

Standard Development Conditions

2026



Acknowledgement of Country

Gladstone Regional Council would like to acknowledge the traditional custodians of this land, the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people.

We pay respect to their Elders past, present and emerging.

Gladstone Regional Council is committed to cultivating a culture of inclusion and connectedness, acknowledging that our communities are richer when diversity is embraced.

CONTENTS

Contents 0

Lawful Conditions 1

Referral Agency Response 3

Driveways 5

Variation Request 7

RAL – No Operational Works 9

RAL - With Operational Works 13

OW – Civil Works 22

OW – Advertising Devices 30

MCU - Use Class and Associated Uses 34

MCU – Standard Conditions for all Uses 36

MCU - Agriculture and Rural Uses 44

MCU - Business and Commercial 45

MCU - Community Purpose and Recreation 47

MCU - Dwelling, Home Based Business and Dual Occupancy 49

MCU - Residential Other 54

MCU - Residential Temporary 55

MCU – Industry 56

MCU - Tourist Facility 58

Overlays 60

Advisory Notes 64

LAWFUL CONDITIONS

When conditioning an approval for development, Council must ensure that conditions remain lawful. To achieve this, lawful conditions must satisfy the following:

- 1) The statutory tests in PA; and
- 2) The common law tests established by the Courts.



Statutory Tests

This test outlines that conditions must:

- 1) Be relevant to, but not create an unreasonable imposition on, the development or use of premises as a consequent of the development; or
- 2) Be reasonably required in relation to the development or use of premises because of the development.

PLUS

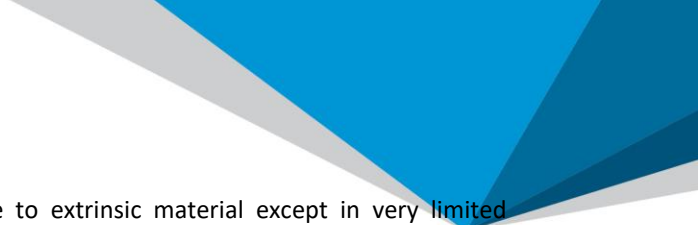
Common Law Tests

Common law is tested against 13 drafting principles, including:

- 1) A condition must be for a legitimate planning purpose.
- 2) A condition must be final, in that it must not defer an important aspect of the approval for future consideration.
- 3) A condition must not be vague or uncertain.
- 4) A condition must not require onerous supervision by the relevant authorities.
- 5) A condition cannot modify a development, such that it results in a different development that was applied for by the Applicant.
- 6) An unlawful condition cannot be made lawful because it is accepted by the Applicant.
- 7) A condition cannot require an indemnity.
- 8) 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.
- 9) A condition cannot create an unlawful fetter on the future exercise of Council's discretion.
- 10) A condition can prevent a use commencing until certain criteria are satisfied.
- 11) A condition can be used to establish a trial period to determine how the use will operate if objective criteria are used.
- 12) A condition can be used to limit the type of use which is approved.
- 13) 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.

Rules for Interpreting Lawful Conditions

- 1) Any uncertainty should be construed in favour of the landowner.
- 2) A sensible rather than a legalistic approach should be adopted in interpretation (however an everyday person would understand that condition).

- 
- 3) A condition should be interpreted without reference to extrinsic material except in very limited circumstances.
 - 4) A condition must be interpreted in accordance with its written terms and not what the parties intended.
 - 5) An explanatory state or guideline may be considered in interpreting a condition when there is ambiguity.
 - 6) A condition must be construed in the context of the approval as a whole and not in isolation.

REFERRAL AGENCY RESPONSE

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments>.</p> <p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to construction.</p> <p>Prior to commencement of use.</p>
<p>3) Limitation of Use</p> <p>a) The development is not to be used for business activities. Any use carried out in the development not considered ancillary to the Dwelling House is not permitted;</p> <p>b) The development is not utilised as a habitable building; and</p> <p>c) The open Carport within the front setback is to remain unenclosed.</p>	At all times.
<p>4) Design</p> <p>a) Construct the development to be compatible with the design and appearance to the Dwelling House; and</p> <p>b) Construct the Carport to remain open from all elevations.</p>	At all times.
<p>5) Access</p>	At all times.

Condition	Timing
<p>Direct access to the structure/building from <insert Street name> is not permitted. Vehicular access must be via the existing crossover from <insert Street name>.</p> <p>Drafting Note: only required if siting dispensation is likely to lead to a request for secondary crossover or unlawful access that council will not support. <delete on review></p>	
<p>6) Access</p> <p>Obtain a Permit to Construct (and maintain) a Driveway (Vehicle Crossover) in accordance with Council's <i>Local Law No. 1 Administration (2011)</i> and <i>Subordinate Local Law No. 1.15 Application to Carry out Works on a Council Road or Interfere with a Road or its Operation</i>.</p>	<p>Prior to undertaking works within the road reserve.</p>
<p>7) Landscaping</p> <p>Retain/install and maintain landscaping that softens the visual impact between the approved development and <lots/ street/ road>.</p>	<p>As part of construction and at all times.</p>
<p>8) Insert subject matter</p> <p>Insert subject matter</p> <p>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	<p>Insert timing</p>

DRIVEWAYS

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	<p>At all times.</p>
<p>2) Approval Particulars</p> <p>Construct the works:</p> <p>a) Only at <insert property address>; and</p> <p>b) In accordance with Council's Standard Drawing <i>CMDG-R-040 - Rural Roads Access and Property Access Over Table Drains</i>, <i>CMDG-R-040A - Rural Residential Property Access</i>, <i>CMDG-R-041 - Residential Driveway Slab and Tracks</i>, <i>CMDG-R-041A - Urban Residential Driveway</i>, <i>CMDG-R-042 - Commercial Driveway Slab, Type A - Two Way Access</i>, <i>CMDG-R-042A - Urban Commercial/Industrial Driveway</i>, <i>CMDG-R-043 - Commercial Driveway Slab, Type B - Two Lane Access</i>; and</p> <p>c) Within the currency period prescribed within this approval.</p>	<p>At all times during construction.</p>
<p>3) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged because of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be provided to Council when requested. Council accepts no responsibility or liability for any damage caused to the vehicle crossover by entities other than Council.</p>	<p>At all times during construction.</p>
<p>4) Cancellation of Approval</p> <p>Council may cancel or vary the approval if:</p> <p>a) Works are likely to cause safety concerns or impact the efficiency of the road reserve; and</p> <p>b) Conditions of the approval are breached.</p> <p>If such is the case, Council may within a reasonable timeframe direct that the approval is cancelled, the works cease, or a new approval required.</p>	<p>At all times.</p>
<p>5) Amenity and Safety</p> <p>a) Prevent harm to health and safety of persons when undertaking the works; and</p> <p>b) Prevent loss of amenity or nuisance including, but not limited to dust, odour, smoke, noise, water and waste; and</p> <p>c) Implement erosion and sediment control measures; and</p> <p>d) Waste shall be satisfactorily contained on site and stored in bulk refuse bins where appropriate.</p>	<p>At all times during construction.</p>
<p>6) Construction Hours Restrictions</p>	

Condition	Timing
Construct works between the hours of 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays, unless otherwise approved by Council in accordance with section 440R of the <i>Environmental Protection Act 1994</i> .	At all times during construction.
7) Public Liability a) Hold public liability insurance policy no less than \$20,000,000 for the duration of the construction, indemnifying Council from any liability; and b) Submit a copy of the public liability insurance policy to Council.	At all times during construction. Prior to undertaking construction.
8) Inspections and Notification a) Notify Council no less than 7 days prior to construction to review road conditions; and b) Notify Council for a mandatory Pre-Inspection no more than 7 days prior to the concrete pour; and c) Complete excavation, backfilling within 10 days of commencement; and d) Notify Council for a mandatory Final Inspection within 7 days of completion.	Prior to, during and after construction.
9) Existing Services a) Check the location and depth of all existing and/or future public utility services and ensure that any alteration, relocation and/or adjustment to utility services is undertaken in accordance with the service provider requirements; and b) Works to Council owned utility services must be undertaken by Council to its standards and at the property owner's expense.	Prior to, during and after construction.
10) Pedestrian and Vehicle Traffic a) Where vehicle and pedestrian traffic is inhibited, erect Temporary Warning Signs, Devices or Traffic and Pedestrian Control in accordance with the <i>Manual of Uniform Traffic Control Devices (MUTCD) - Works on Road Part 3</i> ; or b) Where only vehicle traffic is inhibited submit a Traffic Guidance Scheme prepared by a Level 3 professional.	During construction.
11) Maintenance of the Vehicle Crossover a) Maintain the vehicle crossover at the property owner's cost; and b) The owner must ensure, at their expense, that the surrounds are maintained to an acceptable condition and to the satisfaction of Council (including, but not limited to, free of any trip hazards, removal of litter or materials where required, guide posts located on headwalls and flow of stormwater uninhibited); and c) The owner must ensure no interference with existing drainage, signage, road markers or Council's assets within the road reserve, for maintenance.	Prior to, during and after construction.

VARIATION REQUEST

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments>.</p> <p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to lodgement of an application associated with the preliminary approval.</p> <p>Prior to commencement of use.</p>
<p>3) Variation Request</p> <p>Pursuant to s61(3) of the <i>Planning Act 2016</i>, the variation approval is approved to vary the effect of the <i>Gladstone Regional Council Planning Scheme</i>, or any subsequent Planning Scheme in effect for the Gladstone Regional Council local government area as follows:</p> <p>a) Any development application seeking a development permit under this variation request is to be assessed against the version of the <i>Gladstone Regional Council Planning Scheme</i> in effect when the development application is properly made, as varied by this approval;</p> <p>b) 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</p>	At all times.

Condition	Timing
<p>change of use, reconfiguring a lot, operational work and/or building work], instead of , except as the [INPUT -current zone and precinct e.g. Emerging community zone] altered by other conditions of this development approval;</p> <p>c) 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 <i>Gladstone Regional Council Planning Scheme</i> 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; and</p> <p>d) 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:</p> <p>i) [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]</p>	
<p>4) Develop in Stages</p> <p>a) Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the approval as it relates to each stage, unless otherwise stated in the condition.</p> <p>b) Any stages not completed within four/six/ten years from the date of the first use commencing are taken to lapse.</p>	<p>a) At all times.</p> <p>b) As specified in the wording of this condition.</p>
<p>5) Currency Period</p> <p>In accordance with section 88(2)(a)(c) of the <i>Planning Act 2016</i>, the variation approval has a currency period of five years.</p>	<p>At all times.</p>

RAL – NO OPERATIONAL WORKS

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments></p> <p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p> <p>At all times.</p>
<p>3) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be submitted to Council when requested.</p>	At all times during construction.
<p>4) Building, Structures and On-site Treatment Plants</p> <p>Locate all existing buildings, structures and on-site treatment wholly within the boundary of Lot XX.</p> <p><i>Advisory Note: Demolition/removal of any building or structure may require a</i></p>	Prior to lodgement of an application for survey plan endorsement.

Condition	Timing
<p><i>Development Permit for Building Works for Demolition under the Planning Act 2016.</i></p> <p><i>The removal/relocation of any plumbing work may also require a Permit under the Plumbing and Drainage Act 2018 and issue of a Final Inspection Certificate.</i></p>	
<p>5) Access</p> <p>a) Obtain a Permit to Construct (and maintain) a Driveway (Vehicle Crossover) in accordance with Council's <i>Local Law No. 1 Administration (2011)</i> and <i>Subordinate Local Law No. 1.15 Application to Carry out Works on a Council Road or Interfere with a Road or its Operation.</i></p> <p>b) Construct a property access at the frontage of each proposed battle axe lot in accordance with Council's Standard Drawing <i>CMDG-R-040 - Rural Roads Access and Property Access Over Table Drains</i>, <i>CMDG-R-040A - Rural Residential Property Access</i>, <i>CMDG-R-041 - Residential Driveway Slab and Tracks</i>, <i>CMDG-R-041A - Urban Residential Driveway</i>, <i>CMDG-R-042 - Commercial Driveway Slab, Type A - Two Way Access</i>, <i>CMDG-R-042A - Urban Commercial/Industrial Driveway</i>, <i>CMDG-R-043 - Commercial Driveway Slab, Type B - Two Lane Access.</i> Where access at a maximum grade of 16% has not been provided to an allotment, the driveway is to extend to a building platform or limit of batter; and</p> <p>c) Construct a 2m wide concrete footpath for the full extent of the frontage(s) of the site in accordance with Council's Standard Drawing <i>CMDG-R-058 Concrete Pathway and Cross Section & Joint Details</i>; and</p> <p>d) Reinststate all existing disused invert crossings with kerb and channel, type to match existing, in accordance with Council's Standard Drawing <i>CMDG-R-060 - Standard Kerb and Channel Profiles</i>; and</p> <p>e) Obtain a Final Certificate from Council for works.</p>	<p>Prior to undertaking works within the road reserve.</p> <p>As part of construction.</p> <p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>6) Water Infrastructure</p> <p>a) A water service connection is to be provided from Council's water supply infrastructure to the front property boundary of each lot; and</p> <p>a) Connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>7) Electrical and Telecommunications Supply <delete where Rural Zone></p> <p>a) Submit a Certificate of Supply demonstrating connection of electricity to each lot; and</p> <p>b) Submit a Certificate of Supply demonstrating connection of telecommunication to each lot.</p> <p><i>Advisory Note: The Ergon Energy Rockhampton Office are available on (07) 49311012. The Telstra Smart Communities Team are available on 1800 226 543.</i></p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>8) Street Trees</p> <p>Construct street trees at a rate of 1 tree per 10m along the <insert name> frontage with species in accordance with <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.</i></p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>

