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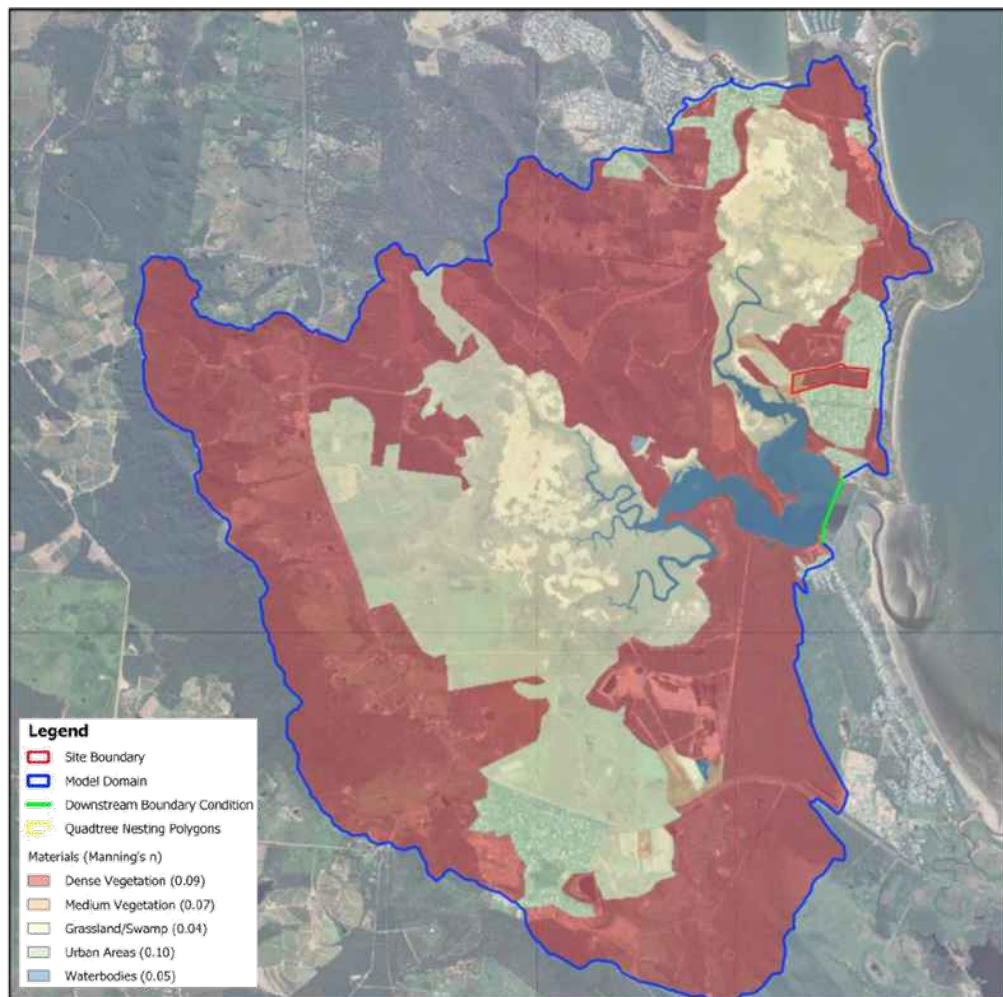


Figure 4.3 Pre-Development Model Surface Roughness

4.6 Post-Development Scenario Representation

The post-development topography was represented in the model through the design DEM, as outlined in Section 4.4, and includes the fill pads, retaining wall and swale.

4.7 Hydraulic Results

4.7.1 Model Validation

The results from Burchills TUFLOW model was compared to the storm tide hazard extent, as shown on Livingstone Shire Council's Coastal Hazard Overlay mapping, as shown in Figure 4.4. The results are fairly accurate across the site. There are some differences to the north and south, which has been attributed to the following:

- Changes in topography. The Aurecon (2015) report did not outline the date that the topography was flown. However, the Aurecon report was issued in October 2015, and the



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Doc No.: BE240146-RP-CHA-02

Doc Title: Coastal Hazard Assessment

Page 16

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2015 LiDAR was flown in September, therefore it can be assumed that the Aurecon report did not use the 2015 LiDAR.

- The TUFLOW executable version. Burchills utilised the 2023-03-AC version. There have been many changes in the executables since 2015.

For the purposes of this assessment, the results are considered suitable.



Figure 4.4 Model Validation Results

4.7.2 Post-Development Storm Tide Behaviour

Figure 4.5 shows the post-development water level for the Site. As shown, the proposed development is above the storm tide level and does not get inundated in the modelled event.

Mapped results are also shown in Appendix D.



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Client: Red Emperor Pty Ltd atf Red Emperor Trust

Doc No.: BE240146-RP-CHA-02

Doc Title: Coastal Hazard Assessment

Page 17

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Figure 4.5 1% AEP Storm Tide Peak Water Level – Post-Development

4.7.3 Storm Tide Hydraulic Afflux

Figure 4.6 shows the storm tide hydraulic afflux as a result of the development. The results indicate that there is negligible change in water level as a result of the development.



Figure 4.6 1% AEP Storm Tide Afflux



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Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

Page 18

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5. Statutory Compliance

The proposed development will be subject to assessment against the provisions of applicable state planning instruments (State Development Assessment Provisions (SDAP)) and applicable sections of the Local Government Planning Scheme (Livingstone Planning Scheme (Version 3)) which incorporates the provisions prescribed by the State Planning Policy for the State Interest – Natural Hazards.

5.1 Livingstone Shire Planning Scheme

As detailed in section 2.1 of this report, the site is located within an area mapped as being subject to coastal erosion. An assessment of the proposed development against the provisions of the Coastal Hazards Overlay Code has been completed as part of this report.

For further details, please refer to the code response to the Livingstone Planning Scheme Coastal Hazard Overlay Code contained in Appendix E.

5.2 State Development Assessment Provisions: State Code 8

As detailed in section 2.2 of this report, the site is located within the Coastal Management District and will be subject to assessment against the provisions of the State Development Assessment Provisions. In particular, the development is required to be assessed against the provisions of SDAP State Code 8: Coastal Development and Tidal Works.

An assessment of the proposed development against the provisions of State Code 8 has been completed as part of this report.

For further details, please refer to the response to the State Development Assessment Provisions: State Code 8 contained in Appendix E.



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6. Conclusions

This report has assessed the impacts of coastal hazards impacts upon the proposed residential subdivision at 1-41 Neville Street, Mulambin which is situated within the Livingstone Shire Council local government area, documenting the negative impacts that severe storm tide events and erosion may have upon future development.

The report has determined that the proposed development site is situated within the coastal environment within an area which is mapped by the Development Assessment Provisions as being in a Coastal Management District and by the Livingstone Planning Scheme (Version 3) as being impacted by mapped coastal hazards (Erosion Prone Area and Medium / High Storm Tide inundation).

Based upon the available information, this assessment has determined that the following:

- The entry of the storm tide into the site will be via an inlet of Mulambin Creek situated in the properties south-western corner.
- The impacts of storm tide upon the site will be limited to inundation caused by elevated water levels within Mulambin Creek during severe weather events.
- Flood waters onsite will be relatively static as the site is situated in a backwater of Mulambin Creek set back from any major conveyance paths.
- The inundation of the site during a severe weather event (cyclone) can be expected to last an extended tidal cycle (6-8hrs).
- Scour resulting from wave action will be negligible as the site is situated in a sheltered backwater of Mulambin Creek and not on the open coast.
- The layout of the proposed development will encroach into area of mapped coastal hazards within the western extents of the lot.
- Filling is proposed within the mapped erosion prone area to create lots with a finished surface level of between 5.00 and 5.7m AHD.
- The loss of flood storage resulting from the proposed earthworks has been calculated to be approximately 4,480m³.
- Hydraulic modelling indicates that the proposed civil works will result in negligible afflux in the surrounding area, and that there is no increase in risks associated with coastal hazards.
- The proposed retaining and retaining walls on the interface between the proposed park and residential lots (lots 56-62) will ensure that there are no residual impacts from coastal hazards.
- All future residential dwellings constructed on the proposed lots will require minimum habitable floor levels of 5.2m AHD as per schedule 9 of the Livingstone Shire Planning Scheme.

Given the above, it is considered that the proposed development can proceed in its current form without negatively impacting upon the local characteristic of coastal processes (erosion and storm tide). The proposed retaining wall will ensure there is no increased risk to people and property during severe weather events.



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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Page 20

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7. References

Aurecon, 2015. Capricorn Coast Storm Tide Study Upgrade Revision 3 (October 2015). Aurecon, Brisbane QLD.

Livingstone Shire Council, 2018. The Livingstone Planning Scheme 2018 Version 3 (February 2021).

Department of Transport and Main Roads, 2024. *Semidiurnal Tidal Planes – 2024*. Department of Transport and Main Roads.



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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Page 21

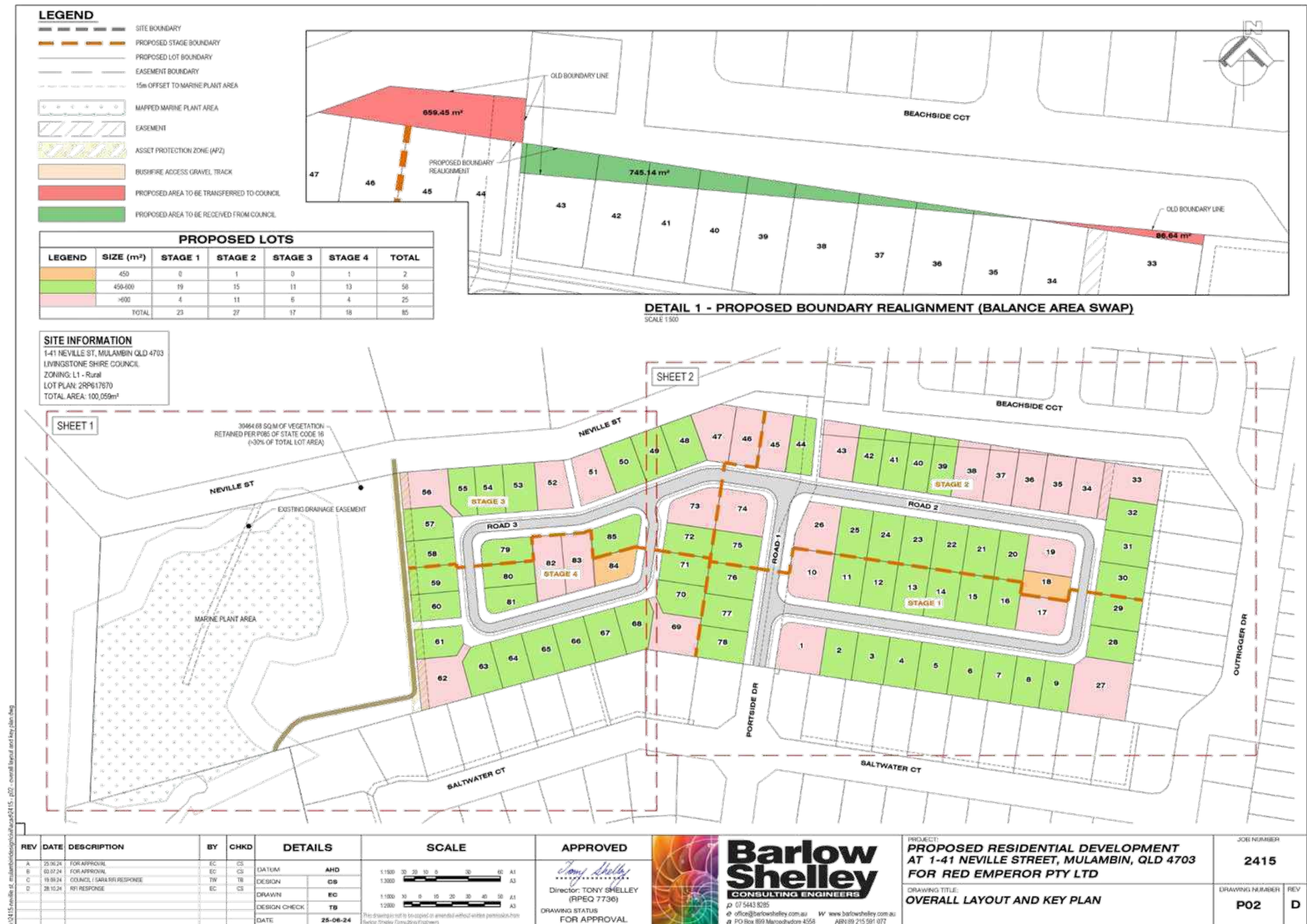
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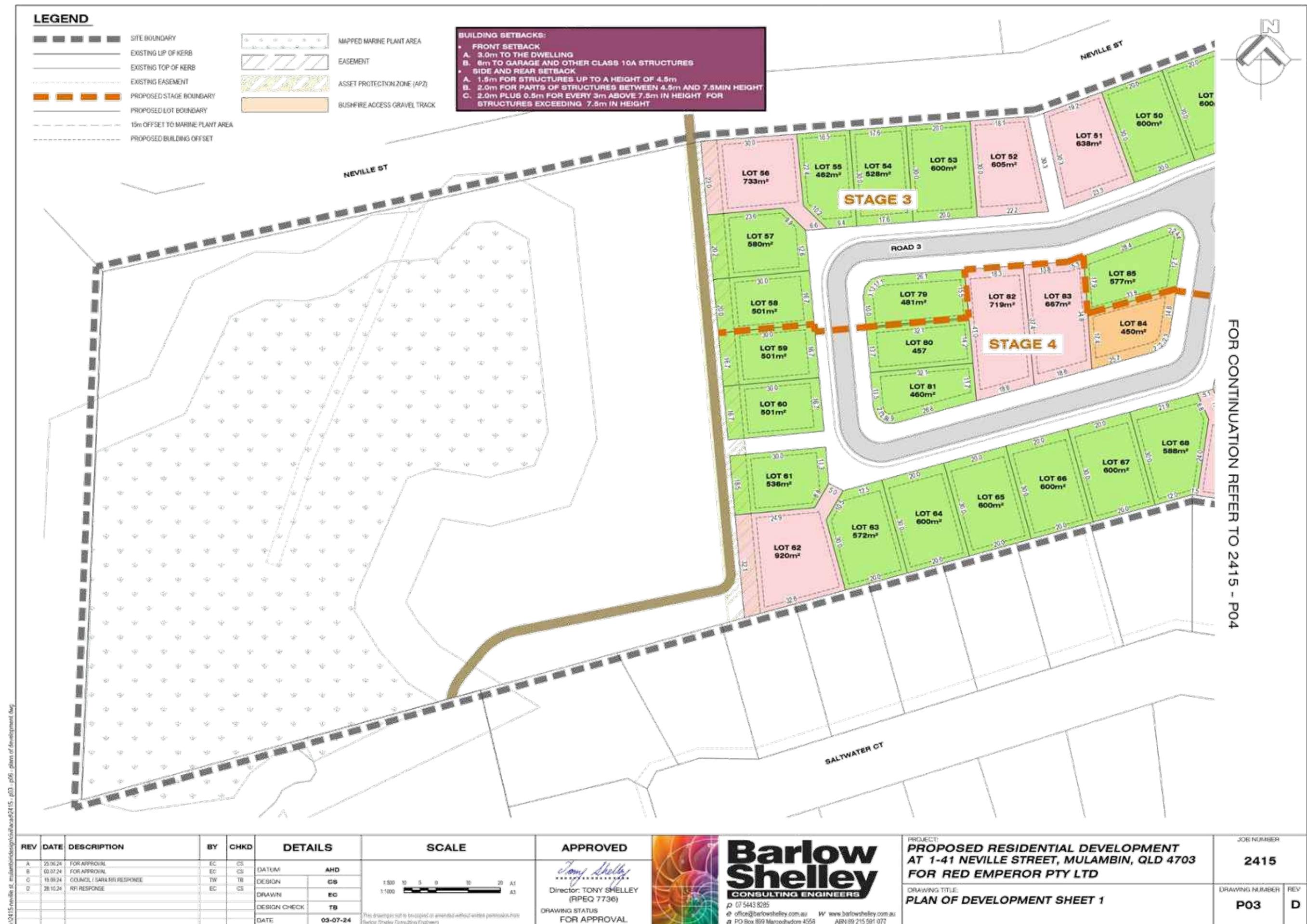
Appendix A – Plan of Subdivision

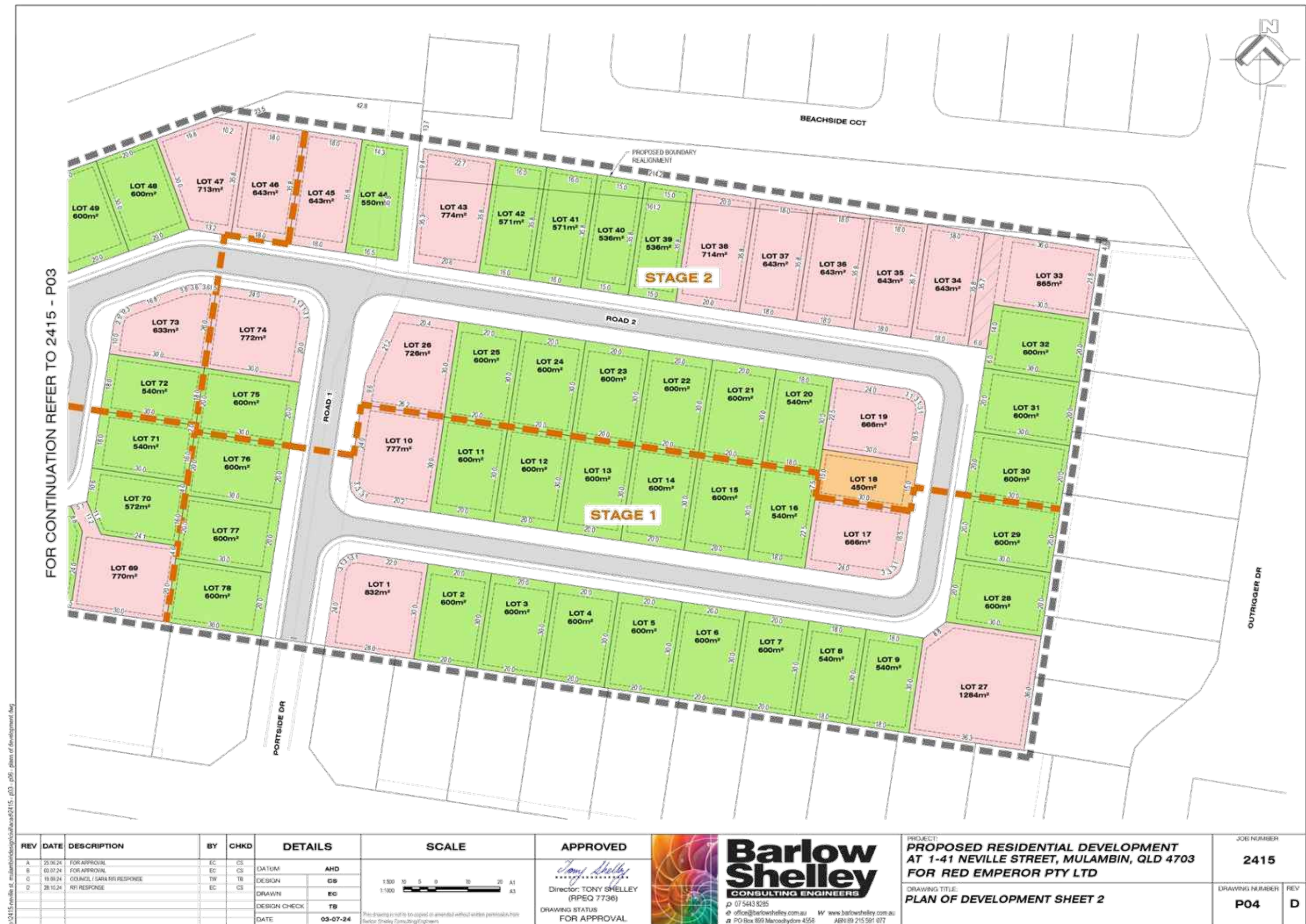


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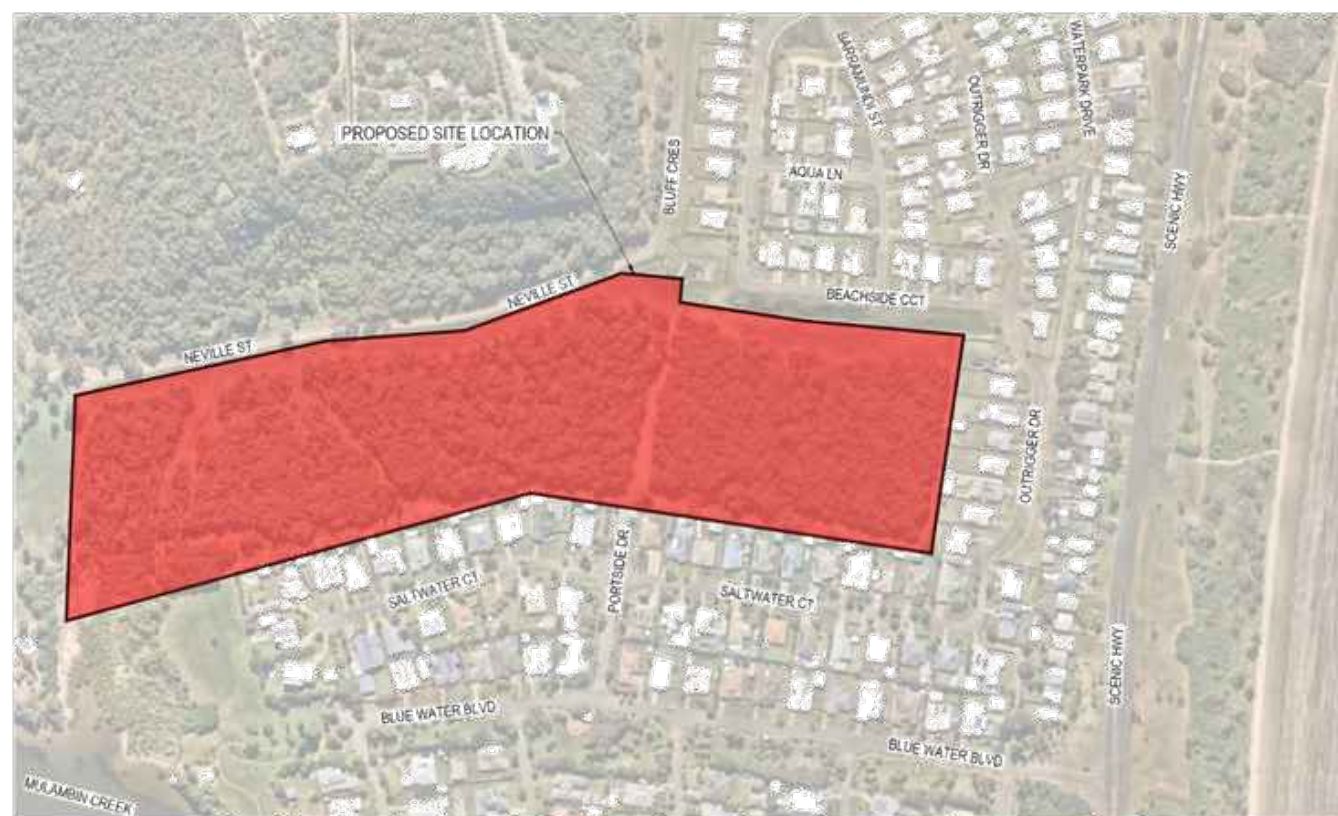
Appendix B – Bulk Earthworks Plans



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Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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CIVIL OPERATIONAL WORKS - BULK EARTHWORKS PROPOSED 91 LOT RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD JOB No. 2415



LOCALITY PLAN
SCALE 1:2500
IMAGE SOURCE: NEARMAP

SCHEDULE OF DRAWINGS

DWG	DESCRIPTION
2415-C001	LOCALITY PLAN AND SCHEDULE OF DRAWINGS
2415-C002	GENERAL NOTES
2415-C003	VEGETATION CLEARING PLAN
2415-C100	BULK EARTHWORKS PLAN SHEET 1
2415-C101	BULK EARTHWORKS PLAN SHEET 2
2415-C110	EARTHWORKS SECTIONS SHEET 1
2415-C111	EARTHWORKS SECTIONS SHEET 2
2415-C112	EARTHWORKS SECTIONS SHEET 3
2415-C200	EROSION AND SEDIMENT CONTROL PLAN
2415-C201	EROSION AND SEDIMENT CONTROL DETAILS

PROPERTY DESCRIPTION

LOT 2 ON RP617670
1-41 NEVILLE STREET, MULAMBIN, QLD 4703
SITE AREA = 10.03 Ha
DEVELOPMENT AREA = 7.38 Ha

THESE PLANS HAVE BEEN PREPARED FOR AN
OPERATIONAL WORKS PERMIT APPLICATION ONLY
AND ARE NOT SUITABLE FOR SUBMISSION WITH
ANY OTHER COUNCIL APPLICATION

CIVIL DESIGN BASED ON:
FIELD SURVEY BY **CAPRICORN SURVEY GROUP CO**
DWG No. 120210 DATED 22/04/2024
GDA5009 MGA 56
SURFACE LEVELS OUTSIDE SITE ARE BASED ON LIDAR DATA


NOTE:
THESE DESIGN DRAWINGS HAVE BEEN PREPARED FROM THIRD PARTY INFORMATION RECEIVED FROM THE FOLLOWING
CONSULTANTS. ALL SET-OUT, LEVELS AND LOCATIONS MUST BE CHECKED BY A LICENSED SURVEYOR BEFORE
COMMENCING CONSTRUCTION TO ENSURE COMPLIANCE WITH CURRENT MAPPING GRIDS, HEIGHT DATUMS AND BUILDING
SETBACKS.
SURVEYOR: CAPRICORN SURVEY GROUP CO PH: 07 4927 5199
ENVIRONMENTAL ASSESSMENT: BUNCHILLS ENGINEERING SOLUTIONS PH: 07 5509 8400

REV	DATE	DESCRIPTION	BY	CHKD	DETAILS	SCALE	APPROVED	PROJECT	JOB NUMBER
A	03-07-24	FOR APPROVAL	EC	CS	DATUM: AHD	1:2500	<i>Tony Shelley</i>	PROPOSED RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD	2415
B	28-10-24	RFI RESPONSE	EC	CS	DESIGN: CS	1:5000	Director: TONY SHELLEY (RPEQ 7736)	DRAWING TITLE: LOCALITY PLAN AND SCHEDULE OF DRAWINGS	DRAWING NUMBER C001
					DRAWN: EC		DRAWING STATUS FOR APPROVAL		REV B
					DESIGN CHECK: TB				
					DATE: 03-07-24				

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD	JOB NUMBER 2415
DRAWING TITLE: LOCALITY PLAN AND SCHEDULE OF DRAWINGS	DRAWING NUMBER C001
	REV B

REV	DATE	DESCRIPTION	BY	CHKD	DETAILS	SCALE	APPROVED	PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD	JOB NUMBER: 2415		
A	03.07.24	FOR APPROVAL	EC	CS	DATUM	N.T.S	 <p>Barlow Shelley CONSULTING ENGINEERS p 07 5443 8285 e office@barlowshelley.com.au w www.barlowshelley.com.au a PO Box 869 Maroochydore 4558 ABN 89 215 591 077</p>	DRAWING TITLE: GENERAL NOTES	DRAWING NUMBER: C002	REV: B	
B	28.10.24	RTI RESPONSE	EC	CS	DESIGN						CS
					DRAWN						EC
					DESIGN CHECK						TB
					DATE	25-08-24	DRAWING STATUS: FOR APPROVAL				

GENERAL NOTES

- ALL DIMENSIONS AND SET OUT POINTS ARE TO THE KERB LINE OF THE SPECIFIED KERB TYPE. REFER LOCAL AUTHORITIES STANDARD DRAWINGS FOR KERB TYPE DETAILS.
- FINAL LOCATIONS OF CONDUITS SHALL BE PROVIDED WHEN AVAILABLE FROM SERVICE AUTHORITIES. (IF REQUIRED).
- ALL CONSTRUCTION SHALL JOIN SMOOTHLY TO EXISTING.
- NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.
- THE CONTRACTOR SHALL CONTACT ALL RELEVANT SERVICE AUTHORITIES FOR DETAILED LOCATION AND LEVEL OF SERVICES PRIOR TO COMMENCEMENT OF WORKS AND THE SITE. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL CONFORM WITH THE RELEVANT LOCAL AUTHORITIES SPECIFICATIONS AND REQUIREMENTS.

CLEARING OF VEGETATION

- NO CLEARING SHALL BE CARRIED OUT BEYOND THE EXTENT OF EARTHWORKS OR WHERE NECESSARY FOR SERVICES CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT.
- MULCHABLE LOGS ARE TO BE REMOVED FOR SAMPLING.
- SUITABLE MATERIAL IS TO BE MULCHED FOR REUSE ON SITE.

