavy duty standard concrete driveway slab thickness >>
- 26.14.6. in an access strip/easement having a minimum width of [INPUT - xx] metres from the road frontage to the rear boundary of proposed Lot/s [INPUT - xx] that then tapers in width down to a minimum width of [INPUT - xx] metres to the rear boundary of proposed Lot/s [INPUT - xx].

Rear access driveway – Rural

- 26.15. An operational works permit is required for vehicle access.
- 26.16. Construct a sealed access driveway:
 - 26.16.1. along the full length of the access strip providing access to proposed Lot/s [INPUT - xx];
 - 26.16.2. having a minimum width of [INPUT - xx] metres;
 - 26.16.3. constructed of either a minimum 150mm thick sealed gravel pavement or reinforced concrete;
 - 26.16.4. with a sealed driveway crossover, having a minimum width of [INPUT - xx] metres, in accordance with IPWEA Standard Drawings RS-056; and
 - 26.16.5. in an access strip/easement having a minimum width of [INPUT - xx] metres.

Refuse collection pads

- 26.17. Construct a reinforced concrete kerbside refuse/recycling bin collection pad is to be provided for proposed Lot/s [INPUT - xx]. The bin collection pad is to be located directly behind the kerb (or edge of concrete) of the road reserve adjoining the entrance of the proposed shared rear access driveway. The exact location and length (i.e. 1.7m per allotment) is to be determined at operational works stage.

Further advice:

A Property Record Notation will be attached to each lot that takes access from the stub road access and each lot fronting the concrete bin slab stating that bins are to be placed on the allocated concrete pads on refuse collection days. The Property Record Notation is to read as follows:

Bins are to be placed on the allocated concrete pads on refuse collection days. This is mandated by conditions of development approval. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek

further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

Parking and access – General

<< To be used if OW is not required >>

26.18. An operational works permit is not required for parking.

<< To be used if OW is required >>

26.19. An operational works permit is required for parking.

26.20. Design and construct all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with AS2890.1 - Parking Facilities - Off Street Car Parking.

26.21. All car parking spaces must be set-out, paved, line marked, signed, drained and maintained in accordance with Planning Scheme Policy 5 - Infrastructure and AS2890.

26.22. Paint the parking aisles and driveways within the development with directional pavement markings in accordance with the approved plan(s) of development and in accordance with AS1742.11 Manual of Uniform Traffic Control Devices - Parking Controls

<< Only if visitor parking is not easily identifiable when entering the development >>

26.23. Install directional signage clearly identifying the visitor car parking spaces at the entrance/s to, and within, the development.

<< Only if directional arrows are required for internal carparking layout >>

26.24. Line mark the car park aisles and driveways within the development with directional arrows on the pavement consistent with the directions shown on the approved plan(s) of development a minimum distance of every 20 metres and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.

<< Only if one way movements are required >>

26.25. Install at [INPUT – describe location], R2-17A (450mm x 750mm) 'One Way' signage as specified in and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices – Parking Controls.

<< Only if basement parking is proposed >>

26.26. Install at the entrance into and within the development directional signage to the basement car park that is clearly visible. Install a height bar across the entrance to the basement car park identifying the minimum clearance required.

26.27. Ensure access to car parking spaces, bicycle spaces, vehicle loading, refuse enclosures and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

<< Only if no OW is required >>

26.28. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or the commencement of the use, whichever occurs first, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), confirming that the parking and access for the development have been designed and constructed in accordance with the approved plans and conditions of this and any other relevant approvals issued by Council.

Parking and access – Servicing

<< To be used if OW is not required >>

26.29. An operational works permit is not required for servicing.

<< To be used if OW is required >>

26.30. An operational works permit is required for servicing.

<< Small rigid design vehicle >>

26.31. Design and construct loading bay facilities for a Small Rigid Vehicle [INPUT - describe location if not shown on the plans / in the location generally shown on the approved plan(s) of development] in accordance with AS2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 - Infrastructure.

<< Small rigid design vehicle >>

26.32. Design the designated movement route between all loading bay facilities and the external road network to accommodate the turning movements of a Small Rigid Vehicle and allow these vehicles to enter and exit the site in a forward direction.

<< Medium rigid design vehicle >>

26.33. Design and construct loading bay facilities for a Medium Rigid Vehicle [INPUT - describe location if not shown on the plans / in the location generally shown on the approved plan(s) of development] in accordance with AS2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 - Infrastructure.

<< Medium rigid design vehicle >>

26.34. Design the designated movement route between all loading bay facilities and the external road network to accommodate the turning movements of a Medium Rigid Vehicle and allow these vehicles to enter and exit the site in a forward direction.

<< Heavy rigid design vehicle >>

26.35. Design and construct loading bay facilities for a Heavy Rigid Vehicle [INPUT - describe location if not shown on the plans / in the location generally shown on the approved plan(s) of development] in accordance with AS2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 - Infrastructure.

<< Heavy rigid design vehicle >>

26.36. Design the designated movement route between all loading bay facilities and the external road network to accommodate the turning movements of a Heavy Rigid Vehicle and allow these vehicles to enter and exit the site in a forward direction.

<< Articulated design vehicle >>

26.37. Design and construct loading bay facilities for an Articulated Vehicle [INPUT - describe location if not shown on the plans / in the location generally shown on the approved plan(s) of development] in accordance with AS2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 - Infrastructure.

<< Articulated design vehicle >>

26.38. Design the designated movement route between all loading bay facilities and the external road network to accommodate the turning movements of an Articulated Vehicle and allow these vehicles to enter and exit the site in a forward direction.

<< Only where buses will be required to access the site >>

26.39. Design the designated movement route between the main building entrance and the external road network that accommodates the turning movements of a passenger bus and permits this vehicle to enter and exit the site in a forward direction.

<< Only where buses will be required to access the site >>

26.40. Design all bus parking facilities in accordance with AS2890.4 Parking facilities - Bus parking facilities.

<< Where no OW is required >>

26.41. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or the commencement of the use, whichever occurs first, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), confirming that the servicing for the development has been designed and constructed in accordance with the approved plans and conditions of this and any other relevant approvals issued by Council.

Condition Name: SAP2 - Bicycle parking

Bicycle parking

26.42. Design all bicycle parking spaces and rail-type locking facilities in accordance with AS2890.3 – Bicycle parking facilities, except where stated otherwise in the planning scheme.

26.43. Provide a minimum of [INPUT - xx] bicycle parking spaces, including rail-type locking facilities for each parked bicycle, on site.

26.44. Ensure all bicycle parking spaces are located a maximum of 25 metres from any pedestrian entrance into the development, unless otherwise agreed to in writing to Council.

Condition Name: SAP3 - Number of car parking spaces

Number of car parking spaces

<< Where for general use >>

26.45. Provide a minimum of [INPUT - xx] car parking spaces.

<< Where for a residential development >>

26.46. Provide a minimum of [INPUT - xx] car parking spaces as per the following:

26.46.1. A minimum of [INPUT - xx] spaces for each unit, [INPUT - xx] of which is to be covered; and

26.46.2. A minimum of [INPUT - xx] visitor spaces.

<< Where for a non-residential development >>

26.47. Provide a minimum of [INPUT - xx] car parking spaces as per the following:

26.47.1. A minimum of [INPUT - xx] spaces for staff; and

26.47.2. A minimum of [INPUT - xx] visitor spaces.

<< Where for an educational establishment >>

26.48. Provide a minimum of [INPUT - xx] car parking spaces as per the following:

26.48.1. A minimum of [INPUT - xx] spaces for staff; and

26.48.2. A minimum of [INPUT - xx] spaces for students.

Condition Name: SAP4 - Childcare centre - Parking

Childcare centre – Parking

26.49. Staff who drive to work, must at all times, park on site.

26.50. Provide signage and differing pavement colouration to identify between the staff and visitor car parking spaces [INPUT – where shown on the plans - in accordance with the approved plans of development].