Condition	Timing
<p>9) Easement Documentation – Encumbrances</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <ul style="list-style-type: none"> a) Access easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and/or b) Drainage easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of Xm. 	<p>On lodgement of an application for survey plan endorsement.</p>
<p>10) Easement Documentation – In Favour of Council</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <ul style="list-style-type: none"> a) Pedestrian Access or Pedestrian and Vehicle Assessments easement(s) in favour of Council through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and b) Sewerage easement(s) in favour of Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D12 Sewerage System</i>; and c) Stormwater easement(s) in favour Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D5 Stormwater Drainage Design</i>; and d) Water supply easement(s) in favour of in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D11 Water Supply Network</i>. <p><i>Advisory Note: Council's Standard Easement Document Form 9 can be obtained through Council's Development Services Department via Dealing No. 723760689 and 723760717.</i></p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>11) Covenants</p> <p>Submit at no cost to Council, one copy of a Standard Term Document for an Environmental Covenant over part of Lot XX in favour of XX.</p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>12) Land Dedication</p> <p>Transfer the following land shown on the approved plan as:</p> <ul style="list-style-type: none"> a) Proposed Lot <x> having a minimum area of <XXm²> to Council in fee simple for the purpose of <insert purpose>; and b) Proposed Lot <x> having a minimum area of <XXm²> to Council in fee simple for the purpose of <insert purpose>. 	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>13) Survey Plan Endorsement</p> <p>Submit an application for survey plan endorsement which includes:</p> <ul style="list-style-type: none"> a) Completion of Council's <i>Request - Assessment and Endorsement of a Survey Plan Form</i>; and b) All survey marks in their correct position in accordance with the Survey Plan; and c) A Compliance Report demonstrating compliance with all associated Development Permit(s); and 	<p>On lodgement of an application for survey plan endorsement.</p>

Condition	Timing
d) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i> ; and e) Payment of any outstanding Adopted Infrastructure Charges.	
14) Insert subject matter Insert subject matter <i>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></i>	Insert timing

RAL - WITH OPERATIONAL WORKS

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p style="padding-left: 20px;">i) <insert required amendments></p> <p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to lodgement of an application for operational works.</p> <p>OR</p> <p>On lodgement of an application for operational works.</p>
<p>3) Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any other approval required by the conditions.</p>	At all times.
<p>4) Develop in Stages</p> <p>a) Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the approval as it relates to each stage, unless otherwise stated in the condition.</p>	a) At all times.

Condition	Timing
<p>b) Any stages not completed within four/six/ten years from the date of this decision notice are taken to have lapsed.</p>	<p>b) As specified in the wording of this condition.</p>
<p>5) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p>	<p>At all times.</p>
<p>6) Currency Period</p> <p>In accordance with section 85(1)(a)(i) of the <i>Planning Act 2016</i>, the development has a currency period for six years.</p>	<p>At all times.</p>
<p>7) Operational Works – Development Permit</p> <p>a) Submit a development application for operational work, prepared generally in accordance with the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i> for the following:</p> <ul style="list-style-type: none"> i) Civil Works <p>OR</p> <ul style="list-style-type: none"> i) Water ii) Sewerage iii) Roadworks iv) Access and Car Parking v) Landscaping vi) Stormwater vii) Earthworks <p>b) Obtain a development permit for any assessable operational work.</p> <p>c) Carry out works in accordance with the relevant permit(s), and the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i>.</p> <p>d) Obtain an Acceptance of Works or On Maintenance for the works completed.</p>	<p>Prior to commencing any assessable operational works on-site.</p> <p>Prior to commencing any assessable operational works on-site.</p> <p>During construction.</p> <p>At completion of works.</p>
<p>8) Entry Statement</p> <p>a) Submit a Plan illustrating a defined entry statement/art piece for the Estate. The design is to incorporate a range of colours and materials and is to be incorporated into the landscaping along the front of the site to promote a visually attractive piece of local history.</p>	<p>As part of the application for operational works.</p>
<p>9) Building, Structures and On-site Treatment Plants</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>

Condition	Timing
<p>Locate all existing buildings, structures and on-site treatment plants wholly within the boundary of Lot XX.</p> <p><i>Advisory Note: Demolition/removal of any building or structure may require a Development Permit for Building Works for Demolition under the Planning Act 2016.</i></p> <p><i>The removal/relocation of any plumbing work may also require a Permit for Permit work under the Plumbing and Drainage Act 2018 and issue of a Final Inspection Certificate.</i></p>	
<p>10) Stormwater Management</p> <p>a) Submit a Site Based Stormwater Management Plan certified by a Registered Professional Engineer of Queensland for both stormwater quantity and quality in accordance with the <i>Engineering Design Planning Scheme Policy of the Gladstone Regional Council Planning Scheme</i> and the <i>State Planning Policy – July 2017</i>.</p> <p>Drafting Note: Check SPP Water Quality to confirm whether quality is required by the development.</p>	<p>As part of the application for operational works.</p>
<p>b) Implement the requirements and recommendations of the Site Based Stormwater Management Plan.</p>	<p>At all times.</p>
<p>11) Acid Sulfate Soils</p> <p>a) Submit an Acid Sulfate Soils Environmental Investigation Report prepared by a suitably qualified person in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>AS4969.0-2008 Analysis of Acid Sulfate Soil - Dried Samples - Methods of Test Introduction and Definitions, Symbols and Acronyms</i> that demonstrates:</p> <ul style="list-style-type: none"> i) The sampling and technical analysis procedures adopted in the investigation; and ii) Details on the water table; and iii) The location, area, depth and volume of acid sulfate soil to be disturbed; and iv) The maximum existing and potential acidity of identified acid sulfate soils. <p>b) Where the Acid Sulfate Soils Environmental Investigation Report finds that development will disturb acid sulfate soils, submit an Acid Sulfate Soils Environmental Management Plan prepared by a suitably qualified person in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>AS4969.0-2008 Analysis of Acid Sulfate Soil - Dried Samples - Methods of Test Introduction and Definitions, Symbols and Acronyms</i> demonstrating:</p> <ul style="list-style-type: none"> i) The proposed method of treating / managing disturbed acid sulfate soils and surface drainage waters from areas containing disturbed acid sulfate soil; and ii) The proposed method of maintaining water table levels in and adjacent to disturbed areas, or management of acid sulfate soils if 	<p>As part of any application for operational works.</p>

Condition	Timing
<p>the water table is lowered below the acid sulfate soils layer.</p>	
<p>12) Asset Master Planning</p> <p>Submit the following asset plans for the entirety of the development:</p> <ul style="list-style-type: none"> a) Sewer Master Plan (including modelling) including a staging assessment to ensure all infrastructure is appropriately sized; and b) Water Master Plan (including modelling) including a staging assessment to ensure all infrastructure is appropriately sized; and c) Pedestrian/Cycle Master Plan including pedestrian pathways through all parkland areas and along residential streets as well as street furniture. 	<p>As part of the application for operational works.</p>
<p>13) Roadworks</p> <p>Construct the internal road network in accordance with the <i>Engineering Design Planning Scheme Policy</i> of the <i>Gladstone Regional Council Planning Scheme</i> as prescribed below:</p> <ul style="list-style-type: none"> a) <Road name> in accordance with Council’s Standard Drawing CMDG-R-010 - Type Cross Section - Urban Access Place/Local Access, CMDG-R-010 - Type Cross Section - Urban Access Place/Local Access, CMDG-R-011 - Type Cross Section - Urban Access Street, CMDG-R-011 - Type Cross Section - Urban Access Street, CMDG-R-012 - Type Cross Section - Minor Urban Collector, CMDG-R-012 - Type Cross Section - Minor Urban Collector, CMDG-R-013 - Type Cross Section - Major Urban Collector/Distributor, CMDG-R-013 - Type Cross Section - Major Urban Collector/ Distributor, CMDG-R-014 - Type Cross Section - Urban Sub-Arterial/Distributor, CMDG-R-014 - Type Cross Section - Urban Sub-Arterial/Distributor, CMDG-R-015 - Type Cross Section - Industrial Access, CMDG-R-015 - Type Cross Section - Industrial Access, CMDG-R-016 - Type Cross Section - Industrial Collector, Download CMDG-R-016 - Type Cross Section - Industrial Collector, CMDG-R-017 - Type Cross Section - Rural Roads; and b) Speed control devices and threshold intersection treatments in accordance with the <i>Capricorn Municipal Development Guidelines – Geometric Road Design D1 Design Guideline</i>; and c) A property access at the frontage of each proposed battle axe lot in accordance with Council’s Standard Drawing <i>CMDG-R-040 - Rural Roads Access and Property Access Over Table Drains</i>, <i>CMDG-R-040A - Rural Residential Property Access</i>, <i>CMDG-R-041 - Residential Driveway Slab and Tracks</i>, <i>CMDG-R-041A - Urban Residential Driveway</i>, <i>CMDG-R-042 - Commercial Driveway Slab, Type A - Two Way Access</i>, <i>CMDG-R-042A - Urban Commercial/Industrial Driveway</i>, <i>CMDG-R-043 - Commercial Driveway Slab, Type B - Two Lane Access</i>; Where access at a maximum grade of 16% has not been provided to an allotment, the driveway is to extend to a building platform or limit of batter; and d) A 2m wide concrete footpath for the full extent of the frontage(s) of the site in accordance with Council’s Standard Drawing <i>CMDG-R-058 Concrete Pathway and Cross Section & Joint Details</i>; and e) Reinstate all existing disused invert crossings with kerb and channel in accordance with Council’s Standard Drawing <i>CMDG-R-060 - Standard Kerb and Channel Profiles</i>. 	<p>As part of construction.</p>

Condition	Timing
<p>14) Temporary Turn Arouds</p> <p>a) Construct temporary turn arounds at each stage boundary within the balance land suitable for Council's refuse vehicle (9.8m long) to undertake a three-point turn.</p> <p>b) Submit temporary access easements over each turn-around, with temporary fencing restricting access to balance land.</p> <p><i>Advisory Note: Council's Standard Easement Document Form 9 can be obtained through Council's Development Services Department via Dealing No. 723760689 and 723760717.</i></p>	<p>As part of construction.</p> <p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>15) Corner Truncations</p> <p>Submit truncations in accordance with the <i>Capricorn Municipal Development Guidelines – Geometric Road Design D1 Design Guideline</i>.</p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>16) Water Infrastructure</p> <p>a) A water service connection is to be provided from Council's water supply infrastructure to the front property boundary of each lot.</p> <p>b) The location and size of the water service (and any associated fire service) is to be determined in consultation with Council; and</p> <p>a) Connections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>17) Sewerage Infrastructure</p> <p>a) Construct sewer service connections within the front property boundary of each lot in accordance with Council's Standard Drawing <i>CMDG-S-030 - House connection branches</i>. The location and size of the sewer service is to be determined in consultation with Council; and</p> <p>b) Connections to Council's live sewerage network must be carried out by Council. The cost of these works is to be borne by the Applicant.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>18) Landscaping</p> <p>Submit a Landscaping Plan certified by a Landscape Architect prepared in accordance with the <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification</i>.</p>	<p>As part of the application for operational works.</p>
<p>19) Street Tree Planting</p> <p>Construct street trees at a rate of 1 tree per 10m along the <insert name> frontage with species in accordance with the <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification</i>.</p>	<p>As part of construction.</p>
<p>20) Electrical and Telecommunications Supply <delete where Rural Zone></p> <p>a) Submit a Certificate of Supply demonstrating connection of electricity to each lot; and</p> <p>b) Submit a Certificate of Supply demonstrating connection of telecommunication to each lot.</p> <p><i>Advisory Note: The Ergon Energy Rockhampton Office are available on (07) 49311012. The Telstra Smart Communities Team are available on 1800 226</i></p>	<p>On lodgement of an application for survey plan endorsement.</p>

Condition	Timing								
543.									
<p>21) Naming of Infrastructure Assets</p> <p>Submit a <i>Naming of Council Asset Infrastructure Application Form</i> for all street, road and park assets to be donated to Council. The naming is to be in accordance with Council's <i>Naming of Infrastructure Assets Policy (P-2020/17)</i>.</p>	As part of the application for operational works.								
<p>22) Necessary Trunk Infrastructure – LGIP Identified</p> <p>Construct the described necessary trunk infrastructure (LGIP identified) to the specified standard as per the Local Government Infrastructure Plan.</p> <table border="1" data-bbox="263 734 1077 1093"> <thead> <tr> <th data-bbox="263 734 470 801">Necessary trunk infrastructure</th> <th data-bbox="470 734 678 801">LGIP infrastructure item</th> <th data-bbox="678 734 885 801">LGIP infrastructure map reference</th> <th data-bbox="885 734 1077 801">Desired standard of service</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 835 470 925">[insert type of infrastructure e.g. Sewerage]</td> <td data-bbox="470 835 678 1093"><insert name of trunk infrastructure as identified in column 2 of the schedule of works in the LGIP.</td> <td data-bbox="678 835 885 1093"><insert map reference as identified in column 1 of the schedule of works in the LGIP></td> <td data-bbox="885 835 1077 925">[insert desired standard as per LGIP]</td> </tr> </tbody> </table> <p>This condition is imposed under section 128(1) of the <i>Planning Act 2016</i>.</p> <p><i>Advisory Note: Council's Adopted Infrastructure Charges Resolution provides for the methodology for calculating the establishment cost.</i></p>	Necessary trunk infrastructure	LGIP infrastructure item	LGIP infrastructure map reference	Desired standard of service	[insert type of infrastructure e.g. Sewerage]	<insert name of trunk infrastructure as identified in column 2 of the schedule of works in the LGIP.	<insert map reference as identified in column 1 of the schedule of works in the LGIP>	[insert desired standard as per LGIP]	As part of construction.
Necessary trunk infrastructure	LGIP infrastructure item	LGIP infrastructure map reference	Desired standard of service						
[insert type of infrastructure e.g. Sewerage]	<insert name of trunk infrastructure as identified in column 2 of the schedule of works in the LGIP.	<insert map reference as identified in column 1 of the schedule of works in the LGIP>	[insert desired standard as per LGIP]						
<p>23) Necessary Trunk Infrastructure – LGIP Non-Identified</p> <p>Construct the described necessary trunk infrastructure (not identified in the LGIP) to the specified standard.</p> <table border="1" data-bbox="263 1435 1077 1525"> <thead> <tr> <th data-bbox="263 1435 630 1458">Necessary trunk infrastructure</th> <th data-bbox="630 1435 1077 1458">Desired standard of service</th> </tr> </thead> <tbody> <tr> <td data-bbox="263 1469 630 1525">[insert type of infrastructure e.g. Sewerage]</td> <td></td> </tr> </tbody> </table> <p>This condition is imposed under section 128(2) of the <i>Planning Act 2016</i>.</p>	Necessary trunk infrastructure	Desired standard of service	[insert type of infrastructure e.g. Sewerage]		As part of construction.				
Necessary trunk infrastructure	Desired standard of service								
[insert type of infrastructure e.g. Sewerage]									
<p>24) Necessary Trunk Infrastructure – Land (Local/District/Regional Recreation Park)</p> <p>Transfer land shown on the approved plan as proposed Lot <x> having a minimum area of <XXm²> to Council in fee simple in trust for Park purposes.</p> <p>The land is identified in Council's Local Government Infrastructure Plan (LGIP) as <insert name/reference>.</p> <p>This condition is imposed under section 128(1) of the <i>Planning Act 2016</i>.</p>	Prior to lodgement of an application for survey plan endorsement.								