EARTHWORKS AND PAVEMENT CONSTRUCTION NOTES

- THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM A REPUTED QUALIFIED ENGINEER THAT THE WHOLE OF THE EARTHWORKS AND GEOTECHNICAL SUPERVISION COMPLIES WITH AS 5798 FOR LEVELS, 1 SUPERVISION.
- THE CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION REPORT (IF AVAILABLE).
- ALL EXISTING UNDERGROUND SERVICES TO BE LOCATED AND MARKED PRIOR TO COMMENCING EARTHWORKS.
- THE LIMITS OF CUTTING AND FILLING SHALL BE GENERALLY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL SET OUT THESE LIMITS FOR INSPECTION BY THE ENGINEER PRIOR TO CONSTRUCTION. AMENDMENTS TO EARTHWORKS AND FINISHED SURFACE CONTROLS MAY BE ADJUSTED BY THE WRITTEN DIRECTION OF THE ENGINEER DURING CONSTRUCTION.
- SITE PREPARATION
 - STRIP TOPSOIL MIN 150 OR MORE AS REQUIRED TO REMOVE ALL VEGETABLE MATTER TO THE BASE OF THE SUB GRADE.
 - FURTHER DCAVATE IF REQUIRED TO BOX OUT TO MINIMUM PAVEMENT THICKNESS. REMOVE AND RE-COMPACT FILL AS PER GEOTECHNICAL REPORT NOTE ON THIS DRAWING.
 - COMPACT SUBGRADE TO A MIN RELATIVE DENSITY RATIO OF 98% STANDARD COMPACTION AS DEFINED IN AS 1289 IN THE TOP 300.
 - COMPACT AND PROOF ROLL ALL PREPARED SUBGRADE AREAS PRIOR TO PLACING ANY FILLING. COMPACTION SHALL BE 100% COMPACTION AS MEASURED BY THE STANDARD METHOD DESCRIBED IN AS 1289 UNO.
 - EXCAVATE AND REPLACE WITH STRUCTURAL FILL ANY SOFT SPOTS OR HEAVING SUBGRADE AREAS. STRUCTURAL FILL SHALL BE APPROVED GRANULAR FILL (100mm MAXIMUM PARTICLE SIZE, MINIMUM SOAKED CBR 15 PLACED IN LAYERS NOT EXCEEDING 250mm AND COMPACTED TO ACHIEVE NOT LESS THAN 96 % MAXIMUM RELATIVE DRY DENSITY STANDARD, OR 75 % DRY DENSITY INDEX IN ACCORDANCE WITH AS 1289. SITE FILLING MATERIAL AND COMPACTION UNDER THE PAVING AND BUILDING SHALL BE AS ABOVE.
- ALL FILLING SHALL BE CLEAN EXCAVATED MATERIAL FREE FROM TOPSOIL AND VEGETATION.
- THE EXISTING SITE WORK MATERIALS MAY CONTAIN ROCKS AND COBBLES AND THESE SHALL BE EXCLUDED OVER 100mm NOMINAL SIZE IN ANY EXISTING MATERIAL USED AS FILLING.
- FOR EXISTING FILLING MATERIAL REQUIRED TO MAKE UP SHORTFALLS IN QUANTITIES SHALL BE CLEAN SOIL MATERIAL FREE FROM TOPSOIL, VEGETABLE MATTER AND OTHER COLLECTOROUS MATERIAL. THE FILLING SHALL BE FREE FROM COBBLES OR ROCKS IN EXCESS OF 100mm NOMINAL SIZE. THE MATERIAL SHALL HAVE A MINIMUM SOAKED CBR 15 UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
- ALL FILLING SHALL BE PLACED IN MAXIMUM 300mm LOOSE LAYER THICKNESS WITH EACH LAYER COMPACTED TO AT LEAST 80% COMPACTION AS MEASURED BY THE STANDARD METHOD DESCRIBED IN AS 1289.
- REFER TO THE GEOTECHNICAL REPORT REGARDING REMOVAL AND REPLACEMENT OF EXISTING FILLING MATERIAL. THIS NOTE SHALL APPLY TO THE SUBGRADE UNDER ALL ROADS, DRIVEWAYS AND FILL BATTERS. FOLLOWING THE SITE STRIP AND DRIVEWAY SET OUT THE ENGINEER SHALL BE CALLED TO SITE TO DETERMINE THE PRESENCE OF ANY EXISTING FILL UNDER DRIVEWAYS AND ASSOCIATED BATTERS. PROVIDE A BADGE FOR THE TEST PIT EXPLORATION. THE ENGINEER MAY DIRECT EXISTING LOOSE FILL TO BE REMOVED AND RE-COMPACTED.
- ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND FULLY OPERATIONAL BEFORE COMMENCING EARTHWORKS.
- ALL EXISTING UNDERGROUND SERVICES TO BE LOCATED AND MARKED PRIOR TO COMMENCING EARTHWORKS.
- FILL DENSITY TESTING SHALL CONFORM TO THE FOLLOWING:
 - 1 TEST PER 500 sq.m - GENERALLY
 - 1 TEST PER 1 LAYERS PER 40m - TRENCH BACKFILL
- PLACEMENT OF FILL SHALL CONFORM TO THE FOLLOWING MINIMUM DRY DENSITY RATIO (M.D.D.R.) COMPACTION STANDARDS:
 - ALLOTMENTS - 98% STD
 - ROAD VERGES/EMBANKMENTS - 98% STD
 - PAVEMENT SUBGRADE - 100% STD (IF NON COHESIVE MATERIALS, M.D.D.R. = 80%)
- ALL ALLOTMENTS OR AREAS SUBJECT TO EARTHWORKS ARE TO BE FREE DRAINING WITH A MINIMUM SLOPE OF 1:50.
- ALL EXISTING GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE TOP SOILED TO A MINIMUM DEPTH OF 100mm AND SOWN OR SEEDED WITH A MINIMUM STRIKE RATE OF 60% PRIOR TO ANY MAINTENANCE INSPECTION.
- ALL TEMPORARY STOCKPILES (IF APPLICABLE) TO HAVE 1:6 MAXIMUM SIDE BATTERS (GRASS SEEDED).

ROADWORKS NOTES

- THE CONTRACTOR SHALL ESTABLISH THE LOCATION, LINE & LEVEL OF ALL PUBLIC & PRIVATE UTILITY SERVICES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. WHERE UTILITY SERVICES ARE SHOWN ON THE PLANS, THEY ARE SHOWN FOR THE INFORMATION OF THE CONTRACTOR ONLY. THE PRINCIPAL SHALL NOT BE LIABLE FOR ANY OMISSION OF SERVICES FROM THE PLANS OR THE ACCURACY OF ANY SERVICES SHOWN ON THE PLANS.
- SURFACE LEVELS OVER THE SITE HAVE BEEN INTERPOLATED THROUGH CORNER MEASUREMENTS OF FIELD SURVEY DATA AND/OR AVAILABLE LOW DEM. THESE CALCULATED LEVELS MAY VARY FROM THE ACTUAL GROUND LEVEL.
- ALL CONSTRUCTION LEVELS SHALL BE SET BY THE CONTRACTOR WITH REFERENCE TO SURVEYED BENCHMARKS PROVIDED BY THE PRINCIPAL'S APPOINTED SURVEYOR.
- SUBGRADE EVALUATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN ARRB SM1 - A STRUCTURAL DESIGN GUIDE FOR FLEXIBLE RESIDENTIAL STREET PAVEMENTS.
- ALL VERGES SHALL CONFORM TO LOCAL AUTHORITY COUNCILS RELEVANT STANDARD DRAWINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE QUEENSLAND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL ROADSIDE VERGE AREAS AND BATTERS SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 100mm (LIGHTLY COMPACTED) AND TYPED.
- PROVIDE TELESTRA AND ENERGY CONDUITS UNDER CONCRETE DRIVEWAYS, WHERE DIRECTED.
- ALL EARTHWORKS TO ROADWAYS TO BE SUPERVISED BY GEOTECHNICAL ENGINEER AND/OR SITE SUPERINTENDENT.
- DRAWINGS ARE TO READ IN CONJUNCTION WITH THE LANDSCAPE ARCHITECTS DRAWINGS.

DRAINAGE NOTES

- 150mm WIDE EASEMENTS SHALL BE CREATED OVER ALL INTER-ALLOTMENT DRAINAGE LINES UNO.
- PIPE BEDDING AND BACKFILL ARE IN ACCORDANCE WITH LOCAL AUTHORITIES REFERENCED SPECIFICATION AND/OR STANDARD DRAWINGS.
- STORMWATER PIPE MATERIALS ARE TO BE:
 - R.C.P. RUBBER RING JOINTED, MINIMUM CLASS 3N.
 - F.R.C.P. RUBBER RING JOINTED, MINIMUM CLASS 3N.
- STORMWATER PIPE, ROLL MINIMUM CLASS 3NB, OR APPROVED EQUIVALENT, MAY BE ACCEPTED WITH SITE SPECIFIC COUNCIL APPROVAL. TRENCH WIDTHS AND BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH FIVEAQ STANDARD DRAWING CS-030 AND ASS062. COMPACTION OF BEDDING AND BACKFILL MATERIAL SHALL BE MINIMUM 90% NMD IN ACCORDANCE WITH ASS090.2. SUCH PIPES SHALL BE QUALITY TESTED PRIOR TO OR MAINTENANCE WITH COUNCIL, TO DEMONSTRATE 47.5% DEFORMATION.
- UPVC PIPES ARE EITHER RUBBER RING JOINTED OR SOLVENT WELD JOINTED. STANDARD MANUFACTURER'S FITTINGS ARE USED IN BOTH CASES.
- F.R.C.P. AND R.C.P. SYSTEMS ARE CONSTRUCTED BY EMBEDDING THE LOWER PRECAST SECTION INTO A HOT CAST IN-SITU CONCRETE BASE. CUT OUTS FOR PIPE PENETRATIONS ARE MADE USING CONCRETE SAW/SABBLERS WHILE MINIMIZING DAMAGE TO THE ADJACENT PIPE MATERIALS.
- LEDS TO CAST-IN-SITU MANHOLES ARE LIGHT DUTY. CLOSE FITTING RIGID DOWN CAST IRON OR GALVANIZED STEEL. CONCRETE BUILT TYPE (GALV LIGHT DUTY, POLYURETHANE BROADCAST OR SIMILAR) OF APPROXIMATELY THE SAME INTERNAL DIMENSIONS AS THE MANHOLE.
- ALL STEEL GRATES AND FRAMES TO BE HOT DIPPED GALVANIZED AND SHALL BE CYCLE PROOF IN ACCORDANCE WITH AS 3996.
- EXISTING GRADED SURFACE GRASS AND SLOPE AND SET PROUD AS SHOWN ON THE LOCAL AUTHORITIES STANDARD AND ARE MARKED "STORMWATER" IMPRESSED INTO THE CONCRETE PAVEMENT. UNLESS OTHERWISE CLASSIFIED.
- UPVC PIPE AND KERB ADAPTORS ARE USED WHERE DISCHARGE IS INTO THE KERB AND CHANNEL.
- INTER-ALLOTMENT DRAINAGE LINES ARE LOCATED 0.5 METRES FROM REAR OR SIDE BOUNDARIES WITHIN THE PROPERTIES SERVED.
- MATERIALS AND CONSTRUCTION ARE IN ACCORDANCE WITH COUNCIL'S STANDARD SPECIFICATION FOR STORMWATER DRAINAGE.
- THE CONTRACTOR SHALL CONFIRM ALL LEVELS BEFORE COMMENCING WORK.
- ALL DRAINAGE TO REAR SIDE OF RETAINING WALLS TO BE CONNECTED TO STORMWATER DRAINS OR FREE DRAINING OUTLET.

- THE CONTRACTOR SHALL CONTACT ALL RELEVANT AUTHORITIES AND LOCATE ALL SERVICES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO SERVICES BY THE WORKS RESPECTIVE OF WHETHER THE SERVICES ARE SHOWN ON THE DRAWINGS OR NOT.

UNDERGROUND SERVICES

- UNDERGROUND SERVICES HAVE BEEN LOCATED ONLY WHERE OBVIOUS. SOME SERVICES THAT WERE NOT OBVIOUS AND ARE NOT SHOWN ON THE PLAN MAY STILL BE PRESENT. IT IS THE RESPONSIBILITY OF ANY PERSON EXCAVATING / BUILDING, ON OR ADJACENT TO THE SITE TO CONFIRM WITH THE RELEVANT AUTHORITY THE LOCATION OF SERVICES. THE AUTHOR OF THIS PLAN ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO SERVICES SHOWN OR NOT SHOWN ON THIS PLAN.

EROSION & SEDIMENT CONTROL NOTES

- GENERAL:
 - TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
 - ALL SEDIMENT & EROSION CONTROL DEVICES MUST BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR. INSPECTIONS SHOULD OCCUR ON A WEEKLY BASIS (MINIMUM), ALONG WITH BEFORE AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - ALL DISTURBED LAND MUST BE RENDERED EROSION-PROOF BY THE ESTABLISHMENT OF NON-EFFECTIVE GROUND COVER WITHIN 28 DAYS OF FINAL EARTHWORKS FROM.
 - IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TYPED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - STRAP BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
- SEDIMENT CONTROL FENCE:
 - NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - NORMALLY LOCATED ALONG THE CONTIGUOUS WITH A MAXIMUM CATCHMENT AREA OF 8 HA PER 100M LENGTH OF FENCE.
 - WOVEN FABRICS ARE PREFERRED. NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR, REFER (PEAR STANDARD DRAWING D040) FOR DETAILS.
 - FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
- TEMPORARY CONSTRUCTION ENTRYLEAST SEDIMENT TRAP:
 - ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRYLEAST.
 - WHERE WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.
- SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES. INCORPORATE TRAFFIC CONTROL DEVICES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN ADDRESSED AS STIPULATED IN THE ENVIRONMENTAL MANAGEMENT PLAN, ADDITIONAL OR DIFFERENT SEDIMENT & EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION PHASE TO COMPLY WITH THE ABOVE OR AS DIRECTED BY THE SUPERINTENDENT.
- TEMPORARY STOCKPILES TO HAVE 1:6 SIDE BATTERS (MAXIMUM) AND BE SHAPED TO ENSURE RUNOFF IS TREATED AND MANAGED TO THE SATISFACTION OF THE SUPERINTENDENT. ALL EXPOSED STOCKPILE SURFACES TO BE GRASS SEEDED. SEDIMENT FENCES AND CUT-OFF DRAINS MAY BE REQUIRED.

ENVIRONMENTAL & SITE MANAGEMENT

- VEGETATION PROTECTION:
 - TREES LOCATED ALONG THE FOOTPATH SHALL BE TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACE IF DESTROYED.
 - WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD SHOULDS SHALL BE CONSTRUCTED WITH 1m BATTERS CLOSELY SPACED AND ARRANGED VERTICALLY FROM GROUND LEVEL. GRDLES SHALL BE STRAPPED TO TREES PRIOR TO CONSTRUCTION AND REMAIN UNTIL COMPLETION.
 - TREE ROOTS SHALL BE TUNNELED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT AGENCIES FOR FURTHER ADVICE.
 - ANY TREE LOPPING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.
- SOIL:
 - TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
 - CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
 - ACID SULPHATE SOILS EXIST IN THE WORKING AREA. THE OUTPUTS FROM THE RISK ASSESSMENT BASED ON THE QUEENSLAND ACID SULPHATE SOIL TECHNICAL MANUAL REQUIRES THAT ACID SULPHATE SOILS BE MANAGED AS FOLLOWS:
- CREEK CROSSINGS:
 - SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
 - APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
 - NO SOIL SHALL BE STOCKPILED WITHIN 5M OF THE CREEK.
- PRE-EXISTING SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATE.
- PRE-EXISTING VEGETATION PATTERNS SHALL BE RESTORED.

GENERAL WATER & SEWER NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT SOUTH-EAST QUEENSLAND WATER SUPPLY CODE AND SEWERAGE CODE SPECIFICATIONS AND STANDARDS.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- ALL PIPES AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE "ACCEPTED PRODUCTS AND MATERIALS" LIST.
- ADAPT UP OF KERB OR SHOULDER OF ROAD AS PERMANENT LEVEL.
- COVER ON MAINS FROM PERMANENT LEVEL TO BE AS SHOWN IN SEQ-WAT-1200-2.
- CONDUITS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS.
- ALL MATERIALS USED IN THE WORKS SHALL COMPLY WITH THE SEQ-IPS ACCEPTED PRODUCTS AND MATERIALS LIST OR BE APPROPRIATELY SHOWN, LISTED AND DEFINED IN THE ENGINEERING SUBMISSION SO THAT THE ALTERNATIVE PRODUCT OR MATERIAL CAN BE ASSESSED AND IF APPROPRIATE, SEQ-IP.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- BENCH MARK AND LEVELS TO A.D.
- WATER AND SEWER DRAWINGS ARE TO BE READ IN CONJUNCTION WITH APPROVED HYDRAULIC DRAWINGS (IF APPLICABLE) AND A20416.
- TESTING OF ALL TESTABLE DEVICES TO BE CARRIED OUT BY APPLICANT. REFER TESTING PROCEDURE APPENDIX F01A AS2043-3-2016.

MINOR CONNECTION WORKS

- ALL LIVE SEWER & WATER WORKS WILL REQUIRE A PRIVATE WORKS APPLICATION BEING LODGED WITH UNITYWATER & FEES BEING PAID PRIOR TO ANY WORKS COMMENCING ON EXISTING INFRASTRUCTURE.
- ALL LIVE SEWERS WATER CONNECTION WORKS MUST BE SUPERVISED BY UNITYWATER PRIVATE WORKS DEPARTMENT AND UNITYWATER PRIVATE WORKS SUPERVISOR PRESENT DURING CONNECTION TO EXISTING ASSETS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY RESIDENTS OF ANY DISRUPTION OF SERVICE.
- AS PER THE CONDITIONS OF THE PRIVATE WORKS QUOTATION THE SITE MUST BE READY FOR WORKS TO COMMENCE WITHIN 60 DAYS ONCE QUOTE HAS BEEN PAID TO PRIVATE WORKS. UNITYWATER RESERVES THE RIGHT TO REQUOTE BEYOND THE STATED PERIOD.

MAJOR CONNECTION WORKS

- THE MAJOR CONNECTION CERTIFIER AND CONSTRUCTION CERTIFIER SHALL BE MADE AWARE OF THEIR RESPECTIVE DUTIES FOR ALL PHASES OF THE CONSTRUCTION WORKS, IN ACCORDANCE WITH UNITYWATERS ACCREDITATION AND CERTIFICATION MANUAL, AT THE PRESTART.
- ALL LIVE SEWERS WORKS WILL REQUIRE A PLANNED NETWORK INTERVENTION (PNI) BEING LODGED WITH UNITYWATER & FEES BEING PAID PRIOR TO ANY WORKS COMMENCING ON EXISTING INFRASTRUCTURE.
- ALL LIVE SEWER WORKS MUST BE SUPERVISED BY A CONSTRUCTION CERTIFIER DURING CONNECTION TO EXISTING ASSETS.
- ALL LIVE WATER WORKS WILL REQUIRE A PRIVATE WORKS APPLICATION BEING LODGED WITH UNITYWATER & FEES BEING PAID PRIOR TO ANY WORKS COMMENCING ON EXISTING INFRASTRUCTURE AND MUST BE SUPERVISED BY UNITYWATER PRIVATE WORKS DEPARTMENT AND UNITYWATER PRIVATE WORKS SUPERVISOR PRESENT DURING CONNECTION TO EXISTING ASSETS.
- ALL LIVE WORKS ON SEWER TRUNK INFRASTRUCTURE WILL REQUIRE A PRIVATE WORKS APPLICATION BEING LODGED WITH UNITYWATER & FEES BEING PAID PRIOR TO ANY WORKS COMMENCING ON EXISTING INFRASTRUCTURE AND MUST BE SUPERVISED BY UNITYWATER PRIVATE WORKS DEPARTMENT AND UNITYWATER PRIVATE WORKS SUPERVISOR PRESENT DURING CONNECTION TO EXISTING ASSETS.
- WORKS ON LIVE WATER OR TRUNK SEWER INFRASTRUCTURE MUST NOT BE UNDERTAKEN BY THE CONTRACTOR EXCEPT UNDER THE EXPLICIT DIRECTION OF UNITYWATER AND STRICT SUPERVISION BY PRIVATE WORKS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY RESIDENTS OF ANY DISRUPTION OF SERVICE.
- THE CONTRACTOR WILL PROVIDE REQUIRED DOCUMENTATION OF THEIR METHODOLOGY, INSURANCES AND SAFETY CERTIFICATES WITH THESE PRIVATE WORKS QUOTE.

- AS PART OF THE CONSTRUCTION PHASE OF THE PROJECT, THE CONTRACTOR IS REQUIRED TO KEEP A SET OF ISSUED FOR CONSTRUCTION (IFC) DRAWINGS ON-SITE AND ANY VARIATIONS TO THE APPROVED DRAWINGS MUST BE CONFIRMED/AGREED UPON WITH THE SUPERINTENDENT/SUPERVISING ENGINEER.
- THE IFC DRAWINGS MUST BE MAINTAINED BY THE CONSTRUCTION CERTIFIER TO SHOW ANY DERIVATIONS IN RED PEN, AND BE SUBMITTED TO MAJOR CONNECTION CERTIFIER AT THE TIME OF WORKS BEING COMPLETED. THESE PLANS WILL BE REFERRED TO AS RED LINE MARKS UP AND WILL FORM PART OF THE AS CONSTRUCTED PACKAGE.
- THE CONSTRUCTION CERTIFIER IS REQUIRED TO MAINTAIN INSPECTION REPORT AND PHOTOS OF THE CONSTRUCTION PHASE AND SUBMIT THESE AT COMPLETION OF THE PROJECT. THESE PHOTOS WILL FORM PART OF THE AS CONSTRUCTED PACKAGE AND VERIFY THAT THE WORKS HAVE COMPLETED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND THE CURRENT SEQ CODE.

SEWER CONSTRUCTION NOTES

- UNITYWATER DEVELOPMENT INSPECTOR MUST BE NOTIFIED TO INSPECT CONSTRUCTION OF ALL SEWER PROPERTY CONNECTIONS.
- HOUSE CONNECTIONS:
 - MINIMUM 0.3m INTO PROPERTY
 - MINIMUM 1m OFF SEWER LINE
 - MINIMUM 0.6m AND MAXIMUM 1.5m DEEP UNLESS APPROVED
- MINIMUM COVER OF SEWER MAINS 600mm.
- THE INVERT OF ALL ENDS OF ALL SEWER LINES AND HOUSE CONNECTIONS ARE TO BE MARKED BY SINGLE LENGTH 2M LONG, BAKED, ORANGE, UPVC CONDUIT IN ACCORDANCE WITH SEQ-GEW-1506-0 TO S.
- ALL SEQ SERVICE PROVIDERS ACCEPT ONLY PLAIN WALL UPVC FOR NON-PRESSURE SEWERAGE SYSTEM. OTHER TYPE OF UPVC SUCH AS FOAM CORE SANDWICH AND SOLID-CORE SANDWICH ARE NOT ACCEPTED. ENSURE ALL FITTINGS SUCH AS LONG RADIUS BENDS, MOULDED OBSCURE JUNCTIONS, BENDS, INSPECTION LO JUNCTIONS, SHORTS, SANDED SHORTS, MAINTENANCE SHAFT RISES AND MAINTENANCE SHAFT CONNECTIONS HAVE BEEN CONSTRUCTED FROM PLAIN WALL UPVC.
- PRE-CAST MANHOLE ARE NOT ACCEPTABLE IN THE FOLLOWING CASES:
 - MUSEUMS (PE) SYSTEMS
 - DEEPER SEWER SYSTEMS GREATER THAN 4 METERS
 - IN AREAS SUBJECT TO GROUND FLOODING
 - IN AREAS WHERE THERE IS A RISK OF SURCHARGE
 - IN WATER CHARGED GROUND
 - IN CONJUNCTION WITH BOLT DOWN LIDS
 - IN SLOPESIDE CONTROL SEWER MAINTENANCE HOLE (E.G. RISING MAIN RECEIVING MANHOLE)
 - IN AREAS WITH UNSUITABLE SOIL CONDITIONS
- SEWER MH INTERNAL JOINTS ARE NOT TO BE BAGGED OR REPAIRED, UNLESS APPROVED PRIOR BY UNITYWATER IN ACCORDANCE WITH SEQ-GEW-1506-1.
- APPLY A 150MM WIDE EXTERNAL BUTYLBUTIC SEAL TAPE (JCNZ) OVER A COAT OF MANUFACTURER'S RECOMMENDED PRIME SEAL TO ALL EXTERNAL JOINTS IN ACCORDANCE WITH SEQ-GEW-1506-1.
- PE SEWER PIPE CANNOT BE CONNECTED TO PRE-CAST MANHOLE BASES.
- MAINTENANCE SHAFT RISES MINIMUM DN100. DN200 DIAMETER RISES ARE NOT ACCEPTED.
- ALL MAINTENANCE SHAFT CONNECTION PIPES, COUPLINGS, FLAT TOP TAPER ETC. SHALL BE PLAIN WALL UPVC, RUBBER RINGED AND FIREGLASS REINFORCED.
- ALL UPVC HOUSE CONNECTION BRANCH FITTINGS SUCH AS MOULDED OBSCURE JUNCTIONS, BENDS, INSPECTION LO JUNCTIONS AND MAINTENANCE SHAFT CONNECTIONS SHALL BE PLAIN WALL UPVC, RUBBER RINGED AND FIREGLASS REINFORCED IN ACCORDANCE WITH SEQ-GEW-1506-1.
- DETECTABLE CREAM MARKER TAPE "SEWER" SHALL BE PROVIDED EITHER ABOVE THE EMBEEMENT ZONE OF THE SEWER MAIN OR 1000 BELOW THE F.S.L. WHICHEVER IS CLOSEST TO F.S.L.
- SEWER PIPES TO BE USED BUT NOT LIMITED TO THE FOLLOWING:
 - RECYCLATION (UP TO 1200mm)
 - UPVC DN6 (SOLID WALL ONLY)
 - UPVC CLASS 12 (ROAD / STORMWATER CROSSINGS)
 - PE100 SDR21 (WHITE WALL)
 - RECYCLATION (DEEP THAN 3m)
 - UPVC CLASS 12
 - PE100 SDR21 (WHITE WALL)
 - STORMWATER CROSSINGS
 - UPVC CLASS 12
 - PE100 SDR21 (WHITE WALL)
- MANHOLE CONSTRUCTION EITHER CAST-IN-SITU OR PRE-CAST MUST BE CONSTRUCTED WITH CALCEAREOUS CONCRETE. IT IS THE CONTRACTOR'S RESPONSIBILITY AT THE TIME OF ORDERING TO MAKE SURE THAT THE PRODUCT ORDERED IS CONSTRUCTED WITH CALCEAREOUS CONCRETE.
- THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. SEWERAGE WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT INTO THE SEQ SERVICE PROVIDER SEWERAGE SYSTEM.
- ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY THE SEQ SERVICE PROVIDER.
- EACH ALLOTMENT SHALL BE SERVED BY A DN100 PE (OR DN100 PVC) PROPERTY CONNECTION. FOR ALLOTMENTS OTHER THAN SINGLE RESIDENTIAL, A DN160 PE (OR DN160 PVC) PROPERTY CONNECTION SHALL BE PROVIDED.
- PROPERTY CONNECTIONS SHALL BE LOCATED WITHIN THE PROPERTY AS SHOWN IN THE DRAWINGS.
- PROPERTY CONNECTION BRANCHES SHALL EXTEND INTO THE PROPERTY A MINIMUM OF 300 MM AND A MAXIMUM OF 750 MM. UNITYWATER REQUIRES MINIMUM EXCAVATION OF 500 MM INTO PROPERTY.
- WHERE PIPES ARE Laid IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300 MM (0.000) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE MATERIALS MAXIMUM COMPACTION WHEN TESTED IN ACCORDANCE WITH AS 1289 (MODIFIED COMPACTION). TESTING SHALL BE CARRIED OUT AFTER EACH AS PERMATE LAYER. IN ALL SUCH CASES APPROVAL OF CONSTRUCTED SEWERS WILL NOT BE ISSUED BY THE SEQ SERVICE PROVIDER, UNLESS CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER BULBHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEQ SEWER CODE.
- SEWERS SHALL BE DESIGNED/INBANKED IN ACCORDANCE WITH PROCEDURES SET OUT IN THE SEQ SEWER CODE.

WATER CONSTRUCTION NOTES

- A WATER METER SUPPLIED AS THE DEVELOPERS COST, IS TO BE INSTALLED AT THE SERVICE POINT OF EACH LOT IN ACCORDANCE WITH THE STANDARD DRAWING FOR THE SEQ-IP.
- TEST/CLAMORATION POINTS TO BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWING NO. SEQ-WAT-1410-1.
- THE CONSTRUCTION OF THE WATER RETICULATION WORK SHOWN ON THIS DRAWING MUST BE SUPERVISED BY AN ENGINEER WHO HAS RPEQ REGISTRATION. WORKS NOT COMPLYING WITH THIS REQUIREMENT WILL NOT BE PERMITTED TO CONNECT TO THE RETICULATION SYSTEM.
- ALL WATER MAINS SHALL HAVE APPROVED DETECTABLE MARKER TAPE Laid ON TOP OF THE BEDDING.
- FM FEES AND RISERS TO BE ON100.
- WATER MAINS ARE NOT PERMITTED TO BE CONSTRUCTED WITHIN THE ROAD BOXING AND THAT ROAD CROSSING DESIGN IS TO ACCOUNT FOR CONSTRUCTION PHASE OF DEVELOPMENT.
- WATER MAIN DEPTH OR PIPE CLASS TO BE ADJUSTED UNDER ROAD CROSSINGS TO TAKE INTO ACCOUNT CONSTRUCTION LOADINGS. WATER MAINS ARE NOT TO BE Laid WITHIN ROAD PAVEMENT.
- WATER MAIN THRUST BLOCKS SHALL BE LOCATED AND INSTALLED AS PER SEQ WATER STANDARD DRAWINGS AND/OR UNITYWATER STANDARD DRAWINGS. REFER UNITYWATER SUPERINTENDENT FOR PREPARED INSTALLATION.
- PLACE DETECTABLE MARKER TAPE OVER ALL WATER MAINS.
- LEVEL AND ALTIMETER OF NEW MAINS TO SURF LOCATION & DEPTH OF EXISTING MAINS.
- EXISTING WATER MAINS SHOWN FROM DEVD INFORMATION AND SCHEMATIC RECORDS. EXACT LOCATION AND SIZES SHALL BE CONFIRMED BY UNITYWATER PRIOR TO ANY CONSTRUCTION WORK.

TESTING REQUIREMENTS

- CONNECTION TESTING SHALL BE CARRIED OUT BY A NATA CERTIFIED TEST LABORATORY.
- PRIOR TO WORKS COMMENCING A TESTING PLAN SHALL BE SUBMITTED BY THE CONSULTING ENGINEER SHOWING THE NUMBER OF TESTS AND THE DEPTHS IN EACH ZONE WHERE TESTS ARE TO BE CARRIED OUT.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING BUT NOT LIMITED TO THE FOLLOWING TESTING:
 - VACUUM TESTING (SEWER & ACCESS CHAMBER)
 - DEFLECTION (QUALITY) TESTING
 - CONNECTION TESTING
- CCTV IS REQUIRED AT ON MAINTENANCE AND OFF MAINTENANCE AS OUTLINED IN THE SEQ CODE. FOR THE OFF MAINTENANCE PORTION OF CCTV IT CAN NOT BE MORE THAN 2 WEEKS OLD & SHOULD ONLY BE COMPLETED AFTER CONSULTING THE SUPERINTENDENT.

NOTE: EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE DESIGNED AND PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL EROSION CONTROL ASSOCIATION (AUSTRALASIA) 2018'S BEST PRACTICE EROSION AND SEDIMENT CONTROL FOR BUILDING AND CONSTRUCTION SITE.