<< Only use when tandem parking spaces are being provided and ensure approved plans show visitor parking spaces in front of staff parking spaces, so visitors are parking staff in, not the other way around >>

26.51. Ensure the [INPUT – xx] tandem car parking spaces are sign posted and used as staff and visitor car parking spaces only in accordance with the approved plans of development.

27. WATER AND SEWER

Condition Name: WS1A - Water and sewerage

Water and sewerage

27.1. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], all water infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Sewerage

27.2. Design and construct, [INPUT if not trunk infrastructure – at no cost to Council], all sewerage infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

General - Rectification

27.3. During the construction phase, the applicant is responsible for any damage caused to Council water and sewerage infrastructure.

27.4. Prior to the commencement of any remedial or rectification works, obtain approval from Council.

27.5. Undertake remedial or rectification works at no cost to Council.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Further permit required - Water only

27.6. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], obtain a development permit for operational works for the construction of any water infrastructure works that is to be transferred to Council to own and/or operate.

Further permit required - Sewerage only

27.7. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], obtain a development permit for operational works for the construction of any sewerage infrastructure works that is to be transferred to Council to own and/or operate.

Further permit required - Both water and sewer

- 27.8. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], obtain a development permit for operational works for the construction of any water and sewerage infrastructure works that is to be transferred to Council to own and/or operate.

Further permit required - Live works - Water

- 27.9. Lodge an application to Council for live works to be performed on Council's water network.

Further permit required - Live works - Sewerage

- 27.10. Lodge an application to Council for live works to be performed on Council's sewerage network.

Further permit required - Live works - Both water and sewerage

- 27.11. Lodge an application to Council for live works to be performed on Council's water and sewerage network.

General - Clearances QDC

- 27.12. Ensure that maintenance structures and property connections are open to the sky, have unrestricted street access and adjacent buildings and structures are in compliance with MP1.4 of the Queensland Development Code.

General - Building over or near relevant infrastructure - In accordance with standards

- 27.13. Ensure any proposed building works for the development comply with the performance requirements detailed within the Queensland Development Code, MP 1.4 – Building over or near relevant infrastructure. This shall be achieved by:

- 27.13.1. complying with the relevant acceptable solution for the performance requirement; or
- 27.13.2. formulating an alternative solution that complies with the performance requirement or is shown to be at least equivalent to the relevant acceptable solution; or
- 27.13.3. a combination of the two options above.

Water supply analysis report

- 27.14. Prior to an application for operational works, obtain approval from Council for a water supply analysis report to ensure that the proposed water infrastructure is designed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). The water analysis report must include a water reticulation schematic plan detailing sizes of proposed water mains.

Further advice:

Contact Council's Water Development Services Program on 3412 4504 or waterda@logan.qld.gov.au for further information regarding modelling requirements and the provision of hydraulic models and relevant information to undertake any analysis.

Connect to existing water supply network

- 27.15. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], connect all proposed lots to Council's existing water supply network.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

On demand

- 27.16. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], connect the development to Council's water supply system.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Water service connections

- 27.17. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), provide separate water service connections to each proposed allotment within the development.

Road crossings - Service connection point

- 27.18. Prior to the commencement of the use, provide, at no cost to Council, a suitably sized water meter and water service for the proposed development in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).

This condition is imposed under section 145 of the Planning Act 2016.

Road crossings - Conduits

- 27.19. Provide a suitably sized service conduit for any allotment where the water main is in the opposite side of the road.

Further advice:

The installation or removal of property service connections and water meters for the development requires a lodgement of a "Water Meter Connection OR Disconnection" application with Council Water Operations Branch via waterapplications@logan.qld.gov.au

Design and construct - Water extension

- 27.20. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], Council's water supply network shall be extended to service the proposed development from [INPUT - location] to [INPUT – location] using [INPUT - 100 / 150 / size] mm diameter main, unless otherwise agreed to by Council. The proposed extension to the water supply infrastructure must:

- 27.20.1. [INPUT - details here, i.e. Be extended along the fully frontage of the development site;]

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Design and construct - Relocate existing water main

- 27.21. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use] and subject to Council's approval of an operational works application, relocate, [INPUT if not trunk infrastructure – at no cost to Council], the existing water main located at [INPUT - location].

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Design and construct - Specific water supply connection point

- 27.22. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], ensure that the [INPUT - water main size description] diameter water main within [INPUT - location description] is used as the water supply connection point for the proposed development.

Water service - Wholly contained within allotment

- 27.23. Ensure that all internal private water services are wholly contained within the allotment being serviced or within a dedicated services easement.

Water service - Install in accordance with standards

- 27.24. Ensure, at no cost to Council, all water property connection components comply with Logan City Council's Standard Water Metering Guidelines and the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code) water service drawings.

This condition is imposed under section 145 of the Planning Act 2016.

Water meter - Retain existing meter

- 27.25. Retain the existing meter to service proposed [INPUT - Lot/dwelling etc.].

Asbestos removal

- 27.26. Prior to the commencement of the use, replace, at no cost to Council, the section of existing asbestos cement water main under the proposed commercial driveway crossover with a hydraulically equivalent ductile iron cement lined water main.

Firefighting

- 27.27. Ensure that the fire-fighting capacity provided by the Council's water network is limited to [INPUT - 15L/s (residential) or 30 L/s (commercial/industrial)]. Additional fire-fighting capacity required for commercial or industrial uses shall be provided by the applicant with an on-site private solution.

Property service connection - Multiple dwelling

- 27.28. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), provide a 150 mm diameter property service connection for any lot where future multi-unit development is proposed, unless otherwise approved by Council.
- 27.29. If a future reconfiguring a lot application is approved to subdivide the approved multiple dwelling, water and sewer services will be required to be provided in accordance with the conditions of the approved reconfiguring a lot application.

Further advice:

Multiple dwelling developments and freehold subdivisions are subject to different requirements for water and sewer servicing. This may result in a conflict between the approved servicing for the approved multiple dwelling and what is required for any future subdivision, where individual lots will require individual connections and private infrastructure to be fully contained within the lot being serviced. This should be considered when proceeding with any approved Multiple dwelling, if a freehold subdivision will also be sought in the future. If you are intending on lodging a reconfiguring a lot application for a freehold subdivision, Council recommends you consult with your Civil Engineer prior to the commencement of any works on site.

Property service connection

27.30. Prior to the commencement of the use, provide a 150 mm diameter property service connection, unless otherwise approved by Council.

Sewerage connection location

27.31. Ensure that the connection point for the proposed development to Council's sewerage infrastructure is at the [INPUT - maintenance structure/sewer main description and location], unless otherwise approved by Council.

Connection for adjacent properties

27.32. Ensure the extension of Council's sewerage network makes allowance for the future connection of any adjacent property requiring future connection, [INPUT if not trunk infrastructure – at no cost to Council] and subject to operational works approval.

Further advice:

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Design and construct - Relocate existing sewer main

27.33. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], relocate the existing sewer main located at [INPUT - location].