Condition	Timing
<p>25) Necessary Trunk Infrastructure – Land (Arterial Road)</p> <p>Dedicate land shown on the approved plan as road widening along the frontage of the site to <insert road name>, having a minimum area of <insert area>. The land is to be dedicated to the crown as road reserve.</p> <p>This condition is imposed under section 128(1) of the <i>Planning Act 2016</i>.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>26) Extra Payment Condition for Trunk infrastructure</p> <p>a) Pay to Council the extra trunk infrastructure costs in the amount of [\$ insert amount], payable at [insert details of when the amount is to be paid].</p> <p>b) This condition has been imposed because [insert the reason for imposing the condition - draw reference to section 130(1) of the <i>Planning Act 2016</i> where possible, but add local context (e.g. the development will require new trunk sewerage infrastructure, earlier than 20??, being the year these works are identified as being required in Council’s LGIP]</p> <p>c) The details of the trunk infrastructure for which the extra payment is required, are:</p> <p>i) [insert details of trunk infrastructure for which payment is required].</p> <p>ii) Instead of making the payment, the applicant may elect to provide all or part of the trunk infrastructure the subject of this condition. If this election is made, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows:</p> <p>A. [insert requirements for providing the trunk infrastructure, and when it must be provided].</p> <p>This condition is imposed under section 130(1) of the <i>Planning Act 2016</i>.</p>	<p>(Timing for this condition is dependent on the circumstances. Officers must look at section 131(2) of the <i>Planning Act 2016</i> to determine which timing trigger is applicable, and insert here)</p>
<p>27) Easement Documentation – Encumbrances</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <p>a) Access easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and/or</p> <p>b) Drainage easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of Xm.</p>	<p>On lodgement of an application for survey plan endorsement.</p>

Condition	Timing
<p>28) Easement Documentation – In Favour of Council</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <ul style="list-style-type: none"> a) Pedestrian Access or Pedestrian and Vehicle Assessments easement(s) in favour of Council through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and b) Sewerage easement(s) in favour of Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D12 Sewerage System</i>; and c) Stormwater easement(s) in favour Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D5 Stormwater Drainage Design</i>; and d) Water supply easement(s) in favour of in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D11 Water Supply Network</i>. <p><i>Advisory Note: Council's Standard Easement Document Form 9 can be obtained through Council's Development Services Department via Dealing No. 723760689 and 723760717.</i></p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>29) Covenants</p> <p>Submit at no cost to Council, one copy of a Standard Term Document for an Environmental Covenant over part of Lot XX.</p>	<p>On lodgement of an application for survey plan endorsement.</p>
<p>30) Land Dedication</p> <p>Transfer the following land shown on the approved plan as:</p> <ul style="list-style-type: none"> a) Proposed Lot <x> having a minimum area of <XXm²> to Council in fee simple for the purpose of <insert purpose>; and b) Proposed Lot <x> having a minimum area of <XXm²> to Council in fee simple for the purpose of <insert purpose>. 	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>31) Survey Plan Endorsement</p> <p>Submit an application for survey plan endorsement which includes:</p> <ul style="list-style-type: none"> a) Completion of Council's <i>Request - Assessment and Endorsement of a Survey Plan Form</i>; and b) All survey marks in their correct position in accordance with the Survey Plan; and c) A Compliance Report demonstrating compliance with all associated Development Permit(s); and d) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i>; and e) Payment of any outstanding Adopted Infrastructure Charges. 	<p>On lodgement of an application for survey plan endorsement.</p>
<p>32) Insert subject matter</p> <p>Insert subject matter</p> <p>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	<p>Insert timing</p>



OW – CIVIL WORKS

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Accepted For Construction' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit for approval and have approved an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments></p> <p>Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to a request for Pre-start Meeting.</p> <p>Prior to works being requested 'On-maintenance'.</p>
<p>3) Construction Security Bond</p> <p>Submit a Construction Security Bond (in the form of cash or a bank guarantee) being 2.5% of the estimated cost of the construction of the works or the minimum fee in accordance with Council's Fees and Charges Schedule for that financial year. The Construction Security Bond is to cover action by where:</p> <p>a) A condition of this approval is breached; or</p> <p>b) Additional scour protection measures are needed, the installation and maintenance of erosion and sediment control measures is deficient, or other remediation works to the site are required where it has been left unattended for an unreasonably long period of time; and</p> <p>c) Either be carried out by Council as a matter of urgency or the works need to be carried out by Council because the applicant has failed to comply with a notice to:</p> <p>i) Remedy a breach of this approval, or</p>	Prior to a request for Pre-start Meeting.

Condition	Timing
<p>ii) Provide for people safety, traffic safety, or to provide for the protection of property or the environment within a reasonable period of time.</p> <p>The cost incurred by Council in actioning the above, will be recovered from the Construction Security Bond and the bond released upon the acceptance of 'On-maintenance' for the works.</p> <p><i>Advisory Note: Bonds cannot be accepted without an accompanying signed bonding deed.</i></p>	
<p>4) Construction Fee</p> <p>Pay the construction fee in accordance with Council's Fees and Charges Schedule for that financial year.</p>	<p>Prior to a request for Pre-start Meeting.</p>
<p>5) Pre-start Meeting</p> <p>Arrange a Pre-start Meeting to be attended by Council, the Contractor and the Supervising Engineer. The Pre-start Meeting is to be held onsite only.</p>	<p>Prior to any works commencing.</p>
<p>6) Construction Environmental Management Plan</p> <p>Submit a Construction Environmental Management Plan certified by a suitably qualified professional that outlines procedures to be undertaken to prevent, control and mitigate environmental and human impacts associated with the proposed works. The Plan must include detailed reporting on but not limited to air quality, noise and vibration, hazards and risks.</p>	<p>Prior to a request for Pre-start Meeting.</p>
<p>7) Construction in Easements and Service Areas</p> <p>a) Protect existing easements over the site during construction; and b) Ascertain the existence and location of existing services and protect these from damage. Where damage occurs, rectification works are to be carried out by the relevant service authority at the Applicant's expense immediately when the damage occurs.</p>	<p>At all times during construction.</p>
<p>8) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be provided to Council when requested.</p>	<p>At all times during construction.</p>
<p>9) Dilapidation Reporting</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be provided to Council when requested.</p>	<p>Prior to works commencing and prior to works being requested 'On-maintenance'.</p>
<p>10) Construction Hours Restrictions</p>	

Condition	Timing
Construct works between the hours of 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays in accordance with section 440R of the <i>Environmental Protection Act 1994</i> .	At all times during construction.
11) Concentration of Stormwater The development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.	At all times during construction.
12) Stormwater Management Implement the approved Site Based Stormwater Management Plan.	At all times during construction.
13) Earthworks Batters Construct batters and slopes as follows: a) Slopes of 1:6 or flatter – topsoil and seed; and b) Slopes between 1:6 and 1:4 – topsoil and turf; and c) Slopes of 1:4 or greater – submit proposed treatment to prior to undertaking batter works; or d) As approved by Council.	At all times during construction.
14) Geotechnical Certification – Steep Land Overlay Submit certification by a Registered Professional Engineer of Queensland that the risk level in relation to landslide affecting the development and area surround the development is certified as ‘low’ at completion of the development in accordance with <i>Landslide Risk Management Australian Geomechanics Journal Vol 42 No.1 March 2007</i> .	Prior to works being requested ‘On-maintenance’.
15) Road Works a) Construct all roads with a seal of: i) A bitumen prime (minimum 3 days curing); and ii) Application of a single coat bitumen spray seal with 10mm coated aggregate (indicative application rate = 1m ³ /120m ²); and iii) AC surfacing. b) Construct subgrade evaluation in accordance with <i>Austroads Guide to Asset Management Part 5: Pavement Performance</i> and <i>Guide to Pavement Technology Part 2: Pavement Structural Design</i> . Investigations are to include both field and laboratory testing. Subgrade testing locations, number of tests and depth of tests to be determined by the Supervising Engineer prior to testing. Supervising Engineer to be offered a witness point to observe the field testing and samples taken. c) Field Testing: i) Visual description of sample including the material type and colour. (Unified Soil Classification system); and ii) Dynamic Cone Penetrometer test to a depth of 1.0m. (Main Roads Test Method Q114B to provide equivalent CBR results); and iii) Field moisture content.	At all times during construction.

Condition	Timing
<p>d) All gravel and embankment materials proposed for importation must be submitted to the Supervising Engineer. Submission shall include certified quarry stockpile testing reports demonstrating compliance with the project specifications. The following test results are required:</p> <ul style="list-style-type: none"> i) Grading Analysis ii) (CBR) – 4-Day Soaked, and iii) Atterberg Limits. <p>e) Laboratory Testing:</p> <ul style="list-style-type: none"> i) Grading of the subgrade material; and ii) Atterberg limits; and iii) 4 Day Soaked CBR testing. <p>A minimum of two soaked CBR tests shall be undertaken on each material type. Testing shall be in accordance with (<i>Main Roads Test Method Q113C</i>). The single point CBR test shall be carried out at Optimum Moisture Content (OMC) and at the density that will occur in service. Test methods shall be in accordance with the latest amendments to <i>AS1289</i> (or the equivalent Main Roads Method) except in the case of the CBR and DCP tests which shall only be in accordance with Main Roads Methods.</p> <p>Flexible pavements to be constructed on expansive subgrade material (classified as more expansive than moderately expansive in accordance with <i>Table 5.2 of AUSTRROADS Guide To Pavement Technology Part 2: Pavement Structural Design</i>) must include as a minimum:</p> <ul style="list-style-type: none"> A. A low-permeability lime stabilised (or equivalent) capping layer for the total width of the roadway and for 1.5m behind the back of kerbs; and B. Shallow subsoil drains (above low permeability capping layer) with “Tideflex” (or equivalent) check valves and caps at all stormwater structures. 	
<p>16) Connection to Reticulated Water and Sewer</p> <p>Connections to existing water and sewerage infrastructure must be carried out by Council at the expense of the Applicant.</p>	<p>At all times during construction.</p>
<p>17) Use of Potable Water</p> <p>Council has restricted the use of water from Council mains. A standard metered water connection to the site may be permitted for hygiene purposes within the workplace. Mains water is to be used for the filling of water mains for chlorination, flushing and pressure testing. Metered hydrants are available from Council for hire if required.</p>	<p>At all times during construction.</p>
<p>18) Traffic Management Plan</p> <p>Submit a Traffic Management Plan prepared and certified by a suitably qualified person in accordance with the <i>Manual of Uniform Traffic Control Devices</i>. The Traffic Management Plan must outline the process delineating the works including Council notification and traffic control device placement plans in the vicinity of the works.</p>	<p>Prior to commencing construction.</p>