CAUTION - EXISTING SERVICES
THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICES IN THE VICINITY OF THE PROPOSED WORKS PRIOR TO THE START OF ANY CONSTRUCTION. THE COST OF ANY RECTIFICATION WORKS DUE TO DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR. THE ENGINEER SHALL NOT BE LIABLE FOR REWORK TO DESIGN DUE TO EXISTING SERVICES NOT BEING LOCATED CORRECTLY.

NOTE FOR OWNER
SURVEY BOUNDARY PEGS TO BE IN OR NEAR BEFORE WATER CONSTRUCTION

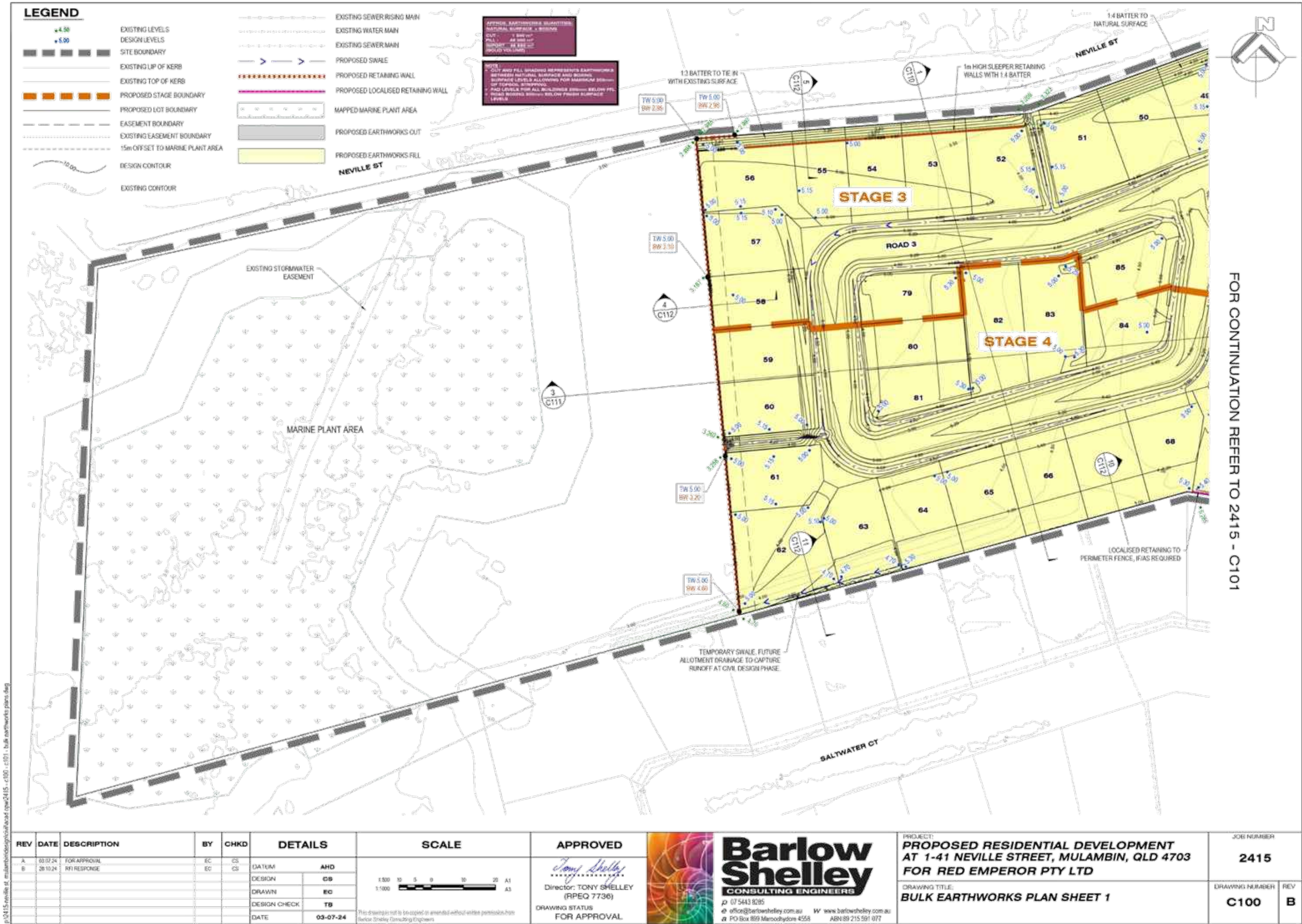
ALL ENVIRONMENTAL PROTECTION MEASURES SHOULD BE IMPLEMENTED PRIOR TO COMMENCING ANY CONSTRUCTION WORK INCLUDING CLEARING.

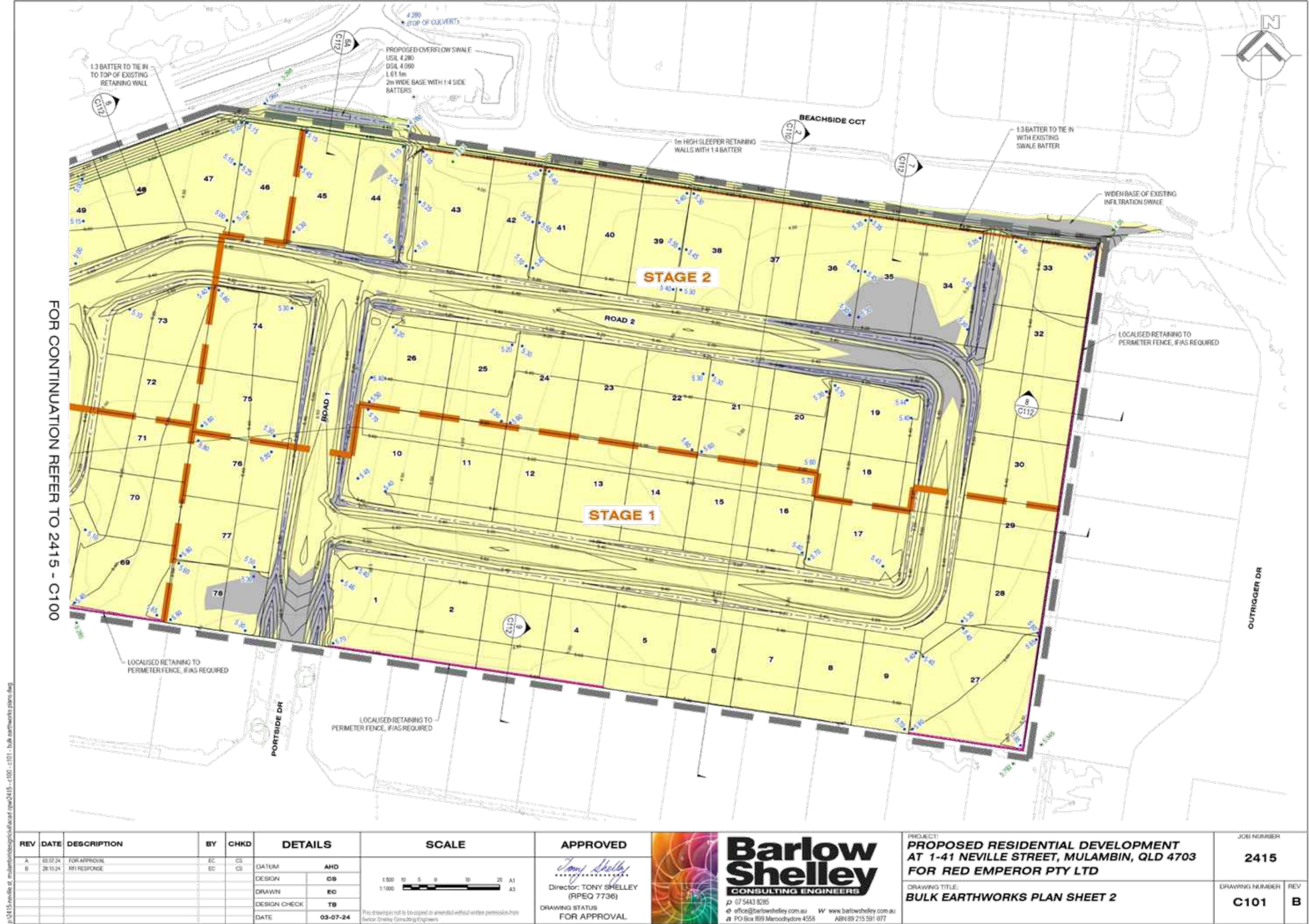
WORKPLACE AND HEALTH SAFETY
ALL WATER AND SEWER CONSTRUCTION WORK IS TO COMPLY WITH THE REQUIREMENTS OF QUEENSLAND WORK HEALTH AND SAFETY ACT 2011 CONTACT YOUR NEAREST OFFICER OF THE DIVISION OF WORKPLACE HEALTH & SAFETY. FOR INFORMATION PHONE 1300 367 028

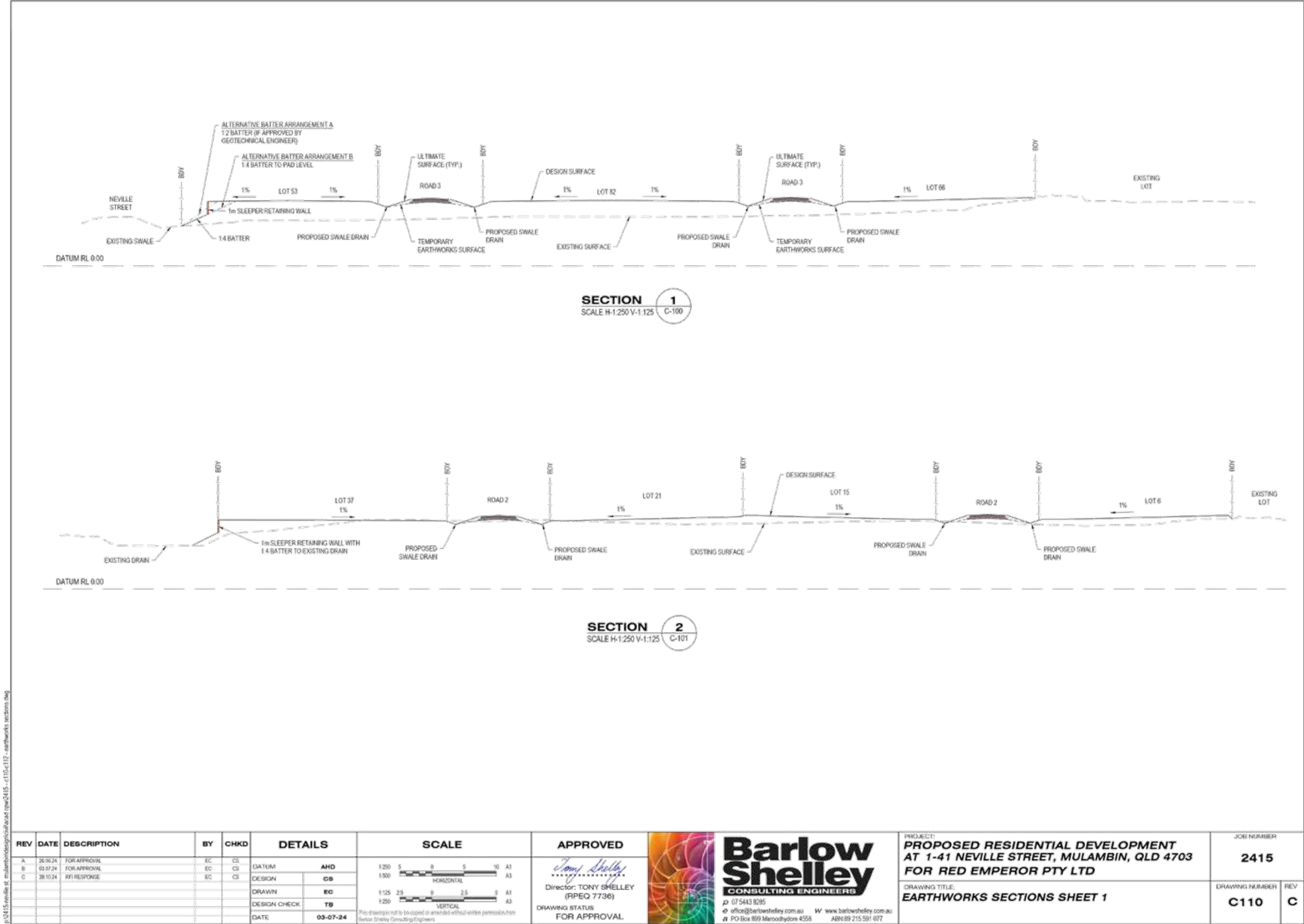
BYDA "CAUTION"
APPROX. LOCATION OF PUBLIC UTILITIES ONLY. EXACT LOCATION AND DEPTH TO BE DETERMINED ON SITE BY RELEVANT AUTHORITY PERSONNEL PRIOR TO COMMENCING WORK.
TELETRA - PH 1800 853 835
ERSON - PH 13 13 40
LIVINGSTONE SHIRE COUNCIL (SEQ) - PH (07) 4913 5500
NBN - PH 1800 987 028

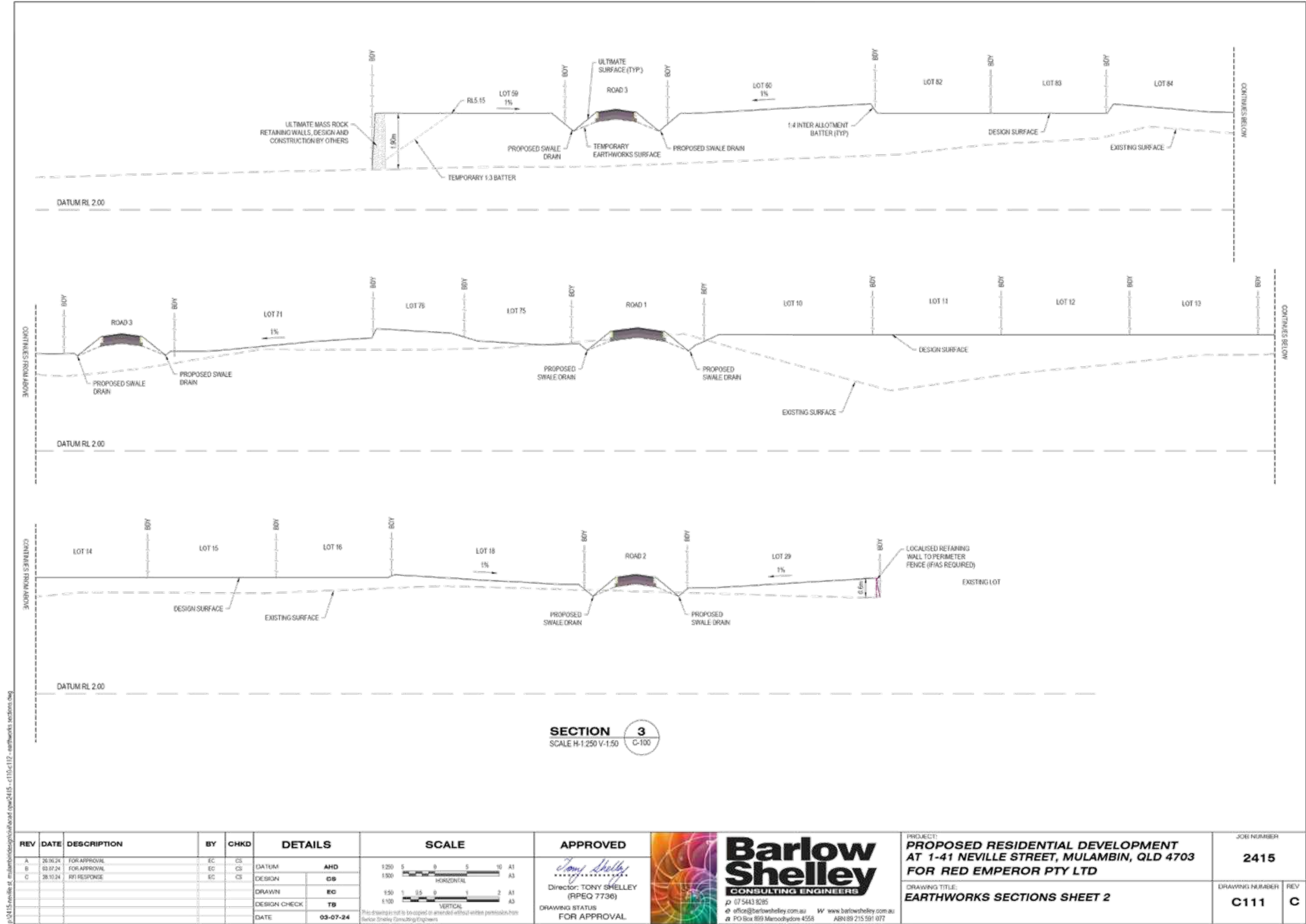
DISCLAIMER
WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION PROVIDED IN THIS DRAWING/DESIGN WAS ACCURATE AT THE TIME IT WAS COMPLETED, AS PART OF THE COUNCIL'S "AS CONSTRUCTED" RECORDS, IT REMAINS THE RESPONSIBILITIES OF PROPERTY OWNERS AND THEIR CONTRACTORS, SUB-CONTRACTORS, EMPLOYEES, SERVANTS AND AGENTS AS APPROPRIATE IN THE CIRCUMSTANCES TO MAKE ALL REASONABLE EFFORTS TO ASCERTAIN THE PRECISE LOCATION OF EXISTING INFRASTRUCTURE INCLUDING WATER MAINS, SEWERS AND DRAINS BEFORE UNDERTAKING EXCAVATION OR CONSTRUCTION WORK. USERS OF THE INFORMATION SHOULD BE AWARE THAT SINCE THE ORIGINAL RECORDING OF THE DEPTHS IN RELATION TO GROUND LEVELS, CHANGES MAY HAVE OCCURRED AS A RESULT OF SUBSEQUENT WORK OR ACTIVITIES INVOLVING FILLING OR EXCAVATION. CONSEQUENTLY, LSC TAKES NO RESPONSIBILITY FOR ANY APPARENT ERROR OR INACCURACIES THAT ARE SHOWN TO EXIST AS AT THE DATE INFORMATION WAS PROVIDED OR AT A LATER DATE. THE ABOVE ALSO APPLIED TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.



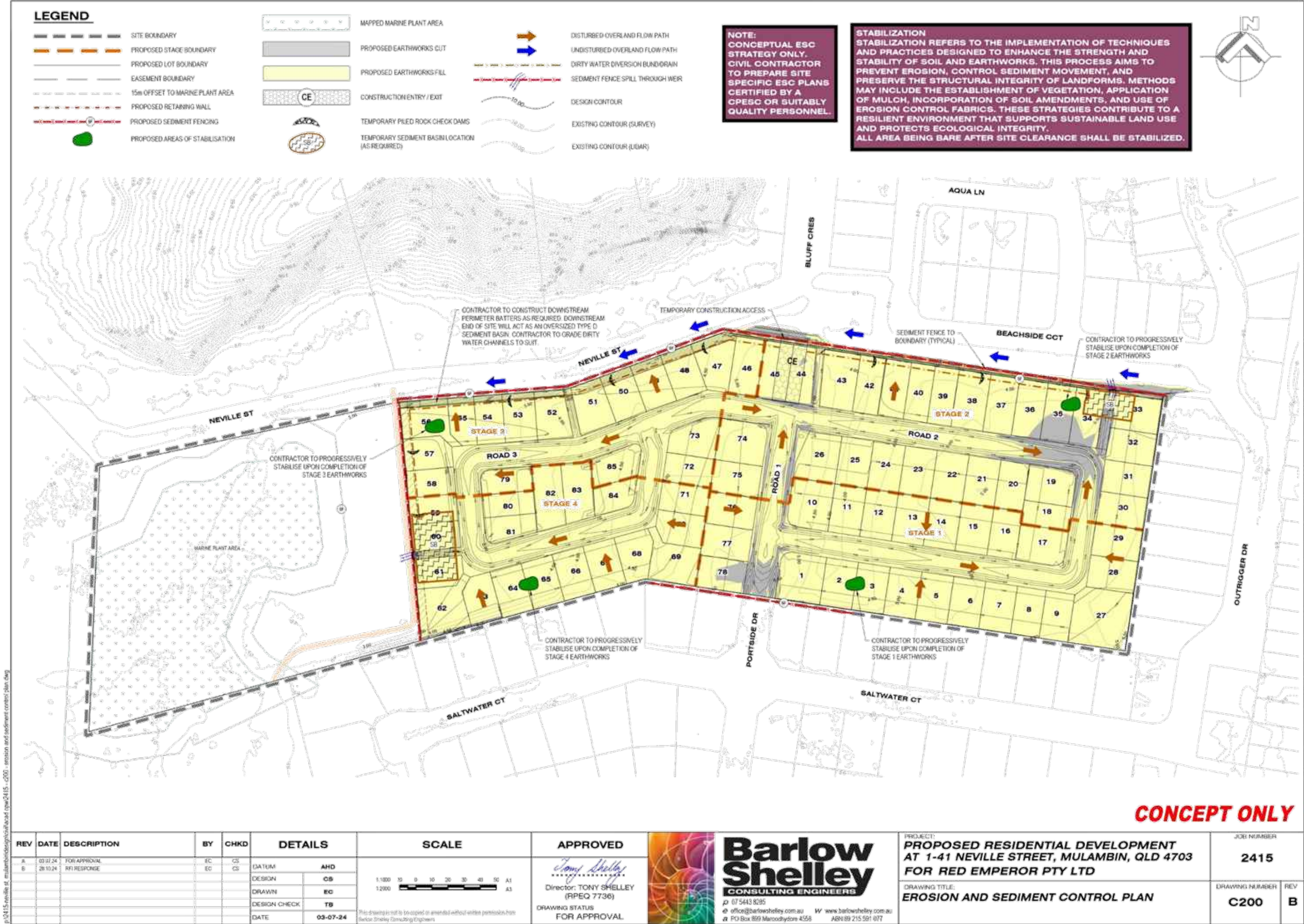




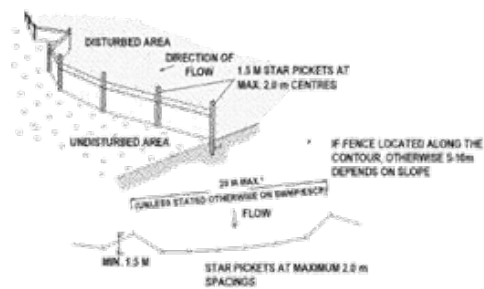






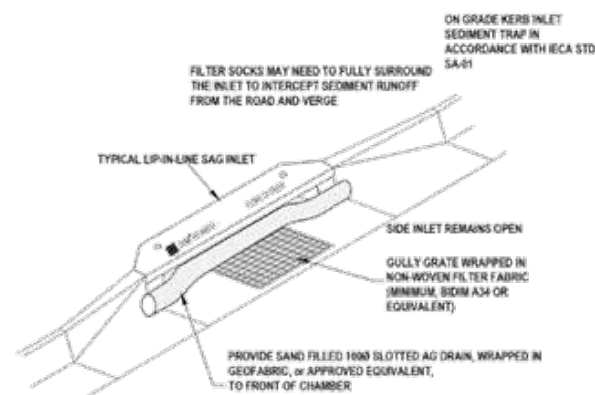


NOTE:
REFER TO IECA STANDARD DRAWINGS FOR NOTES AND CONSTRUCTION DETAILS.



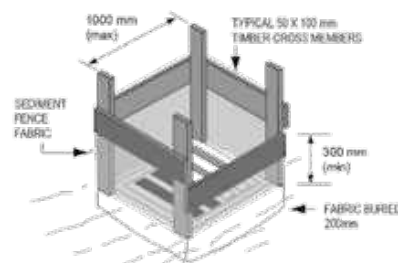
SEDIMENT FENCE

NTS



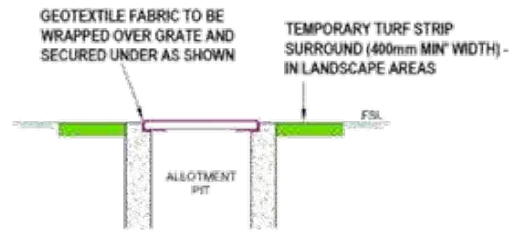
SAG KERB INLET SEDIMENT TRAP

NTS



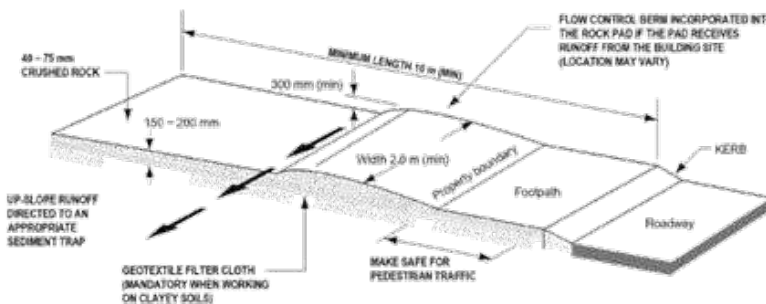
FABRIC DROP INLET PROTECTION WITH SPILL-THROUGH WEIR

NTS



ALLOTMENT PIT INLET PROTECTION

NTS



TEMPORARY CONSTRUCTION ENTRY / EXIT

NTS

ROCK PAD FOR BUILDING SITES REFER TO IECA STD Exit-03

PHASING OF WORKS

1. Establish construction site;
2. Demolish & remove existing buildings & driveways;
3. Set up EIC measures;
4. Earthworks;
5. Initial building works & reconnect site drainage;
6. Demolish & reconstruct driveway & verge. Connect all services to site, remove grid & fit on kerb;
7. Connect all remainder earth areas with kerb or concrete retaining wall if full wall damage;
8. Continue & complete building works. Establish permanent, non-erodible ground cover;
9. Remove kerb inlet protection & sediment fence when site erosion is no longer an issue.

ESC MEASURES:

- Access:** Cut-in grid installed in existing driveway slightly raised. Cut-in 300mm deep ramp under for collection of sediment.
- Fence:** Install geotextile sediment fence to downstream (front boundary). Anchor bottom of fence mesh against filling.
- Drainage:** Install filter socks and geotextile mesh around kerb inlets. Temporarily cap or seal any drainage pipes and kerb inlets on site.
- Street:** Carry out regular street sweeping during earthworks and initial building works phases, where there is higher risk of sediment being tracked onto Street/Road.
- Construction:** to arrange street sweeping when necessary.

ESC MAINTENANCE

- Access:** Check grid ramp every second day & after rain events for sediment build-up. Visually inspect EIC.
- Fence:** Check installation of fence daily & before all rainfall events. Particularly around the base and for adequate unobstructed flow.
- Drainage:** Check filter measures around kerb inlet daily & before rainfall events, as with fence.

WATER QUALITY

- CONSTRUCTION PHASE RUNOFF SHALL EITHER BE:
1. COLLECTED IN THE BARBENT EXCHANGE AND REMOVED FROM SITE VIA VACUUM TRUCK AND DISPOSED OF IN ACCORDANCE WITH THE TRUCK OPERATORS ENVIRONMENTAL POLICY, BOC REQUIREMENTS AND EPA GUIDELINES.
 2. DISCHARGED TO THE STORMWATER SYSTEM PROVIDED THAT THE WATER IS TREATED TO THE BELOW REQUIREMENTS IN ACCORDANCE WITH THE EPA AND TESTED TO COMPLIANCE PRIOR TO DISCHARGE:
- 2.1. <5mg/L TSS
 - 2.2. pH BETWEEN 4.5 AND 10
 - 2.3. NTU LESS <1% ABOVE BACKGROUND

SEDIMENT & EROSION CONTROL PROGRAM

OBJECTIVE/TARGET	THE CONTRACTOR MUST COMPLY WITH ALL STATUTORY REGULATIONS AND MAINTAIN THEM DURING EARTHWORKS/ CONSTRUCTION. ALL PROVISIONS AND SPECIFICATIONS OUTLINED WITH THE APPROVED ENVIRONMENTAL MANAGEMENT PLAN MUST BE ADHERED TO, ALONG WITH ALL EROSION AND SEDIMENT CONTROL MEASURES PRESCRIBED WITHIN THESE DRAWINGS BY THE SITE ENGINEER.
MANAGEMENT STRATEGY	THE SITE FOREMAN IS TO IDENTIFY AND CHECK THE DIRECTION OF STORMWATER FLOWS AS SHOWN ON PLAN. PROVIDE BARRIERS AND OTHER MEASURES SHOWN ON PLAN TO PREVENT STORMWATER FLOWS OVER EMBANKMENTS, AND SEDIMENT INTO GULLY PITS.
TASKS / ACTIONS	ERECT SEDIMENTATION BARRIERS AS DETAILED. STRATEGICALLY PLACE CHECK DAMS AROUND GULLY PITS.
PERFORMANCE INDICATORS	THE SITE FOREMAN IS TO CHECK FOR EROSION AND SEDIMENT FLOWS AT THE BASE OF EMBANKMENTS AFTER SIGNIFICANT RAINFALL AND SHOULD ASCERTAIN THE WORKING EFFECTIVENESS OF CHECK DAMS DURING THIS WET WEATHER.
FREQUENCY / DEADLINE	SITE FOREMAN TO MONITOR PERFORMANCE AFTER EVERY HEAVY DOWNFALL.
RESPONSIBILITY	THE SITE FOREMAN IS RESPONSIBLE FOR ALL INSPECTIONS.
REPORTING REVIEW	SITE WORKMEN ARE TO ADVISE THE FOREMAN IF ANY SEDIMENT & EROSION CONTROL DEVICES ARE FAILING.
CORRECTIVE ACTIONS	THE SITE FOREMAN IS TO REPORT AND ORDER THROUGH SUPERVISOR, EXTRA BARRIER OR CHECK DAMS AS REQUIRED.

SEDIMENT & EROSION CONTROL NOTES

- SE1. GENERAL:
- a. TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - b. ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
 - c. ALL SEDIMENT & EROSION CONTROL DEVICES MUST BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR. INSPECTIONS SHOULD OCCUR ON A WEEKLY BASIS (MINIMUM), ALONG WITH BEFORE AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - d. ALL DISTURBED LAND MUST BE RENDERED EROSION-PROOF BY THE ESTABLISHMENT OF 80% EFFECTIVE GROUND COVER WITHIN 28 DAYS OF FINAL EARTHWORKS TRIM.
 - e. IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - f. STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
- SE2. SEDIMENT CONTROL FENCE:
- a. NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - b. NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.8 HA PER 100M LENGTH OF FENCE.
 - c. WOVEN FABRICS ARE PREFERRED. NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - d. WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR - REFER IEPAW STANDARD DRAWING D-0040 FOR DETAILS.
 - e. FENCES ARE REQUIRED 2m MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
- SE3. TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP:
- a. ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRY/EXIT.
 - b. WHEEL - WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.
- SE4. SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES.
- SE5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN ADDRESSED AS STIPULATED IN THE ENVIRONMENTAL MANAGEMENT PLAN. ADDITIONAL OR DIFFERENT SEDIMENT & EROSION CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION PHASE TO COMPLY WITH THE ABOVE.
- SE6. TEMPORARY STOCKPILES TO HAVE 1:6 SIDE BATTERS (MAXIMUM) AND BE SHAPED TO ENSURE RUN-OFF IS TREATED AND MANAGED TO THE SATISFACTION OF THE SUPERINTENDENT. ALL EXPOSED STOCKPILE SURFACES TO BE GRASS SEEDDED. SEDIMENT FENCES AND CUT-OFF DRAINS MAY BE REQUIRED.