Further advice:

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Design and construct - Sewerage extension

27.34. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], extend Council's sewerage network to service the proposed development from [INPUT - location] to [INPUT – location] using [INPUT- 100 / 150 / size] mm diameter main, unless otherwise agreed to by Council. The proposed extension to the sewerage infrastructure must:

27.34.1. be designed to cater for the anticipated wastewater loads from the ultimate upstream catchment area;

27.34.2. be extended to the upstream boundary of the proposed development; and

27.34.3. [INPUT - include other relevant details here]

Further advice:

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Further permit required - Remove redundant sewerage connections

- 27.35. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], apply to Council to remove any redundant sewerage property connection/s.

Redundant sewerage connections

- 27.36. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], ensure that any redundant sewerage property connections within the site or servicing the development are capped and sealed by Council at the applicant's cost.

Sanity drainage

- 27.37. Ensure that any sanitary house drainage is wholly contained within the proposed allotment to be serviced.

Maintenance structure - Maintain access

- 27.38. Ensure access to the sewerage maintenance structures is available to Council at all times for maintenance purposes.

General – Protection

- 27.39. During the construction phase, ensure that Council's sewerage infrastructure is protected. Measures must be put in place to physically protect and restrict access over any existing sewerage infrastructure to ensure protection from excessive crushing loads.

CCTV - Post-construction

- 27.40. Prior to building works approval by a Building Certifier, provide a post-construction closed circuit television (CCTV) survey and accompanying condition report to Council. The CCTV survey and condition report must be completed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). All costs for repairs to the infrastructure must be borne by the owner where the post-construction CCTV shows that damage has occurred to Logan City Council infrastructure as a result of any building works.

Further advice:

Logan City Council must be notified via the inbox council@logan.qld.gov.au at least 48 hours prior to the commencement of the survey. The notification must include the proposed time and date of the CCTV survey and details of the sewer to be surveyed including the address, maintenance structure reference number and the total length of sewer.

Design and construct - Temporary sewerage pump station

- 27.41. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], at no cost to Council, design and construct a temporary sewage pump station to service the proposed development. This sewage pump station shall be constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code – Sewage Pumping Station Code, unless otherwise approved in writing by Council.

- 27.42. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], lodge for registration at the Titles Office, at no cost to Council, access, maintenance and associated services easements over the proposed temporary pump station to the benefit of Council and its agents.

Further advice:

Documentation in relation to any easement proposed to be registered to the benefit of Council is required to:

- a) *include Council's standard terms for easements (as amended from time to time), relevant at the time the request for Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) is made. At time of writing, the Titles Registry Dealing Numbers for Council's standard terms documents are 716215253 for easements over freehold land and 716055287 for easements over trust and reserves; or*
- b) *be prepared and carried out by Council's solicitors at the owner's expense if Council's standard terms are not used, or not permitted by a condition of approval.*

27.43. The access, maintenance and associated services easements shall be in place for the duration that the proposed temporary pump station is operational.

Temporary pump station costs

27.44. Prior to [INPUT - the commencement of the use / Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey)], pay to Council the estimated cost of operating, maintaining and decommissioning the proposed temporary sewage pump station for the first five years of operation.

27.45. At all the times, provide unrestricted access to the Water Filling Station /Water Hydrant Filling Point.

Further advice:

"Documentation in relation to any land required to be transferred to the Council is required to be prepared and carried out by Council's solicitors at the owner's expense.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>"

Pump station report

27.46. Provide a pump station design report that takes into account the following requirements:

- 27.46.1. servicing strategy for the catchment;
- 27.46.2. pump selection including capacity requirement and system resistance calculations;
- 27.46.3. pump station location including land holding and flood immunity;
- 27.46.4. structural design;
- 27.46.5. storage requirements;
- 27.46.6. electrical and telemetry design drawings;
- 27.46.7. buoyancy effects; and
- 27.46.8. odour impact assessment report.

Water meters - Master meter - Multi unit and commercial

27.47. Prior to the commencement of the use, provide a commercial water meter within the private lands to service the development, in accordance with Logan City Council's Standard Water Metering Guidelines and the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code), including water service drawings SEQ-WAT-1110-10 and SEQ-WAT-1110-11, at no cost to Council.

Further advice:

The water meter shall be installed at ground level, outside the building, where access for reading, maintenance, or replacement is unrestricted at all times. The meter must be free from

building security barriers, vehicle obstructions, overgrown vegetation, and other hazards, including potential vehicle strike.

Water meters - Submeters- Multi unit and commercial

- 27.48. Prior to the commencement of the use, provide individual water sub-meters for each unit within the complex, including any common property, in accordance with Logan City Council's Water Sub Metering for Multi-Unit Properties Guidelines, at no cost to Council.

Further advice:

Water sub-meters must be installed outside the building, where access for reading, maintenance, or replacement is unrestricted at all times. The meters must be free from building security barriers, vehicle obstructions, overgrown vegetation, and other hazards, including potential vehicle strike.

Extension of water supply system

- 27.49. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], [INPUT if not trunk infrastructure – at no cost to Council], extend Council's water supply reticulation network generally in accordance with [INPUT - Plan/Drawing identification], and obtain an Operational Works approval for the water supply works, at no cost to Council.

Water hydrant fill point

- 27.50. At all times, permanent, unrestricted access for trucks to the Hydrant Filling Point located at [INPUT - address/location] is to be maintained.

Extension of sewerage system

- 27.51. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], extend Council's existing sewerage reticulation from [INPUT - existing network location description] to [INPUT - location description] and obtain an Operational Works approval for the sewer works, at no cost to Council.

Extension of sewerage system - Approved plans

- 27.52. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], extend Council's sewerage reticulation generally in accordance with [INPUT - Plan/Drawing identification] and obtain an Operational Works approval for the sewer works, at no cost to Council.

Connect to Council's water supply scheme

- 27.53. Prior to the commencement of the use, [INPUT if not trunk infrastructure – at no cost to Council,] connect the proposed development to Council's existing water supply network, at no cost to Council.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Connect to Council's Sewerage scheme

- 27.54. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use], connect all proposed lots to Council's existing sewerage network, at no cost to Council.

This condition is imposed under section 128 of the Planning Act 2016. << Use if trunk infrastructure >>

This condition is imposed under section 145 of the Planning Act 2016. << Use if non-trunk infrastructure >>

Condition Name: WS1B - Water and sewerage

Water and sewerage

27.55. Ensure that all wastewater and effluent disposal for Lot/s [INPUT - xx] occurs via an on-site waste water treatment or effluent disposal system that complies with Table 3 and Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.

Further advice:

A Property Record Notation will be imposed on Lot/s [INPUT - xx] advising that the lots are located in either the Cedar Grove/ Tingalpa-water storage catchment of the Water resource catchment overlay and development must comply with Table 3 and Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments. The Property Record Notation is to read as follows:

The property is located within either the Cedar Grove/ Tingalpa water storage catchment of the Water resource catchment overlay and must comply with Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments. A copy of the conditions of the development approval is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch or accessing the conditions of approval via Council's website.

28. ELECTRICAL AND TELECOMMUNICATIONS

Condition Name: ET1 - Electricity and Telecommunications

Electricity and Telecommunications – General

28.1. An operational works permit is not required for electricity and telecommunications.

28.2. Design and provide underground electrical and telecommunications connections to proposed Lot/s [INPUT - xx].

<< Use if overhead connections can be provided to a lot/development >>

28.3. Design and provide underground or overhead electrical and telecommunications connections to proposed Lot/s [INPUT - xx].

28.4. Design and provide any underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual. Ensure all conduits are located within the 0-750mm corridor measured from the road reserve boundaries.

28.5. Do not install property poles or flying fox overhead connections.

<< If rear lots are proposed >>

28.6. Install conduits for underground electricity supply and telecommunications including draw wires within and for the entire length of the access strip for each rear lot.