Condition	Timing
<p>19) Site Contact and Signage</p> <p>A person or entity must be nominated as the community contact for the construction project to answer concerns of the community and Council.</p> <p>Erect a Project Sign in a prominent location prior to commencement of construction and shall remain for the duration of construction. Information on the sign shall identify the project including a brief scope of works, the name of the community contact for the project along with phone numbers and contact details etc. This contact must be available 16 hours each day during the construction period. Other details such as the contractor's, subcontractors' and developer's names may also be included.</p> <p>All complaints received by the contact must be recorded including the resulting investigation undertaken, conclusions formed, and actions taken. This information must be available to Council or relevant government agency on request.</p>	<p>Prior to commencing construction.</p>
<p>20) Supervision of Works – Earthworks, Roadworks and Stormwater Drainage</p> <p>The Supervising Engineer shall inspect the works with Council at the stages of construction as set out in the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i> and provide the quality control documentation to Council for the following:</p> <ul style="list-style-type: none"> a) Culvert foundations; and b) Stormwater pipes backfilled to top of pipe; and c) Stormwater pits/chambers before casting base in-situ; and d) Subgrade inspection; and e) Pre-laying of kerb and channel; and f) Pre-seal inspection; and g) Proof roll Inspection on each pavement layer; and h) Pre-pour inspection on any concrete works i) Commencement of the on-maintenance / verification period; and j) Completion of the on-maintenance / verification period. <p>Quality control documentation shall be submitted prior to inspection by Council including:</p> <ul style="list-style-type: none"> a) Compaction test results for culvert foundations; and b) Compaction test results and a check survey of the subgrade levels; and c) Compaction test results and a check survey of the pre-seal pavement levels. 	<p>At all times during construction.</p>
<p>21) Supervision of Works – Water</p> <p>The Supervising Engineer shall inspect the works with Council also invited to attend each inspection, at the stages of construction as set out in the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i> including:</p> <ul style="list-style-type: none"> a) Water mains embedded, sand surround levelled and compacted; and b) Water mains pressure and water quality testing; and c) Water main fittings thrust block pre-pour inspection; and d) Commencement of the on-maintenance / verification period; and e) Completion of the on-maintenance / verification period. 	<p>At all times during construction.</p>

Condition	Timing
<p>With the exception of the pressure and water quality testing, the Supervising Engineer must carry out a successful inspection of the works and must certify that the works are ready for inspection prior to inspection by Council.</p>	
<p>22) Supervision of Works – Sewerage</p> <p>The Supervising Engineer shall inspect the works with Council also invited to attend each inspection, at the stages of construction as set out in the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i> including:</p> <ul style="list-style-type: none"> a) Sewer and rising mains embedded, sand surround levelled and compacted; and b) Maintenance holes/access chamber baseliner pre-pour inspection; and c) Gravity sewer main pressure test; and d) Rising main pressure test; and e) Testing of maintenance holes; and f) Commencement of the on-maintenance / verification period; and g) Completion of the on-maintenance / verification period. 	<p>At all times during construction.</p>
<p>23) Certification of Documents</p> <p>Construct works under the supervision of a Registered Professional Engineer of Queensland. On completion of such work, submit construction certificates including:</p> <ul style="list-style-type: none"> a) Company name, address, and contact details; and b) Engineer's name and position in company including registration number and signature; and c) Project name, location and Council reference number; and d) Full details of the work performed, including: <ul style="list-style-type: none"> i) 'As Constructed' drawings with the associated ADAC XML files. The plans must be certified by a Cadastral Surveyor in regard to the accuracy of the information submitted and certified by the Supervising Engineer; and ii) Quality control test results including material property, compaction testing, bitumen prime and seal spray rates, aggregate spread rates, AC compaction testing; and iii) A successful CCTV Report in accordance with the Water Services Association of Australia; including inclination graphs, on all stormwater and sewer lines. CCTV reports are required as part of the 'On-maintenance' inspection. CCTV reports maybe required as part of the 'Off-maintenance' inspection at the request of Council. <p><i>Advisory Note: Further information on ADAC files can be found on Council's website here:</i> https://www.gladstone.qld.gov.au/Business/Standards/Standards-and-As-Constructed-Requirements.</p>	<p>During construction and prior to works being requested 'On-maintenance'.</p>
<p>24) Maintenance Security Bond</p> <p>Submit a Maintenance Security Bond (in the form of cash or a bank guarantee) for 5% of the estimated cost of the construction of the works or the minimum fee in accordance with Council's Fees and Charges Schedule for that financial</p>	<p>Prior to works being requested 'On-maintenance'.</p>

Condition	Timing
<p>year for:</p> <ul style="list-style-type: none"> a) Urgent action required by Council to provide for people safety, traffic safety and for the protection of property and the environment; and b) Installation of additional scour and environmental protection measures and the installation and maintenance of erosion and sediment control measures; and c) Rectification of defective work or the construction of new work resulting from design omissions or deficiencies; and d) Maintenance of the Works; and e) Repair of damage caused to the works. <p>The Maintenance Security Bond shall be held by Council for a minimum period of 12 months. This period will be extended by Council to verify the integrity and performance of the works should actual or potential defects or omissions be identified.</p> <p><i>Advisory Note: Bonds cannot be accepted without an accompanying signed bonding deed.</i></p>	
<p>25) Erosion and Sediment Control Plan</p> <ul style="list-style-type: none"> a) Submit a site-specific Erosion and Sediment Control Plan certified by a suitably qualified professional (for high risk sites this being a Registered Soil Practitioner Erosion and Sediment Control (RSP-ESC) or Certified Professional in Erosion and Sediment Control (CPESC) or for low risk sites this being a Registered Professional Engineer Queensland (RPEQ)) in accordance with <i>IECA Best Practice Erosion & Sediment Control – November 2008</i> and <i>International Erosion Control Association (Australasia), Picton NSW</i>. 	<p>Prior to arranging a Pre-start Meeting.</p>
<ul style="list-style-type: none"> b) Implement the Erosion and Sediment Control Plan. 	<p>At all times during construction.</p>
<p>26) Retaining Walls</p> <ul style="list-style-type: none"> a) Submit certification from a Registered Professional Engineer of Queensland for all retaining walls exceeding 1m in height considering: <ul style="list-style-type: none"> i) Retaining walls are not to impede, concentrate or pond stormwater from adjoining properties; and ii) Include subsoil drainage, drainage backfill material, ground/rock anchors, geogrid and footings contained within the subject land being retained; and iii) Are constructed in accordance with <i>AS4678-2002: Earth-Retaining Structures</i>. 	<p>As part of construction.</p>
<p>27) Allotment and Verge Gradings</p> <p>Construct and drain allotments from the rear boundary to street frontages in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D6 Site Regrading Design</i>.</p>	<p>As part of construction.</p>
<p>28) Haulage of Fill/Spoil Material</p> <ul style="list-style-type: none"> a) Submit a Pavement Impact Assessment prepared by a Registered Professional Engineer of Queensland identifying the impacts on the 	

Condition	Timing
<p>pavement condition per the haulage route.</p> <p><i>Advisory Note: when measuring degradation, the road classification and its corresponding road standard under Council's desired standards of service must be applied.</i></p>	<p>Prior to transportation of material on Council controlled roads.</p>
<p>b) Utilise the haulage route identified in accordance with a) only.</p>	<p>During construction.</p>
<p>29) Source of Fill Material</p> <p>a) Obtain approval from Council should fill material be brought from an external premises (to ensure that the fill material has been lawfully extracted); and</p> <p>b) Soil used for filling is not to be stockpiled in locations that will cause nuisance to adjoining premises or a road frontage.</p>	<p>At all times during construction.</p>
<p>30) Spillage onto Existing Roads</p> <p>Clean those parts of the access route that are affected by material dropped, deposited or spilled on the roads as a result of construction processes associated with the site.</p>	<p>At all times during construction.</p>
<p>31) Electrical and Telecommunication Construction</p> <p>Construct electrical (and telecommunication) conduits (including conduits under roads, under concrete pathways and beneath retaining walls) together with the associated infrastructure (including electrical pits, light pole and sub-station footings) in accordance with <i>AS/NZS 1158 series – Lighting for Road and Public Spaces</i> or <i>AS/NZS 3000:2018 - Electrical Installations</i> whichever is relevant.</p>	<p>As part of construction.</p>
<p>32) Compliance with other Decision Notice(s)</p> <p>Comply with all conditions and requirements of the decision notice(s) detailed below:</p> <p>a) X issued on Month Day, Year; and</p> <p>b) X issued on Month Day, Year.</p>	<p>At all times.</p>
<p>33) Insert subject matter</p> <p>Insert subject matter</p> <p>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	<p>Insert timing</p>

OW – ADVERTISING DEVICES

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Accepted For Construction' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments></p> <p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	<p>Prior to a request for Pre-start Meeting.</p> <p>Prior to works being requested 'On-maintenance'.</p>
<p>3) Construction in Easements and Service Areas</p> <p>a) Protect existing easements over the site during construction; and</p> <p>b) Ascertain the existence and location of existing services and protect these from damage. Where damage occurs, rectification works are to be carried out by the relevant service authority (at the Applicant's expense) immediately when the damage occurs.</p>	At all times during construction.
<p>4) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be submitted</p>	At all times during construction.

Condition	Timing
to Council when requested.	
<p>5) Construction Hours Restrictions</p> <p>Construct works between the hours of 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays, unless otherwise approved by Council in accordance with section 440R of the <i>Environmental Protection Act 1994</i>.</p>	At all times during construction.
<p>6) Insurance Policy</p> <p>Obtain and carry an Insurance Policy indemnifying Council against any public liability arising from the construction and operation of the sign.</p>	Prior to commencing construction and at all times.
<p>7) Bird Repellents</p> <p>Construct bird repellent aids to not encourage birds roosting on the Advertising Device.</p>	At all times
<p>8) Maximum luminance</p> <p>Operate Electronic Display Component (EDC) devices in accordance with <i>AS/NZS 4282:2023 Control of the obtrusive effects of outdoor lighting</i> and have maximum luminance during varying light conditions as follows:</p> <p>a) During the daytime – 6000cd/m²; and b) At dawn and dusk - 600cd/m²; and c) At night – 300cd/m².</p>	At all times
<p>9) Display Content Criteria</p> <p>Advertising devices (including announcements and messages) which display or include an EDC component are to comply with the specific display content criteria as specified in <i>Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011</i> Schedule 4 General criteria for installation, erection and display of advertising devices.</p> <p>Drafting note: <i>This condition is only required for signage with electronic display components. <delete on review></i></p>	At all times
<p>10) Electrical</p> <p>Construct all electrical works in accordance with:</p> <p>a) <i>AS/NZS 3000:2018 (Amended) Electrical installations (known as the Australian/New Zealand Wiring Rules)</i> and the requirements of the supply authority; and b) All conduits, wiring, switches, or other electrical apparatus installed on the advertisement are to be concealed from general view; and c) No electrical equipment may be mounted on an exposed surface.</p> <p>Drafting note: <i>This condition is only required for signage with electronic display components. <delete on review></i></p>	At all times
<p>11) Traffic Management Plan</p> <p>Submit a Traffic Management Plan prepared by a suitably qualified person in</p>	

Condition	Timing
<p>accordance with the <i>Manual of Uniform Traffic Control Devices</i>. The Traffic Management Plan must outline the process delineating the works including Council notification and traffic control device placement plans in the vicinity of the works.</p>	<p>Prior to commencing construction.</p>
<p>12) Certification of Works</p> <p>Construct works under the supervision of a Registered Professional Engineer of Queensland. On completion of such work, submit construction certificates including:</p> <ul style="list-style-type: none"> a) Company name, address, and contact details; and b) Engineer's name and position in company including registration number and signature; and c) Project name, location and Council reference number; and d) Full details of the work performed, including 'As Constructed' drawings with the associated ADAC XML files. The plans must be certified by a Cadastral Surveyor in regard to the accuracy of the information submitted and certified by the Supervising Engineer. <p><i>Advisory Note: Further information on ADAC files can be found on Council's website here:</i> https://www.gladstone.qld.gov.au/Business/Standards/Standards-and-As-Constructed-Requirements</p>	<p>During construction and prior to works being requested 'On-maintenance'.</p>
<p>13) Erosion and Sediment Control Plan</p> <ul style="list-style-type: none"> a) Submit a site-specific Erosion and Sediment Control Plan certified by a suitably qualified professional experienced in this type of work in accordance with <i>IECA Best Practice Erosion & Sediment Control – November 2008</i> and <i>International Erosion Control Association (Australasia), Picton NSW</i>. 	<p>Prior to arranging a Pre-start Meeting.</p>
<ul style="list-style-type: none"> b) Implement the Erosion and Sediment Control Plan; and c) Implement the following: <ul style="list-style-type: none"> i) Turfing of full width (from the back of kerb to property boundary) of all footpaths, open space and access areas; and ii) Topsoil, seeding and hydromulching of areas disturbed during construction; and iii) Silt fencing of individual allotments is to be non-woven fabric and installed along the full length of an allotment boundary where surface runoff crosses the boundary and is to return a 6m (minimum) distance along both side boundaries. The removal of silt fencing from one allotment is not to impact on the integrity of the silt fencing associated with adjoining allotments. 	<p>At all times during construction.</p>
<p>14) Compliance with other Decision Notice(s)</p> <p>Comply with all conditions and requirements of the decision notice(s) detailed below:</p> <ul style="list-style-type: none"> a) X issued on Month Day, Year; and b) X issued on Month Day, Year. 	<p>At all times.</p>
<p>15) Insert subject matter</p>	

Condition	Timing
<p data-bbox="272 248 507 282">Insert subject matter</p> <p data-bbox="272 315 1142 376">Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	<p data-bbox="1163 248 1310 282">Insert timing</p>

MCU - USE CLASS AND ASSOCIATED USES

Use Class	Planning Scheme Use
Agriculture and Rural Uses	Animal Husbandry Animal Keeping Aquaculture Cropping Intensive Animal Industry Intensive Horticulture Permanent Plantation Rural Industry Rural Workers Accommodation Winery
Business and Commercial	Adult Store Agricultural Supplies Store Bar Brothel Bulk Landscape Supplies Car Wash Child Care Centre Community Care Centre Crematorium Food and Drink Outlet Function Facility Funeral Parlour Garden Centre Hardware and Trade Supplies Health Care Services Hotel Indoor Sport and Recreation Market Nightclub Entertainment Facility Office Outdoor Sales Parking Station Roadside Stall Sales Office Service Industry Service Station Shop Shopping Centre Showrooms Theatre Veterinary Services Wholesale Nursery
Dwelling, Residential Business, Home Based Business and Dual Occupancy	Dwelling House (Secondary Dwelling) Dwelling Unit Dual Occupancy Home Based Business
Residential Other	Caretakers Accommodation Community Residence Multiple Dwelling Relocatable Home Park Residential Care Facility Retirement Facility Rooming Accommodation