CONCEPT ONLY

REV	DATE	DESCRIPTION	BY	CHKD	DETAILS	SCALE	APPROVED	PROJECT	JOB NUMBER
A	03-07-24	FOR APPROVAL	EC	CS				PROPOSED RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD	2415
B	28-10-24	RFI RESPONSE	EC	CS					
					DATE	AHD			
					DESIGN	CS			
					DRAWN	EC			
					DESIGN CHECK	TB			
					DATE	03-07-24			
								DRAWING TITLE:	DRAWING NUMBER
								EROSION AND SEDIMENT CONTROL DETAILS	C201
									REV
									B

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APPROVED
Tony Shelley
Director: TONY SHELLEY
(RPEQ 7736)
DRAWING STATUS
FOR APPROVAL

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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT 1-41 NEVILLE STREET, MULAMBIN, QLD 4703 FOR RED EMPEROR PTY LTD

DRAWING TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

JOB NUMBER
2415

DRAWING NUMBER
C201

REV
B

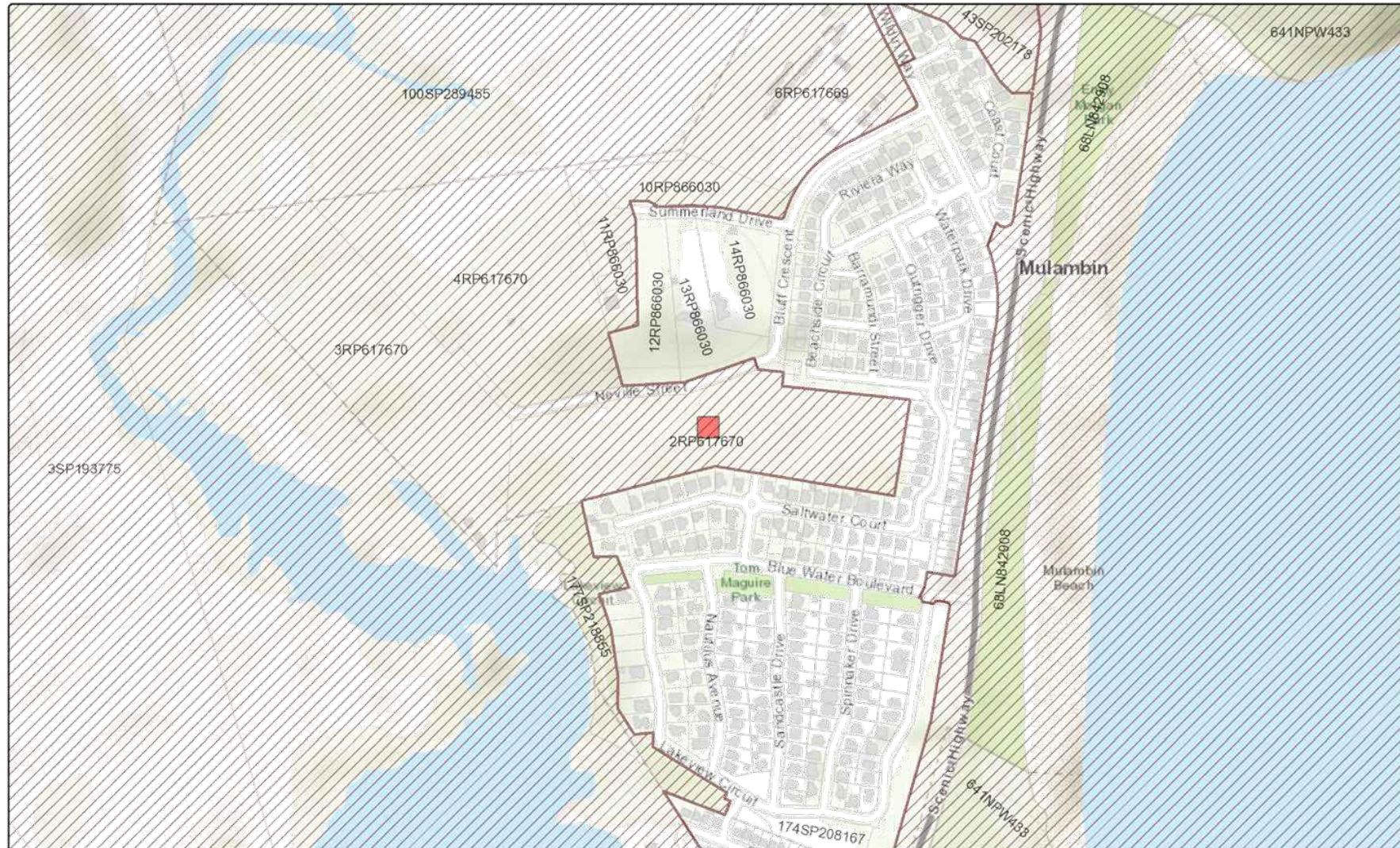
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Appendix C – SPP Mapping



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

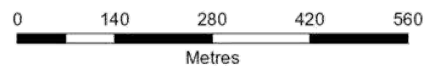
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Legend

Cadastre (10k)



Cadastre (10k)

Coastal management district



Coastal management district



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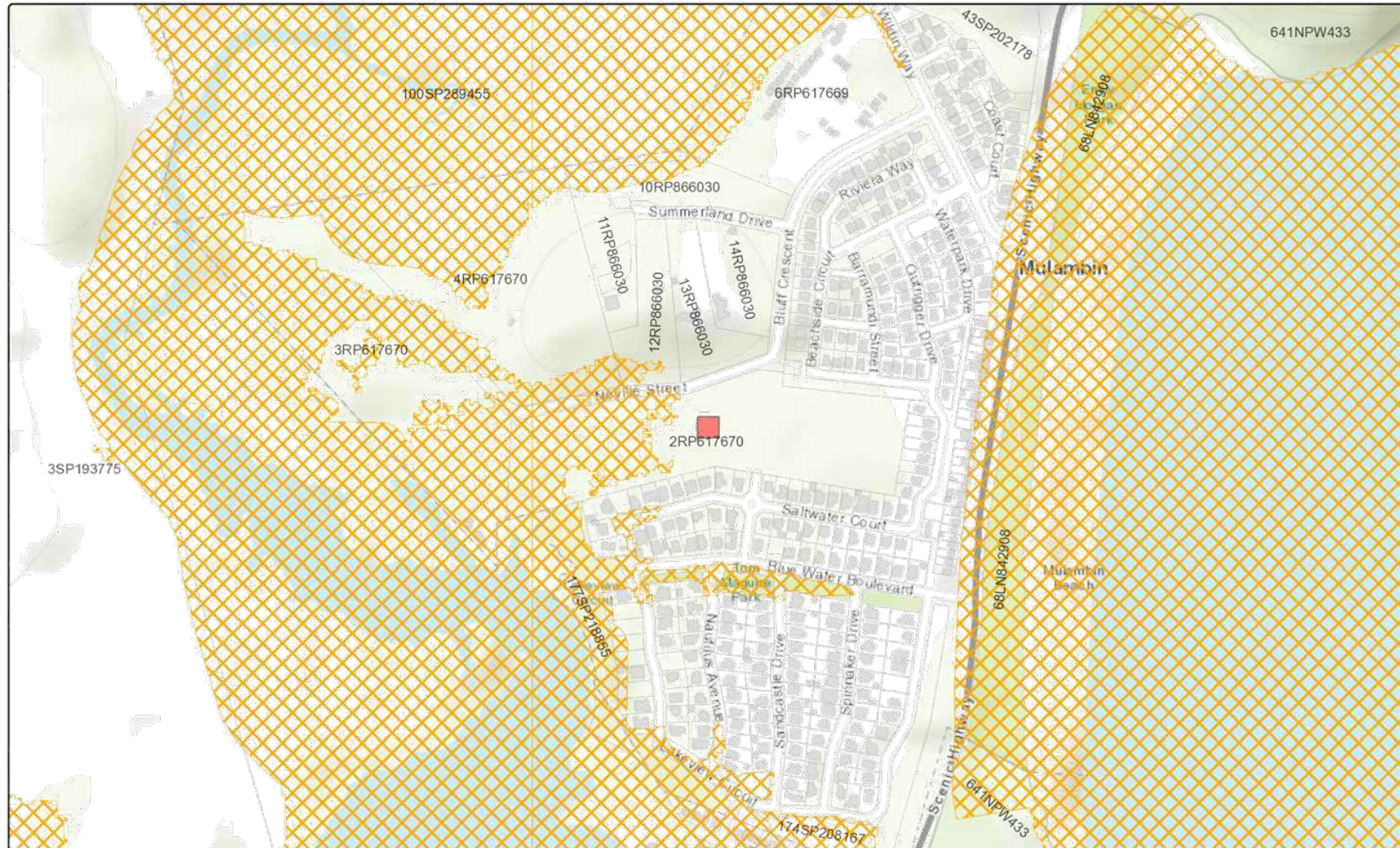
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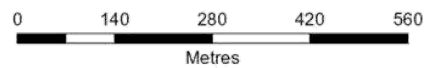
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Legend

Cadastre (10k)



Cadastre (10k)

Coastal area - erosion prone area



Coastal area - erosion prone area



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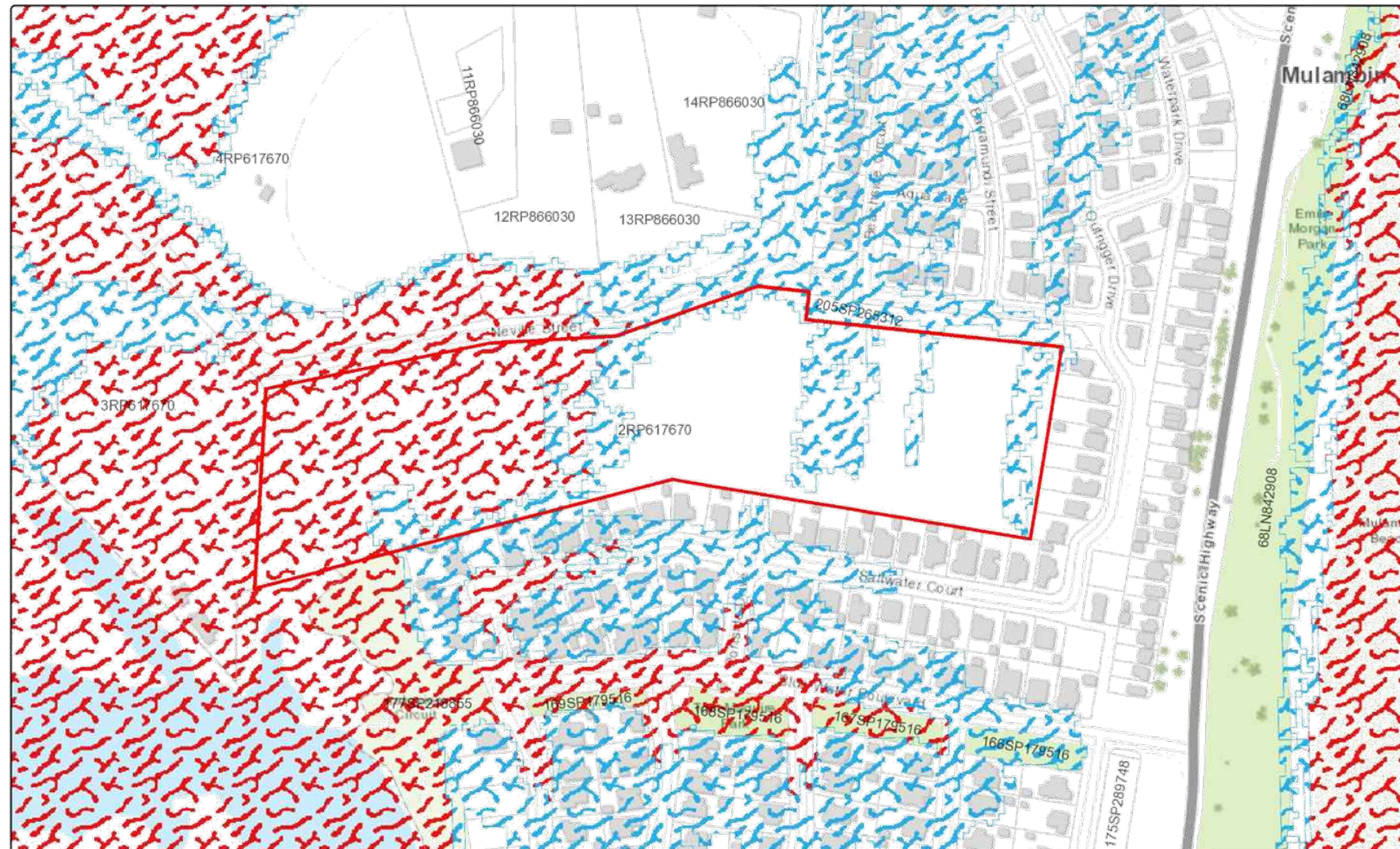
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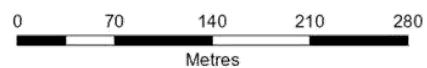
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Legend

Drawn Polygon Layer

Override 1

Cadastre (5k)



Cadastre (5k)

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area



Coastal area - high storm tide inundation area



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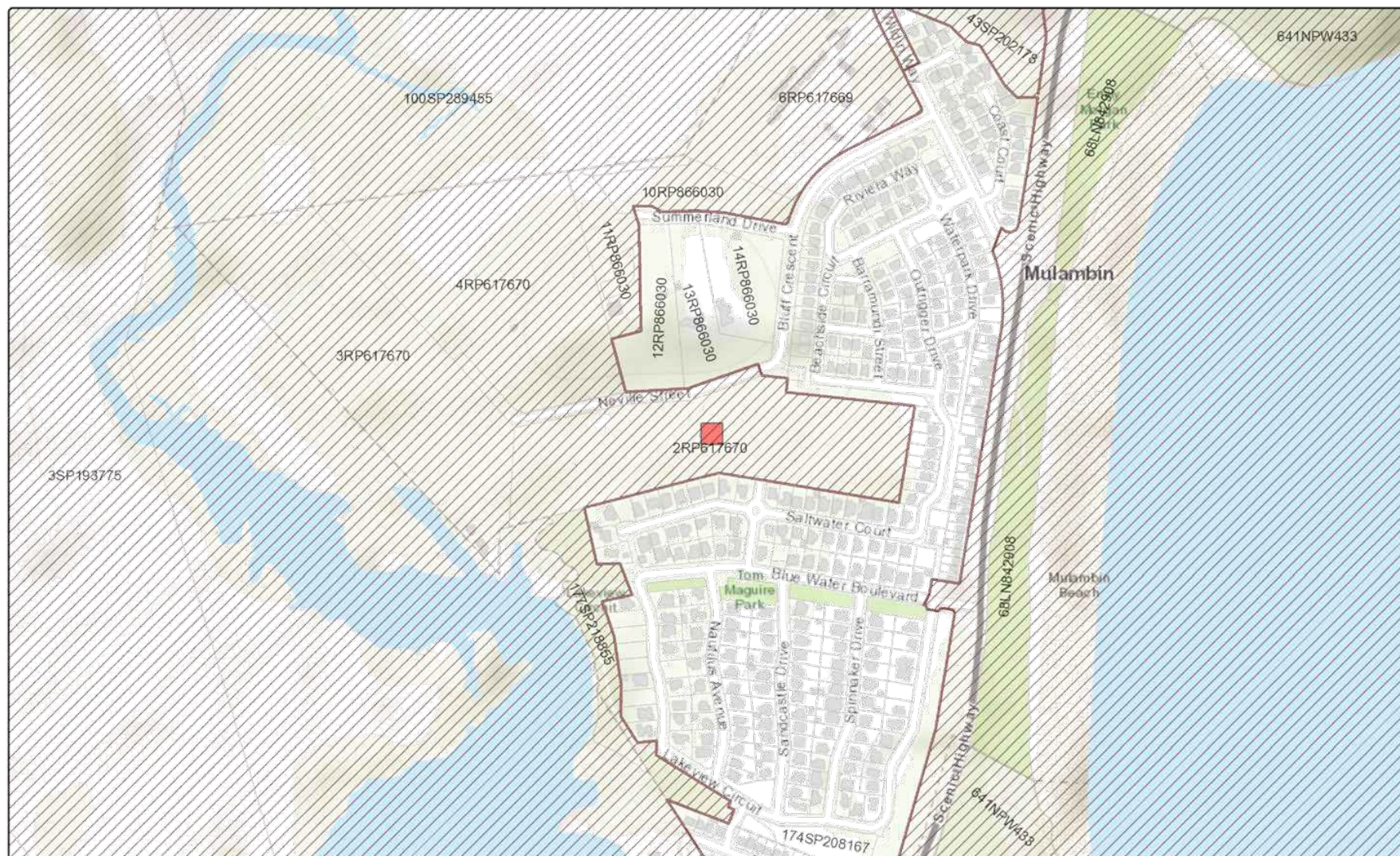
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Appendix D – Livingstone Planning Scheme Mapping



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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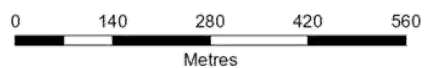


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ArcGIS Web Map



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Coastal Hazard - Erosion Prone Area

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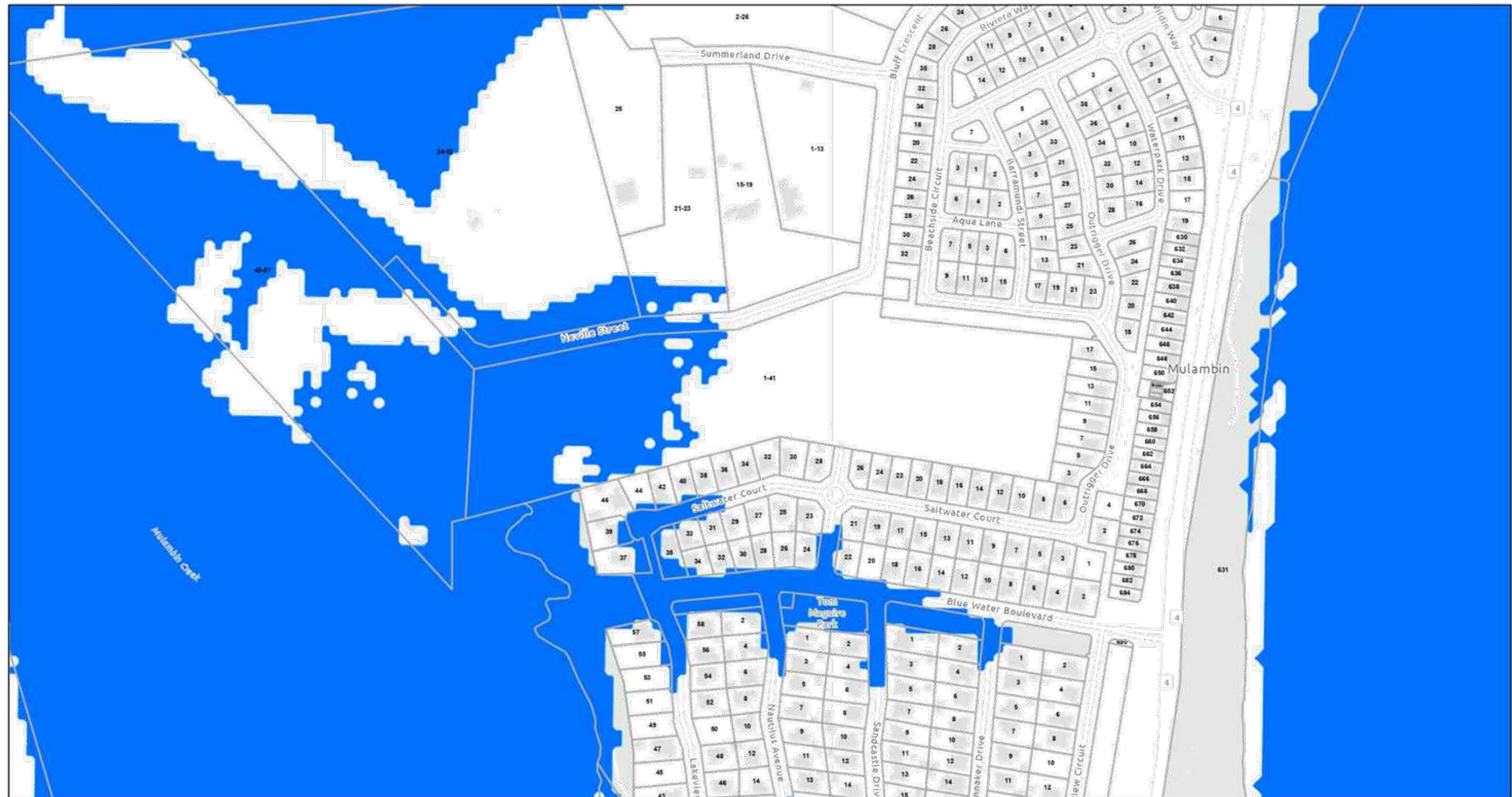
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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ArcGIS Web Map



5/27/2024, 2:57:02 PM

1:4,514

- LSC Aurecon Study (Study Area)
- LSC Aurecon Study Storm Tide 100yr ARI (inc. Climate 2100)
- State Storm Tide (High Hazard)
- State Storm Tide (Medium Hazard)

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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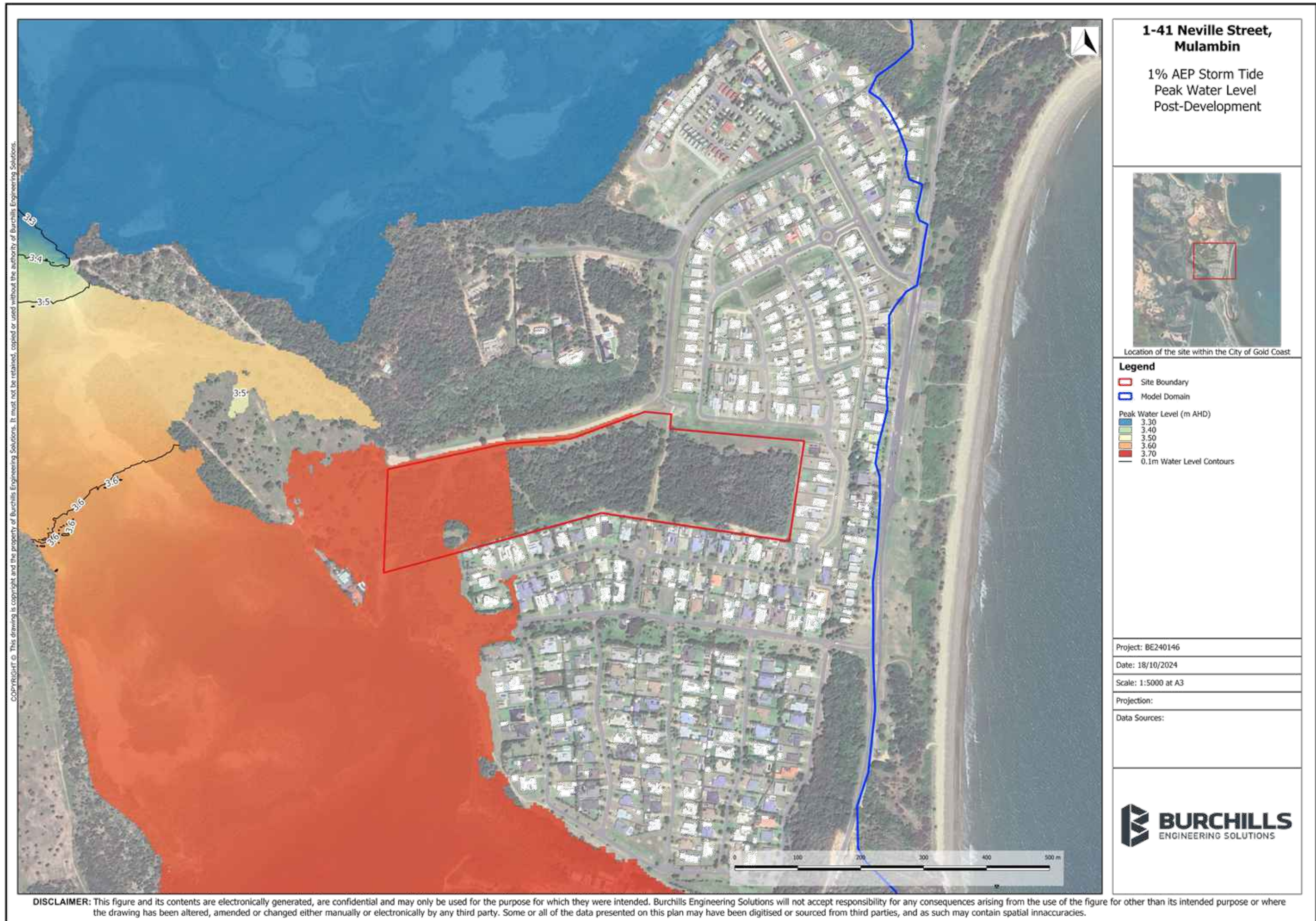
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Appendix E – Storm Tide Mapping



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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Appendix F – Code Responses



Client: Red Emperor Pty Ltd atf Red Emperor Trust
Doc No.: BE240146-RP-CHA-02
Doc Title: Coastal Hazard Assessment

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State code 8: Coastal development and tidal works

State Development Assessment Provisions Guidance Material: State code 8: Coastal Development and tidal works provides direction on how to address this code.