<< If retaining an existing house >>

28.7. Install an electrical and telecommunications connection to the existing house that is wholly located within the lot it serves and is connected to the electrical and telecommunications network after it was accepted by the service provider.

28.8. Remove all redundant electrical and telecommunications connections and reinstate the land.

- 28.9. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 28.10. Construct electrical and telecommunications conduits, where required under any existing road to service the development, by thrust boring.
- 28.11. Do not install any electrical transformers or telephone control pillars within existing or proposed park unless otherwise approved by Council in writing.
- 28.12. Construct electrical and telecommunications conduits, where required under any existing road to service the development, by thrust boring.
- 28.13. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) or the commencement of the use, whichever occurs first, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.
- 28.14. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council a Certificate of practical completion, or as a minimum, a Letter of Conditional Approval (Provisioning Letter), from NBN, confirming that an agreement has been made for the supply of telecommunications to the development and where staged, confirmation is required for each stage of the development.

Electrical Certification

- 28.15. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), submit to Council certification from a licenced surveyor or Registered Professional Engineer Queensland (RPEQ) that certifies that:
 - 28.15.1. conduits for underground electricity supply and telecommunications including draw wires have been installed for the entire length of the access strip for each rear lot; << If rear lots are proposed >>
 - 28.15.2. an electrical and telecommunications connection has been provided to the existing house that is wholly located within the lot it serves; and << If retaining an existing house >>
 - 28.15.3. all redundant electrical and telecommunications connections have been removed and the land reinstated.

Electricity and Telecommunications - Street lighting

- 28.16. An operational works permit is not required for street lighting.
- 28.17. Prior to any roadworks being accepted as on-maintenance, design and install, where required and at no cost to Council, a street and path light system on all roads in accordance with Australian Standard AS1158 and on all footpaths/bikeways within park and road reserves associated with the development.
- 28.18. Design the street and path lighting system in accordance with the 'Crime Prevention through Environmental Design: Guidelines for Queensland' (CPTED) produced by the State.
- 28.19. The street and path light system is to be powered by underground electrical reticulation.
- 28.20. Street lighting is to be installed on the same side of the road that accommodates any footpath or bikeway.

29. CONSTRUCTION MANAGEMENT

Condition Name: CM1 - Construction management

Construction management

29.1. Construction vehicle access to the site must be through [INPUT - street name] only.

Construction management plan – Minor << These conditions are to be added only when they have not been included in the planning application approval conditions >>

29.2. Prior to a pre-start meeting, prepare a Construction Management Plan, which must include the following items as applicable to the development:

- 29.2.1. details of the development works, including all demolition, earthworks and construction activities;
- 29.2.2. a Gantt chart or similar detailing the anticipated duration and staging of the works;
- 29.2.3. locations of infrastructure within and around the perimeter of the site, and details of any proposed service protection measures to be installed during the works;
- 29.2.4. locations of buildings and structures on adjacent properties;
- 29.2.5. details of site security;
- 29.2.6. details and location of public information signage to be installed showing the developers name and address, details of the principal contractor undertaking the works, and contact details including a 24 hour contact number for a representative responsible for complaints arising from the development;
- 29.2.7. location of materials, structures, plant and equipment to be stored or placed on the construction site;
- 29.2.8. location of site offices and temporary buildings with all structures to be located on the subject site unless otherwise approved by Council;
- 29.2.9. employee, contractor and visitor parking areas including details of parking management procedures and communication;
- 29.2.10. temporary vehicular access points and frequency of use, including details of any rubble grids, shakers, or truck wheel wash facilities;
- 29.2.11. provision for loading and unloading materials and identification of potential impacts on existing infrastructure (including but not limited to footpaths and street trees) with all loading and unloading to be completed on site unless otherwise approved by Council;
- 29.2.12. details of how active transport movement around the site will be managed including during works and outside normal working hours;
- 29.2.13. identification of the haul routes for the transport of imported or exported materials and building materials, noting that Council approval is required for all roads on the haul route below a Collector road standard;
- 29.2.14. details of:
 - 29.2.14.1. air and dust management;
 - 29.2.14.2. noise and vibration controls;
 - 29.2.14.3. stormwater and sediment control; and
 - 29.2.14.4. waste management including collection;

- 29.2.15. provision for fire exit routes for other uses on the subject or adjoining sites;
 - 29.2.16. establishment of a communication protocol with the general public, adjoining owners, emergency services, transport services, and local businesses, to advise of the agreed construction times, changes to traffic movements, impacts on services and any other relevant issues;
 - 29.2.17. details of any trapping and firearm exemptions to allow a private contractor or Council's Animal Management team (or their contactors) to manage declared feral animals found to be located within the site, including wild dogs, feral deer, feral cats and any other vertebrate pest declared by the Biosecurity Act 2014; and
 - 29.2.18. a copy of the Traffic Management Plan.
- 29.3. A copy of the Construction Management Plan and any applicable Traffic Management Plan must be available on site at all times during construction.
 - 29.4. Carry out construction work only between the hours of 6:30am and 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays, unless separate approval is granted by Council in association with this development permit.
 - 29.5. At all times, ensure noise levels from construction works comply with the requirements of the Environmental Protection Act 1994.

Further advice:

Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or pedestrian diversions are subject to a separate application and relevant fees.

The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.

Construction management plan – Major << These conditions are to be added only when they have not been included in the planning application approval conditions >>

- 29.6. Prior to a pre-start meeting, submit for Council endorsement a Construction Management Plan detailing the development works and including the following items as applicable to the development:
 - 29.6.1. details of the development works, including all demolition, earthworks and construction activities;
 - 29.6.2. a Gantt chart or similar detailing the anticipated duration and staging of the works;
 - 29.6.3. locations of infrastructure within and around the perimeter of the site, and details of any proposed service protection measures to be installed during the works;
 - 29.6.4. locations of buildings and structures on adjacent properties;
 - 29.6.5. details of site security;
 - 29.6.6. details and location of public information signage to be installed showing the developers name and address, details of the principal contractor undertaking the works, and contact details including a 24 hour contact number for a representative responsible for complaints arising from the development;

- 29.6.7. location of materials, structures, plant and equipment to be stored or placed on the construction site;
- 29.6.8. location of site offices and temporary buildings with all structures to be located on the subject site unless otherwise approved by Council;
- 29.6.9. employee, contractor and visitor parking areas including details of parking management procedures and communication;
- 29.6.10. temporary vehicular access points and frequency of use, including details of any rubble grids, shakers, or truck wheel wash facilities;
- 29.6.11. provision for loading and unloading materials and identification of potential impacts on existing infrastructure (including but not limited to footpaths and street trees) with all loading and unloading to be completed on site unless otherwise approved by Council;
- 29.6.12. details of how active transport movement around the site will be managed including during works and outside normal working hours;
- 29.6.13. identification of the haul routes for the transport of imported or exported materials and building materials, noting that Council approval is required for all roads on the haul route below a Collector road standard;
- 29.6.14. details of:
 - 29.6.14.1. air and dust management;
 - 29.6.14.2. noise and vibration controls;
 - 29.6.14.3. stormwater and sediment control;
 - 29.6.14.4. waste management including collection;
- 29.6.15. provision for fire exit routes for other uses on the subject or adjoining sites;
- 29.6.16. location of any proposed gantries or overhead protective awnings over the road or footpath (with nominated clearances to movement infrastructure);
- 29.6.17. establishment of a communication protocol with the general public, adjoining owners, emergency services, transport services, and local businesses, to advise of the agreed construction times, changes to traffic movements, impacts on services and any other relevant issues;
- 29.6.18. identification of complaint management procedures including the contact details for a representative responsible for receiving 24 hour complaints arising from the development and a description of dispute resolution procedures;
- 29.6.19. details of any trapping and firearm exemptions to allow a private contractor or Council's Animal Management team (or their contactors) to manage declared feral animals found to be located within the site, including wild dogs, feral deer, feral cats and any other vertebrate pest declared by the Biosecurity Act 2014; and
- 29.6.20. a copy of the Traffic Management Plan.
- 29.7. Comply with the provisions of the endorsed Construction Management Plan at all times during construction unless otherwise approved by Council.
- 29.8. A copy of the endorsed Construction Management Plan and Traffic Management Plan must be available on site at all times during construction.