Use Class	Planning Scheme Use
	Short-term Accommodation
Residential Temporary	Detention Facility Non-Resident Work Force Tourist Park Outstation
Community Purpose and Recreation	Air Services Cemetery Club Community Use Educational Establishment Emergency Services Emergency Facility Hospital Major Sport, Recreation and Entertainment Facility Motor Sport Facility Outdoor Sport and Recreation Park Place of Worship
Industry	Extractive Industry High Impact Industry Landing Low Impact Industry Major Electricity Infrastructure Marine Industry Medium Impact Industry Port Services Renewable Energy Facility Research and Technology Industry Special Industry Substation Telecommunications Facility Transport Depot Utility Installation Warehouse
Tourist Facility	Tourist Attraction Resort Complex Nature-based Tourism

MCU – STANDARD CONDITIONS FOR ALL USES

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments>.</p>	<p>Prior to any lodgement of any application for operational works.</p> <p>OR</p> <p>On lodgement of an application for operational works.</p> <p>OR</p> <p>Prior to lodgement of an application for buildings works.</p> <p>OR</p> <p>On lodgement of an application for buildings works.</p>

Condition	Timing
	Prior to commencement of use.
b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.	Prior to commencement of use.
<p>3) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p> <p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be submitted to Council when requested.</p>	At all times during construction.
<p>4) Develop in Stages</p> <p>a) Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the approval as it relates to each stage, unless otherwise stated in the condition.</p> <p>b) Any stages not completed within four/six/ten years from the date of this decision notice are taken to have lapsed.</p>	<p>c) At all times.</p> <p>As specified in the wording of this condition.</p>
<p>5) Operational Works – Development Permit</p> <p>a) Submit a development application for operational work, prepared generally in accordance with the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i> for the following:</p> <ul style="list-style-type: none"> i) Water ii) Sewerage iii) Roadworks iv) Access and Car Parking v) Landscaping vi) Stormwater vii) Earthworks <p>b) Obtain a development permit for any assessable operational work.</p> <p>c) Carry out works in accordance with the relevant permit(s), and the <i>Engineering Design Planning Scheme Policy</i> within the <i>Gladstone Regional Council Planning Scheme</i>.</p> <p>d) Obtain an Acceptance of Works or On Maintenance for the works completed.</p>	<p>Prior to commencing any assessable operational works on-site.</p> <p>Prior to commencing any assessable operational works on-site.</p> <p>During construction.</p> <p>At completion of works and prior to commencement of use.</p>

Condition	Timing
<p>6) Screening of Plant Areas</p> <p>Plant and equipment (including air conditioners and exhaust fans and the like) are not to be visible from the street frontage.</p>	<p>As part of construction.</p>
<p>7) External Lighting</p> <p>a) Construct all outdoor lighting in accordance with <i>AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting</i>; and</p> <p>b) Construct all pedestrian lighting in accordance with <i>AS/NZS 1158.3.1:2020 Lighting for Roads and Public Spaces - Pedestrian area (Category P) lighting – Performance and Design Requirements</i>; and</p> <p>c) Construct all ground level lighting with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.</p>	<p>As part of construction.</p>
<p>8) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence along the <insert boundary/boundaries> of the development.</p>	<p>As part of construction.</p>
<p>9) Amalgamation of Lots</p> <p>Amalgamate Lots <insert lots to be amalgamated>.</p>	<p>Prior to commencement of use.</p>
<p>10) Easement Documentation – Encumbrances</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <p>a) Access easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and/or</p> <p>b) Drainage easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of Xm.</p>	<p>Prior to commencement of use.</p>
<p>11) Easement Documentation – In Favour of Council</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <p>a) Pedestrian Access or Pedestrian and Vehicle Assessments easement(s) in favour of Council through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and</p> <p>b) Sewerage easement(s) in favour of Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D12 Sewerage System</i>; and</p> <p>c) Stormwater easement(s) in favour Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D5 Stormwater Drainage Design</i>; and</p> <p>d) Water supply easement(s) in favour of in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D11 Water Supply Network</i></p> <p><i>Advisory Note: Council's Standard Easement Document Form 9 can be obtained</i></p>	<p>Prior to commencement of use.</p>

Condition	Timing
<p>through Council's Development Services Department via Dealing No. 723760689 and 723760717.</p>	
<p>12) Survey Plan Endorsement</p> <p>Submit an application for survey plan endorsement which includes:</p> <ul style="list-style-type: none"> a) Completion of Council's <i>Request - Assessment and Endorsement of a Survey Plan Form</i>; and b) All survey marks in their correct position in accordance with the Survey Plan; and c) A Compliance Report demonstrating compliance with all associated Development Permit(s); and d) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i>; and e) Payment of any outstanding Adopted Infrastructure Charges. 	<p>On lodgement of an application for survey plan endorsement.</p>
<p>13) Water Infrastructure</p> <ul style="list-style-type: none"> a) A water service connection is to be provided from Council's water supply infrastructure to the front property boundary of each lot. b) Connections to Council's live water reticulation network must be carried out by Council at the Applicant's cost. 	<p>As part of construction.</p> <p>OR</p> <p>Prior to commencement of use.</p>
<p>14) Sewerage Infrastructure</p> <ul style="list-style-type: none"> a) Construct all sanitary drainage to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure in accordance with Council's Standard Drawing <i>CMDG-S-030 - House connection branches</i>. The location and size of the sewer service is to be determined in consultation with Council; and b) Connections to Council's live sewerage network must be carried out by Council at the Applicant's cost. 	<p>As part of construction.</p> <p>OR</p> <p>Prior to commencement of use.</p>
<p>15) Stormwater Management</p> <ul style="list-style-type: none"> a) Submit a Site Based Stormwater Management Plan certified by a Registered Professional Engineer of Queensland for both stormwater quantity and quality in accordance with the <i>Engineering Design Planning Scheme Policy</i> of the <i>Gladstone Regional Council Planning Scheme</i> and the <i>State Planning Policy – July 2017</i>. <p>Drafting Note: Check SPP Water Quality to confirm whether quality is required by the development.</p> <ul style="list-style-type: none"> b) Implement the requirements and recommendations of the Site Based Stormwater Management Plan. 	<p>As part of any application for operational works.</p> <p>OR</p> <p>Prior to commencement of use.</p> <p>At all times.</p>
<p>16) Concentration of Stormwater</p> <p>Pipe all stormwater runoff from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter</p>	<p>At all times.</p>

Condition	Timing
allotment stormwater drainage system, in accordance with <i>Queensland Urban Drainage Manual 2017</i> .	
<p>17) Access</p> <p>a) Obtain a Permit to Construct (and maintain) a Driveway (Vehicle Crossover) in accordance with Council's <i>Local Law No. 1 Administration (2011)</i> and <i>Subordinate Local Law No. 1.15 Application to Carry out Works on a Council Road or Interfere with a Road or its Operation</i> (delete if OPW required).</p> <p>b) Construct a property access in accordance with Council's Standard Drawing <i>CMDG-R-040 - Rural Roads Access and Property Access Over Table Drains</i>, <i>CMDG-R-040A - Rural Residential Property Access</i>, <i>CMDG-R-041 - Residential Driveway Slab and Tracks</i>, <i>CMDG-R-041A - Urban Residential Driveway</i>, <i>CMDG-R-042 - Commercial Driveway Slab, Type A - Two Way Access</i>, <i>CMDG-R-042A - Urban Commercial/Industrial Driveway</i>, <i>CMDG-R-043 - Commercial Driveway Slab, Type B - Two Lane Access</i>; and</p> <p>c) Any manholes located on any property access are to be covered with Class D Covers in accordance with <i>AS 3996:2019 Access Covers and Grates</i>; and</p> <p>d) Construct a 2m wide concrete footpath for the full extent of the frontage(s) of the site in accordance with Council's Standard Drawing <i>CMDG-R-058 Concrete Pathway and Cross Section & Joint Details</i>; and</p> <p>e) Reinststate all existing disused invert crossings with kerb and channel in accordance with Council's Standard Drawing <i>CMDG-R-060 - Standard Kerb and Channel Profiles</i>.</p> <p>f) Obtain a Final Certificate from Council for works.</p>	<p>Prior to undertaking works within the road reserve.</p> <p>As part of construction.</p> <p>Prior to commencement of use.</p>
<p>18) On-Site Car Parking Requirements</p> <p>a) Construct and make available a minimum of X on-site car parking spaces; and</p> <p>b) Construct all car parking spaces, circulation areas and speed control devices to be imperviously sealed, drained, line marked and designed to allow all vehicles to drive forwards when entering and leaving the property in accordance with <i>AS/NZS 2890.1:2004 Parking facilities – Off-Street Car Parking</i> and <i>AS 2890.6:2022 Parking Facilities - Off-Street Parking for People with Disabilities</i> and the <i>Engineering Design Planning Scheme Policy</i> of the <i>Gladstone Regional Council Planning Scheme</i>.</p>	<p>As part of construction and at all times.</p>
<p>19) On-Site Bicycle Parking Requirements</p> <p>a) Construct and make available a minimum of X on-site bicycle parking spaces within 30m walking distance of the front door of the development; and</p> <p>b) Ensure construction is in accordance with <i>AS2890.3-2015 Parking Facilities Bicycle Parking</i>.</p>	<p>As part of construction and at all times.</p>
<p>20) Electrical and Telecommunications Supply</p> <p>a) Submit a Certificate of Supply demonstrating connection of electricity to each lot; and</p> <p>b) Submit a Certificate of Supply demonstrating connection of telecommunication to each lot.</p>	<p>Prior to commencement of use.</p>

Condition	Timing
<p><i>Advisory Note: The Ergon Energy Rockhampton Office are available on (07) 49311012. The Telstra Smart Communities Team are available on 1800 226 543.</i></p>	
<p>21) Waste Management Plan</p> <p>a) Submit a Waste Management Plan in accordance with the <i>Waste Management Planning Scheme Policy of the Gladstone Regional Council Planning Scheme</i>.</p> <p>b) Implement the Waste Management Plan.</p>	<p>Prior to commencement of use.</p> <p>At all times.</p>
<p>22) Refuse Bins</p> <p>Install refuse bins in accordance with <i>Table SC6.7.3.2 of Schedule 6.7 Waste Management of the Waste Management Planning Scheme Policy of the Gladstone Regional Council Planning Scheme</i>.</p>	<p>As part of construction and at all times.</p>
<p>23) Waste Storage Areas</p> <p>a) Construct a 1.8m high fence and waste storage area of a sufficient size to house all waste collection containers. These are to be imperviously paved with a hose cock and hose fitted for cleaning purposes; and</p> <p>b) Waste storage areas are not to be visible from the road frontage.</p>	<p>As part of construction and at all times.</p>
<p>24) Landscaping Plan</p> <p>a) Submit a Landscaping Plan prepared by a Landscape Architect/Designer (if the landscaping is minor and does not include any public works) to:</p> <ul style="list-style-type: none"> i) Be generally in accordance with the <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification</i>; and ii) <insert specific requirements such as a landscape buffer in a certain location>; and iii) Identify the landscape works to be carried out; and iv) Include the plant schedule detailing the number of plants, species, pot size and height at planting; and v) Include details of soil and mulch types, including depths, areas of turf, garden edges and paving finishes; and vi) Demonstrate the location and species of any existing trees, with an indication as to whether each tree is proposed to be retained or removed, and natural and finished ground levels if filling is to occur in the vicinity of any tree; and vii) Show planting of street trees within road reserve; and viii) Show details of the proposed irrigation system; and ix) Show details and specifications for any disturbed areas such as turfing of the verge and weed eradication and grassing internally. <p>Drafting Note: Delete this condition if a suitable landscaping plan has been provided as common material. <delete on review></p>	<p>As part of any application for operational works.</p>
<p>b) Construct the landscaping in accordance with the approved Landscaping Plan.</p>	<p>As part of construction.</p>

Condition	Timing
<p>25) Shade Trees for Car Parking</p> <p>Construct trees within the designated vehicle parking area at a rate of 1 tree per 6 vehicle parking spaces in accordance with the <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification</i>.</p>	<p>As part of construction.</p>
<p>26) Street Trees</p> <p>Construct street trees at a rate of 1 tree per 10m along the <insert name> frontage with species in accordance with the <i>Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification</i>.</p>	<p>As part of construction.</p>
<p>27) Treatment of Retaining Walls</p> <p>Retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the existing/proposed colour pallet of the building.</p>	<p>As part of operational works/building works.</p>
<p>28) Acid Sulfate Soils</p> <p>a) Submit an Acid Sulfate Soils Environmental Investigation Report prepared by a suitably qualified person in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>AS4969.0-2008 Analysis of Acid Sulfate Soil - Dried Samples - Methods of Test Introduction and Definitions, Symbols and Acronyms</i> that demonstrates:</p> <ul style="list-style-type: none"> i) The sampling and technical analysis procedures adopted in the investigation; and ii) Details on the water table; and iii) The location, area, depth and volume of acid sulfate soil to be disturbed; and iv) The maximum existing and potential acidity of identified acid sulfate soils. <p>b) Where the Acid Sulfate Soils Environmental Investigation Report finds that development will disturb acid sulfate soils, submit an Acid Sulfate Soils Environmental Management Plan prepared by a suitably qualified person in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>AS4969.0-2008 Analysis of Acid Sulfate Soil - Dried Samples - Methods of Test Introduction and Definitions, Symbols and Acronyms</i> demonstrating:</p> <ul style="list-style-type: none"> i) The proposed method of managing disturbed acid sulfate soils and surface drainage waters from areas containing disturbed acid sulfate soil; and ii) The proposed method of maintaining water table levels in and adjacent to disturbed areas, or management of acid sulfate soils if the water table is lowered below the acid sulfate soils layer. 	<p>As part of any application for operational works.</p>
<p>29) Necessary Trunk Infrastructure – LGIP Identified</p> <p>Construct the described necessary trunk infrastructure (LGIP identified) to the specified standard as per the Local Government Infrastructure Plan.</p>	<p>As part of construction.</p>