Table 8.1: All development

Performance outcomes	Response
Development in the erosion prone area	
<p>PO1 Development is only permitted in the erosion prone area where it:</p> <ol style="list-style-type: none"> is one of the following types of development: <ol style="list-style-type: none"> coastal-dependent development; or temporary, readily relocatable or able to be abandoned; or essential community infrastructure; or redevelopment of an existing permanent building or structure that cannot be relocated or abandoned; and cannot feasibly be located elsewhere; or is located landward of: <ol style="list-style-type: none"> a fit for purpose revetment; or a proposed revetment that is consistent with: <ol style="list-style-type: none"> an agreement with a local government; or the alignment of adjacent lawful revetments; or is on a lot less than 2000m² where a coastal building line is present. 	<p>Alternate Solution Provided</p> <p>The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area.</p> <p>In practical terms, the development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during a storm tide events (neither scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>The property has been mapped as being subject to coastal erosion only as a result of the methodology adopted by the State Government for mapping erosion prone areas, which includes a 0.8m sea level rise by year 2100, and identifies areas expected to be permanently inundated by this rise.</p> <p>Taking into account the 2100 climate change scenario, the development site will remain in a sheltered backwater with the impacts of coastal erosion / storm tide upon the site expected to be negligible. The effect of the proposed development during the design storm tide event have been modelled as part of the Coastal Hazard Assessment prepared by Burchills, with the impact of the development offsite (upstream, downstream and adjacent) negligible.</p> <p>The layout of the proposed infill development is consistent with the built form of the adjoining residential development to the south of the site, which has been filled to deliver low density residential lots, a similar methodology proposed by the current application.</p> <p>While the impacts of coastal hazards are not expected to impact the proposed development, the proposed plan of development includes the establishment of a rock revetment structure along the western extents of lots 58-64 which will mitigate any future impacts.</p>

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 1 of 6

Performance outcomes	Response
<p>PO2 Development (other than coastal protection work) in the erosion prone area:</p> <ol style="list-style-type: none"> 1. does not adversely impact coastal processes; and 2. ensures that the protective function of landforms and vegetation is maintained. <p>Note: In considering reconfiguring a lot applications, the State may require land in the erosion prone area to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	<p>Complies with PO2</p> <p>The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area. The development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during storm tide events (neither scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>The western portion of the development site is to be maintained in its natural state, with the balance lot to be a dedicated park / conservation area.</p>
<p>PO3 Development is sited, designed and constructed to limit the risk of impacts of coastal erosion to an acceptable level by:</p> <ol style="list-style-type: none"> 1. locating development outside the erosion prone area; or 2. mitigating or otherwise accommodating the risks posed by coastal erosion. 	<p>Complies with PO3</p> <p>The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area.</p> <p>The development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during storm tide events (neither scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>While coastal hazards are not expected to impact the proposed development, the proposed plan of development includes the establishment of a rock revetment structure along the western extents of lots 58-64 which will mitigate any future impacts.</p>
<p>PO4 Development in the erosion prone area does not significantly increase the risk or impacts to people and property from coastal erosion.</p>	<p>Complies with PO4</p> <p>The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area.</p> <p>The development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during storm tide events (scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>The effects of the proposed development during the design storm tide event have been documented by modelling undertaken as part of the Coastal Hazard Assessment prepared by Burchills, with the impact of the development offsite (upstream, downstream and adjacent)</p>

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 2 of 6

Performance outcomes	Response
	negligible.
PO5 Development (other than coastal protection work) in the erosion prone area does not directly or indirectly increase the severity of coastal erosion either on or off the site.	<p>Complies with PO5</p> <p>The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area.</p> <p>The development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during storm tide events (scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>The effects of the proposed development during the design storm tide event have been documented by modelling undertaken as part of the Coastal Hazard Assessment prepared by Burchills, with the impact of the development offsite (upstream, downstream and adjacent) negligible.</p>
PO6 In erosion prone areas where a coastal building line is present, building work is located landward of the coastal building line unless coastal protection work has been constructed to protect the development.	Not Applicable
Artificial waterways	
PO7 Development of artificial waterways , canals and dry-land marinas conserves coastal resources by: <ol style="list-style-type: none"> ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected; demonstrating appropriate storage, treatment and disposal of dredged material for the life of the development. 	Not Applicable
Coastal protection work	
PO8 Works for beach nourishment minimises adverse impacts on coastal processes .	Not Applicable
PO9 Works for beach nourishment do not increase the severity of erosion on adjacent land.	Not Applicable
PO10 Erosion control structures (excluding revetments) are only constructed where there is an imminent threat to significant buildings or infrastructure , and there is no feasible option for either: <ol style="list-style-type: none"> beach nourishment; or relocation or abandonment of structures. 	Not Applicable
PO11 Erosion control structures (revetments only) are only constructed where: <ol style="list-style-type: none"> there is an imminent threat to significant buildings or infrastructure, and there is no feasible option for either: 	Not Applicable

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 3 of 6

Performance outcomes	Response
a. beach nourishment ; or b. relocation or abandonment of structures; or 2. the development: a. is in a consistent alignment with adjacent lawful revetments; or b. is consistent with an agreement with a local government that a revetment is appropriate in the proposed location.	
PO12 Erosion control structures minimise interference with coastal processes and reduce the severity of erosion on adjacent land.	Not Applicable
Water quality	
PO13 Development: 1. maintains or enhances environmental values of receiving waters; 2. achieves the water quality objectives of Queensland waters; 3. avoids the release of prescribed water contaminants to tidal waters .	Complies with PO13 A Conceptual Stormwater Management Plan has been prepared as part of the development application. The CSMP report demonstrates that stormwater discharging from the site will satisfy water quality objectives for Queensland waters.
Public use of and access to State coastal land	
PO14 Development maintains or enhances public use of and access to and along State coastal land (except where this is contrary to the protection of coastal resources or public safety).	Complies with PO14
PO15 Private marine development does not reduce public use of and access to State coastal land and ensures that works: 1. are used for marine access purposes only; 2. minimise the use of State coastal land ; 3. are designed to accommodate the berthing of one vessel only per waterfront residence; 4. do not interfere with access between navigable waterways and adjacent properties.	Not Applicable
PO16 Development does not reduce public use of and access to State coastal land and ensures that erosion control structures , intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot: 1. except where impeded by significant buildings or infrastructure that cannot be removed or relocated; or 2. for revetments the development is: a. in a consistent alignment with adjacent lawful revetments; or b. consistent with an agreement with a local government that a revetment is appropriate in the proposed location.	Complies with PO16
Matters of state environmental significance	
PO17 Development is designed and sited to: 1. avoid impacts on matters of state environmental significance ; or 2. minimise and mitigate impacts on matters of state environmental significance	Complies with PO17 An Ecological Site Assessment prepared by Burchills Engineering Solutions has determined that impacts upon Matters of State

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 4 of 6

Performance outcomes	Response
<p>after demonstrating avoidance is not reasonably possible; and</p> <p>3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.</p> <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.</p>	<p>Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES) as identified in Livingstone Shire Planning Scheme 2018 Biodiversity Overlay Code are limited to the clearing of Least concern vegetation that has Essential Habitat values for the Vulnerable estuarine crocodile (<i>Crocodylus porosus</i>).</p> <p>The design of the proposed development however protects potential breeding habitat for this species in a proposed reserve including a 100m setback to the high bank of Mulambin Ck.</p> <p>For further details, please refer to the Ecological Site Assessment prepared by Burchills Engineering Solutions (Reference: BE240146-RP-ESA-01) submitted as part of the application package.</p>

Table 8.2: All operational work

Performance outcomes	Response
Private marine development	
<p>PO18 Private marine development is designed and constructed to maintain existing waterway banks in their natural state and not require:</p> <ol style="list-style-type: none"> 1. coastal protection work; 2. shoreline or riverbank hardening; 3. dredging for marine access purposes. 	Not Applicable
Disposal of solid waste or dredged material from artificial waterways	
<p>PO19 Solid waste from land and dredged material from artificial waterways is not disposed of in tidal water unless it is for beneficial reuse.</p>	Not Applicable
Disposal of dredged material other than from artificial waterways	
<p>PO20 Dredged material is returned to tidal water where the material is needed to maintain coastal processes and sediment volume.</p>	Not Applicable
<p>PO21 Where the dredged material is not needed to maintain coastal processes and sediment volume, the quantity of dredged material disposed to tidal water is minimised through beneficial reuse or disposal on land.</p>	Not Applicable
All dredging and any disposal of dredged material in tidal water	
<p>PO22 Dredging or disposal of dredged material in tidal waters does not adversely</p>	Not Applicable

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 5 of 6

Performance outcomes	Response
impact on coastal processes and coastal resources .	
Reclamation	
PO23 Development does not involve reclamation of land below tidal water , other than for the purposes of: <ol style="list-style-type: none"> 1. coastal-dependent development, public marine development or essential community infrastructure; or 2. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or 3. coastal protection work or work necessary to protect coastal resources or coastal processes. 	Not Applicable

Table 8.3: Operational work for tidal works which is not assessed by local government

Performance outcomes	Acceptable outcomes	Response
PO24 Tidal works are sited and designed to operate safely during and following a defined storm tide event .	AO24.1 Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017.	Not Applicable

State Development Assessment Provisions v3.0

State code 8: Coastal development and tidal works

Page 6 of 6

LIVINGSTONE PLANNING SCHEME 2018

8.2.5 Coastal hazard overlay code**8.2.5.1 Application**

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

The coastal hazard overlays include the following:

LIVINGSTONE PLANNING SCHEME 2018

- (1) storm tide hazard inundation areas; and
- (2) erosion prone areas.

Storm tide inundation areas:

- (1) The storm tide hazard inundation areas mapping includes:
 - a. areas where detailed storm tide hazard modelling has been undertaken*; and
 - b. areas where detailed storm tide hazard modelling has not been undertaken. *Capricorn Coast Storm Tide Study Upgrade, Aurecon 2015
- (2) In areas where detailed storm tide hazard modelling has been undertaken, Council has adopted the following planning assumptions for the minimum floor levels of habitable rooms:
 - a. the 1% annual exceedance probability (AEP) modelling;
 - b. an assumed 0.8m sea level rise to account for climate change to 2100;
- (3) In areas where detailed storm tide modelling has not been undertaken, the defined storm tide hazard level is identified as two (2) metres above highest astronomical tide, which includes a sea level rise factor of 0.8 metres to account for climate change projections to 2100.

Schedule 9 of the planning scheme provides further detailed information relating to storm tide modelling and adopted hazard resiliency levels.

Erosion prone areas:

- (1) The erosion prone areas shown on the coastal erosion prone overlay map are declared by the Department of Environment and Heritage Protection (EHP) under section 70 of the Coastal Protection and Management Act 1995, commencing 8 July 2015.
- (2) The erosion prone areas mapping includes a 0.8 metre sea level rise to account for climate change projections.

8.2.5.2 Purpose

The purpose of the coastal hazard overlay code is to ensure that development in the coastal zone is planned, designed, constructed and operated to:

- (1) avoid, or minimise and mitigate risk to people and property from coastal hazards including storm tide inundation and coastal erosion, taking into account predicted effects of climate change; and
- (2) protect coastal resources and allow for natural fluctuations in coastal processes as far as possible.

8.2.5.3 Overall Outcomes

The purpose of the code will be achieved through the following overall outcomes:

LIVINGSTONE PLANNING SCHEME 2018

- (1) Foreshore ecosystems and biological diversity are protected and managed to maintain their natural protective functions and allow for natural fluctuations to continue as far as possible;
- (2) Risk from coastal hazards (including predicted effects of climate change) is avoided or mitigated and managed to acceptable levels;
- (3) Matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;
- (4) Coastal dependent land use and infrastructure is undertaken in a manner which minimises impacts on coastal resources and mitigates risks to people and property;
- (5) Emergency services facilities and vulnerable community uses are located and designed to function effectively during and after coastal hazard events;
- (6) Development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities;
- (7) Development avoids the storage of hazardous materials in a coastal hazard area;
- (8) Public access to the foreshore is maintained and enhanced; and
- (9) Development does not include canals and artificial waterways that connect to tidal waterways.

8.2.5.4 Specific benchmarks for assessment

Table 8.2.5.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Storm Tide Hazard Areas			

LIVINGSTONE PLANNING SCHEME 2018

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO1 Development of an existing lot is designed and constructed to avoid adverse impacts on people and property from storm tide inundation.	AO1.1 Where an existing lot, development (including additions and alterations) achieves the following: <ul style="list-style-type: none"> (a) the floor level of habitable rooms is located at or above the defined minimum habitable floor height for the site (refer Schedule 9, Table SC9.1.1); (b) the floor level of non-habitable rooms is located above the adopted inundation levels for the site and intended use (refer Schedule 9, Table SC9.1.2, Table SC9.1.3, and Table SC9.1.6 as relevant to the development); (c) other than AO1.1(d) below, parts of a building below the floor level of habitable rooms are completely unenclosed to allow for flowthrough water movement; (d) a lower level enclosure of no more than five (5) square metres may accommodate a laundry or workshop use and is constructed from flood resilient materials; and (e) water tanks located below the minimum floor level of habitable rooms are constructed of reinforced concrete with sufficient footings or supports to resist wave forces. Note: Not all locations within the planning scheme area have detailed modelling. Where detailed modelling has not been undertaken, the defined storm tide hazard level is identified as two (2) metres above the highest astronomical tide, which includes a sea level rise factor of 0.8 metres to account for climate change projections to 2100. An additional freeboard allowance may be required for habitable room floor levels. Editor's note: To assist with determining the suitability of the development, Council may	Not Applicable	

LIVINGSTONE PLANNING SCHEME 2018

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
	require that a coastal hazard risk assessment is undertaken as part of a development application in accordance with SC7.4 Coastal hazard planning scheme policy.		
PO2 Development involving essential electrical services is located and designed to ensure public safety and minimise consequences of damage due to storm tides. Editor's note: Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.	AO2.1 Essential electrical services are located: <ul style="list-style-type: none"> (a) at or above the defined minimum habitable floor height for the site (refer to Schedule 9); or (b) within an existing basement only where: <ul style="list-style-type: none"> (i) the basement is a waterproof structure with walls and floors impermeable to the passage of water; and (ii) all entry points are located at or above the defined minimum habitable floor level for the property. 	Not Applicable	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO3 A basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage) is suitably located and designed to ensure public safety.	AO3 If development involves a basement (excluding basement storage used only for bike storage, or change room, or building maintenance storage), the basement is located and designed to achieve the following: <ul style="list-style-type: none"> (a) the basement is a waterproof structure with walls and floors impermeable to the passage of water; and (b) all entry points are located at or above the defined minimum habitable floor level for the property. 	Not Applicable	
PO4 The development does not change storm tide characteristics, which may cause adverse impacts external to the site.	AO4 The development does not involve the following: <ul style="list-style-type: none"> (a) new buildings or structures or additions to existing buildings or structures (including any impermeable parts thereof) located below the defined storm tide hazard level if: <ul style="list-style-type: none"> (i) having an enclosed space having a volume exceeding fifty (50) cubic metres; or (ii) resulting in a net increase in building materials resulting in a volume exceeding fifty (50) cubic metres; or (b) a net increase in filling on the site greater than fifty (50) cubic metres; or (c) filling material with a height greater than one hundred (100) millimetres; or (d) block or solid walls or fences; or (e) garden beds or other structures with a height more than one-hundred (100) millimetres. 	Alternate Solution Provided The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area. The layout of the proposed infill development is consistent with the built form of the adjoining residential development to the south of the site, which has been filled to deliver low density residential lots, a similar methodology proposed by the current application. In practical terms, the development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during a storm tide events (neither scour from wave impact or from the conveyance of flood / tidal waters). As demonstrated by modelling undertaken as part of the Coastal Hazard Assessment, the civil works proposed as part of the development will have negligible impact upon the characteristics of storm tide events external to the site and will not result in actionable damage to properties	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
		upstream / downstream or adjacent to the development site. For further details, please refer to afflux mapping included in Appendix D of the Coastal Hazard Assessment prepared by Burchills submitted as part of the RFI response package.	
PO5 Development is located, designed and constructed to avoid adverse impacts on people and property from storm tide inundation.	AO5 Development: (a) Does not result in: (i) an increase in the number of dwellings at the site; or (ii) an increase in the number of people permanently employed at the site; and (b) is located, designed, constructed and operated to ensure structures can withstand wave action, inundation and recession of flood waters from a defined storm tide event	Complies with PO5 The proposed development will result in the subdivision of the existing land parcel to create 85 residential allotments and balance lot. The finished surface level of all lots created as part of the proposed subdivision will be established above the design storm tide level prescribed by the Livingstone Shire Council.	
PO6 Land, buildings and structures used for the manufacture, transport or storage of hazardous materials in bulk, are located and designed to prevent hazardous materials, whether loose or in containers, from entering any water body, waterway or storm tide inundation area.	AO6 Land, buildings and structures used for the manufacture, transport or storage of hazardous materials in bulk, are located outside a storm tide inundation area.	NOT APPLICABLE	
PO7 Emergency services facilities or vulnerable community uses are located and designed to function effectively during and after coastal hazard. Editor's note: Emergency services and vulnerable community uses include: emergency services facilities, emergency shelters, hospitals and associated facilities,	AO7 Development of emergency services or vulnerable community uses are: (a) located above the storm tide event resiliency level for the specific use as specified in Schedule 9, Table SC9.1.6; or (b) (b) designed to ensure any components	NOT APPLICABLE	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
major switch yards and substations, fire and police facilities, power stations, sewage treatment plants, communication network facilities, retirement village, homes for the aged, hospice, child care centres, educational facilities, stores of valuable records or items of historical or cultural significance (for example galleries and libraries), water treatment plants and works of any electricity entity not listed in this table.	of the infrastructure that are likely to fail or may result in contamination when inundated by storm tide inundation, are located above the storm tide event level for that activity in specified in Schedule 9, Table SC9.1.6.		

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO8 Development is located, designed and operated to maintain or enhance existing levels of public access to and along the foreshore.	AO8 Existing public access ways or roads which provide public access to the foreshore: (a) are retained in place; or (b) are re-located subject to Council approval.	NOT APPLICABLE	
PO9 Minor public marine development minimises disturbance of the natural environment within waterways.	AO9.1 New minor public marine development: (a) relies on a natural channel of a depth adequate for the intended vessels; and (b) is designed and located such that maintenance dredging following initial construction is not required.	NOT APPLICABLE	
Erosion Prone Areas			
PO10 Development is located, designed and constructed to avoid adverse impacts on people and property from coastal erosion.	AO10.1 Development is: (a) essential community infrastructure which cannot be located elsewhere; or (b) coastal-dependent development; or (c) temporary, readily relocatable or able to be abandoned. AO10.2 Where involving an additional building or extensions or alterations to an existing building, the development does not extend any further seaward than existing buildings or structures.	Complies with PO10 The proposed development will result in the subdivision of the existing land parcel to create 85 residential allotments. The finished surface level of all lots created as part of the proposed subdivision will be established well above the design storm tide level prescribed by the Livingstone Shire Council. As demonstrated by modelling undertaken as part of the Coastal Hazard Assessment, the civil works proposed as part of the development will have negligible impact upon the characteristics of storm tide events external to the site and will not result in actionable damage to properties upstream / downstream or adjacent to the development site. For further details, please refer to afflux mapping included in Appendix D of the Coastal Hazard Assessment prepared by Burchills submitted as part of the RFI response package.	

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Table 8.2.5.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Storm Tide Hazard Areas			
PO11 New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property, and infrastructure due to storm tide hazard and inundation.	No acceptable outcome is nominated.	Complies with PO11 The finished surface level of all lots created as part of the proposed subdivision will be established well above the design storm tide level prescribed by the Livingstone Shire Council. For further details, please refer to the civil design drawings prepared by Barlow Shelley.	
PO12 The development does not directly, indirectly or cumulatively increase the severity of the coastal hazard and the potential damage of other properties.	No acceptable outcome is nominated.	Complies with PO12 The development application will result in the creation of 85 residential allotments and a balance lot. Lots within the western extents of the property (within the mapped erosion prone area) will be formed via bulk earthworks. As demonstrated by modelling undertaken as part of the Coastal Hazard Assessment, the civil works proposed as part of the development will have negligible impact upon the characteristics of storm tide events external to the site and will not increase the severity of coastal hazards within the surrounding local area and are unlikely to result in actionable damage to properties upstream / downstream or adjacent to the development site. For further details, please refer to the Coastal Hazard Assessment prepared by Burchills Engineering Solutions.	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO13 Development does not include man-made canals or artificial waterways that connect to tidal waterways.	No acceptable outcome is nominated.	Complies with PO13	
PO14 Development maintains existing natural environmental features such as mangroves and wetlands to mitigate impacts from storm-tide inundation and permanent inundation due to sea-level rise.	No acceptable outcome is nominated.	Complies with PO14 The majority of vegetation within the mapped erosion prone area will be protected, with a large balance lot created as part of the development to be retained for conservation purposes. The preservation of the vegetation within this portion of the site will ensure that the physical integrity of the site is protected, mitigating any forces exerted by storm tides during severe weather events. For further details, please refer to the plan of development prepared by Barlow Shelley submitted as part of the application package.	
Erosion Prone Areas			
PO15 Development avoids or mitigates any increase in risk to people and property from adverse coastal erosion impacts by: (a) minimising the area of the development footprint within the erosion prone area; (b) locating development as far landward	No acceptable outcome is nominated.	Alternate Solution Provided The proposed development will result in the establishment of residential land parcels which encroach into the mapped erosion prone area. The layout of the proposed infill development is consistent with the built form of the adjoining residential development to the south of the site, which has been filled to deliver low density	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
<p>as possible;</p> <p>(c) maximising the ability for buildings or structures to be abandoned, or disassembled for relocation either on the site or to another site;</p> <p>(d) installing and maintaining on-site coastal protection works.</p>		<p>residential lots, a similar methodology proposed by the current application.</p> <p>In practical terms, the development site is situated in a sheltered backwater of the Mulambin Creek estuary which is not subjected to erosive processes during storm tide events (scour from wave impact or from the conveyance of flood / tidal waters).</p> <p>All new lots established as part of the proposed development will have a finished surface level above that of the design storm tide level prescribed by the Livingstone Shire Council.</p> <p>As demonstrated by modelling undertaken as part of the Coastal Hazard Assessment, the civil works (filling) proposed as part of the development will have negligible impact upon the characteristics of storm tide events external to the site and will not result in actionable damage to properties upstream / downstream or adjacent to the development site.</p> <p>For further details, please refer to afflux mapping included in Appendix D of the Coastal Hazard Assessment prepared by Burchills submitted as part of the RFI response package.</p>	
<p>PO16</p> <p>New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property and infrastructure due to erosion resulting from storm tide hazards.</p>	No acceptable outcome is nominated.	<p>COMPLIES WITH PO16</p> <p>The development application will result in the creation of 85 residential allotments and a balance lot. Lots within the western extents of the property (within the mapped erosion prone area) will be formed via bulk earthworks. All new lots established as part of the proposed development will have a finished surface level above that of the design storm tide level prescribed by the Livingstone Shire Council.</p> <p>As demonstrated by modelling undertaken as</p>	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
		<p>part of the Coastal Hazard Assessment, the civil works proposed as part of the development will have negligible impact upon the characteristics of storm tide events external to the site and will not result in actionable damage to properties upstream / downstream or adjacent to the development site.</p> <p>For further details, please refer to afflux mapping included in Appendix D of the Coastal Hazard Assessment prepared by Burchills submitted as part of the RFI response package.</p>	
PO17 Where used, coastal protection works are: (a) consistent with a shoreline erosion management plan that has been prepared for the area; or (b) undertaken in response to a demonstrated need to protect existing permanent structures from an imminent threat of coastal erosion, where abandonment or relocation of the structures is not feasible, and a relevant shoreline erosion management plan has not been prepared.	No acceptable outcome is nominated.	NOT APPLICABLE	
PO18 Development in an erosion prone area: (a) maintains, protects or enhances vegetation on coastal landforms; (b) maintains sediment volumes of dunes and near-shore coastal landforms; or (c) mitigates any increased risks from erosion through the location, design, construction and operating standards of development; (d) maintains physical coastal processes	No acceptable outcome is nominated.	COMPLIES WITH PO18 <p>The majority of vegetation within the mapped erosion prone area will be protected, with a large lot created as part of the development to be retained for conservation purposes.</p> <p>The preservation of the vegetation within this portion of the site will ensure that the physical integrity of the site is protected, mitigating any forces exerted by storm tides during severe weather events.</p> <p>It should also be noted that modelling undertaken as part of the Coastal Hazard</p>	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
<p>beyond the development including longshore transport of sediment along the coast; and</p> <p>(e) prevents increasing the risk of shoreline erosion for areas adjacent to the development, unless the development is an erosion control structure.</p> <p>Editor's note: Applications are to be supported by a report certified by a registered professional engineer that demonstrates this performance outcome will be achieved</p>		<p>Assessment identified that there will be negligible afflux experienced offsite during the design storm tide event.</p> <p>For further details, please refer to the plan of development prepared by Barlow Shelley submitted as part of the application package.</p>	

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8.2.7 Flood hazard overlay code**8.2.7.1 Application**

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmark for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

In this planning scheme:

- (1) the defined flood event for all catchments is the one (1) per cent annual exceedance probability (AEP) flood;
- (2) the defined flood level is the mapped area of the inundation of the defined flood event identified by an overlay;
- (3) the declared freeboard is 300 millimetres; and
- (4) the defined flood hazard level is the combination of the defined flood level, plus the declared freeboard height of 300 millimetres.

8.2.7.2 Purpose

The purpose of the flood hazard overlay code is to ensure that development in flood hazard areas avoids, or minimises and mitigates risk to life, property, community and the environment during floods, to an acceptable level.

8.2.7.3 Overall Outcomes

The purpose of the code will be achieved through the following overall outcomes:

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- (1) known areas of flood risk, and the probability of future flooding, are identified;
- (2) development does not occur in areas at risk from flood inundation unless undertaken in a manner that minimises and mitigates the risk to life, property, community and the environment during floods, to an acceptable level;
- (3) matters of State or local environmental significance are not adversely impacted on in order to achieve hazard minimisation or mitigation;
- (4) development does not increase flood risk for land upstream and downstream of the development site and the hydraulic connectivity and capacity of flood hazard areas are not adversely affected by development;
- (5) emergency services, community facilities and infrastructure required during a flood emergency are located above flood hazard areas and they are designed to function effectively during and immediately after flood events;
- (6) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities;
- (7) no further fragmentation of land occurs within flood hazard areas;
- (8) where possible, development intensity in flood hazard areas is progressively reduced over time; and
- (9) development avoids the storage of hazardous materials in a flood hazard area.

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8.2.7.4 Specific benchmarks for assessment

Table 8.2.5.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Location, design, sitting, operation			
PO1 The development is sited and designed such that risk to people and property from flood inundation is avoided or minimised.	AO1.1 The finished floor level of all habitable rooms is located at or above the defined flood hazard level. AO1.2 If the development involves an addition or extension to an existing building(s): (a) it does not result in an increase in the number of dwellings on the site; (b) the total number of bedrooms in any existing dwelling does not exceed four (4); and (c) (c) all buildings are constructed in accordance with the <i>Queensland Development Code – MP3.5 — Construction of buildings in flood hazard areas</i> .	Complies with PO1 The proposed development footprint is outside of the mapped flood extent.	
PO2 The development is located and designed such that all buildings, structures and driveways on the site do not obstruct the free drainage of flood waters after a flood.	AO2.1 All buildings, structures and driveways are constructed: (a) on a single building pad which is above the defined flood level; or (b) so that spaces between buildings, structures and driveways are able to drain freely.	Complies with PO2 The proposed development footprint is outside of the mapped flood extent.	

LIVINGSTONE PLANNING SCHEME 2018

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO3 All water, sewer, electricity and telecommunications infrastructure servicing the development maintains effective functioning during and after a flood.	AO3.1 All water, sewer, electricity and telecommunications infrastructure: <ul style="list-style-type: none"> (a) is located above the defined flood level; or (b) is designed to exclude water intrusion and resist hydrodynamic and hydrostatic forces from damaging the infrastructure. 	Complies with PO3 The proposed development footprint is outside of the mapped flood extent.	
PO4 Development does not cause adverse impacts on property, infrastructure or the natural environment (on-site or off-site) due to flooding. Editor's note: To assist with demonstrating compliance with this performance outcome, a report should be prepared by an appropriately qualified person which demonstrates to the satisfaction of the assessment manager, that the development does not cause adverse impacts external to the site due to: <ul style="list-style-type: none"> (a) reductions of flood storage capacity; or (b) changes to depth, duration and velocity of flood waters; or (c) changes to flood flow paths; or (d) reductions in flood warning times elsewhere on the floodplain. 	AO4.1 The development does not involve the following: <ul style="list-style-type: none"> (a) new buildings or structures or additions to existing buildings or structures (including any impermeable parts thereof) located below the defined flood hazard level if: <ul style="list-style-type: none"> (i) having an enclosed space having a volume exceeding fifty (50) cubic metres; or (ii) resulting in a net increase in building materials resulting in a volume exceeding fifty (50) cubic metres; or (b) a net increase in filling on the site greater than fifty (50) cubic metres; or (c) filling material with a height greater than one hundred (100) millimetres; or (d) block or solid walls or fences. 	Complies with PO4 The proposed development will result in the establishment of residential land parcels which does not encroach into the mapped flood hazard area.	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO5 Development avoids the release of hazardous materials into floodwaters.	AO5.1 All areas associated with the manufacturing and storage of hazardous materials in excess of, 500 litres or 2,500 kilograms, are located above the defined flood hazard level.	NOT APPLICABLE	
PO6 Development is located to minimise susceptibility to and potential impacts of flooding.	AO6.1 Underground vehicle parking areas are designed to prevent the intrusion of floodwaters by the incorporation of a bund or similar barrier above the defined flood hazard level.	NOT APPLICABLE	
PO7 Development involving temporary or moveable residential structures (for example caravan parks and camping grounds) is located to minimise susceptibility and potential impacts of flooding.	AO7.1 Development involving temporary or moveable residential structures is located on the highest part of the site and in an area where there is at least twenty-four (24) hours flood warning time to enable safe evacuation.	NOT APPLICABLE	

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Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO8 Development does not change the flood characteristics of the area, taking into account the cumulative impact of development outside of the site.	AO8 Development does not result in changes to downstream flood characteristics including: <ul style="list-style-type: none"> (a) loss of flood storage; (b) increased scour and erosion; (c) loss of or changes to flow paths; (d) flow acceleration or retardation; (e) increase in the depth and duration of flood waters; and (f) reduction in flood warning times. 	Complies with PO8 The proposed development footprint is outside of the mapped flood extent.	
PO9 Development for essential public services, community activities and other important public assets and infrastructure are able to function effectively during and immediately after a defined flood event.	AO9.1 The uses listed in Table 8.2.7.4.1.1 below are not located on land below the defined flood event and they have at least one flood free access road during the flood event.	NOT APPLICABLE	
PO10 Development avoids the release of hazardous materials into floodwaters.	AO10.1 In high and extreme flood hazard areas, the manufacture or storage of hazardous materials in bulk does not occur.	NOT APPLICABLE	
Trafficable Access			
PO11 Development has safe access to and from the site during a defined flood event.	AO11.1 Trafficable access to and from the development in local creek catchments is in accordance with Table 8.2.7.4.1.2 below. AO11.2 Trafficable access to and from the development in Fitzroy River hazard areas are in accordance with Table 8.2.7.4.1.3 below.	Complies with PO11 The site had flood free access.	

LIVINGSTONE PLANNING SCHEME 2018

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
PO12 New lots and development associated with reconfiguring a lot does not create an unacceptable risk of adverse impact to people, property, and infrastructure due to flood inundation	AO11.2 Development does not result in an increase in the number of lots in flood hazard areas.	Complies with PO12 The proposed development footprint is outside of the mapped flood extent.	

Table 8.2.5.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome	Internal use
Location, design, siting, operation			
PO13 Development for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation. Editor's note: This area can be used on a daily basis as an office, storage area or the like.	No acceptable outcome is nominated.	NOT APPLICABLE	
PO14 Development and actions to minimise or mitigate flood hazard do not adversely impact matters of State or local environmental significance.	No acceptable outcome is nominated.	Complies with PO14 The proposed development footprint is outside of the mapped flood extent.	

Table 8.2.7.4.1.1

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Use (Description)	Defined flood event level per cent annual exceedance probability
Emergency services (other)	0.2
Emergency/evacuation shelters	0.5
Emergency services (fire and police stations)	0.5
Hospitals and associated facilities	0.2
Stores of valuable record or items of historical/cultural significance	0.2
Air services	0.5
Telecommunications facilities	0.5
Power stations	0.2
Major electricity infrastructure	0.2
Substations	0.5
Utility instillation (sewage treatment plant)	1.0
Utility instillation (water treatment plant)	0.2
Retirement facility, residential care facility and community residence	0.5
Community activities (including child care centres and education establishments)	0.5
Regional fuel storage	0.5
Food storage warehouse	0.5

Note — 0.5 per cent annual exceedance probability and 0.2 per cent annual exceedance probability mapping is only available for some areas within the region. The applicant will be required to provide sufficient detail in the form of a flood impact report for development within areas that are not mapped in accordance with Schedule SC7.6

Table 8.2.7.4.1.2 – Trafficable access requirements local catchments

Use category	Max access inundation depth and velocity	Defined flood event per centum annual exceedance probability	
		Major road	Minor road
Rural	0.5 metres 1.2 metres per second	2	10
Residential	0.3 metres 1.2 metres per second	2	10
Commercial	0.5 metres 1.2 metres per second	2	10
Industrial	0.5 metres 1.2 metres per second	2	10
Community recreation	0.3 metres 1.2 metres per second	2	10

Editor's note — local creek catchment flood modelling detailing annual exceedance probability (AEP) events is only available for some areas. The applicant may be required to provide sufficient detail in the form of a flood impact report for development within areas that are not mapped.

Editor's note — major road - refer to Capricorn Municipal Development Guideline

Editor's note — minor road - refer to Capricorn Municipal Development Guideline

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Table 8.2.7.4.1.2 – Trafficable access requirements Fitzroy River flood hazard areas

Use category	Max access inundation depth and velocity	Defined flood event per centum annual exceedance probability	
		Major road	Minor road
Rural	0.5 metres 1.2 metres per second	1	2
Residential	0.3 metres 1.2 metres per second	1	2
Commercial	0.5 metres 1.2 metres per second	1	2
Industrial	0.5 metres 1.2 metres per second	1	2
Community recreation	0.3 metres 1.2 metres per second	1	2

Editor's note — where Fitzroy River flood mapping overlaps local creek catchment mapping, trafficable access requirements for Fitzroy River flood hazard areas prevail.
 Editor's note — time of isolation during defined flood event is extended.