- 29.9. Carry out construction work only between the hours of 6:30am and 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays, unless separate approval is granted by Council in association with this development permit.
- 29.10. At all times, ensure noise levels from construction works comply with the requirements of the Environmental Protection Act 1994.

Further advice:

Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or pedestrian diversions are subject to a separate application and relevant fees.

The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.

30. OPERATIONAL WORKS

Condition Name: OW1 - Operational works

Approved plans of development

- 30.1. The following design drawings for operational works prepared by [INPUT - Consulting Engineer] are approved [INPUT - as amended and marked in red/without amendments]:

Drawing Title	Drawing Number	Revision Number	Date of Revision

<< Use if site works are being undertaken in the Landslide overlay and a report was conditioned to be provided as a part of the DA application >>

- 30.2. The following geotechnical report prepared by [INPUT - Consulting Engineer] is approved:

Document Title	Document Number	Revision Number	Date of Revision

<< Insert Landscaping approved drawings condition and table of plans >>

<< This condition to be used only if any amendments to the drawings or further information is required >>

- 30.3. Prior to a pre-start meeting, submit and have approved by Council, the following amended drawings:

30.3.1. drawing number [INPUT - xx] shall be amended as follows [INPUT - insert details of amendments required].

- 30.4. The following non-conforming designs have been approved:

30.4.1. nil or [INPUT - insert details of non-conformance].

- 30.5. Only non-conforming designs listed in this approval have been accepted. All other discrepancies with Council standards shall be redesigned and/or reconstructed as necessary to conform with Council standards, at no cost to Council.
- 30.6. Where errors or omissions occur in the design, or works do not conform to or meet Council standards, then these works shall be rectified to comply with Council standards, at no cost to Council, at all times during construction and prior to works being accepted [INPUT - on-maintenance/as practically complete].
- 30.7. Construct all works pertaining to the development in accordance with Logan Planning Scheme 2015, including its policies, Local Laws, Approved Drawings and relevant Council Specifications and any other overriding planning approval(s).
- 30.8. Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development, these works shall be designed and constructed to Council standards, at no cost to Council, at all times during construction and prior to works being accepted [INPUT - on-maintenance/as practically complete].

Further advice:

Council reserves the right to amend the approved drawings or request further information should this become necessary.

<< Delete if not appropriate >>

This approval does not include the sewer house drain/s for proposed lot/s/development. The applicant is required to obtain a plumbing and drainage permit prior to commencement of any works on internal sewer (house drains) and water reticulation.

Endorsed Plans

- 30.9. The following design drawings for operational works (erosion and sediment control) prepared by [INPUT - Consulting Engineer] are endorsed.

Drawing Title	Drawing Number	Revision Number	Date of Revision

- 30.10. At all times, comply with the endorsed plans except where amendments to on-site erosion and sediment control measures are required to prevent environmental nuisance or harm.

General conditions

- 30.11. Prior to works commencing, arrange a pre-start meeting between the Consulting Engineer and Council Technical Officer.

Further advice:

Contact Council on 07 3412 5269 or email Development@logan.qld.gov.au

- 30.12. Prior to a pre-start meeting, complete and submit to Council the following documents:
 - 30.12.1. pre-start meeting kit (civil and landscaping);
 - 30.12.2. pre-commencement notification;
 - 30.12.3. appointment of Principal Contractor (in duplicate).

Further advice:

These documents may be downloaded from Logan City Council website.

<https://www.logan.qld.gov.au/downloads/file/1552/pre-start-meeting-kit-civil-and-landscaping-form>

- 30.13. Prior to a pre-start meeting, an inspection compliance fee must be paid to Council, as per Council's Register of Cost Recovery Fees current at the time of payment (refer to Council's website: <http://www.logan.qld.gov.au>).
- 30.14. Prior to any works commencing within road reserve, obtain a Road Closure Permit from Council's Development Assessment Branch for any works carried out in, requiring the closure of, or affecting existing Council-controlled roads. The works are to be completed by the time nominated within the Road Closure Permit.

Further advice:

A Traffic Management Plan with accompanying Traffic Guidance Schemes certified by a suitably qualified Traffic Management Design professional is to be submitted to Council's Development Assessment Branch. These are to be submitted as part of the Road Closure Permit application via <https://www.logan.qld.gov.au/road-and-infrastructure/road-permits>.

Where temporary road closures are required, separate approval is required from the Queensland Police Service.

The applicant must obtain necessary permits/approvals from the Department of Transport and Main Roads prior to commencement of any works on State-controlled roads.

Failure to complete works by the nominated time may lead to enforcement action for breach of conditions under the Planning Act 2016.

Development works

- 30.15. During the construction phase, install and maintain all erosion, sedimentation and runoff control measures in accordance with Council's Planning Scheme requirements and Council's design standards, the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008), the State Government's standards and other relevant legislative requirements (e.g. Environmental Protection (Water) Policy).
- 30.16. During the construction phase, maintain and rectify all erosion and sediment control measures where necessary to ensure that all reasonable and practical measures are undertaken to prevent environmental harm.

Further advice:

Council officers may require alterations and/or additional measures to control silt on the site.

- 30.17. Where vegetation is removed during construction, dispose the vegetation waste by milling, chipping/mulching and/or disposal at an approved waste disposal facility. Incineration of vegetation or waste on site is not permitted.
- 30.18. Dispose waste other than vegetation waste, generated as a result of the operational works to an approved disposal facility via an approved waste receptacle and/or collection service.
- 30.19. Ensure all construction and maintenance works do not result in airborne dust emissions causing nuisance to surrounding premises or nearby property owners. The applicant must comply with any lawful instruction from the Council if in its opinion a dust nuisance exists from legitimate complaints received by Council.

<< Delete if CMP conditions are applied >>

- 30.20. Carry out construction work only between the hours of 6.30am and 6.30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work must comply with the requirements of the Environmental Protection Act 1994.
- 30.21. Ensure that all works carried out in or affecting existing roads are undertaken in a manner that ensures the roads are maintained in a safe and usable condition at all times.

<< This condition is to be used in development works that may require extensive construction works and it is likely that the adjoining residents might be affected by heavy traffic. Delete if not applicable >>

- 30.22. Access to the site must be through [INPUT - street name or describe route or streets permitted to be used]. Trucks and other heavy machinery used in construction must use only the access/routes as described.
- 30.23. Maintain the site in a clean and tidy state.
- 30.24. Be responsible for the full cost of any alteration or relocation necessary to any service, utility, installation, plant, equipment, easements or other item belonging to or under the control of the telecommunications authority, electricity authorities, Council or other person engaged in the provision of public utility services, resulting from the development.
- 30.25. Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards at all times during construction and prior to works being accepted [INPUT - on-maintenance/as practically complete].
- 30.26. Prior to the commencement of any pavement works, submit to Council for approval a pavement design in accordance Table 3.4.8.2.1 of Planning Scheme Policy 5 - Infrastructure and subgrade CBR test results for any proposed Council road.