Condition	Timing
<p>Necessary trunk infrastructure LGIP infrastructure item LGIP infrastructure map reference Desired standard of service</p> <p>[insert type of infrastructure e.g. Sewerage] <insert name of trunk infrastructure as identified in column 2 of the schedule of works in the LGIP.> <insert map reference as identified in column 1 of the schedule of works in the LGIP> [insert desired standard as per LGIP]</p> <p>This condition is imposed under section 128(1) of the <i>Planning Act 2016</i>.</p> <p><i>Advisory Note: Council's Adopted Infrastructure Charges Resolution provides for the methodology for calculating the establishment cost.</i></p>	
<p>30) Necessary Trunk Infrastructure – LGIP Non-Identified</p> <p>Construct the described necessary trunk infrastructure (not identified in the LGIP) to the specified standard.</p> <p>Necessary trunk infrastructure Desired standard of service [insert type of infrastructure e.g. Sewerage]</p> <p>This condition is imposed under section 128(2) of the <i>Planning Act 2016</i>.</p>	<p>As part of construction.</p>
<p>31) Necessary Trunk Infrastructure – Land (Arterial Road)</p> <p>Dedicate land shown on the approved plan as road widening along the frontage of the site to <insert road name>, having a minimum area of <insert area>. The land is to be dedicated to the crown as road reserve.</p> <p>This condition is imposed under section 128(1) of the <i>Planning Act 2016</i>.</p>	<p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>32) Insert subject matter</p> <p>Insert subject matter</p> <p>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	<p>Insert timing</p>

MCU - AGRICULTURE AND RURAL USES

	Condition	Timing
1)	Animal Husbandry – Numbers Kept A total of X dogs and X cats to be housed at any one time.	At all times.

MCU - BUSINESS AND COMMERCIAL

Condition	Timing
<p>1) Sales Office/Display Home – Commencement and Cessation</p> <p>Submit:</p> <p>a) When the development has commenced; and b) When the development has ceased.</p>	<p>Upon commencement of use and at the cessation.</p>
<p>2) Sales Office/Display Home – Currency Period</p> <p>The premises is to operate as a Display House for a maximum of two years. Upon the completion of the two-year period, the Display House is to be a Dwelling House with the removal of all advertising signage.</p>	<p>At all times.</p>
<p>3) Sales Office/Display Home – Staff</p> <p>No more than two employees are to be on-site at any one time.</p>	<p>At all times.</p>
<p>4) Sales Office/Display Home – House of Operation</p> <p>Hours of operation are between:</p> <p>a) 8:00am and 6:00pm Monday to Friday; and b) 10:00am to 2:00pm on Saturday and Sunday; and c) Closed on public holidays.</p>	<p>At all times.</p>
<p>5) Entry Statement</p> <p>a) Submit a Plan illustrating a defined entry statement/art piece depicting the history of Gladstone. The design is to incorporate a range of colours and materials and is to be incorporated into the landscaping along the front of the site to promote a visually attractive piece of local history.</p>	<p>Prior to the lodgement of any subsequent development application.</p>
<p>b) Construct the entry statement/art piece.</p>	<p>As part of construction.</p>
<p>6) Front Glazing and Street Activation</p> <p>All glazing along the <insert street> frontage is to remain uncovered and free of signage, stickers, frosting, curtains and blinds.</p>	<p>At all times.</p>
<p>7) All Weather Awning</p> <p>Construct a cantilevered all weather pedestrian awning for the full width of the footpath and frontage. The awning is not to intrude into the carriageway.</p>	<p>As part of construction.</p>
<p>8) Hours of Operation</p> <p>Hours of operation are limited to:</p> <p>a) 7:00am to 7:00pm Monday to Friday; and b) 7:00am to 1:00pm on Saturday; and c) 7:00am to 1:00pm on Sunday and public holidays.</p>	<p>At all times.</p>
<p>9) Bunding – Service Stations</p> <p>Construct sealed and raised bunding around all holding tanks and forecourt</p>	<p>As part of</p>

Condition	Timing
<p>areas on which a vehicle can stand while being fuelled. The area is to be directed by appropriate surface grading to grated sumps, where it is treated in an approved manner or held and removed by an approved contractor.</p>	<p>construction.</p>
<p>10) Acoustic Attenuation</p> <p>a) Construct the acoustic attenuation measures as specified in the approved <name of acoustic report>.</p>	<p>As part of construction.</p>
<p>b) Submit certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.</p>	<p>Prior to commencement of use.</p>

MCU - COMMUNITY PURPOSE AND RECREATION

Condition	Timing
<p>1) Potable Water</p> <p>Install a water tank for the purpose of potable water having a minimum size of 50,000 litres.</p>	<p>As part of construction.</p>
<p>2) Entry Statement</p> <p>a) Submit a Plan illustrating a defined entry statement/art piece depicting the history of Gladstone. The design is to incorporate a range of colours and materials and is to be incorporated into the landscaping along the front of the site to promote a visually attractive piece of local history.</p> <p>b) Construct the entry statement/art piece.</p>	<p>Prior to the lodgement of any subsequent development application.</p> <p>As part of construction.</p>
<p>3) All Weather Awning</p> <p>Construct a cantilevered all weather pedestrian awning for the full width of the footpath and frontage. The awning is not to intrude into the carriageway.</p>	<p>As part of construction.</p>
<p>4) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence to side and rear boundaries, other than those areas where the building is built to the boundary line</p>	<p>As part of construction.</p>
<p>5) Trade Waste</p> <p>Obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils <i>Trade Waste Management Plan</i>.</p>	<p>Prior to commencement of use.</p>
<p>6) Food Design Application</p> <p>Obtain a Food Business Licence in accordance with the <i>Food Act 2006</i>.</p>	<p>Prior to preparing and serving food.</p>
<p>7) Acoustic Attenuation</p> <p>a) Construct the acoustic attenuation measures as specified in the approved <name of acoustic report>, including the following:</p> <p>i) <insert recommendations></p> <p>b) Submit certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.</p>	<p>As part of construction.</p> <p>Prior to commencement of use.</p>
<p>8) Acoustic Screen Fence</p> <p>Construct a XXm high acoustic screen fence along the <insert boundary/boundaries> of the development.</p> <p>Remove if the above condition covers this.</p>	<p>As part of construction.</p>
<p>9) Event Management Plan</p>	

Condition	Timing
Carry out the development in accordance with the approved Event Management Plan.	At all times.

MCU - DWELLING, HOME BASED BUSINESS AND DUAL OCCUPANCY

Approved Plan(s) and Document(s)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and enclosed as stamped 'Approved Subject to Conditions' which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan/ Document Name	Drawing Number	Prepared by	Date

Plan(s) and/or Document(s) to be Amended

Plan/ Document Name	Drawing Number	Prepared by	Date

Condition	Timing
<p>1) Carry Out the Approved Development</p> <p>Undertake development generally in accordance with the 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).</p>	At all times.
<p>2) Amended Plan(s) and/or Document(s) Required</p> <p>a) Submit an amended <Site Plan, Name of Report> incorporating the following:</p> <p>i) <insert required amendments>.</p>	<p>Prior to any lodge of any application for operational/building works.</p> <p>OR</p> <p>Prior to commencement of use.</p>
<p>b) Implement the requirements and recommendations of the approved plan(s) and document(s). The approved amended plan(s) and document(s) will form part of the approval.</p>	Prior to commencement of use.
<p>3) Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plan(s), document(s), conditions of approval, and any other approval required by the conditions.</p>	At all times.
<p>4) Damage to Infrastructure and Land</p> <p>Notify Council immediately if any Council infrastructure or land is damaged as a result of construction activities occurring and have it repaired, replaced or reinstated at no cost to Council.</p>	At all times during construction.

Condition	Timing
<p>Pre and post development condition of Council infrastructures abutting the development including the ones that may be impacted by the development activities must be recorded with photographic evidence and must be submitted to Council when requested.</p>	
<p>5) Screening of Home Based Business Equipment</p> <p>Construct a 1.8m high solid fence to screen products and equipment from adjoining properties.</p>	As part of construction.
<p>6) Hours of Operation Home Based Business</p> <p>Hours of operation are limited to:</p> <ul style="list-style-type: none"> a) 7:00am to 7:00pm Monday to Friday; and b) 7:00am to 1:00pm on Saturday; and c) Closed on Sunday and public holidays. 	At all times.
<p>7) Number of Staff Home Based Business</p> <p>The Home Based Business is to be carried out by a permanent resident of the Dwelling House and no more than two persons who are not permanent residents of the Dwelling House.</p>	At all times.
<p>8) Parking for Home Based Business</p> <p>Construct two parking spaces wholly on-site and contained within the property boundaries.</p>	As part of construction.
<p>9) Mailbox Locations</p> <p>Construct a mailbox located a maximum of 6m from the front property boundary. The mailbox is to be easily identifiable for emergency services from the frontage of the site.</p> <p><i>Drafting Note: This only relates to urban areas.</i></p>	As part of construction.
<p>10) Window Glazing</p> <p>Construct windows with:</p> <ul style="list-style-type: none"> a) Fixed translucent glazing for any part of the window less than 1.5m above floor level; or b) Fixed with permanent external screens that are: <ul style="list-style-type: none"> i) Solid translucent screens; or ii) Perforated panels or trellises that have a maximum of 50% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and iii) Offset a minimum of 300mm from the wall of the building. <p>Applicable where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling Unit either on the premises or an adjacent premise.</p>	As part of construction.
<p>11) Certification of Building Height</p>	

Condition	Timing
<p>Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that the overall height of the floor and 'as-constructed' roof levels are in accordance with the approved plans.</p>	<p>Prior to commencement of use.</p>
<p>12) Screening of Plant Areas</p> <p>Screen all plant and equipment (including air conditioners, exhaust fans and the like) so that these do not cause environmental nuisance and are not in direct view from any road frontage.</p>	<p>As part of construction.</p>
<p>13) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence along the <insert boundary/boundaries> of the development.</p>	<p>As part of construction.</p>
<p>14) Front Fencing</p> <p>Construct front fencing and block walls limited to:</p> <ul style="list-style-type: none"> a) A maximum height of 1.5m; and b) A maximum transparency of 50%; and c) Be made of timber or metal construction; and d) Not impede on overlay flow paths. <p>If in the Character Residential Zone</p>	<p>As part of construction.</p>
<p>15) Amalgamation of Lots</p> <p>Amalgamate Lots <insert lots to be amalgamated>.</p>	<p>Prior to commencement of use.</p>
<p>16) Easement Documentation – Encumbrances</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <ul style="list-style-type: none"> a) Access easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and/or b) Drainage easement(s) in favour of Proposed Lot XX through Easement E on SP 278330 burdening Lot XX having a minimum width of Xm. 	<p>Prior to commencement of use.</p>
<p>17) Easement Documentation – In Favour of Council</p> <p>Submit one copy of the fully executed easement documentation for the lodgement with the Titles Office for the following:</p> <ul style="list-style-type: none"> a) Pedestrian Access or Pedestrian and Vehicle Assessments easement(s) in favour of Council through Easement E on SP 278330 burdening Lot XX having a minimum width of 4m; and b) Sewerage easement(s) in favour of Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D12 Sewerage System</i>; and c) Stormwater easement(s) in favour Council in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D5 Stormwater Drainage Design</i>; and d) Water supply easement(s) in favour of in accordance with the <i>Capricorn Municipal Development Guidelines - Design and Construction Guidelines D11 Water Supply Network</i>. 	<p>Prior to commencement of use.</p>

Condition	Timing
<p><i>Advisory Note: Council's Standard Easement Document Form 9 can be obtained through Council's Development Services Department via Dealing No. 723760689 and 723760717.</i></p>	
<p>18) Survey Plan Endorsement</p> <p>Submit an application for survey plan endorsement which includes:</p> <ul style="list-style-type: none"> a) Completion of Council's <i>Request - Assessment and Endorsement of a Survey Plan Form</i>; and b) All survey marks in their correct position in accordance with the Survey Plan; and c) A Compliance Report demonstrating compliance with all associated Development Permit(s); and d) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i>; and e) Payment of any outstanding Adopted Infrastructure Charges. 	<p>On lodgement of an application for survey plan endorsement.</p>
<p>19) Water Infrastructure</p> <ul style="list-style-type: none"> a) A water service connection is to be provided from Council's water supply infrastructure to the front property boundary of each lot; and b) Connections to Council's live water reticulation network must be carried out by Council at the Applicant's cost. 	<p>As part of construction.</p>
<p>20) Potable Water</p> <p>Install a water tank for the purpose of potable water having a minimum size of X litres.</p>	<p>As part of construction.</p>
<p>21) Sewerage Infrastructure</p> <ul style="list-style-type: none"> a) Construct all sanitary drainage to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure in accordance with Council's Standard Drawing <i>CMDG-S-030 - House connection branches</i>. The location and size of the sewer service is to be determined in consultation with Council; and b) Connections to Council's live sewerage network must be carried out by Council at the Applicant's cost. 	<p>As part of construction.</p>
<p>22) Concentration of Stormwater</p> <p>Pipe all stormwater runoff from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with <i>Queensland Urban Drainage Manual 2017</i>.</p>	<p>At all times.</p>
<p>23) Habitable Floor Levels</p> <p>Construct habitable floor levels to:</p> <ul style="list-style-type: none"> a) 1,000mm above the Defined Flood Event (DFE). The DFE for this site at the time of approval is XXm AHD; and b) Have all sanitary fixtures compliant with <i>AS/NZS 3500.2:2021 Plumbing and Drainage – Sanitary Plumbing and Drainage</i>. 	<p>As part of construction.</p>