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**13.6 - DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT FOR A
RECONFIGURING A LOT FOR ONE (1)
INTO 77 RESIDENTIAL LOTS AND ONE
ENVIRONMENT AND DRAINAGE LOT
(STAGES 1-4), ON LOT 2 ON RP617670,
AND LOCATED AT 1-41 NEVILLE
STREET, MULAMBIN QLD 4703**

Bushfire Management Plan

Meeting Date: 19 August 2025

Attachment No: 10



Bushfire Hazard Assessment & Bushfire Management Plan

Proposed 91 lot Residential Subdivision on Lot 2RP617670
1-41 Neville St, Mulambin Qld 4703

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Table of Contents

1	Bushfire Hazard Assessment.....	3
1.1	Purpose.....	3
1.2	Background.....	3
1.2.1	Site and surrounding landscape.....	4
1.2.2	Vegetation and land use.....	4
1.3	Vegetation hazard.....	6
1.3.1	Hazardous vegetation extent.....	6
1.3.2	Hazard description.....	6
1.3.3	Assessed BAL hazard.....	9
1.3.4	BAL assessable lots.....	9
1.4	Evidence of Fire.....	11
1.5	Fire Behavior.....	11
1.6	Access.....	11
1.7	Escape Routes.....	11
2	Bushfire Management Plan.....	12
2.1	Introduction.....	12
2.2	Aims of the Bushfire Management Plan.....	12
2.3	Responsible Agencies.....	12
2.4	Expected fire behavior.....	13
2.5	Affected lots.....	13
2.6	Building Exclusion Zones.....	13
2.6.1	Lots 58 to 64.....	13
2.6.2	Lot 58 and Lot 64 only.....	13
2.7	Construction Standards.....	13
2.7.1	Other BAL assessable buildings.....	14
2.8	Water supply for fire fighting.....	14
2.9	Dwelling Access and Escape Routes.....	14
2.10	APZ & Maintenance.....	14
2.10.1	APZ maintenance & Landscaping.....	14
2.11	Warning and Evacuation Procedures and Routes.....	14
2.12	Purchaser/Resident Education and Awareness Programs.....	14
2.13	Ongoing Maintenance and Response Awareness Programs.....	14

1 Bushfire Hazard Assessment

1.1 Purpose

The purpose of the Bushfire Hazard Assessment is to determine the level of bushfire hazard with reference to:

- The relevant Livingstone Planning Scheme 2018 code and policy:
 - a. 8.2.4 Bushfire Hazard Overlay Code
 - b. Schedule 7.2. Bushfire hazard planning scheme policy;
- The Australian Standard AS3959 Construction of buildings in bushfire-prone areas (AS3959); and
- Site specific factors that may influence standardised assessment methods.

1.2 Background

The subject of this Bushfire Hazard Assessment and Management Plan are proposed dwellings and any other Bushfire Attack Level (BAL) assessable buildings to be situated within 91 proposed lots within lot 2 on RP617670 located at 1-41 Neville Street Mulambin QLD 4703. The location of the site is shown in Figure 1. See Appendix A for the overall layout and key plan.

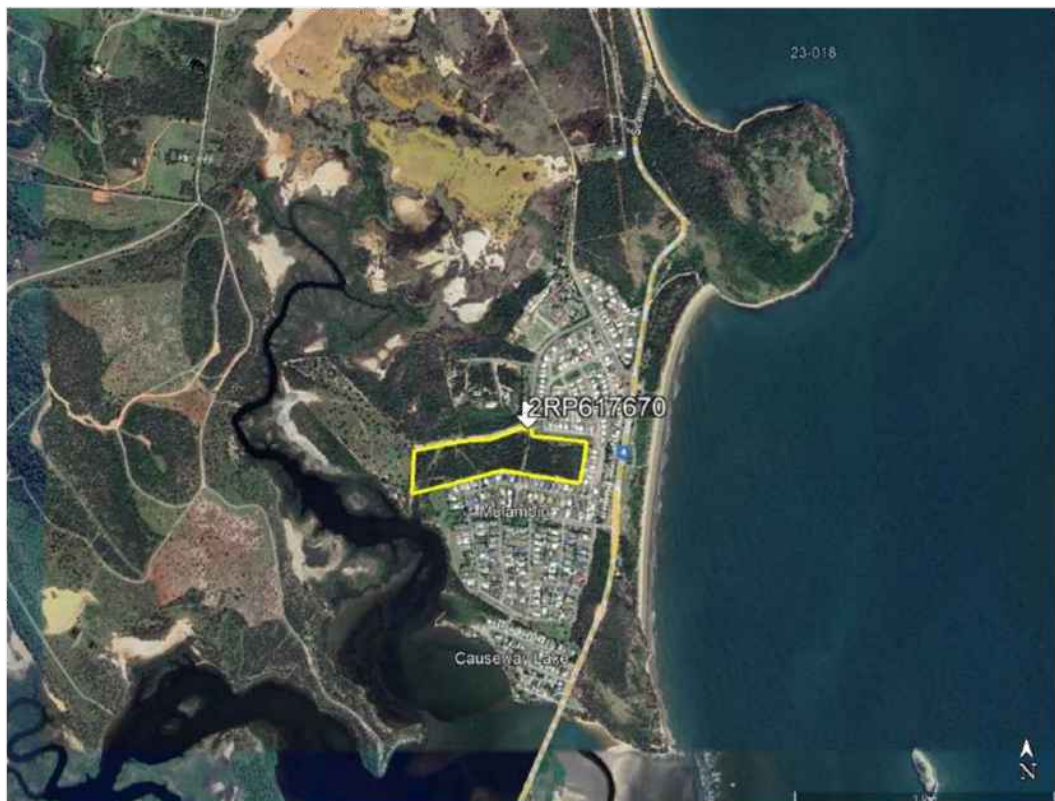


Figure 1. The development site (Lot 2RP617670) is in the locality of Mulambin.

A plan of Development is provided in **Appendix A** with an extract of the overall layout and key plan (Brown Shelly Consulting Engineers) shown in Figure 2.



Figure 2. An extract of the overall layout and key plan from Brown Shelly Consulting Engineers, drawing number PO3 rev. A showing the 91 proposed lots, retained vegetation ('marine plant area' and associated buffer) and development stages.

1.2.1 Site and surrounding landscape

Landscapes on the subject site consist of low lying flats (the whole of the subject lot) located between coastal environments to the East (Mulambin Beach), a marine estuarine area to the West (Mulambin Creek and Causeway Lake) with an isolated hill to the North consisting of a scarp slope facing the subject lot and a dip slope on the Northern side of the hill (see Figure 3).

1.2.2 Vegetation and land use

The subject lot is 10 hectares in area and approximately 80% vegetated with a predominately paperbark, cabbage tree palm, Morton Bay ash community (Regional Ecosystem (RE) 11.2.5: <https://apps.des.qld.gov.au/regional-ecosystems/details/?re=11.2.5>). RE 11.2.5 includes areas of occasionally inundated, non-tidal (palustrine) wetlands.

Vegetation on the adjacent hill immediately North of Neville Street consists of a 40 metre wide band of RE 11.2.5 woodland on the opposite side of Neville Street. The vegetation then changes to a dry rainforest community (DRF) on the scarp slope, transitioning to an ironbark woodland on the dip slope to the North. Vegetation on the hill, including some partially cleared lots, is 18 hectares in area.

Other vegetation consists of littoral woodland and beach rainforest to the East adjacent to Mulambin Beach with mangrove communities associated with Mulambin Creek and Causeway Lake to the West and South.

The balance area consists of a cleared paddock to the West with cleared urban development immediately to the South, East and North-East (see Figure 3).



Figure 3. The subject lot outlined in yellow in relation to surrounding slopes (1 metre contours) and adjacent land use and landscape features.



Figure 4. The subject lot is shown in relation to adjacent vegetation communities. These are the low lying melaleuca communities (11.2.5), dry rainforest (DRF) on the steep scarp and ironbark woodlands on the Northern dip slope.

1.3 Vegetation hazard

1.3.1 Hazardous vegetation extent

After development, there will be an area of approximately 1.7 hectares of remaining woodland vegetation (11.2.5) within the Western end of the subject lot within a balance area of approximately 2 hectares. As such, the total amount of woodland vegetation hazard with the balance area in future years may be up to 2 hectares.

A 40 metre wide strip of 11.2.5 woodland is located on the Northern side of Neville Street which transitions further North to a band of dry rainforest on the steep scarp, with ironbark woodland on the Northern dip slope.

The AS3959: 2018, Section 2.2.3.2 *Exclusions—Low threat vegetation and non-vegetated areas* (see Appendix C) includes any vegetation greater than 100m from the site (the ironbark woodland), mangroves and vegetation of low flammability; moisture content; or fuel load (the DRF on the scarp slope).

Therefore, the hazard under consideration is the paperbark, cabbage tree palm, Morton Bay ash (11.2.5) vegetation present as a 2 hectare area to the West and a 40 metre wide strip to the North. The post development extent of the hazard under consideration is shown in Figure 5.



Figure 5. Hazardous vegetation relevant to the site after clearing for development will be the paperbark, cabbage tree palm, Moreton Bay ash (11.2.5) communities outlined in blue.

1.3.2 Hazard description

Neville Street North side.

Vegetation along the Northern side of Neville Street is a paperbark / cabbage tree palm, Moreton Bay ash community over an ephemeral wetland / watercourse. Other native species include dry rainforest associated species (*Ficus obliqua*, *Litsea fawcettiana*, *Pittosporum ferrugineum*, *Chionanthus ramiflorus*, *Cupaniopsis anacardioides* and *Macaranga involucreata*). The community contains significant populations of weedy species in the understorey including snake weed, siratro, stinking passionfruit vine and siratro. Weeds of bushfire significance include *Lantana*, mission grass, guinea grass and other weedy grass species (

Figure 6). Dense areas of dry palm fronds are present below the stands with evidence of fire up to 5 metres on palm trunks ((



Figure 6).

Figure 6. Top: 11.2.5 vegetation on the Northern side of Neville St. Middle: Dense grasses on the road reserve. Bottom: Dry palm fronds and evidence of fire to 5 metres on palm trunks.

Neville Street South side within the subject lot

Vegetation on the southern side of Neville street within the subject lot is very similar in species composition and structure with cabbage tree palm more dominant and the addition of marine species including mangroves, marine couch, mangrove fern and lolly bush. Marine associated plants are located more towards the South-western end of the subject lot. Spear grass is dominant on the western end of the road verge (Figure 7). Otherwise, weed growth is similar on both sides of Neville Street.



Figure 7. Top: Vegetation on the southern side of Neville Road and within the subject lot is a 11.2.5 community with cabbage tree palm dominant and the presence of marine plants at the South-western extent.

1.3.3 Assessed BAL hazard

Bushfire Attack Level (BAL) was assessed using a minimum distance calculation of BAL Method 2 as described in the AS3959: 2018. The minimum distance method is an online calculator provided by the Fire Protection Association located at <https://www.fpaa.com.au/>.

The minimum distance method uses degree of slope of *Site* (slope between the assessed structure and the hazard) and *Effective Slope* (slope under the hazard). Vegetation fuel loads used are understorey (surface to upper fuels) and overall (understorey fuels + canopy).

Both site and effective slope for the site are 0 degrees. Fuel loads used were 17.7 t/ha understorey fuel load and 25 t/ha total fuel load.

Results of the minimum distance calculation and rounded up minimum distance ranges for the associated BAL are shown in Table 1. Full results are provided in Appendix B.

Table 1. Minimum distance ranges (APZ) in metres with the associated BAL construction standard. Distance ranges were rounded up final recommended distance ranges

BAL Construction standard within the minimum distance range	Required minimum distance range (m) from the hazard
29	10 to < 14.5
19	14.5 to < 22.00
12.5	22.0 to < 100.0

1.3.4 BAL assessable lots

Proposed lots along the western boundary (lots 58 to 64) have the highest potential BAL ratings (see Figure 8 and Figure 9). Dwellings on these lots will require construction standards greater than BAL-12.5.

The BAL ratings for Lots 58 to 64 are contingent on a 10 metre clear zone from the vegetation hazard. This is composed of 5 metres outside the lots and 5 metres within the lots (no build zone).

No combustible structures should be placed in the no build zone. Fencing within the 10 metre zone is required to be constructed from non-combustible materials. Sheds and combustible structures should not be placed in the 5 metre no build zone designated for each affected lot.

The distance from the hazard indicated in Figure 8 and Figure 9 for lot 58 and lot 64 is not precise. The distance should be measured for Lots 58 and 64 with reference to distance ranges in Table 1.

In addition to Lots 50 to 64, there are several lots that require a minimum BAL-12.5 construction because they are within 100 metres of the vegetation hazard. Any assessable building within 100m of a hazard is to be constructed to no less than BAL-12.5 (see AS3959: 2018 requirements). Lots 42 to 57; 65 to 67; 76 to 78; and 83 to 91 are 22 metres or greater from the vegetation hazard but within 100 metres of the hazard. As such BAL assessable buildings within these lots will require a BAL-12.5 construction standard.

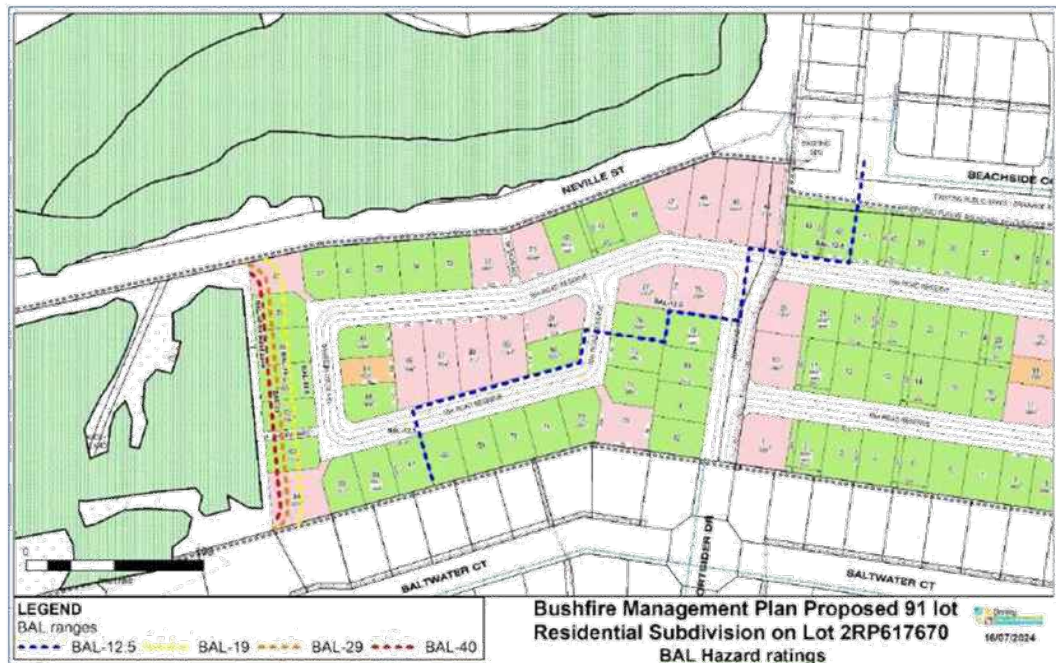


Figure 8. The location of BAL distance ranges from the hazard for all lots. The blue dashed line represents the extent of the BAL-12.5 building area. Red, orange and yellow lines represent BAL-40, BAL-29 and BAL-19 zones respectively. The BAL 40 zone extends 10 metres from the hazard including 5 metres within affected lots. This is a no build zone.

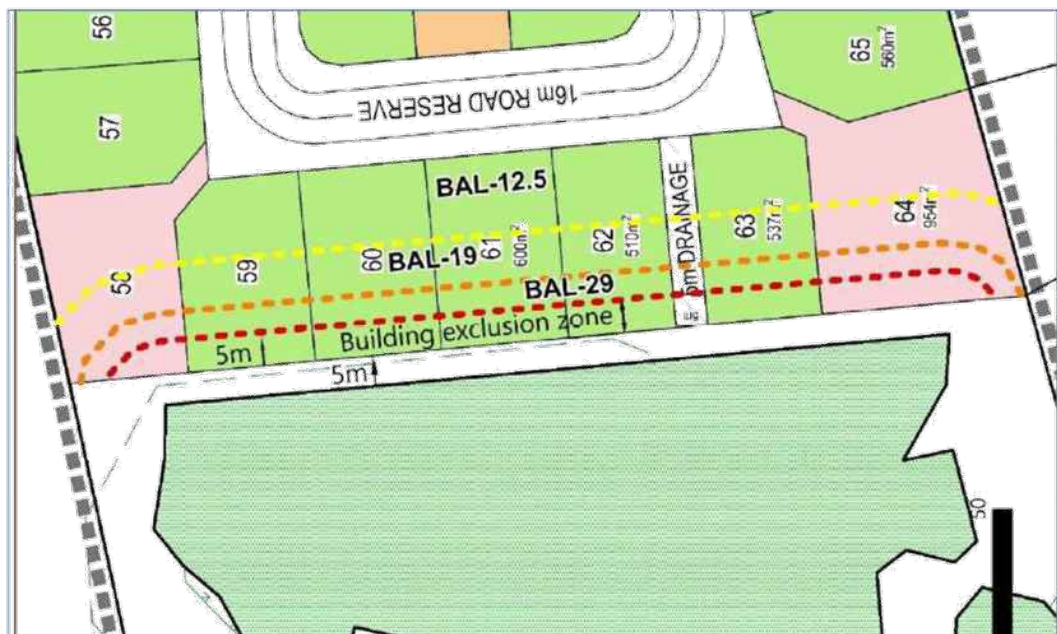


Figure 9. Detail of BAL setback zones over lots 58 to 64. The total setback from the vegetation is 10 metres composed of 5 metres between the hazard and back boundaries plus a 5 metre Building Exclusion Zone within the lots. The exact distance to the vegetation within Lots 58 and 64 is not precise. That distance should be measured prior to determining an appropriate distance.

1.4 Evidence of Fire

There was evidence of a burn-off conducted throughout the subject site on the cabbage tree palm/paperbark woodland. Burns were up to 5 metres high on palm tree trunks but did not reach the top of the tree.

1.5 Fire Behavior

The most hazardous direction for fires will be from the West. Fires are expected to be slow moving and potentially intense in very dry periods. The most hazardous period for wildfires is from October to early December when hot dry Northerly winds are frequent.

1.6 Access

Access to the subject lots will be via Saltwater Court, Mulambin.

1.7 Escape Routes

The escape route from vegetation hazards located to the West and North is the internal road labelled as 'Road 3' in the Plan of Development. Road 3 leads into the existing Saltwater Crescent to the south of the subject lot.

2 Bushfire Management Plan

2.1 Introduction

This Bushfire Management Plan applies to dwellings to be constructed on Lots 42 to 57; 65 to 67; 76 to 78; 83 to 91 (all BAL-12.5) and 58 to 64 (all above BAL 12.5) being part of a proposed 94 lot subdivision on Lot 2RP617670 at 1-41 Neville St, Mulambin Qld 4703

in the locality of Mulambin, in the Livingstone Shire. See Figure 1 for the site location.

A site inspection for bushfire hazard was conducted on lot 2RP617670 on the 15th of May 2024. The assessment was undertaken in accordance with the Livingstone Shire Council (LSC) Bushfire Management Policy. Construction standards and minimum setback ranges were determined using Method 2 described in the AS 3959: 2018.

Implementation of a Bushfire Management Plan will assist in addressing identified fire hazards on the properties and in protecting life and property against bushfire. Residents should be proactive in implementing and maintaining these requirements.

Owners should implement all practical measures to prevent the loss of life and property. Measures should also incorporate fire safety plans and escape strategies. Any new information or landscape changes additional to the hazard assessment should also be incorporated into a hazard reduction/fire safety plan.

Persons within bushfire hazard areas should take the greatest caution when there is a risk of fire. In case of fire, immediate contact should be made with the relevant fire authority and all directions and advice should be followed.

The owners must implement and maintain fire management strategies and have a fire management safety plan in the event of fire.

2.2 Aims of the Bushfire Management Plan

Specific outcomes addressed in this Bushfire Management Plan are:

1. Development maintains the safety of people and property by:
 - 1.1. avoiding areas of High or Medium Bushfire Hazard; or
 - 1.2. mitigating the risk through:
 - 1.1.1. allotment design and the siting of buildings; and
 - 1.1.2. including firebreaks that provide adequate:
 - 1.1.1.1. setbacks between buildings/structures and hazardous vegetation, and
 - 1.1.1.2. access for firefighting/other emergency vehicles;
2. Providing adequate road access for firefighting/other emergency vehicles and safe evacuation;
3. Providing an adequate and accessible water supply for firefighting purposes; and
4. Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.

2.3 Responsible Agencies

The responsible Fire authority is the Queensland Fire and Rescue Service (QFRS). The Rural Division of the QFRS is responsible for bushfires. The Urban Division of the QFRS is responsible for structural fires.



It is the responsibility of the Council and the building certifier to ensure that the measures outlined in this Management Plan are in place prior to the occupation of any buildings that are subject to this plan.

2.4 Expected fire behavior

The likelihood of fire and fire intensity will depend on fuel accumulation. Recent fires have been contained to lower stories (up to 5 metres). However, in extended dry periods, and particularly in late spring, fire intensity may be severe with flame lengths to 20 m with some ember attack. The most hazardous direction for wildfires is from the West to North.

2.5 Affected lots

This Bushfire Management Plan is applicable to proposed lots 42 to 57; 65 to 67; 76 to 78; 83 to 91 (all BAL-12.5) and 58 to 64 (all above BAL 12.5) being part of a proposed 91 lot subdivision on Lot 2RP617670 located at 1-41 Neville St, Mulambin Qld 4703.

2.6 Building Exclusion Zones

2.6.1 Lots 58 to 64

The Building Exclusion Zone is a hazard reduced area (Asset Protection Zone). The Building Exclusion Zone is a 5 metre wide area within lots 58 to 64 that is contiguous with the 5 metre wide fuel reduced zone between the hazard and lots 58 to 64. Dwellings and any garage, carport or similar roofed structure that is closer than 6 metres to the dwelling cannot be located within the Building Exclusion Zone. The Building Exclusion Zone is shown in Figure 9.

2.6.2 Lot 58 and Lot 64 only

A special case exists for lot 58 and lot 64 where the hazard does not extend fully across the west boundary of Lot 58 and Lot 64 (see Figure 9). The 10 metre Asset Protection Zone should be measured from the hazard to determine the location of the Building Exclusion Zone within lots 58 and 64. That distance should be 10 metres from the hazard. Table 1 provides minimum distance ranges to meet the associated BAL construction standard.

Refer to Appendix C for an explanation of *distance from the hazard*.

2.7 Construction Standards

1. Dwellings and any other BAL assessable building located within Lots 42 to 57; 65 to 67; 76 to 78; 83 to 91 are required to be constructed to BAL-12.5.
2. Dwellings and any other BAL assessable building located within Lots 58 to 64 will be constructed to the BAL construction standard associated with the distance from the hazard (see Appendix C *distance from the hazard*). The distance range for each BAL rating is provided in Table 1.
3. Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However, it shall not reduce to below BAL—12.5 See Appendix C for an explanation on how shielding is applied.
4. Boundary fencing adjacent to the hazard on lots 58 to 64 will be constructed from non-combustible materials.

2.7.1 Other BAL assessable buildings

Any garage, carport, or similar roofed structure that is not attached to a building and separated by less than 6 metres from a dwelling is required to comply to a BAL construction standard (be assessed for BAL). See ABCB (2022) *Section 3.2.3 Adjacent structures*.

2.8 Water supply for fire fighting

Each subject lot will have a reliable reticulated water supply that has sufficient flow and pressure characteristics for firefighting purposes at all times (minimum pressure and flow is 10 litres a second at 200kPa).

Fire hydrants should be provided as required by relevant legislation and guidelines i.e. QFES (2019) *Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots*. Queensland Government.

2.9 Dwelling Access and Escape Routes

"Road 3" (See Appendix A Site Layout) leading to Saltwater Crescent provides the primary access and escape route in the event of fire

2.10 APZ & Maintenance

The APZ (Asset Protection Zone) is a hazard reduced area between subject buildings and the hazard. The width of the APZ is related to the applicable BAL construction standard (see Table 1).

2.10.1 APZ maintenance & Landscaping

1. Lawns should not be left to grow higher than 50cm;
2. In extended hot and dry periods or high to catastrophic fire warnings keep lawns and gardens well-watered and remove any dead vegetation;
3. No tree or shrub should overhang or touch the walls of the dwelling;
4. No landscaping timber or mulch should be in contact with the building;
5. Landscaping trees and shrubs between the hazard and the dwelling should be fire resistant species. Contact the LSC council nursery for appropriate species.

2.11 Warning and Evacuation Procedures and Routes

Owners should establish a Fire Safety Plan and Emergency Evacuation Plan for the event of fire including all suitable evacuation routes from their land and dwelling for a fire from all potential directions.

In the event of a fire, dialling 000 obtains emergency assistance.

2.12 Purchaser/Resident Education and Awareness Programs

Each owner should be provided with a copy of this Fire Management Plan with an alert placed either on the title or Council rate searches that the Fire Management Plan is in existence and is to be made available to subsequent owners. The hazard ratings are to be placed on council plans and / or rate notices.

2.13 Ongoing Maintenance and Response Awareness Programs

Owners should read and be familiar with the information contained in this report.

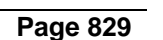
Owners are responsible for maintenance of fire reduction measures on the site to reduce the risk of fire.

Owners should establish a Fire Safety Plan and Emergency Evacuation Plan in the event of fire.

Up to date information on bushfire safety is available from the Queensland Fire and Rescue service.

Appendix A

Barlow and Shelly Overall Layout and Key Plan Drawing PO2 Rev A.



Appendix B

AS3959 BAL Method 2 Minimum Distance calculation results.



Calculated June 19, 2024, 2:42 pm (MDC v.4.9)

Mel woodland

Minimum Distance Calculator - AS3959-2018 (Method 2)

Inputs		Outputs	
Fire Danger Index	40	Rate of spread	0.84 km/h
Vegetation classification	Woodland	Flame length	8.52 m
Understorey fuel load	17.7 t/ha	Flame angle	54 °, 64 °, 73 °, 78 °, 79 ° & 84 °
Total fuel load	25 t/ha	Elevation of receiver	3.44 m, 3.82 m, 4.07 m, 4.16 m, 4.18 m & 4.23 m
Vegetation height	n/a	Fire intensity	10,973 kW/m
Effective slope	0 °	Transmissivity	0.884, 0.871, 0.852, 0.83, 0.8169999999999999 & 0.746
Site slope	0 °	Viewfactor	0.5915, 0.434, 0.2916, 0.1971, 0.1604 & 0.0439
Flame width	100 m	Minimum distance to < 40 kW/m ²	7.1 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	9.699999999999999 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	14.4 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	21.1 m
		Minimum distance to < 10 kW/m ²	25.5 m

Rate of Spread - Mearthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

Flame angle - Douglas & Tan, 2005

Radiant heat flux - Drysdale, 1999, Sullivan et al., 2003, Douglas & Tan, 2005

Appendix C

AS3959: 2018 Definitions

- Low Threat Vegetation
- Shielding
- BAL Explanations
- Explanation of distance from the hazard

Extract from AS3959: 2018 Section 2.2.3.2. Low threat vegetation

15

AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

3.5 REDUCTION IN CONSTRUCTION REQUIREMENTS DUE TO SHIELDING

Where an elevation is not exposed to the source of bushfire attack, then the construction requirements for that elevation can reduce to the next lower BAL. However it shall not reduce to below BAL—12.5.

An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the same building (see Figure 3.1). However it shall not reduce to below BAL 12.5.

The shielding of an elevation shall apply to all the elements of the wall, including openings, but shall not apply to subfloors or roofs.

AS 3959:2018

38

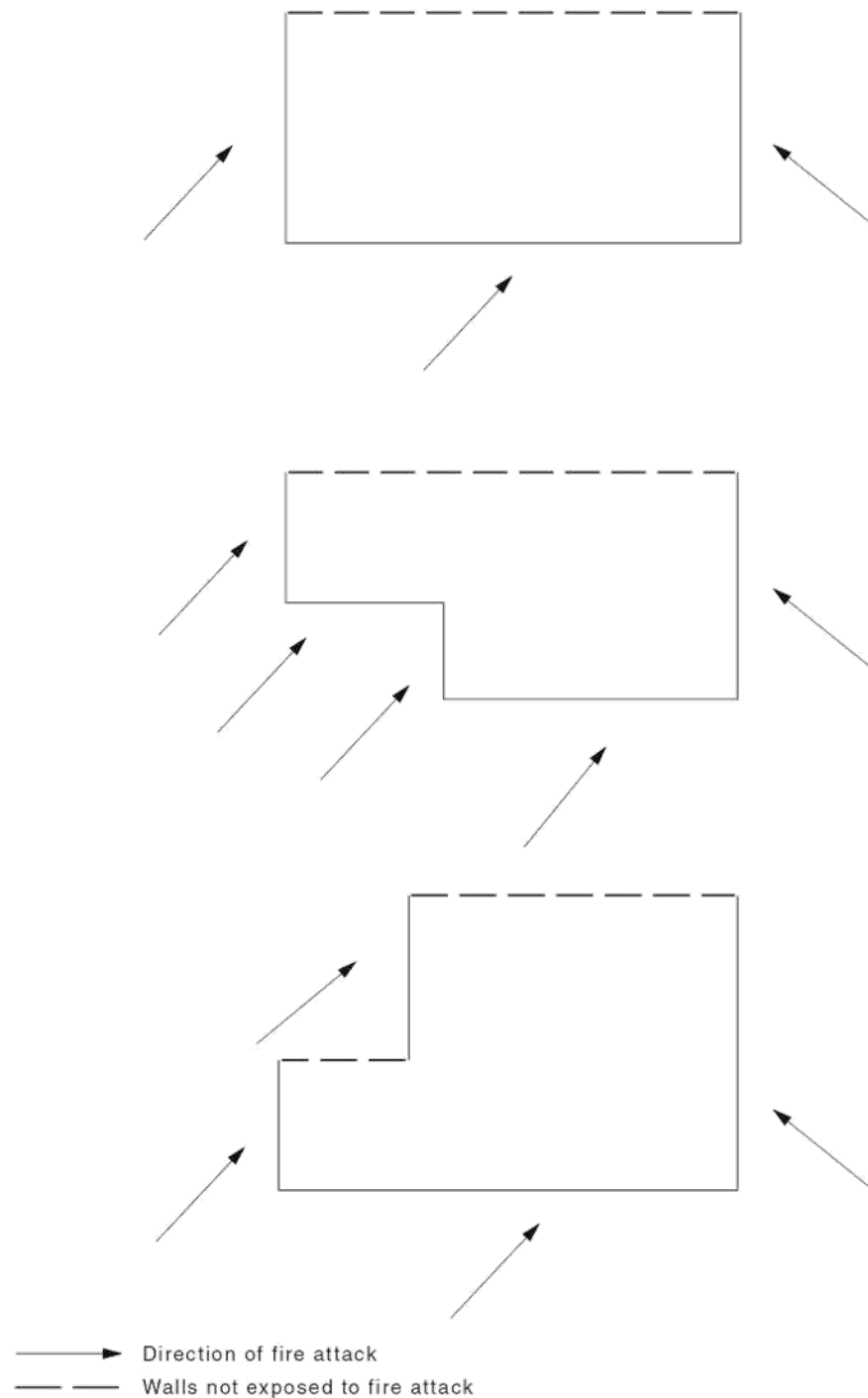


FIGURE 3.1 EXAMPLES OF WALLS SUBJECT TO SHIELDING

APPENDIX G
EXPLANATION OF BUSHFIRE ATTACK LEVELS (BALs)
(Informative)

G1 GENERAL

To determine the construction requirements for a building site, the threat or risk of bushfire attack needs to be assessed.