Further advice:

The pavement design is to be submitted to Council's Technical Officer.

- 30.27. All backfilling of trenches, within the road carriageway, must be benched in accordance with IPWEA standard drawing RSD-803, including sealing the joints of the road surface, with an approved bituminous crack sealant, to prevent moisture ingress.

Easements << All easements required within the development site are to be listed below, even if they were included in the planning application approval. Specific (locations, dimensions etc.) are to be conditioned for easements in here. No general conditions should be included >>

- 30.28. [INPUT - At the same time as registering the Subdivision Plan (e.g. a Plan of Survey) / Prior to the commencement of the use / at the practical completion of work], lodge for registration at the Titles Office the following easements:
- 30.28.1. an [INPUT access and/or services] easement having a minimum width of [INPUT – xx metres], as shown on the approved plan(s) of development, burdening proposed Lot/s [INPUT – xx] to the benefit of proposed Lot/s [INPUT – xx];
- 30.28.2. an access and services easement having a minimum width of [INPUT – xx metres] burdening proposed Lot [INPUT – xx] to the benefit of proposed Lots [INPUT – xx to xx] that then reduces in width with a 45° taper to [INPUT – xx metres] burdening proposed Lot [INPUT – xx] to the benefit of proposed Lot [INPUT – xx] from the point where there is one less lot benefited by the easement;
- 30.28.3. a reciprocal access and services easement [INPUT: as shown on the approved plan(s) of development or xx metres, in total], burdening proposed Lot [INPUT – xx]

to the benefit of proposed Lot [INPUT – xx] and vice versa. The total width of the easement must be evenly divided between the proposed Lots;

- 30.28.4. a temporary access easement, [INPUT: identify location / as shown on the approved plan(s) of development], to accommodate the turn around movements of a refuse vehicle or as otherwise determined in any approval for operational works, to the benefit of Council and its agents;
- 30.28.5. a stormwater drainage easement over [INPUT - the description of the infrastructure], having a minimum width of [INPUT - xx metres], as shown on the approved plan(s) of development, burdening proposed Lot/s [INPUT - xx], to the benefit of Council;
- 30.28.6. a private stormwater drainage easement having a minimum width of [INPUT – xx] metres, over inter-allotment drainage system located within proposed Lot/s [INPUT – xx], burdening the relevant lots to the benefit of the upstream lots;
- 30.28.7. << Condition only to be used when approving a stormwater drainage system to cater for an upstream property, that is not subject to the application >> a stormwater drainage easement over [INPUT - the proposed inter-allotment drainage infrastructure or other description], having a minimum width of [INPUT - xx metres], as shown on the approved plan(s) of development], burdening proposed Lot [INPUT - xx] to the benefit of Council;
- 30.28.8. a temporary stormwater drainage easement over the proposed temporary stormwater detention basin, and associated treatment facilities, with provision for uninterrupted maintenance access from a public road to the detention system as shown on the approved plan(s) of development or as determined in any approval for operational works to the benefit of Council; << Condition and further advice only to be used when approving a temporary stormwater basin that will be removed at a later date >>
- 30.28.9. [INPUT - any WaterDA Easement conditions].

Further advice:

The temporary easement can be relinquished and the lot developed, once a permanent turnaround or road extension is constructed and operational.

<< Further advice only to be used when approving a stormwater drainage system to cater for an upstream property, that is not subject to the application >> Where an easement is catering for upstream catchment flows only, the stormwater easement documents are to be clear that this easement is in favour of Council for the purpose of the provision of stormwater infrastructure, to cater for the upstream catchment flows only. There are to be no maintenance obligations on Council for the infrastructure located within this easement.

The temporary stormwater drainage easement over the temporary stormwater detention basin can be relinquished and the lot developed, once the downstream stormwater network/infrastructure is fully constructed and operational to [INPUT – location – i.e. the XX street regional basin]. As part of the decommissioning, the temporary detention basin can be filled in and the site compacted in accordance with Council Policies.

Earthworks << These conditions are to be used if earthworks have been approved >>

- 30.29. Carry out earthworks in accordance with AS3798 – Guidelines on earthworks for commercial and residential developments.

<< Delete if not applicable >>

- 30.30. Supervise bulk earthworks to [INPUT - Level 1 (Residential & Commercial) / Level 2 (Other)] and have a frequency of field density testing done in accordance with Table 8.1 of AS3798.

<< Delete if not applicable >>

30.31. Prior to on-maintenance, ensure that each lot is self-draining at a minimum grade of 1% and grassed in accordance with Planning Scheme Policy 5 - Infrastructure.

Retaining << These conditions are to be used if retaining structures have been approved >>

30.32. Construct all retaining walls and associated footings:

30.32.1. in accordance with Australian Standard 4678 - Earth Retaining Structures;

30.32.2. without encroachment onto adjoining properties unless written permission from the adjoining property owner(s) is provided; and

30.32.3. with the retaining wall wholly located within a single allotment internal to the development.

30.33. Provide temporary safety fencing to all earth retaining walls on allotment boundaries over 1.0 metre in height. Fencing is only required on the top wall in the case of multi-tiered walls.

30.34. Do not construct retaining walls on existing or proposed parkland, road reserve and/or public land, unless otherwise agreed to by Council.

30.35. Ensure the inspection of the retaining structure(s) by a Registered Professional Engineer Queensland (RPEQ) at the following stages:

30.35.1. footing stage (including excavation and reinforcement); and

30.35.2. at the time of installing drainage behind the wall (including geo-fabric, backfill, perforated pipe and connection of the perforated pipe to the underground stormwater drainage system).

Landscaping

30.36. << Insert any landscaping conditions in here >>

Flooding

30.37. << Insert any flooding general conditions in here – check any proposed As Con requirement and relocate to As Con condition, as required >>

Water & sewerage

30.38. << Insert any water and sewerage general conditions in here – delete any general as constructed requirement as this is covered in the as constructed condition below >>

Certifications << Delete any conditions that are not applicable >>

30.39. Prior to [INPUT - works being accepted as on-maintenance / the commencement of the use / Council's endorsement of any Community Management Statement / at the practical completion of work], submit to Council, a Compliance Certificate from a Registered Professional Engineer Queensland (RPEQ) specialised in Stormwater Engineering, certifying that the:

30.39.1. stormwater management has been undertaken on site in accordance with the conditions of this and any other relevant approval issued by Council;

30.39.2. detention systems are properly installed and functioning in accordance with the approved stormwater management plan and modified with conditions of this approval; and

30.39.3. proposed works will not result in an increase of peak flow rates from the site, no increase in flood levels external to the site that could cause loss or nuisance for the full range of design storm events up to and including the 1% AEP.

- 30.40. Prior to the commencement of any construction of [INPUT - cut/fill batters and/or retaining structures on site], submit to Council certification (Form 15) from a suitably qualified Registered Professional Engineer Queensland (RPEQ) stating that all [INPUT - cut/fill batters and retaining structures/bridging structures] will achieve a long term factor of safety greater than 1.5 and that that the proposed [INPUT - cut/fill batters and retaining structures/bridging structures] will not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructures.
- 30.41. Prior to [INPUT - Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey) / the commencement of the use / Council's endorsement of any Community Management Statement / at the practical completion of work], submit to Council an inspection certification (Form 12) from a suitably qualified Registered Professional Engineer Queensland (RPEQ) confirming that all [INPUT - cut/fill batters and retaining structures/bridging structures] have been carried out/constructed and inspected in accordance with Logan Planning Scheme 2015, including its policies, AS 3798 Guidelines on earthworks for commercial and residential developments, AS 4678 - Earth Retaining Structures and comply with the requirements of the conditions of the development permits and achieved a long term factor of safety greater than 1.5.