Condition	Timing
c) Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that all habitable floor levels are 1,000mm freeboard above the DFE.	Prior to commencement of use.
<p>24) Access</p> <p>a) Obtain a Permit to Construct (and maintain) a Driveway (Vehicle Crossover) in accordance with Council's <i>Local Law No. 1 Administration (2011)</i> and <i>Subordinate Local Law No. 1.15 Application to Carry out Works on a Council Road or Interfere with a Road or its Operation (delete if OPW required)</i>.</p> <p>b) Construct a property access in accordance with Council's Standard Drawing <i>CMDG-R-040 - Rural Roads Access and Property Access Over Table Drains, CMDG-R-040A - Rural Residential Property Access, CMDG-R-041 - Residential Driveway Slab and Tracks, CMDG-R-041A - Urban Residential Driveway, CMDG-R-042 - Commercial Driveway Slab, Type A - Two Way Access, CMDG-R-042A - Urban Commercial/Industrial Driveway, CMDG-R-043 - Commercial Driveway Slab, Type B - Two Lane Access; and</i></p> <p>c) Any manholes located on any property access are to be covered with Class D Covers in accordance with <i>AS 3996:2019 Access Covers and Grates</i>; and</p> <p>d) Reinstate all existing disused invert crossings with kerb and channel in accordance with Council's Standard Drawing <i>CMDG-R-060 - Standard Kerb and Channel Profiles</i>; and</p> <p>e) Obtain a Final Certificate from Council for works.</p>	<p>Prior to undertaking works within the road reserve.</p> <p>As part of construction.</p> <p>Prior to undertaking works within the road reserve.</p>
<p>25) Electrical and Telecommunications Supply</p> <p>a) Submit a Certificate of Supply demonstrating connection of electricity to each lot; and</p> <p>b) submit a Certificate of Supply demonstrating connection of telecommunication to each lot.</p> <p><i>Advisory Note: The Ergon Energy Rockhampton Office are available on (07) 49311012. The Telstra Smart Communities Team are available on 1800 226 543.</i></p>	Prior to commencement of use.
<p>26) Treatment of Retaining Walls</p> <p>Retaining walls which are visible from the road reserve, must receive a surface treatment such as rendering or cladding to maintain the visual amenity of the streetscape. The treatments must complement with the <u>existing/proposed</u> colour pallet of the building.</p>	As part of construction.
<p>27) Insert subject matter</p> <p>Insert subject matter</p> <p>Drafting Note: For the Officer to include non-standard Condition/s. <delete on review></p>	Insert timing

MCU - RESIDENTIAL OTHER

Condition	Timing
<p>1) Mailbox Locations</p> <p>Construct a mailbox located a maximum of 6m from the front property boundary. The mailbox is to be easily identifiable for emergency services from the frontage of the site.</p>	As part of construction.
<p>2) Window Glazing</p> <p>Construct windows with:</p> <ul style="list-style-type: none"> a) Fixed translucent glazing for any part of the window less than 1.5m above floor level; or b) Fixed with permanent external screens that are: <ul style="list-style-type: none"> i) Solid translucent screens; or ii) Perforated panels or trellises that have a maximum of 50% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable; and iii) Offset a minimum of 300mm from the wall of the building. <p>Applicable where a habitable room window is within 9m of another habitable room window or private open space of another Dwelling Unit either on the premises or an adjacent premise.</p>	As part of construction.
<p>3) Certification of Building Height</p> <p>Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that the overall height of the floor and 'as-constructed' roof levels are in accordance with the approved plans.</p>	Prior to commencement of use.
<p>4) Water Infrastructure</p> <ul style="list-style-type: none"> a) A water service connection is to be provided from Council's water supply infrastructure to the front property boundary of each lot. b) Connections to Council's live water reticulation network must be carried out by Council at the Applicant's cost. 	As part of construction.
<p>5) Caretakers Accommodation – Strata Titling</p> <p>Strata titling of the Caretakers Accommodation is not permitted.</p>	At all times.
<p>6) Caretakers Accommodation – Use of Premises</p> <p>The Caretakers Accommodation is only to be occupied by the proprietor, manager or caretaker of the business activities, together with any immediate family of that person.</p>	At all times.
<p>7) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence to side and rear boundaries, other than those areas where the building is built to the boundary line.</p>	As part of construction.
<p>8) Clothes Drying Facilities</p> <p>Construct all external clothes drying facilities to be entirely screened from adjoining properties and public spaces.</p>	As part of construction.

MCU - RESIDENTIAL TEMPORARY

Condition	Timing
<p>9) Non-resident Workforce Accommodation - Currency Period</p> <p>In accordance with section 85(1)(a)(i) of the <i>Planning Act 2016</i>, the development has a currency period for 10 years.</p>	At all times.
<p>10) Cessation of Use</p> <p>a) Submit an Exit Plan detailing the management strategies and remediation actions to cease the development; and b) All areas of disturbed vegetation are to be revegetated.</p>	Three months prior to the use ceasing.
<p>11) Internal Access Roads</p> <p>Construct entrance and exit points from <> Road to have adequate width to allow two vehicles towing caravans to safely pass. The minimum road widths being:</p> <p>a) 7m for two-way entrance/exit; and b) 7m for one-way entrance; and c) 5m for a one-way exit; and d) A holding area with minimum dimensions of 4m x 20m as a separate bay or as part of an entrance road. (if applicable for tourist parks)</p>	As part of construction.
<p>12) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence to side and rear boundaries, other than those areas where the building is built to the boundary line.</p>	As part of construction.
<p>13) Trade Waste</p> <p>Obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils <i>Trade Waste Management Plan</i>.</p>	Prior to commencement of use.
<p>14) Food Business Licence</p> <p>Obtain a Food Business Licence in accordance with the <i>Food Act 2006</i>.</p>	Prior to preparing and serving food.
<p>15) Acoustic Attenuation</p> <p>a) Construct the acoustic attenuation measures as specified in the approved <name of acoustic report>, including the following:</p> <p>i) <insert recommendations></p> <p>b) Submit certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.</p>	As part of construction. Prior to commencement of use.
<p>16) Acoustic Screen Fence</p> <p>Construct a <XXm> high acoustic screen fence along the <insert boundary/boundaries> of the development.</p>	As part of construction.

MCU – INDUSTRY

Condition	Timing
<p>1) Caretakers Accommodation – Strata Titling</p> <p>Strata titling of the Caretakers Accommodation is not permitted.</p>	<p>At all times.</p>
<p>2) Telecommunications Facility - Certification of Building Height</p> <p>Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that the overall height of the development is in accordance with the approved plans.</p>	<p>Prior to commencement of use.</p>
<p>3) Telecommunications Facility – Fencing</p> <p>Construct a 2m high chain wire security fence for the full perimeter of the lease area/development footprint.</p>	<p>As part of construction.</p>
<p>4) Telecommunications Facility – Lease Area</p> <p>Register an access easement or other approved form of legal access for the purpose of access to the proposed lease area/development footprint in accordance with the access route included within the approved plans.</p> <p><i>Advisory Note: If the Applicant seeks a lease agreement exceeding 10 years (including renewal options) a Reconfiguring a Lot approval must be obtained, prior to the commencement of use. (if applicable telecommunication facilitates only)</i></p>	<p>Prior to commencement of use.</p>
<p>5) Hours of Operation</p> <p>Hours of operation are limited to:</p> <ul style="list-style-type: none"> a) 7:00am to 7:00pm Monday to Friday; and b) 7:00am to 1:00pm on Saturdays; and c) 7:00am to 1:00pm on Sundays and public holidays. 	<p>At all times.</p>
<p>6) All Weather Awning</p> <p>Construct a cantilevered all weather pedestrian awning for the full width of the footpath and frontage. The awning is not to intrude into the carriageway.</p>	<p>As part of construction.</p>
<p>7) Boundary Fencing</p> <p>Construct a minimum 1.8m high Chainwire fence to all surrounding boundaries.</p>	<p>As part of construction.</p>
<p>8) Trade Waste</p> <p>Obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils <i>Trade Waste Management Plan</i>.</p> <p><i>Advisory Note: Council’s Trade Waste Discharge Application Form is located at https://www.gladstone.qld.gov.au/forms.</i></p>	<p>Prior to commencement of use.</p>

Condition	Timing
<p>9) Acoustic Attenuation</p> <p>a) Construct the acoustic attenuation measures as specified in the approved <name of acoustic report>, including the following:</p> <p>i) <insert recommendations></p> <p>b) Submit certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.</p>	<p>As part of construction.</p> <p>Prior to commencement of use.</p>
<p>10) Acoustic Screen Fence</p> <p>Construct a XXm high acoustic screen fence along the <insert boundary/boundaries> of the development.</p>	<p>As part of construction.</p>

MCU - TOURIST FACILITY

Condition	Timing
<p>1) Caretakers Accommodation</p> <p>Strata titling of the Caretakers Accommodation is not permitted.</p>	<p>At all times.</p>
<p>2) Certification of Building Height</p> <p>Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that the overall height of the floor and 'as-constructed' roof levels are in accordance with the approved plans.</p>	<p>Prior to commencement of use.</p>
<p>3) All Weather Awning</p> <p>Construct a cantilevered all weather pedestrian awning for the full width of the footpath and frontage. The awning is not to intrude into the carriageway.</p>	<p>As part of construction.</p>
<p>4) Boundary Fencing</p> <p>Construct a minimum 1.8m high screen fence to side and rear boundaries, other than those areas where the building is built to the boundary line</p>	<p>As part of construction.</p>
<p>5) Potable Water</p> <p>Install a water tank for the purpose of potable water having a minimum size of 50,000 litres.</p>	<p>As part of construction.</p>
<p>6) Trade Waste</p> <p>Obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Council's <i>Trade Waste Management Plan</i>.</p> <p><i>Advisory Note: Council's Trade Waste Discharge Application Form is located at https://www.gladstone.qld.gov.au/forms.</i></p>	<p>Prior to commencement of use.</p>
<p>7) Food Design Application</p> <p>Obtain a Food Business Licence in accordance with the <i>Food Act 2006</i>.</p> <p><i>Advisory Note: Applications for Food Business Licenses can be found at http://www.gladstone.qld.gov.au/forms.</i></p>	<p>Prior to preparing and serving food.</p>
<p>8) Footpath Dining</p> <p>Obtain a Footpath Dining Approval under Council's <i>Local Law No. 1 (Administration) 2011</i> and <i>Subordinate Local Law no. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2016</i>.</p> <p><i>Advisory Note: Applications for Food Business Licenses can be found at http://www.gladstone.qld.gov.au/forms.</i></p>	<p>Prior to serving food on Council's road reserve.</p>
<p>9) Acoustic Attenuation</p> <p>a) Construct the acoustic attenuation measures as specified in the approved <name of acoustic report>, including the following:</p> <p>i) <insert recommendations></p>	<p>As part of construction.</p>

Condition	Timing
b) Submit certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the approved report.	Prior to commencement of use.
10) Acoustic Screen Fence Construct a XXm high acoustic screen fence along the <insert boundary/boundaries> of the development.	As part of construction.