G2 RADIANT HEAT THRESHOLDS OF PAIN AND IGNITION

In a bushfire, radiant heat levels may be unsafe for humans and could also ignite combustible materials in the vicinity. Table G1 provides an indication of the potential effects of radiant heat levels on both humans and selected materials to assist the reader in understanding the implications of the different BALs.

**TABLE G1
TYPICAL RADIANT HEAT INTENSITIES
FOR VARIOUS PHENOMENA**

Phenomena	kW/m ²
Pain to humans after 10 s to 20 s	4
Pain to humans after 3 s	10
Ignition of cotton fabric after a long time (piloted) (see Note 2)	13
Ignition of cotton fabric after a long time (non-piloted) (see Note 3)	25
Ignition of timber after a long time (non-piloted) (see Note 3)	25
Ignition of gaberdine fabric after a long time (non-piloted) (see Note 3)	27
Ignition of black drill fabric after a long time (non-piloted) (see Note 3)	38
Ignition of cotton fabric after 5 s (non-piloted) (see Note 3)	42
Ignition of timber in 20 s (non-piloted) (see Note 3)	45
Ignition of timber in 10 s (non-piloted) (see Note 3)	55

NOTES:

- 1 Source AS 1530.4—2005.
- 2 Introduction of a small flame to initiate ignition.
- 3 Flame not introduced to initiate ignition.

G3 BUSHFIRE ATTACK LEVELS (BALs) EXPLAINED

The 2009 edition of this Standard explains Bushfire Attack Levels (BALs) as follows:

(a) BAL—LOW

There is insufficient risk to warrant any specific construction requirements but there is still some risk.

(b) BAL—12.5

There is a risk of ember attack.

The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².

(c) **BAL—19**

There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat.

The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m².

(d) **BAL—29**

There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.

The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m².

(e) **BAL—40**

There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.

The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m².

(f) **BAL—FZ**

There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.

The construction elements are expected to be exposed to a heat flux greater than 40 kW/m².

Extract from AS3959: 2018. Explanation of distance from hazard

2.2.4 Step 3—Distance of the site from classified vegetation

For each vegetation type classified in Clause 2.2.3, the distance of the site from the classified vegetation shall be determined, measured in the horizontal plane (see Figure 2.1 Point A to Point B).

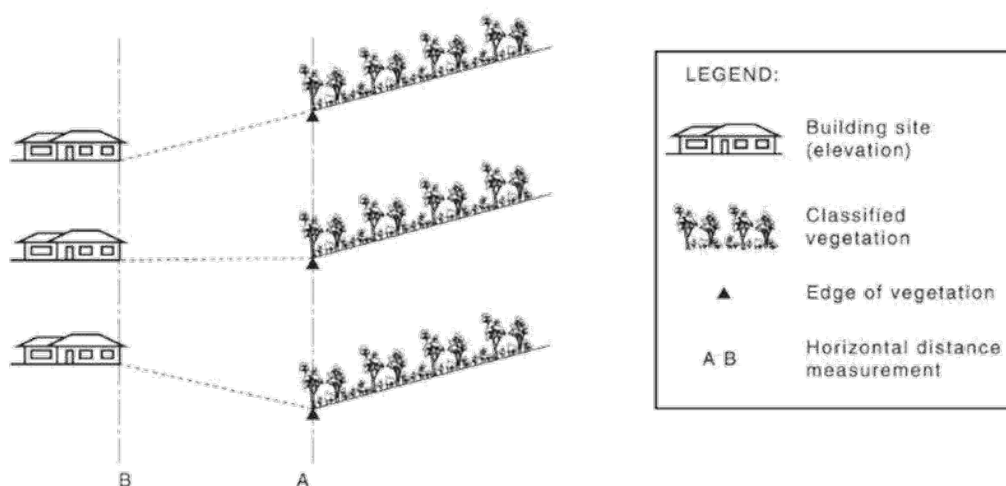


FIGURE 2.1 DETERMINATION OF DISTANCE OF SITE FROM CLASSIFIED VEGETATION

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16

NOTES TO FIGURE 2.1:

1 The measurement of distance A to B is measured in plan (i.e. horizontally) and is taken to the nearest part of an external wall of the proposed building (or the site in the absence of a detailed building design) from the unmanaged vegetation. For those parts of the building that do not have external walls (including carports, verandas, decks, landings, steps and ramps), the distance is measured to the supporting posts or columns. The following parts of the building are excluded when determining the distance A to B:

- (a) Eaves and roof overhangs.
- (b) Rainwater and domestic fuel tanks.
- (c) Chimneys, pipes, cooling or heating appliances or other services.
- (d) Unroofed pergolas.
- (e) Sun blinds.

2 In the three illustrations above, the distance A to B is the same horizontal distance from the classified vegetation to the site. The area between A and B may contain vegetation not required to be classified in accordance with Clause 2.2.3.

**13.6 - DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT FOR A
RECONFIGURING A LOT FOR ONE (1)
INTO 77 RESIDENTIAL LOTS AND ONE
ENVIRONMENT AND DRAINAGE LOT
(STAGES 1-4), ON LOT 2 ON RP617670,
AND LOCATED AT 1-41 NEVILLE
STREET, MULAMBIN QLD 4703**

**Matrix Summarising Public
Submissions**

Meeting Date: 19 August 2025

Attachment No: 11

Submission Ref	Name	Affiliated Org/Co.	Submission Date	Properly Made/Minor Address (if physical location)	Lot & Plan	Duplicate or Opp?	Duplicate of	Assess Impact (Assess/No Impact)	General				Infrastructure			Hazard		Environmental		Need	Other
									Open space loss	State Governance	Utilities and Substation layout	Stormwater	Traffic	Maintenance and costs	Other (retaining walls, sewer etc)	Flood Impact	Stormwater Cyclones	Vegetation clearing	Noxious nuisance		
1	Shane & Pamela Gurnie		12/12/2024	Yes	11 Spinnaker Drive, Mulumbin	143SP208167	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
2	Shay & Michael Bayne		20/11/2024	Yes	9 Saltwater Court, Mulumbin	612P213148	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
3	Andrew Vann (principal petitioner)		24/11/2024 - 10/12/2024	Yes	18 Saltwater Court, Mulumbin	44SP175516	Opposed	Refused													
4	Tanya Smith		22/11/2024	Yes	18 Saltwater Court, Mulumbin	44SP175516	Opposed	Unique		x		x	x	x	x	x	x	x	x		
5	Adam Stewart	Mulumbin Unite	6/12/2024	Yes	20 Spinnaker Drive, Mulumbin	132SP208167	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
6	Adam Waller	Mulumbin Unite	12/12/2024	Yes	50 Lakeview Circuit, Mulumbin	90SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
7	Alan Bird	Mulumbin Unite	11/12/2024	Yes	4 Nautilus Avenue, Mulumbin	44SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
8	Aline Schluter	Mulumbin Unite	10/12/2024	Yes	24 Beachside Ct, Mulumbin	44SP213122	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
9	Andrew Vann		22/11/2024	Yes	18 Saltwater Court, Mulumbin	44SP175516	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
10	Angela Hare	Mulumbin Unite	10/12/2024	Yes	11 Sandcastle Drive, Mulumbin	125SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
11	Anthony & Annelie Lewis		11/12/2024	Yes	8 Lakeview Circuit, Mulumbin	155SP208167	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
12	Barbara Jantjens	Mulumbin Unite	11/12/2024	Yes	14 Saltwater Ct, Mulumbin	44SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
13	Beau & Michelle Nielsen		11/12/2024	Yes	29 Saltwater Court, Mulumbin	74SP187980	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
14	Betha Galt		11/12/2024	Yes	29 Saltwater Court, Mulumbin	74SP187980	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
15	Ely Fisher	Mulumbin Unite	10/12/2024	Yes	52 Lakeview Ct, Mulumbin	89SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
16	Bob Medean		11/12/2024	Yes	5 Saltwater Court, Mulumbin	55SP213148	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
17	Sophie George	Capricorn Conservation Council	21/11/2024	Yes	PO Box 2292 Yeppoon QLD 4703	N/A	Opposed	Unique	x	x	x	x	x	x	x	x	x	x	x		
18	Charlie Billington		10/12/2024	Yes	16 Lakeview Circuit, Mulumbin	151SP208167	Opposed	Unique	x	x	x	x	x	x	x	x	x	x	x		
19	Chloe Frazer		12/12/2024	Yes	44 Saltwater Ct, Mulumbin	70SP187980	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
20	Chris Manns	Mulumbin Unite	10/12/2024	Yes	2 Sandcastle Drive, Mulumbin	15SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
21	Clyde Comiskey	Mulumbin Unite	9/12/2024	Yes	4 Sandcastle Drive, Mulumbin	20SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
22	Daniel Franks		12/12/2024	Yes	44 Saltwater Ct, Mulumbin	70SP187980	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
23	Danielle Manthey		6/12/2024	Yes	10 Saltwater Court, Mulumbin	62SP213148	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
24	Dannika Brittin	Mulumbin Unite	10/12/2024	Yes	11 Saltwater Ct, Mulumbin	52SP213148	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
25	Dave & Barry Jewells		10/12/2024	Yes	21 Sandcastle Drive, Mulumbin	13SP208167	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
26	Devon Moore	Mulumbin Unite	10/12/2024	Yes	39 Saltwater Court, Mulumbin	71SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
27	Garry Guldous		5/12/2024	Yes	16 Saltwater Court, Mulumbin	45SP175516	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
28	Garry & Julie Mulleer		11/12/2024	Yes	2 Spinnaker Drive, Mulumbin	23SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
29	Gordon Wischusen		25/11/2024	No	N/A	N/A	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
30	Graeme Wooler		4/12/2024	Yes	56 Lakeview Circuit, Mulumbin	87SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
31	Greg Bennett		9/12/2024	Yes	27 Beachside Circuit, Mulumbin	50SP213122	Opposed	Refused		x	x	x	x	x	x	x	x	x	x		
32	Gregory Cook		9/12/2024	Yes	10 Blue Water Blvd, Mulumbin	65P179516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
33	Helen Louther	Mulumbin Unite	11/12/2024	Yes	13 Nautilus Avenue, Mulumbin	105SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
34	Howard Mills		8/12/2024	Yes	PO Box 821 Yeppoon 4703	N/A	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
35	Ian & Mia Trewhitt		10/12/2024	Yes	15 Saltwater Court, Mulumbin	48SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
36	Ian & Nathalie Mills		10/12/2024	Yes	2 Lakeview Circuit, Mulumbin	27SP175516	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
37	Ian Louther	Mulumbin Unite	11/12/2024	Yes	13 Nautilus Avenue, Mulumbin	105SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
38	Ian Moore		7/12/2024	Yes	39 Saltwater Court, Mulumbin	71SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
39	Jane Gillies	Mulumbin Unite	11/12/2024	Yes	2 Nautilus Avenue, Mulumbin	15SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
40	Jeffrey Scales & Lindsey Vickers		12/12/2024	Yes	24 Saltwater Court, Mulumbin	41SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
41	Jess O'Donnell	Mulumbin Unite	10/12/2024	Yes	34 Blue Water Blvd, Mulumbin	31SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
42	Jim Johnson	Mulumbin Unite	11/12/2024	Yes	3 Spinnaker Drive, Mulumbin	25SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
43	Judy Sullivan	Mulumbin Unite	11/12/2024	Yes	23 Nautilus Avenue, Mulumbin	110SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
44	Joseph & Raynel Hurley		10/12/2024	Yes	28 Saltwater Court, Mulumbin	39SP175516	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
45	Judith Palmer		10/12/2024	Yes	40 Saltwater Court, Mulumbin	67SP187980	Opposed	Unique	x	x	x	x	x	x	x	x	x	x	x		
46	Julia Johnson	Mulumbin Unite	11/12/2024	Yes	3 Spinnaker Drive, Mulumbin	25SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
47	Justin Hinds		10/12/2024	Yes	1 Saltwater Court, Mulumbin	57SP213148	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
48	Jye Wylie	Mulumbin Unite	11/12/2024	Yes	13 Nautilus Avenue, Mulumbin	105SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
49	Karen & Matt Rival		N/A	Yes	57 Lakeview Circuit, Mulumbin	78SP175516	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
50	Katie Louther		11/12/2024	Yes	13 Nautilus Avenue, Mulumbin	105SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
51	Katrina Appleton		11/12/2024	Yes	22 Outigger Drive, Mulumbin	112SP21799	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
52	Kelly Grous	Mulumbin Unite	11/12/2024	Yes	44 Saltwater Ct, Mulumbin	69SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
53	Ken & Annette Duncan	Mulumbin Unite	10/12/2024	Yes	12 Nautilus Avenue, Mulumbin	99SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
54	Kenneth & Lyn Dieffenbach		4/12/2024	Yes	11 Sandcastle Drive, Mulumbin	110SP208167	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
55	Ken Unney		9/12/2024	Yes	19 Saltwater Court, Mulumbin	50SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
56	Kyle Simons	Mulumbin Unite	9/12/2024	Yes	20 Blue Water Blvd, Mulumbin	105P175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
57	Kym & Malcolm Cook		9/12/2024	Yes	22 Saltwater Court, Mulumbin	42SP175516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
58	Lenna Smith		N/A	No	N/A	N/A	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
59	Libby Cooper & Jordan Pellinghorne		10/12/2024	No	13 Outigger Drive, Mulumbin	55SP21799	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
60	Lindsay Page		N/A	No	N/A	N/A	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
61	Lindsay Toller and Catherine Johnston		N/A	Yes	34 Saltwater Court, Mulumbin	64SP187980	Opposed	Unique		x	x	x	x	x	x	x	x	x	x		
62	Louis & Martje van Zyl		9/12/2024	Yes	13 Wakeport Drive, Mulumbin	17SP21799	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
63	Luke Richmond	Mulumbin Unite	11/12/2024	Yes	37 Saltwater Court, Mulumbin	72SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
64	Lynda Fisher	Mulumbin Unite	10/12/2024	Yes	10 Sandcastle Drive, Mulumbin	113SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
65	Lyndie Broadon		9/12/2024	Yes	6 Blue Water Blvd, Mulumbin	35P179516	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
66	Margaret Hall	Mulumbin Unite	11/12/2024	Yes	11 Nautilus Avenue, Mulumbin	105SP236443	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
67	Marlene Moore	Mulumbin Unite	10/12/2024	Yes	39 Saltwater Court, Mulumbin	71SP187980	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
68	Michael Gill & Deb Scully		9/12/2024	Yes	18 Lakeview Circuit, Mulumbin	150SP208167	Opposed	Duplicate (1)	x	x	x	x	x	x	x	x	x	x	x		
69	Michelle Torrey	Committee of the Mulumbin Water Body	11/12/2024	Yes	N/A	N/A	Opposed	Unique	x					x	x						

[illegible]

[illegible]

[illegible]

13.7 FOUR PAWS DESEXING STRATEGY RECOGNITION**File No:** fA72730**Attachments:** 1. MoU Agreement**Responsible Officer:** Greg Abbotts - Manager Development and Environment
Andrea Ellis - Acting General Manager Communities
Alastair Dawson - Interim Chief Executive Officer**Author:** Nat Druery - Coordinator Public Environments

SUMMARY

The purpose of this report is to recognise the contribution made for the benefit of the wider Community by the donation received by Four Paws.

OFFICER'S RECOMMENDATION

THAT Council,

- a) receive the report and the contents noted; and
- b) publicly acknowledges the monetary contribution that Four Paws has provided for the welfare of cats and dogs in our Community through the successful desexing program.

BACKGROUND

In Dec 2023 the then Four Paws Adoption and Education Inc. President – Mr Michael Dwan, contacted Cr. Andrea Friend as the Portfolio holder of Local Laws and advised that the organisation was ceasing to operate. Four Paws offered to donate \$30,000.00 for the delivery of a project to partner with Council for the desexing of animals (Cats and Dogs). In January 2024, Four Paws and Council entered an agreement to utilise the donation, promote Four Paws and provide details of the project at its conclusion.

COMMENTARY

The desexing voucher program commenced beginning August 2024 and concluded early June 2025. The financial donation provided by Four Paws has now been exhausted. The donation provided for a total of 136 dogs and 14 cats to be desexed. This in turn assists in the reduction of unwanted animals, as well as potentially reducing the number of animals in Councils pound facility. The following was applicable to the scheme:

Eligibility Criteria-

- The pet must be registered with Livingstone Shire Council;
- A maximum of 2 vouchers (for 2 dogs, 2 cats or 1 dog and 1 cat) will be issued per household; and
- The voucher be valid for 1 month from date of issued and can be used at selected Livingstone Shire Veterinary clinics.

For a maximum of \$200.00 per voucher.

Council Officers will now write to and provide Four Paws with a summary detailing the number of applicants, animal type, quantity and the expenditure of funds as agreed to in the agreement. Further, it is appropriate that Council recognise the contribution of these monies to assist in the number of unwanted animals.

PREVIOUS DECISIONS

At Council's Development and Environment Committee Meeting 4 June 2024, Officers briefed Council on the donation from Four Paws and the aim of the program.

ACCESS AND INCLUSION

The program aimed to provide access and inclusion to both dog and cat owners to have their pets desexed.

ENGAGEMENT AND CONSULTATION

The project was promoted on Councils webpage.

HUMAN RIGHTS IMPLICATIONS

There are no human rights implications identified in this report.

BUDGET IMPLICATIONS

The project's donation was included in Council budget allocation. Council has since allocated \$30,000.00 in the 25/26 budget to continue the program.

LEGISLATIVE CONTEXT

There are no legislative implications identified in this report

LEGAL IMPLICATIONS

There are no legal implications identified in this report.

STAFFING IMPLICATIONS

The agreement has been executed utilising existing staffing arrangements.

RISK ASSESSMENT

The proposal assists in reducing the risk of unwanted animals in the shire through desexing assistance.

CORPORATE PLAN REFERENCE

Transparent, Accountable and Progressive Leadership

Community Plan Outcome - 4.1 Ensure communities are engaged, heard and informed

CONCLUSION

Council has been fortunate to have received these monies from Four Paws. The program has been successful by providing pet owners desexing vouchers and (hopefully) in turn a reduction in unwanted animals. This reduction of unwanted animals will also assist in reducing the number of animals in Council's pound facility, which in turn potentially reduces any required expansion of the Pound.

13.7 - FOUR PAWS DESEXING STRATEGY RECOGNITION

MoU Agreement

Meeting Date: 19 August 2025

Attachment No: 1

Financial Donor Agreement



1. Agreement Statement

This agreement outlines the roles, responsibilities, and obligations relevant to all parties in the delivery of the associated projects and details the financial donation.

2. Parties to the Agreement

This agreement is made between the following parties:

Livingstone Shire Council (ABN 95 399 253 048)

and

Four Paws Adoption and Education Inc. (ABN 42 964 240 673)

3. Background

Livingstone Shire Council and Four Paws are entering this agreement to formalise roles, responsibilities, and obligations relevant to each party in the delivery of the projects associated with animal welfare.

In entering this agreement all parties acknowledge and confirm acceptance of the terms, conditions, and requirements in the delivery of this project.

4. Purpose of the project

Livingstone Shire Council and Four Paws acknowledge and confirm acceptance to the purpose of the project, that is:

1. to ensure a fair, equitable, accountable, and transparent framework is established and maintained in the administration and provision of funds for eligible initiatives within the Shire; and
2. provide an animal welfare service that allows suitable applicants to have their animal desexed at a subsidised rate.

5. Partner Agreement and Obligations

Livingstone Shire Council acknowledges and confirms acceptance of its responsibilities and obligations in the delivery of the project, including:

- facilitating administrative support for delivery of the project;
- to manage an application and voucher system /authenticating animals registration, microchip status and providing for desexing;
- promoting the project and Four Paws through all available and appropriate avenues to ensure awareness across the community;
- utilise veterinary clinics within Livingstone Shire only;
- facilitating administration of funds through financial reporting systems and in line with the agreed processes and the requirements of all relevant internal policy and procedures;

- acknowledging Four Paws as a financial donor to the project; and
- ensuring integrity surrounding the processes and decision making associated with the project are maintained achieve transparency and accountability.
- At the conclusion of the grant Livingstone Shire Council will provide a summary detailing the number of applicants, animal type, quantity, and the expenditure of funds.

Four Paws in entering this agreement, acknowledges and confirms acceptance of its responsibilities and obligations in the delivery of the project, including:

- ensuring a financial donation is provided upon receipt of tax invoice from Livingstone Shire Council.

6. Duration of the Agreement

This agreement provides delivery of the project over several years from the 2023/2024 financial year until the funds are expended in the manner outlined in the agreement. Livingstone Shire will report on expenditure on a quarterly basis until the funds are expended.

7. Financial Donation

Four Paws agrees to donate \$30,000.00 exclusive of goods and services tax to Livingstone Shire Council in support for the delivery of the project.

8. Payment of Funds

Four Paws agrees to make payment of the donation outlined in section seven (7) of this agreement to Livingstone Shire Council within thirty (30) days of receipt of tax invoice to the account referenced on the tax invoice. Failure to do ~~so~~ without prior justification and / or notification being provided to Livingstone Shire Council may impact the validity of this agreement.



9. Party Representatives and Addresses

For the purposes of this agreement, and in relation to the project, the following representatives are authorised from each party to send and receive notices:

Livingstone Shire Council

Nat Druery

Coordinator Public Environments

publicenvironments@livingstone.qld.gov.au

1300 790 919

Four Paws Adoption and Education Inc.

Representative name:- Michael Duban

Position:- President

Email:- info@fourpaws.org.au

Phone:-



10. Agreement

The following authorised representatives confirm acknowledgement and acceptance of this agreement:

Livingstone Shire Council

Name: CALE DENDLE

Position: CHIEF EXECUTIVE OFFICER

Signature: 

Date: 16/01/2024

Four Paws Adoption and Education Inc.

Name: Michael Dwan.

Position: President.

Signature: 
18-01-24.

13.8 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (TWO LOTS INTO TWENTY (20) LOTS AND ACCESS AND SERVICES EASEMENTS) - LOCTED AT 255 PANORAMA DRIVE, INVERNESS

File No: D-346-2021

Attachments:

1. Locality Plan
2. Proposal Plan
3. Code assessment
4. Overlays

Responsible Officer: Siobhan Goodhew - Coordinator Development Assessment
 Greg Abbotts - Manager Development and Environment
 Andrea Ellis - Acting General Manager Communities
 Alastair Dawson - Interim Chief Executive Officer

Author: Jenna Davies - Principal Planning Officer

SUMMARY

Applicant:	Northside Projects Pty Ltd
Consultant:	Capricorn Survey Group (CQ) Pty Ltd
Real Property Address:	Lot 7 on SP280825
Common address:	255 Panorama Drive, Inverness
Area of Site:	Lot 7 – 22.69 hectares
	Planning Scheme: <i>Livingstone Planning Scheme 2018</i>
Planning Scheme Zone:	Rural zone
Planning Scheme Overlays:	<p>Overlay Map OM02 Agricultural land classification</p> <p>Overlay Map OM07 – Biodiversity – Habitat and vegetation – MLES Regional Biodiversity corridor and MSES – Wildlife habitat</p> <p>Overlay Map OM11 – Waterway extra creeks (3 & 4) ad Waterway Potential Assessment area</p> <p>Overlay Map OM12 – Bushfire hazard assessment – Very high, high and medium potential bushfire intensity and Potential impact buffer</p> <p>Overlay Map OM18 – Landslide hazard area</p> <p>Overlay Map OM20 – Road hierarchy – Urban access street (Noon Drive)</p> <p>Overlay Map OM21 – Scenic amenity – Management area A and Management area B</p> <p>Overlay Map OM27 – Height limits</p>
Existing Development:	Lot 7 - Vacant land
Level of Assessment:	Impact assessable
Submissions:	Twelve (12) Submissions received
Referral matters:	10.3.4.2.1 Clearing native vegetation

Infrastructure Charge Area:

Outside the Priority Infrastructure Area

Application progress:

Application received:	30 August 2021
Action notice issued:	13 September 2021
Action notice response:	27 September 2021
Application properly made:	1 October 2021
Confirmation notice issued:	12 October 2021
Information request issued:	8 November 2021
Information request response received (extended by agreement):	30 October 2024
Application referred to SARA:	22 October 2021
SARA information request:	5 November 2021
SARA information request response:	15 August 2022
SARA response:	27 June 2024
Further advice issued (1):	8 November 2024
Further advice response (1):	16 December 2024
Public notification period:	4 November 2024 – 25 November 2024
Notice of compliance received:	27 November 2024
Submission consideration period:	27 November 2024 – 11 December 2024
Decision period commenced:	12 December 2024
Further advice (2) issued:	7 March 2025
Further advice (2) response:	12 May 2025
Change in response to Further advice:	12 May 2025
SARA notified of change in response to Further Advice:	13 May 2025
SARA notified changed referral agency response to be provided:	20 May 2025
SARA changed referral agency response received:	9 June 2025
Council meeting date:	15 July 2025
Statutory determination date (extended by agreement):	18 July 2025

OFFICER'S RECOMMENDATION**RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into twenty (20) lots and access and services easement), made by Northside Projects Pty Ltd, on Lot 7 on SP280825 and located at 255 Panorama Drive, Inverness, it is

recommended Council resolve to approve the application, given the development achieves the benchmarks and other relevant matters in accordance with section 45(3) of the *Planning Act 2016* as follows:

- (a) Whilst the development is not consistent with the minimum lot size and dimensions for the Rural zone, the development is consistent with the lot sizes to the south, book-ends the rural residential development and does not adversely conflict with the Strategic Framework for Rural places.
- (b) The development complies with, or has been conditioned to comply with, the outcomes of the Reconfiguring a Lot Code, Development Works Code, Bushfire hazard overlay code, Biodiversity overlay code, Landslide hazard overlay code and Scenic amenity overlay code.

RECOMMENDATION B

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into twenty (20) lots and access and services easement), made by Northside Projects Pty Ltd, on Lot 7 on SP280825, and located at 255 Panorama Drive, Inverness, Council resolve to approve the application subject to the following conditions:

1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to "Council" in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the approval of a plan of subdivision (survey plan endorsement), unless otherwise stated.
- 1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the approval of a plan of subdivision (survey plan endorsement), unless otherwise stated.
- 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
 - 1.6.1 Operational Works:
 - (i) Road Works;
 - (ii) Access Works;
 - (iii) Water Works;
 - (iv) Stormwater Works;
 - (v) Earthworks;
 - (vi) Clearing Native Vegetation Works;
 - 1.6.2 Building works (retaining walls if required).

- 1.7 All Development Permits for Operational Works must be obtained prior to the approval of a plan of subdivision (survey plan endorsement).
- 1.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 1.9 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.10 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.
- 1.11 This development permit is for one (1) lot into twenty (20) lots only, in accordance with Reconfiguration Plan (1 lot into 20 lots), reference no. 6066-02-ROL, Issue A, dated 2 May 2025 (refer to condition 2.1). The building location envelopes have been considered for a Dwelling house land use within the building location envelope area, however this permit does not constitute a Material Change of Use.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

<u>Plan/Document Name</u>	<u>Plan/Document Reference</u>	<u>Dated</u>
Reconfiguration Plan (1 lot into 20 lots)	6066-02-ROL Issue A	2 May 2025
Stormwater Management Plan	24-027-SMP-R002 Revision R002	12 November 2024
Traffic Engineering Report	241270 Issue V01	October 2024
Landslide Risk Assessment Slope Stability Analysis Proposed Subdivision	CQ21483 Version A	11 August 2022
Bushfire Management Plan: SIRIS Panorama Drive Bushfire Management Plan	251029, v0.1	9 April 2025
Reconfiguration Plan (1 lot into 20 lots) – annotated with purple to show proposed vegetation covenant area	6066-02-ROL Issue A	2 May 2025

- 2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for approval by Council prior to the submission of a Development Application for Operational Works.

- 2.4 An updated plan must be provided to Council detailing the exact dimensions and setbacks of each Building Location Envelope. The building location envelopes do not constitute Material Change of Use approval and the planning scheme at the time is required to be addressed.
- 3.0 ROAD WORKS
- 3.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road works associated with the development.
- 3.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).
- 3.3 Any application for a Development Permit for Operational Works (road works) must demonstrate that all new roads and road reserves included in the application connect with existing constructed road(s) within and road reserve(s) at the time of making the application.
- 3.4 The proposed extension of Noon Drive must be designed and constructed to Urban Access Street standard, with kerb and channel and drainage infrastructure.
- 3.5 The proposed new road servicing the proposed Lots 7, 8, 9, 10, 16, 17, 18, 19 and 20 must be designed and constructed to Urban Access Place standard, with kerb and channel and drainage infrastructure.
- 3.6 The design hierarchy of the proposed new road servicing the proposed Lots 11 – 15 must be reviewed by the time when the application of the Operational Works (road works) is lodged. Details of the road design corresponding to the relevant design hierarchy, including but not limited to the width of the carriageway and the gradient, must be in accordance with the latest version of *Capricorn Municipal Development Guidelines* by the time when the application of Operational Works (road works) is lodged.
- 3.7 The design and construction of all terminating roads must include a temporary or permanent turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle. Any turning area must be designed and constructed with maximum gradient of five (5) per cent.
- 3.8 Centreline must be provided on existing Noon Drive where it intersects with Thurston Drive, in general in accordance with the approved Traffic Engineering Report (refer to condition 2.1).
- 3.9 A splitter island must be provided on existing Noon Drive where it intersects with Adelaide Park Road, in general in accordance with the approved Traffic Engineering Report (refer to condition 2.1).
- 3.10 Traffic signs and pavement markings must be provided in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*. Where necessary, existing traffic signs and pavement markings must be modified in accordance with the *Manual of Uniform Traffic Control Devices – Queensland*.
- 3.11 Any application for a Development Permit for Operational Works (road works) must include details of the Council approved road names for all new roads.
- 3.12 Retaining structures must not be constructed within road reserves.
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4.0 ACCESS WORKS

- 4.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 4.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Off Street Car Parking"* and the provisions of a Development Permit for Operational Works (access works).
- 4.3 The internal access within proposed Lot 3 servicing proposed Lot 4 must be constructed from the edge of the proposed new road to the boundary of the proposed Lot 4, in general in accordance with the approved Reconfiguration Plan (refer to Condition 2.1).
- Construction must be either reinforced concrete not less than hundred (100) millimetre deep or a compacted gravel pavement not less than hundred (100) millimetres deep sealed with either twenty-five (25) millimetres of asphaltic concrete, hot sprayed bitumen consisting of a primer and two (2) seal coats, or approved segmental pavers.
- 4.4 Stormwater runoff from parking and vehicular manoeuvring areas must be collected on the site and drained to a lawful point of discharge in accordance with *Queensland Urban Drainage Manual*.
- 4.5 All vehicular access to and from proposed Lots 13 to 19 (inclusive) must be via the proposed new road only. Direct vehicular access to Panorama Drive is prohibited.