<< Use if site works are being undertaken in the Landslide overlay and a report was conditioned to be provided as a part of the DA application. The Geotech report is to form a part of the approved documents >>

- 30.42. Prior to Council's endorsement of any Subdivision Plan (e.g. a Plan of Survey), the commencement of the use or at practical completion of works, whichever occurs first, submit to Council certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ), certifying that the earthworks have been undertaken on site in accordance with the recommendations of the approved geotechnical report and any other requirements of this development approval.
- 30.43. << Insert any flooding certification conditions in here >>

As-Constructed plans

- 30.44. Show easements created over services identified in the development approval on the As Constructed drawings.

<< To be included if any works within the flood plain is approved and modify condition as necessary >>

- 30.45. The Defined Flood Level must be shown as a contour on Civil and Earthworks 'As Constructed' drawings if the site contains the Defined flood event.
- 30.46. Prior to on-maintenance, submit to Council 'As Constructed' survey and engineering drawings, ADAC data files, all quality assurance documentation, and the As Constructed submission checklist in accordance with Planning Scheme Policy 5 – Infrastructure [INPUT - and the SEQ Water Supply and Sewerage Design and Construction Code], checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with Council's adopted standard(s).

Further advice:

The checklist form can be downloaded from Council's website by searching for "As Constructed data".

A compliance checking fee will be charged after one initial submission for non-complying submissions, as per Council's Register of Regulatory Fees, at the rate applicable at the time of payment.

Water and sewer tests << These conditions are to be added and modified appropriately, where sewer and/or water mains are proposed to be constructed >>

30.47. Prior to on-maintenance, submit [INPUT - sewer main pressure test results / water reticulation main pressure test results and water main water quality test results] to Council for approval complying with the requirements of South East Queensland Water Supply & Sewer Design and Construction Code (SEQ Code) and more specifically:

30.47.1. comply with sewer testing to Section 21 Acceptance Testing; SEQ Sewer Code;

30.47.2. comply with water testing to Section 19 Acceptance Testing SEQ Water Supply Code; and

30.47.3. provide water quality test results within 7 days of test sample was taken from site.

Bonding – Maintenance security/Security deposit

<< For applications **not** related to ROL >>

30.48. Prior to a pre-start meeting, deposit with Council, a separate security deposit calculated at the following rates either by cash or by bank guarantee:

30.48.1. a maintenance security sum equivalent to 5% (five per cent) of the total value of the works or \$2000 whichever is the higher; and

30.48.2. a \$2000 deposit per each As Constructed drawing.

Further advice:

A maintenance security sum will be released on satisfactory “off-maintenance” and a deposit per As Constructed drawing will be released on submission and approval of the As Constructed drawings.

<< For applications related to ROL >>

30.49. Prior to Council’s endorsement of any Subdivision Plan (e.g. a Plan of Survey) or acceptance of work on-maintenance whichever occurs first, deposit with Council, a separate security deposit calculated at the following rates either by cash or by bank guarantee:

30.49.1. a maintenance security sum equivalent to 5% (five per cent) of the total value of the works or \$2000 per lot whichever is the higher;

30.49.2. a \$2000 deposit per each As Constructed drawing, if not previously supplied and approved; and

30.49.3. a Water Sensitive Urban Design (WSUD) bond equivalent to 150% (one hundred and fifty per cent) of the total value of the completed WSUD works in accordance with Section 3.6 of Council's Bonding of Works Policy. << To be added only if WSUD is proposed/approved >>

Further advice:

A maintenance security sum will be released on satisfactory “off-maintenance” and a deposit per As Constructed drawing will be released on submission and approval of the As Constructed drawings. A WSUD bond will be released on satisfactory “off-maintenance” specifically for the WSUD works

Acceptance of works

30.50. The [INPUT - Subdivision Plan (e.g. a Plan of Survey) / Community Management Statement] will not be endorsed by Council and work will not be accepted as [INPUT - on-maintenance/practically complete] by Council until all operational works are completed with

satisfactory audit inspections, as constructed drawings have been submitted and approved and necessary certifications are received by Council.

Further advice: << Only include advice if bonding will be permitted >>

Alternatively, the value of outstanding works and the as constructed drawings may be bonded in accordance with Council's policy prior to the release of the [INPUT: Plan of Survey / Community Management Statement].

<< Only include if bonding will be appropriate - for example a development with minimal Council infrastructure would not be appropriate for bonding >>

30.51. Bonding of uncompleted works will not be permitted until all essential services required to service the [INPUT - lots/development] are constructed and are functional.

30.52. The development will not be connected to Council's water and sewerage services until acceptance of works as [INPUT - on-maintenance/ practically complete].

<< Only include if works are subject to maintenance period >>

30.53. Maintain all works for a period of 12 months (maintenance period) from the date of on-maintenance unless a different maintenance period is specified for a particular asset. Any defective works must be rectified within the maintenance period.

<< Only include if works are subject to maintenance period >>

30.54. On completion of the maintenance period and satisfactory inspections, Council will accept the works off-maintenance. Bonds or other securities will be released after the works have been placed off-maintenance.

Further advice:

Arrange an "on-maintenance" inspection after the completion of work and an "off-maintenance" inspection after the completion of maintenance period between the Consulting Engineer and Council Technical Officer (Phone: 07 3412 5269).

Construction management plan – Minor << These conditions are to be added only when they have not been included in the planning application approval conditions >>

30.55. Prior to a pre-start meeting, prepare a Construction Management Plan, which must include the following items as applicable to the development:

30.55.1. details of the development works, including all demolition, earthworks and construction activities;

30.55.2. a Gantt chart or similar detailing the anticipated duration and staging of the works;

30.55.3. locations of infrastructure within and around the perimeter of the site, and details of any proposed service protection measures to be installed during the works;

30.55.4. locations of buildings and structures on adjacent properties;

30.55.5. details of site security;

30.55.6. details and location of public information signage to be installed showing the developers name and address, details of the principal contractor undertaking the works, and contact details including a 24 hour contact number for a representative responsible for complaints arising from the development;

30.55.7. location of materials, structures, plant and equipment to be stored or placed on the construction site;

30.55.8. location of site offices and temporary buildings with all structures to be located on the subject site unless otherwise approved by Council;

- 30.55.9. employee, contractor and visitor parking areas including details of parking management procedures and communication;
- 30.55.10. temporary vehicular access points and frequency of use, including details of any rubble grids, shakers, or truck wheel wash facilities;
- 30.55.11. provision for loading and unloading materials and identification of potential impacts on existing infrastructure (including but not limited to footpaths and street trees) with all loading and unloading to be completed on site unless otherwise approved by Council;
- 30.55.12. details of how active transport movement around the site will be managed including during works and outside normal working hours;
- 30.55.13. identification of the haul routes for the transport of imported or exported materials and building materials, noting that Council approval is required for all roads on the haul route below a Collector road standard;
- 30.55.14. details of:
 - 30.55.14.1. air and dust management;
 - 30.55.14.2. noise and vibration controls;
 - 30.55.14.3. stormwater and sediment control; and
 - 30.55.14.4. waste management including collection;
- 30.55.15. provision for fire exit routes for other uses on the subject or adjoining sites;
- 30.55.16. establishment of a communication protocol with the general public, adjoining owners, emergency services, transport services, and local businesses, to advise of the agreed construction times, changes to traffic movements, impacts on services and any other relevant issues;
- 30.55.17. details of any trapping and firearm exemptions to allow a private contractor or Council's Animal Management team (or their contactors) to manage declared feral animals found to be located within the site, including wild dogs, feral deer, feral cats and any other vertebrate pest declared by the Biosecurity Act 2014; and
- 30.55.18. a copy of the Traffic Management Plan.
- 30.56. A copy of the Construction Management Plan and any applicable Traffic Management Plan must be available on site at all times during construction.
- 30.57. Carry out construction work only between the hours of 6:30am and 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays, unless separate approval is granted by Council in association with this development permit.
- 30.58. At all times, ensure noise levels from construction works comply with the requirements of the Environmental Protection Act 1994.