OVERLAYS

Condition	Timing
<p>1) Airport Environs – Construction Management Plan</p> <p>a) Submit a Construction Management Plan to the Gladstone Airport Corporation. The Construction Management plan is to detail all measures proposed to limit impacts to aircraft operations, intrusions into the Obstacle Limitation Surface and Airport Operational Airspace.</p> <p>b) Submit a copy of the approved Construction Management Plan and implement the Plan.</p>	<p>As part of any application for operational works/building works.</p> <p>Prior to and during construction.</p>
<p>2) Specific Bushfire Hazard Assessment</p> <p>a) Provide a Site Specific Bushfire Hazard Assessment in accordance with the methodology in the <i>Queensland Fire and Emergency Services (QFES) Bushfire resilient communities document and Planning Scheme Policy – Bushfire</i>.</p> <p>b) Implement the requirements and recommendations of the approved Site Specific Bushfire Hazard Assessment. The approved document will form part of the approval.</p>	<p>Prior to lodging a development application for operational works/building works.</p> <p>At all times.</p>
<p>3) Bushfire Management</p> <p>Implement the requirements and recommendations of the approved Site Specific Bushfire Hazard Assessment including:</p> <p>a) Installing a 5,000 / 10,000 / 25,000 litre water tank designated solely for fire-fighting purposes with an approved fire brigade coupling located within 20m of the development footprint/Dwelling House and either below ground or made of non-combustible materials; and</p> <p>b) Constructing a sealed access driveway a minimum of 4m in width with a gradient that does not exceed 12.5%. This is to include a turnaround area for emergency services vehicles in accordance with <i>QFES Fire Hydrant and Vehicle Access Guideline 2019</i>; and</p> <p>c) Onsite landscaping and vegetation management around the development in compliance with <i>Table 2.7 of the Australian Standard AS 3959:2021 Construction of Buildings in Bushfire-prone Areas</i>.</p> <p><i>Advisory note: Swimming pools, farm ponds, and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</i></p>	<p>Prior to issue of Form 21 Final Inspection Certificate and at all times.</p>
<p>4) Biodiversity</p> <p>As part of any operational/building works, a maximum of 20m measured from the immediate development footprint is to be cleared of native vegetation. Native vegetation for the purpose of this condition is mapped as Matters of State Environmental Significance within the Biodiversity Overlay at the time of approval.</p>	<p>As part of construction and at all times.</p>
<p>5) Regional Infrastructure – Reconfiguring a Lot</p> <p>Construct a 5m wide landscape buffer along the X boundary to screen the electricity infrastructure. The landscape buffer is to achieve a minimum height of 10m upon maturity and use species in accordance with <i>Table 9.3.4.3.2 -</i></p>	<p>As part of construction.</p>

Condition	Timing
<p><i>Plant Species List of the Landscaping Code of the Gladstone Regional Council Planning Scheme.</i></p>	<p>OR</p> <p>Prior to lodgement of an application for survey plan endorsement.</p>
<p>6) Regional Infrastructure – Material Change of Use</p> <p>Construct a 3m wide landscape buffer along the X boundary to screen the electricity infrastructure. The landscape buffer is to achieve a minimum height of 10m upon maturity and use species in accordance with <i>Table 9.3.4.3.2 - Plant Species List of the Landscaping Code of the Gladstone Regional Council Planning Scheme.</i></p>	<p>As part of construction.</p> <p>OR</p> <p>Prior to commencement of use.</p>
<p>7) Scenic Amenity</p> <p>Construct all external finishes and colours to a low to moderate Light Reflective Value of 50% or lower and all external colours of the building have a subdued natural tone that complements the predominate colours of the immediate landscape.</p>	<p>As part of construction.</p>
<p>8) Public Health Mosquito Midge Management Plan</p> <p>a) Submit a Public Health Mosquito Midge Management Plan for private bioretention basins, dams or open water bodies which may cause the breeding of Mosquitos and Midges. The Public Health Mosquito Midge Management Plan is to be in accordance with <i>Guidelines to Minimise Mosquito and Biting Midge Problems in New Development Areas 2002.</i></p> <p>b) Implement the Public Health Mosquito Midge Management Plan.</p>	<p>As part of any application for operational works.</p> <p>At all times.</p>
<p>9) Building Envelopes – Steep Land Overlay</p> <p>Construct building envelopes of a regular shape having a minimum area of 200m²(urban)/1,000m²(rural/rural res), minimum dimension of 18m and not be located on land with a grade steeper than 15%.</p>	<p>As part of construction.</p>
<p>10) Geotechnical Report – Steep Land Overlay</p> <p>a) Submit a Geotechnical Design Report certified by a Registered Professional Engineer of Queensland. The Report must demonstrate that the development and areas surrounding the development will have a 'low' level of landslide risk in accordance with <i>Landslide Risk Management Australian Geomechanics Journal Vol 42 No.1 March 2007.</i></p> <p>b) Submit certification by a Registered Professional Engineer of Queensland that the risk level in relation to landslide affecting the development and area surround the development is certified as 'low' at completion of the development in accordance with <i>Landslide Risk Management Australian Geomechanics Journal Vol 42 No.1 March 2007.</i></p>	<p>As part of the application for operational works.</p> <p>Prior to works being requested 'On-maintenance'.</p>
<p>11) Habitable Floor Levels</p> <p>a) Construct habitable floor levels to 1,000mm above the Defined Flood Event. The Defined Flood Event/High Storm tide Inundation Area for this</p>	<p>As part of construction.</p>

Condition	Timing
<p>site at the time of approval is XXm AHD; and</p> <p>All sanitary fixtures to the designated sewer connection point by means of sanitary drainage which complies with Australian Standard AS/NZS 3500.2:2021 Plumbing and Drainage – Sanitary Plumbing and Drainage.</p> <p>b) Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that all habitable floor levels are 1,000mm freeboard above the Defined Flood Event/High Storm tide Inundation Area.</p>	<p>As part of construction.</p>
<p>12) Flood Emergency Management Plan</p> <p>Submit a Flood Emergency Management and Evacuation Plan which includes:</p> <ul style="list-style-type: none"> a) Roles and responsibilities, training of staff, briefing and management of staff and customers, periodic and regular flood drills and refresher training, maintenance of documentation and awareness measures and logging/record keeping of operational actions; and b) Trigger criteria and flood emergency responses – when to leave, when to stay, risk management of property and people, services management e.g. turn off solar panels, gas, water, power and evacuation destination/s; and c) Evacuation procedures including the proposed method of evacuation, route to safe location, and proposed evacuation locations; and d) Post event action planning – steps to reoccupy after an event/move back, services inspections e.g. electrical services inspection, Familiarisation, review and updating of the plan; and e) Procedures for change of ownership/tenancy/operations. <p><i>Advisory note: Council recommends the implementation of the recommendations and finding of the Queenslanders with Disability Network Person-Centred Emergency Plan Workbook.</i></p>	<p>Prior to lodgement of any subsequent development application.</p>
<p>f) Implement the Flood Emergency Management and Evacuation Plan.</p>	<p>At all times</p>
<p>13) Building Envelopes Above the Defined Flood Event/High Storm tide Inundation Area</p> <p>a) Construct building envelopes of a regular shape, having a minimum dimension of 18m and be a minimum of 1,000mm freeboard above the Defined Flood Event/High Storm tide Inundation Area.</p>	<p>As part of operational works.</p>
<p>14) b) Submit a <i>Form 43 Aspect Certificate (QBCC Licensee)</i> demonstrating that building envelopes are a minimum of 1,000mm freeboard above the Defined Flood Event/High Storm tide Inundation Area.</p>	<p>Prior to works being requested ‘On-maintenance’.</p>
<p>15) Flood Assessment and Mitigation Report</p> <p>Submit a Flood Assessment and Mitigation Report in accordance with <i>Schedule 6.3 Flood Hazard Planning Scheme Policy of the Gladstone Regional Council Planning Scheme</i>.</p>	<p>As part of any application for operational works.</p>
<p>16) Flood Hazard Emergency Management Plan</p> <p>Submit a Flood Hazard Emergency Management Plan which must:</p> <ul style="list-style-type: none"> a) Be prepared by a suitably qualified person experienced in flood 	<p>As part of any operational works application.</p>

Condition	Timing
<p>management; and</p> <p>b) Incorporate the findings of the approved Flood Hazard Assessment and Mitigation Report; and</p> <p>c) Be provided for the whole of the site; and</p> <p>d) Provide an evacuation and emergency plan in the event of a flood event; and</p> <p>e) Identify an alternative evacuation route to achieve an acceptable level of flood risk; and</p> <p>f) Identify areas of cut and fill which alters the behaviour of flood hazard; and</p> <p>g) Identify the location and severity of all flood risks including creeks, waterways and floodplains.</p>	<p>OR</p> <p>Prior to lodgement of any building works application.</p>
<p>h) Implement the Flood Hazard Emergency Management Plan.</p>	<p>At all times.</p>

ADVISORY NOTES

Assessment Manager's Advice	
1)	<p>Other Licences / Approvals</p> <p>Obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with <i>Councils Trade Waste Management Plan</i>.</p> <p>Obtain a Food Business Licence in accordance with the <i>Food Act 2006</i>.</p> <p>Obtain a Footpath Dining Approval under Council's <i>Local Law No. 1 (Administration) 2011</i> and <i>Subordinate Local Law no. 1.2 (Commercial Use of Local Government Controlled Areas and Roads) 2016</i>.</p>
2)	<p>Rates Notation</p> <p>The following notation will apply to the parent lots and all lots created on the land:</p> <p><i>This lot forms part of land which is subject to a variation approval issued under the Planning Act 2016 (Council Reference: X). The variation approval is to be used in determining the category of assessment for development undertaken on the land. Development undertaken pursuant to this variation approval must comply with all relevant conditions.</i></p> <p>The following notation will apply to Lots X:</p> <p><i>This lot forms part of land which is subject to an approved X. Per the recommendations of the X, a building envelop is prescribed and all future buildings and structures must be contained within the boundaries of this.</i></p>
3)	<p>Biosecurity</p> <p>The Applicant is to ensure all practical measures are taken to achieve the advancement of the <i>Biosecurity Act 2014</i> and Council's <i>Biosecurity Plan (as amended)</i>.</p> <p>Penalty provisions apply for failing to fulfil the <i>Biosecurity Act 2014</i>.</p>
4)	<p>Council Forms, Policies and Standards</p> <p>The Capricorn Municipal Development Guidelines within the Engineering Design Planning Scheme Policy contains Council's Standard Drawings, Specifications and Design Guidelines which is found at http://www.cmdg.com.au.</p> <p>Council's Application Forms can be found at http://www.gladstone.qld.gov.au/forms.</p> <p>Council's Policies are found at https://www.gladstone.qld.gov.au/policies.</p>
5)	<p>Contaminated Land</p> <p>It is strictly the applicant/owner's responsibility to source information regarding contaminated land from the Department of Environment and Heritage Protection as Council has not conducted detailed studies and does not hold detailed information pertaining to contaminated land.</p>
6)	<p>Cyclone Watch Site Management</p> <p>All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council, prior to commencement of works.</p>
7)	<p>Dust Control</p>

Assessment Manager's Advice

It is the Applicant/Owner's responsibility to ensure compliance with section 319 General Environmental Duty of the *Environmental Protection Act 1994*, and to implement all reasonable and practicable measures to prevent or minimize environmental harm, including but not limited to harm caused by dust, ash, fumes, light, odour or smoke, emanating beyond the boundaries of the development site during all stages of the development including earthworks and construction stages.

8) Environmental Authority

It is the Applicant/Owner's responsibility to ensure all relevant Environmental Authority approvals are in place for any Environmentally Relevant Activity. Schedule 2 of the *Environmental Protection Regulation 2017* prescribes Environmentally Relevant Activities and their aggregate environmental scores.

9) Environmental Nuisance

Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act 1994* to any sensitive receptor as stated within Schedule 1 of the *Environmental Protection (Noise) Policy 2019*.

It is the Applicant and Owners responsibility to ensure compliance with Section 440R of the *Environmental Protection Act 1994*, which prohibits any construction, building and earthworks activities likely to cause audible noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.

10) General Safety of Public During Construction

It is the principal contractor's responsibility to ensure compliance with Section 19 (2) of the *Work Health and Safety Act 2011*. Section 19 (2) states that a person conducting a business or undertaking must ensure that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.

It is the responsibility of the person in control of the workplace to ensure compliance with Section 20 (2) of the *Work Health and Safety Act 2011*. Section 20 (2) states that the person in control of the workplace is obliged to ensure that the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person.

11) Infrastructure Charges Notice

A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice. The amount in the Infrastructure Charges Notice has been calculated according to Council's Adopted Charges Resolution.

Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Council for review of the charge amount prior to payment. The time when payment is due is contained in the Infrastructure Charges Notice.

12) Local Laws

The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.

13) Native Wildlife

Assessment Manager's Advice

	<p>Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the <i>Nature Conservation (Wildlife Management) Regulation 2006</i> (Qld). The Department of Environment, Tourism, Science and Innovation must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.</p>
14)	<p>Noise During Construction and Noise in General</p> <p>It is the Applicant/Owner's responsibility to ensure compliance with chapter 8, part 3B of the <i>Environmental Protection Act 1994</i>.</p>
15)	<p>Removal of Protected Vegetation</p> <p>This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:</p> <ol style="list-style-type: none">Environment Protection and Biodiversity Conservation Act 1999 (Cth); andNature Conservation Act 1999 (Qld); andVegetation Management Act 1999 (Qld). <p>For further information see: https://www.qld.gov.au/environment/land/management</p>
16)	<p>Sedimentation Control</p> <p>It is the Applicant/Owner's responsibility to ensure compliance with Chapter 8, Part 3C of the <i>Environmental Protection Act 1994</i> to prevent soil erosion and contamination of the stormwater drainage system and waterways.</p>
17)	<p>Plumbing and Drainage Works</p> <ol style="list-style-type: none">Obtain a plumbing and drainage works permit in accordance with the <i>National Construction Code</i> and the <i>Plumbing and Drainage Act 2018</i>; andObtain a final inspection certificate certifying all relevant plumbing and drainage works have been completed in accordance with the relevant code requirements.
18)	<p>Building Over or Adjacent Infrastructure</p> <p>Comply with the <i>Queensland Development Code MP1.4 – Building Over or Near Relevant Infrastructure</i> and Council Policy P-2023/11 <i>Building Over or Adjacent to Council Infrastructure</i></p>
19)	<p>On-site Wastewater Treatment</p> <p>Construct an on-site wastewater treatment system and effluent disposal area in accordance with AS/NZS 1547:2012 <i>On-site Domestic Wastewater Management</i> and the <i>Queensland Plumbing and Wastewater Code</i>.</p> <p><i>Advisory Note: Any new wastewater treatment unit or land application system will require a permit for plumbing and drainage works under the Plumbing and Drainage Act 2018.</i></p>
20)	<p>Building Work</p> <ol style="list-style-type: none">Obtain a development permit for building work in accordance with the <i>National Construction Code</i>, the <i>Building Act 1975</i> and the <i>Planning Act 2016</i>.Obtain a <i>Form 21 Final Inspection Certificate</i> certifying the work has been completed.
21)	



www.gladstone.qld.gov.au