Further advice:

Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or pedestrian diversions are subject to a separate application and relevant fees.

The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.

Construction management plan – Major << These conditions are to be added only when they have not been included in the planning application approval conditions >>

- 30.59. Prior to a pre-start meeting, submit for Council endorsement a Construction Management Plan detailing the development works and including the following items as applicable to the development:
- 30.59.1. details of the development works, including all demolition, earthworks and construction activities;
 - 30.59.2. a Gantt chart or similar detailing the anticipated duration and staging of the works;
 - 30.59.3. locations of infrastructure within and around the perimeter of the site, and details of any proposed service protection measures to be installed during the works;
 - 30.59.4. locations of buildings and structures on adjacent properties;
 - 30.59.5. details of site security;
 - 30.59.6. details and location of public information signage to be installed showing the developers name and address, details of the principal contractor undertaking the works, and contact details including a 24 hour contact number for a representative responsible for complaints arising from the development;
 - 30.59.7. location of materials, structures, plant and equipment to be stored or placed on the construction site;
 - 30.59.8. location of site offices and temporary buildings with all structures to be located on the subject site unless otherwise approved by Council;
 - 30.59.9. employee, contractor and visitor parking areas including details of parking management procedures and communication;
 - 30.59.10. temporary vehicular access points and frequency of use, including details of any rubble grids, shakers, or truck wheel wash facilities;
 - 30.59.11. provision for loading and unloading materials and identification of potential impacts on existing infrastructure (including but not limited to footpaths and street trees) with all loading and unloading to be completed on site unless otherwise approved by Council;
 - 30.59.12. details of how active transport movement around the site will be managed including during works and outside normal working hours;
 - 30.59.13. identification of the haul routes for the transport of imported or exported materials and building materials, noting that Council approval is required for all roads on the haul route below a Collector road standard;
 - 30.59.14. details of:
 - 30.59.14.1. air and dust management;
 - 30.59.14.2. noise and vibration controls;
 - 30.59.14.3. stormwater and sediment control;
 - 30.59.14.4. waste management including collection;
 - 30.59.15. provision for fire exit routes for other uses on the subject or adjoining sites;

- 30.59.16. location of any proposed gantries or overhead protective awnings over the road or footpath (with nominated clearances to movement infrastructure);
 - 30.59.17. establishment of a communication protocol with the general public, adjoining owners, emergency services, transport services, and local businesses, to advise of the agreed construction times, changes to traffic movements, impacts on services and any other relevant issues;
 - 30.59.18. identification of complaint management procedures including the contact details for a representative responsible for receiving 24 hour complaints arising from the development and a description of dispute resolution procedures;
 - 30.59.19. details of any trapping and firearm exemptions to allow a private contractor or Council's Animal Management team (or their contactors) to manage declared feral animals found to be located within the site, including wild dogs, feral deer, feral cats and any other vertebrate pest declared by the Biosecurity Act 2014; and
 - 30.59.20. a copy of the Traffic Management Plan.
- 30.60. Comply with the provisions of the endorsed Construction Management Plan at all times during construction unless otherwise approved by Council.
 - 30.61. A copy of the endorsed Construction Management Plan and Traffic Management Plan must be available on site at all times during construction.
 - 30.62. Carry out construction work only between the hours of 6:30am and 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays, unless separate approval is granted by Council in association with this development permit.
 - 30.63. At all times, ensure noise levels from construction works comply with the requirements of the Environmental Protection Act 1994.

Further advice:

Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or pedestrian diversions are subject to a separate application and relevant fees.

The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.

Condition Name: OW2 - Operational works - Water and sewer

Water & Sewerage - LW

- 30.64. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], at no cost to Council, lodge for registration at the Titles Office easements over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). The following easements are required to be registered:
 - 30.64.1. [INPUT - insert details here, specifying the width of each easement required over each specific piece of sewer infrastructure, detailing the depth and size of the infrastructure]

- 30.65. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], lodge for registration at the Titles Office a one metre wide access easement from a designated road reserve to the sewer maintenance structure, when the sewer maintenance structure is not located along the frontage of the proposed allotment.
- 30.66. [INPUT - Prior to the commencement of the use / At the same time as registering the Subdivision Plan (e.g. a Plan of Survey)], lodge for registration at the Titles Office a water supply easement over the full alignment of any water supply infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code). The following easements are required to be registered:
- 30.66.1. [INPUT - insert details here, specifying the width of each easement required over each specific piece of water infrastructure, detailing the depth and size of the infrastructure].
- 30.67. Construct all water and sewerage infrastructure, including water service connections in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code), unless otherwise agreed to in writing by Council.
- 30.68. Ensure that all required minimum horizontal and/or vertical clearances between any existing or proposed water supply and sewerage infrastructure and any other existing or proposed infrastructure or services are achieved in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).
- 30.69. During the construction phase, ensure that Council's sewerage infrastructure is protected. Measures must be put in place to physically protect and restrict access over any existing sewerage infrastructure to ensure protection from excessive crushing loads.
- 30.70. During the construction phase, the applicant is responsible for any damage caused to Council water and sewerage infrastructure.
- 30.71. Prior to the commencement of any remedial or rectification works, obtain approval from Council.
- 30.72. Undertake remedial or rectification works at no cost to Council.
- 30.73. Ensure that maintenance structures and property connections are open to the sky, have unrestricted street access and adjacent buildings and structures are in compliance with MP1.4 of the Queensland Development Code.

<< Only to be included if landscaping is proposed in close proximity to a sewer maintenance structure >>

- 30.74. Ensure all planted tree species have non-invasive root systems. Plantings must not be located any closer than two (2) metres to the underground water supply or sewerage infrastructure.
- 30.75. Ensure the layout of any garden bed/landscaping around any sewer maintenance structure is well drained and does not allow for local ponding that may become a source of sewer inflow/infiltration (I/I).
- 30.76. Ensure the provision of a safe working distance around Logan City Council sewerage maintenance structures. The cover of the sewer maintenance structures must have a clear zone of 1.5 metres maintained around it in all directions from the centre of the sewer maintenance structure cover and be open to the sky.
- 30.77. Ensure access to the sewerage maintenance structures is available to Council at all times for maintenance purposes.

Condition Name: OW3 - Pump station report

Pump station report

- 30.78. Provide a pump station design report that takes into account the following requirements:
- 30.78.1. servicing strategy for the catchment;
 - 30.78.2. pump selection including capacity requirement and system resistance calculations;
 - 30.78.3. pump station location including land holding and flood immunity;
 - 30.78.4. structural design;
 - 30.78.5. storage requirements;
 - 30.78.6. electrical and telemetry design drawings;
 - 30.78.7. buoyancy effects; and
 - 30.78.8. odour impact assessment report.