5.0 WATER WORKS

- 5.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, the *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 5.3 All proposed lots must be connected to Council's reticulated water network.
- 5.4 New water connection point must be provided to each lot.
- 5.5 Any application of Development Permit of Operational Works (water works) must include a Water Network Analysis with an appropriate water network model demonstrating that all proposed lots will be supplied with desirable service standard in accordance with *Capricorn Municipal Development Guidelines*. In the analysis, a node must be created representing each of the proposed lots. The elevation of the node must be the finished surface/street elevation at the location of the water main, building pad level or at mean lot level, whichever is highest.
- 5.6 The minimum size of the water main must be 150 millimetre diameter.
- 5.7 Water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface level and must be provided with heavy duty trafficable lids.
- 5.8 The location of hydrants must be designed and constructed that any proposed building envelope (a portion of it which is reasonably sufficient for a dwelling) is within eighty (80) metres from any one of the hydrants.

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- 5.9 Lots must be provided with water supply and pressure in accordance with *Australian Standard AS2419 Fire Hydrant Installations*.
- 6.0 STORMWATER WORKS
- 6.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 6.2 All stormwater including any roof and allotment water must drain so as to demonstrate lawful discharge and must not adversely affect adjoining land or infrastructure when compared to pre-development condition by way of blocking, altering, diverting existing stormwater runoff patterns, or have the potential to cause damage to other infrastructures.
- 6.3 All stormwater drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines*, sound engineering practice and the provisions of a Development Permit for Operational Works (stormwater works).
- 6.4 Each lot must be designed so as to be self-draining and the detention system must be designed and located such that there is no increase in flood levels on adjoining land or properties.
- 6.5 A detention system must be designed and constructed within the development site. The volume of detention provided must be sufficient to attenuate the peak discharge from the site; to ensure non-worsening of the flow regime immediately downstream of the development for a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive) for a range of storm durations including critical storm duration.
- 6.6 The potential pollutants in stormwater runoff, discharged from the site must be managed in accordance with Urban Stormwater Quality Planning Guidelines and State Planning Policy.
- 6.7 Any application for Operational works (stormwater works) must be accompanied by an updated Stormwater Management Plan prepared and certified by a Registered Professional Engineer of Queensland, which as a minimum includes include;
- 6.7.1 identification of drainage catchment and drainage sub-catchment areas for the pre-development and post-development scenarios including a suitably scaled stormwater master plan showing the above mentioned catchment details and lawful point(s) of discharge that comply with the requirements of the Queensland Urban Drainage Manual;
 - 6.7.2 an assessment of the peak discharges for a range of design rainfall events up to and including the one in one hundred year rainfall event (100 year Average Recurrence Interval) for a range of storm durations including critical storm duration, for the pre-development and post-development scenarios;
 - 6.7.3 details of any proposed on-site detention / retention systems and associated outlet systems required to mitigate the impacts of the proposed development on downstream lands and existing upstream and downstream drainage systems;
 - 6.7.4 identification and conceptual design of all new drainage systems, and modifications to existing drainage systems required to adequately manage stormwater collection and discharge from the proposed development;
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- 6.7.5 demonstration of how major design storm flows are conveyed through the subject development to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual and the Capricorn Municipal Development Guidelines;
- 6.7.6 identification of the area of land inundated as a consequence of the minor and major design storm events in the catchment for both the pre-development and post-development scenarios;
- 6.7.7 identification of all areas of the proposed development, and all other land (which may include land not under the control of the developer), which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to provide a lawful point of discharge for the proposed development. The areas identified must satisfy the requirements of the Queensland Urban Drainage Manual. All land proposed as major overland flow paths must include appropriate freeboard, access and maintenance provisions consistent with the Queensland Urban Drainage Manual; and
- 6.7.8 details of all calculations, assumptions and data files (where applicable).
- 6.7.9 Detailed designs for the inlet and outlet systems for the proposed detention systems and swale drain(s);
- 6.7.10 Detail design calculations for all proposed energy dissipaters (i.e. rock protection areas) by taking into account permissible velocity and frequency/duration details in accordance with the provisions of Queensland Urban Drainage Manual.
- 6.7.11 Details to demonstrate vehicular, pedestrian amenity and safety criteria are met in accordance with *Queensland Urban Drainage Manual*; and
- 6.7.12 Ongoing maintenance and management actions required with regard to proposed detention and retention systems.
- 6.7.13 MUSIC model demonstrating the proposed stormwater quality treatment meets the design objective of State Planning Policy.
- 6.8 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by Defined Flood Event) and major drainage systems including any proposed detention basins to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.
- 7.0 EARTHWORKS
- 7.1 A Development Permit for Operational Works (earthworks) must be obtained prior to the commencement of any site works.
- 7.2 Any application for a Development Permit for Operational Works (earthworks) must be accompanied by an earthworks' plan which clearly identifies the following:
 - 7.2.1 the location of cut and/or fill;
 - 7.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 7.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;

- 7.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
- 7.2.5 the maintenance of access roads to and from the site so that they are free of all cut and/or fill material and cleaned as necessary.
- 7.3 Cut and fill of the subject development must only be undertaken in areas where site-specific slope stability assessments have been carried out by a Registered Professional Engineer of Queensland experienced in geotechnical investigations. In this regard, any works must comply with the recommendations of the site-specific assessments as approved by Council.
- 7.4 Slope stability must be managed as follows:
 - 7.4.1 all engineering drawings/specifications and designs must comply with the requirements of the relevant *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"* and must be approved by a Registered Professional Engineer of Queensland;
 - 7.4.2 site inspections must be undertaken by a Registered Professional Engineer of Queensland to confirm the design; and
 - 7.4.3 full engineering certification must be undertaken by a Registered Professional Engineer of Queensland.
- 7.5 Earthworks must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 8.0 CLEARING
- 8.1 A Development Permit for Operational Works (clearing native vegetation) must be obtained prior to the commencement of any clearing works.
- 8.2 Clearing in areas of landslide hazard (as per the overlay map) must be in compliance with the recommendations of a site specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland.
- 8.3 Significant mature trees, if practicable and as identified in consultation with Council's natural resource officers, must be retained.
- 8.4 Retained trees must be protected from impacts of adjacent clearing or earthworks through use of exclusion fencing or protective barriers as per *Australian Standard 4970 – 2009 Protection of Trees on Development Sites*.
- 8.5 A plan indicating the staged clearing of the site must be provided with any application for a Development Permit for Operational Works. Plans showing the direction of clearing and other provisions for wildlife escape and protection during clearing must be provided.
- 8.6 All trees cleared must be felled away from adjoining vegetation.
- 8.7 Vegetative materials cleared from the site must not be placed near or within vegetation adjacent to the site, other than strategic placement of fauna habitat if required.
- 8.8 Cleared native vegetation must be mulched and spread on areas of bare ground. All vegetation which cannot be mulched on site for use on site or at an approved place of use must be disposed of at a suitable place of disposal.

- 8.9 Development does not cause land degradation near a waterway or on steep land, including:
- (i) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and
 - (ii) loss or modification of chemical, physical or biological properties or functions of soil.
- 8.10 A Local Wildlife Management Plan must be provided with any application for a Development Permit for Operational Works. The Plan must include, but not be limited to, the following information:
- (iii) The potential direct and indirect impacts of the construction phase of the proposed development to wildlife wellbeing, any colony or roost or breeding place;
 - (iv) How this is to be monitored, evaluated and reported;
 - (v) The mitigation options which will be utilized to minimize the potential impacts on the wildlife and their habitat.
- 8.11 A suitably qualified fauna spotter / catcher must be engaged to conduct a pre-assessment of wildlife habitats and breeding places and be onsite during vegetation felling activities to ensure fauna and habitat management actions are taken as required. All clearing works must be halted if fauna is likely to be injured.
- 8.12 Prior to the commencement of any works on site, a joint inspection with the Project Superintendent/Consulting Engineer, the Principal Contractor, fauna spotter / catcher and Council's development assessment and natural resource management unit representatives must occur.
- 8.13 Any vegetation cleared or removed must be:
- (i) mulched on-site and utilised on-site for landscaping purposes, in accordance with the landscaping plan approved by Council; or
 - (ii) removed for disposal at a location approved by Council;
- within sixty (60) days of clearing. Any vegetation removed must not be burnt.
- 9.0 LANDSCAPING WORKS
- 9.1 A ten (10) metre vegetation buffer must be maintained to Panorama Drive for proposed Lots 13 to 16. The buffer is for visual purposes and the location must be considered in relation to the referral agency response and the bushfire management plan. The buffer must be existing native vegetation and shown on the reconfiguring a lot plan.
- 9.2 Landscaping, or any part thereof, upon reaching full maturity, must not:
- (i) obstruct sight visibility zones as defined in the *Austroads 'Guide to Traffic Engineering Practice'* series of publications;
 - (ii) adversely affect any road lighting or public space lighting; or
 - (iii) adversely affect any Council infrastructure, or public utility plant.
- 9.3 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary).
- 10.0 ELECTRICITY AND TELECOMMUNICATIONS
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- 10.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 10.2 Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to the issue of the Compliance Certificate for the Survey Plan.
- 11.0 ASSET MANAGEMENT
- 11.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.
- 11.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 11.3 'As constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the issue of the Compliance Certificate for the Survey Plan. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 12.0 ENVIRONMENTAL
- 12.1 Any application for a Development Permit for Operational Works must be accompanied by a detailed Environmental Management Plan, which addresses, but is not limited to, the following matters:
- (vi) water quality and drainage;
 - (vii) erosion and silt/sedimentation management;
 - (viii) acid sulphate soils;
 - (ix) fauna management;
 - (x) vegetation management and clearing;
 - (xi) top soil management;
 - (xii) interim drainage plan during construction;
 - (xiii) construction programme;
 - (xiv) geotechnical issues;
 - (xv) weed control;
 - (xvi) bushfire management;
 - (xvii) emergency vehicle access;
 - (xviii) noise and dust suppression; and
 - (xix) waste management.
- 12.2 Submit, as part of a Development Application for Operational Works, a site-specific Erosion and Sediment Control Plan, which is certified by Certified Professional in Erosion and Sediment Control (CPESC) or suitably qualified Registered Professional Engineer of Queensland (RPEQ).
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- 12.3 The Erosion and Sediment Control Plan must:
- 12.3.1 Be prepared in accordance with the local best practice engineering reference standards and guidelines identified in SC7.13.3.1. of the *Livingstone Planning Scheme 2018*.
 - 12.3.2 Demonstrate how the design objectives identified in Table 9.3.2.4.7. of the Development Works Code of the *Livingstone Planning Scheme 2018* in effect at the time of making a Development Application for Operational Work will be achieved.

Advice Note: High efficiency sediment basins are the most effective way to achieve this outcome. Regular sampling must be undertaken in accordance with a sampling program specified in the site specific EMP and evidence of water quality leaving the site must be provided to an authorised officer upon request.
 - 12.3.3 Identify sampling locations and sampling frequency. The water quality of discharge flows must be measured at each concentrated discharge point from the site and achieve < 50mg/L total suspended solids (or 60ntu) and maintain pH in the range 6.5 to 8.5 at the point of discharge from the site.
 - 12.3.4 Identify suitable stages of works in order to minimise the area of soil exposed at any one time. Soil disturbances must be staged into manageable sized areas to ensure adequate erosion and sediment control management and progressive stabilisation of disturbed surfaces.
 - 12.3.5 Set suitable hold points throughout the construction phase.
 - 12.3.6 Identify short (temporary) and long-term (permanent) stabilisation measures for all exposed soils.
 - 12.3.7 For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.
- 12.4 The Environmental Management Plan approved as part of a Development Permit for Operational Works must be part of the contract documentation for the development works.
- 12.5 The Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.
- 12.6 The development must enhance or maintain the existing surface water hydrological regime of all areas containing matters of environmental significance.
- 12.7 An environmental covenant, pursuant to Section 97A of the *Land Title Act 1994*, must be entered into in respect of the land outside the proposed building envelopes on proposed Lot 12 and Lot 20, generally in accordance with the approved annotated covenant plan, to the effect that:
- 12.7.1 the area is protected as a vegetated flora habitat and all native vegetation must be retained; and

- 12.7.2 there is to be no artificial interference or disturbance of the habitat. Approval may be sought from Council to remove hazards to safety of persons outside of the habitat or remove weeds and revegetate with local native species under an approved plan.
- 12.7.3 An environmental covenant must be registered over proposed lots 12 and 20. The covenant area must be shown on the Survey Plan and the respective documentation submitted to Council, prior to the Compliance assessment for the Survey Plan.
- 12.8 The environmental covenants must be generally in accordance with the approved plan and must be setback approximately ten (10) metres (but no greater than fifteen (15) metres) from the closest boundaries of proposed Lots 3, 4, 10 and 11.
- 12.9 The northern boundaries of proposed Lots 13 – 19 must be fenced with wildlife friendly fencing. Details of the fencing must be proposed as part of any application for Operational Works for approval prior to installation.
- 12.10 The development must be undertaken in accordance with the recommendations in the approved Bushfire Management Plan.
- 12.11 Adequate drainage and erosion control devices are required on access routes and fire management trails to prevent erosion and sedimentation impacts to matters of environmental significance and areas identified as scenic amenity, erosion prone or steep land.
- 12.12 The Bushfire Management Plan must be updated as follows:
- 12.12.1 The bushfire management for Lots 1 and 3 is not approved. The vegetation clearing is not approved to extend past the boundary of the parent lot, Lot 7 on SP280825. This must be updated.
- 12.12.2 The bushfire management for Lots 1, 3, 4, 10, 11 and 20 must be amended to be wholly within the lot it serves (and to not rely on an adjoining proposed lot).
- 12.12.3 All future land uses must be provided with a connection to the reticulated water supply with sufficient flow and pressure (section 5.2 of the Bushfire Management Plan).
- 12.12.4 The vegetation clearing for firebreak safety buffer shown in all figures is not approved. The vegetation clearing for firebreak safety must be updated to reflect the above items, be only a ten (10) metre firebreak along the property boundary (as per section 7 – mitigating potential bushfire impact) and consistent with the referral agency response.
- The amended bushfire management plan must be lodged and approved by Council prior to the lodgement of the survey plan.
- 12.13 Future private roads and access driveways must have a maximum length of seventy (70) metres.
- 13.0 **OPERATING PROCEDURES**
- 13.1 All construction materials, waste and waste skips must be located and stored on-site. All construction materials and waste must be secured and not allowed to be washed or blown by the wind off-site. At all times machinery and contractor's vehicles must be parked so as to not unreasonably obstruct the road pavement, road verges/footpaths or any neighbouring property accesses.
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ADVISORY NOTESNOTE 1. Aboriginal Cultural Heritage

It is advised that under *Section 23 of the Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website www.datsima.qld.gov.au

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act* prohibits unlawful environmental nuisance caused by noise, aerosols, particles dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks, construction and operation.

NOTE 3. Natural Resource Management

- A. The land subject to the above development application must be free of declared pest plants; as declared at the date of development application in *Local Law No. 3 (Community & Environmental Management) 2011* and Schedule 1 of *Subordinate Local Law 3 (Community & Environmental Management) 2011*; and restricted invasive species in the *Biosecurity Act 2014* or as amended; to the satisfaction of Council's Pest Management Officer, prior to the commencement of any site works. Council will supply a free inspection and advice service on the request of the land owner.
- B. It is advised that part of the subject site is mapped by the Department of Resources, as containing Least Concern Remnant Vegetation. The *Vegetation Management Act 1999* has requirements with regard to the clearing of vegetation. Information on Vegetation Management is available at: <https://www.qld.gov.au/environment/land/vegetation/management/>
- C. It is advised that part of the subject site is mapped by the Department of Environment, Tourism, Science and Innovation as a high priority area for protected plants, which is administered under the *Nature Conservation Act 1992*. Further advice regarding protected plants can be sought from the Department of Environment and Science.
- D. It is advised that the site is mapped as Matter of State Environmental Significance under the *Livingstone Planning Scheme 2018*, Overlay 7 Biodiversity – Habitat and Vegetation, and clearing may require a permit.

NOTE 4. General Safety Of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with Council policies. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Building Location Envelopes

The building location envelopes were used to support the decision however were not assessed as a Material Change of Use application. A future use on any lot may still require a Material Change of Use application. The building location envelopes were informed by a Bushfire Management Plan only (to address the Bushfire Hazard Overlay) under the *Livingstone Planning Scheme 2018*. Development outside of the Building Location Envelopes must be subject to assessment against the full planning scheme provisions and may conflict with the conditions of the Referral Agency Response.

NOTE 7. Water and Sewerage Services

In accordance with the *Water Supply (Safety & Reliability) Act 2008*, it is an offence to interfere with a service provider's infrastructure. Livingstone Shire Council is the service provider and Infrastructure is the department responsible for water and sewerage services. Alterations to existing services consequential to necessary connections to existing sewerage and / or water infrastructure must be at the responsibility and cost of the Developer. Please contact Infrastructure for further information. Negotiation with other service authorities such as Telstra and Ergon may also be required to adequately affect these connections.

NOTE 8. Private Works

Council can provide cost estimates for any water and sewerage connection works as requested.

RECOMMENDATION C

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into twenty (20) lots and access and services easement), made by Northside Projects Pty Ltd, on Lot 7 on SP280825, and located at 255 Panorama Drive, Inverness, Council resolves to issue an Infrastructure Charges Notice for the amount of \$551,586.95.

BACKGROUND

Lot 7 on SP280825 was created during the process of opening Panorama Drive.

COMMENTARY**PROPOSAL**

The proposal is for the creation of twenty (20) lots, generally consistent with rural residential lot sizes of 4,000 square metres and greater, and are intended for future residential purposes. There is one (1) access and services easement (to service proposed Lots 3 and 4). Noon Drive is proposed to be extended as the primary ingress and egress for all proposed lots. A secondary access is proposed to the boundary to the west for future connectivity.

Building Location Envelopes

Building location envelopes are proposed to demonstrate suitable developable areas are achievable and to address overlays.

It is noted the Building Location Envelopes are not supported by a specific Material Change of Use application, however, the State has approved the building location envelopes to be complied with at all times.

Change to the application

The application originally included access to Panorama Drive and was for two lots into 31 lots (over Lot 7 on SP280825).

In response to the information request, the application was changed to be two lots into twenty six (26) lots, and included Lot 11 on RP903531. Access to Panorama Drive was also removed.

Council issued further advice on 8 November 2024 and in response, the layout was changed to include Lot 900 for a water pump station.

Council issued another further advice on 7 March 2025 and in response, the layout was further changed to reduce the number of lots (to address road, water and overlay issued), Lot 11 on RP903531 was removed from the application and Lot 900 was removed. This change was considered a minor change in response to the further advice and SARA was notified of the change.

SITE AND LOCALITY

The subject site is 22.69 hectares in area. The site has two high points; the ridge of the hills above Barlows Hill (at approximately 144 metres Australian Height Datum) and a hill towards to the west (at approximately 111 metres Australian Height Datum). The site is vacant and characterised by mature, native vegetation.

The site adjoins a rural residential area to the south, and has access to all services, except for sewer.

The related permits over the subject site and permits and development on adjoining properties are detailed in the following table:

Existing applications/development permit over the site	
Lot 7 on SP280825 255 Panorama Drive, Inverness	Development Application D-346-2021 for Reconfiguring a Lot (1 lot into 20 lots and access and services easement)
Applications/development permits on adjoining properties	
Lot 54 on SP149620 72 Meilland Street, Inverness (to the south)	Vacant
Lot 550 on SP268397 Lot 550 Sypher Drive, Inverness (to the south)	Development Permit D-360-2021 for Reconfiguring a Lot (1 lot into 5 lots and access and services easement) – current to 25 January 2027 Development Permit D-138-2024 for Operational works (related to D-360-2021) – under construction Note: this lot was the balance lot created under Development Permit D-134-2013 for Reconfiguring a Lot (1 lot into 17 lots)
Lot 22 on SP320108 36 Noon Drive, Inverness (to the south)	Building Permit (B-113-2021) and Plumbing permit (P-49-2021) for a Dwelling Building Permit (B-139-2021) for a Shed Note: this lot was created under Development Permit D-163-2019 for Reconfiguring a Lot (1 lot into 25 lots) and Development Permit D-104-2019 for Operational Works
Lot 19 on SP320108 42 Noon Drive, Inverness	Building Permit (B-578-2021) for a dwelling and shed and Plumbing permit (P-100-2021) for a Dwelling Note: this lot was created under Development Permit

(to the south)	D-163-2019 for Reconfiguring a Lot (1 lot into 25 lots) and Development Permit D-104-2019 for Operational Works
Lot 18 on SP320108 37 Noon Drive, Inverness (to the south)	Building Permit (B-413-2023) and Plumbing permit (P-121-2023) for a Dwelling Note: this lot was created under Development Permit D-163-2019 for Reconfiguring a Lot (1 lot into 25 lots) and Development Permit D-104-2019 for Operational Works
Lot 6 on SP280824 Lot 6 Crannys Road, Inverness (to the west)	Vacant
Lot 8 on SP300244 Lot 8 Crannys Road, Inverness	Vacant
Lot 11 on RP903531 227 Panorama Drive, Inverness (to the north and east)	Dwelling house (B-838-2000) Development Permit D-164-2016 and Building Permit B-73-2016 for a Retaining wall.
Lot 3 on SP343654 12 Hermes Street, Barlows Hill (to the east)	Vacant Development Permit D-257-2023 for a Boundary realignment (completed) Development Permit D-163-2022 for Reconfiguring a Lot (1 lot into 3 lots) - completed

ASSESSMENT INCLUDING BENCHMARKS AND RELEVANT MATTERS

This application has been assessed by relevant Council planning, engineering, environmental health, natural resource management and other technical officers as required. The assessment has been undertaken in accordance with Chapter 3 of the *Planning Act 2016*, Part 4 of the *Planning Regulation 2017* and the Development Assessment Rules under the *Planning Act 2016*.

The assessment has been carried out against the assessment benchmarks in the relevant categorising instrument/s for the development and having regard to the State Planning Policy, any development approval for and any lawful use of the premises or adjoining premises, and the common material. The assessment has also had regard to other relevant matters (other than a person's personal circumstances, financial or otherwise) discussed further in this report.

Benchmarks applying for the development	Benchmark reference
Strategic Framework – Rural places, Rural residential places, areas of ecological significance, natural hazards and climate change, landscape and scenic amenity, housing diversity, road network, local area network and rural land themes Rural residential zone code	<i>Livingstone Planning Scheme 2018</i> , Version 3, in effect 15 February 2021

Reconfiguring a Lot code Development works code Bushfire hazard overlay code Biodiversity overlay code Scenic amenity overlay code	
Part E: State interest policies and assessment benchmarks	<i>State Planning Policy,</i> July 2017
Relevant matters considered	
Any development approval for, and any lawful use of, the premises or adjacent premises	The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development
The common material submitted with the application	In respect of the reports provided in the material including proposal plans and supporting information
Submissions provided on the application	In respect of relevant matters raised in submissions.
The Local Government Infrastructure Plan	In respect of trunk infrastructure provisions and charging for development.

Internal advice and assessment**Development Engineering – 12 May 2025**

Support, subject to conditions and a subsequent operational works application.

Natural Resource Management – 20 June 2025

Support, subject to conditions.

Information request

An information request was issued by council on 8 November 2021 which included (but was not limited to) the following;

- Strategic framework – revise the proposal, assessment against the strategic framework and residential needs analysis
- Traffic and transport
- Slope stability
- Biodiversity and scenic amenity
- Bushfire hazard assessment and management
- Water reticulation works (external and internal) and connection
- Stormwater drainage

The applicant provided a response (in full) on 30 October 2024.

Further advice

Council issued further advice to the applicant on 8 November 2024 in relation to stormwater and water. A response was provided on 16 December 2024.

Council issued another further advice to the applicant on 7 March 2025 in relation to water supply, road accessibility due to slope, biodiversity and scenic amenity matters. The

applicant responded on 12 May 2025 and amended the layout to address all items (refer to change).

Change to application

In response to the further advice dated 7 March 2025, the number of lots was reduced to twenty (20) lots and removed from the ridge of the site, away from the biodiversity corridor. Further lots 16-20 changed slightly to ensure all building location envelopes could be serviced by water. The road was also removed from steep land areas.

The change was in accordance with section 26.1 of the Development Assessment Rules and did not affect the timeframe.

Further, in accordance with section 26.2 (b), public notification is not required to be undertaken again as the change is not likely to attract a submission objecting to the change (being the reduction in the number of lots and there is no, if not minor, changes to the lot layout for the remaining lots). The submissions received remain relevant and will be addressed.

The State Assessment and Referral Agency was notified of the change on 13 May 2025.

Referral agency

The application was referred to the State Assessment and Referral Agency (SARA) on behalf of the Department of State Development, Infrastructure and Planning as a concurrence agency, in accordance with Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation 2017) – Clearing Native Vegetation. SARA assessed the application and requested further information on 5 November 2021. Following a response to the information request, the Department provided conditions on 27 June 2024.

The State as referral agency, assessed the application for clearing native vegetation. The state approved the development, subject to three conditions and a Vegetation Management Plan, which regulates clearing.

It is noted, Area A is for built infrastructure (*built infrastructure includes a building, or other structure, built or used for any purpose* as defined in the Vegetation Management Act 199). Area A generally align with the building location envelopes however, limit the clearing to a maximum area of 5 hectares for built infrastructure.

Area C on the Vegetation Management Plan is not approved for built infrastructure, however Exempt clearing work as per Schedule 21 of the Planning Regulations, is permitted to occur in Area C.

As detailed in section 3.6 of the Environmental Report (by Ecosure), clearing under Schedule 21 for rural zoned land is limited to:

- clearing for cadastral survey – limit of 100 m² and width of 10 m
- residential clearing – clearing for a dwelling in accordance with a permit
- boundary fences, internal fences, firebreaks, where consistent with an accepted development vegetation clearing code (10 m width limit).

Further, the referral agency response requires an offset.

The State Assessment and Referral Agency was notified of the change to the application (in response to the Further Advice) on 13 May 2025. SARA provided a changed referral agency response on 9 June 2025.

State Planning Policy – July 2017

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. The site is affected by the following State interests and an assessment is included below each item:

Liveable Communities:

Assessment benchmark	Officer response
Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.	Complies Hydrant locations will be appropriately located through the operational works stage.
Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	Complies The application is supported by a bushfire hazard assessment and management plan. All roads are of adequate width and are sealed.
Fire hydrants are suitably identified so that fire services can locate them at all hours.	Complies Hydrants will be appropriately located and identified through the operational works stage.

Natural hazards, risk and resilience:

- (i) Flood hazard area - local government flood mapping area

The site is not mapped under the currently planning scheme as a flood hazard area.

- (ii) Bushfire prone area

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	
Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.	Complies The development is subject to bushfire hazard. The application is supported by a bushfire hazard assessment and management plan.

All natural hazard areas:	
Development supports and does not hinder disaster management response or recovery capacity and capabilities.	Complies The development is an extension of Noon Drive, will be accessible via a sealed road and connected to reticulated water, which is considered to not hinder disaster management response or recovery.
Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.	Complies The development has addressed the bushfire hazard and landslide hazard.
Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.	Complies The development is anticipated to be for future uses consistent with a rural residential nature and not involve hazardous materials above what is associated with a dwelling or residential use.
The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	Complies The development is supported by a bushfire management plan and landslide hazard to address and mitigate risks to an appropriate levels.

Central Queensland Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

Livingstone Planning Scheme 2018

The *Livingstone Planning Scheme 2018* (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

Strategic Framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The strategic framework is structured as follows:

- (a) the strategic intent, and statements of preferred dominant land uses in the form of describing the *places* that form part of the planning scheme area;
- (b) the following six (6) *themes* that collectively represent the policy intent of the planning scheme:
 - (i) Settlement pattern;
 - (ii) Natural environment and hazards;
 - (iii) Community identity and diversity;
 - (iv) Transportation and movement;
 - (v) Infrastructure and services; and

- (vi) Natural resources and economic development;
- (c) the *strategic outcomes* proposed for development in the planning scheme area for each theme;
- (d) the *specific outcomes* for each, or a number of, elements of each theme; and
- (e) the *land use strategies* for achieving these outcomes.

The following themes are relevant to the assessment of this application:

- (i) Settlement pattern - Rural residential places;
- (ii) Natural environment and hazards - areas of ecological significance, natural hazards and climate change, landscape and scenic amenity;
- (iii) Community identity and diversity - housing diversity;
- (iv) Transportation and movement theme - road network;
- (v) Infrastructure and services - local area network; and
- (vi) Natural resources and economic development - rural land.

The following Strategic outcomes Specific outcomes have been addressed with regards to their relevance to the development application (Table 4):

TABLE 4 – STRATEGIC FRAMEWORK ASSESSMENT (emphasis added to specific outcomes relevant to proposal)

ASSESSMENT BENCHMARK	RESPONSE
3.3 Settlement Pattern Theme	
3.3.4 Rural residential places	
3.3.4.1. Specific outcomes (emphasis added below) (1) Rural residential places are identified and shown on strategic framework maps (SFM-01 to SFM-04). (2) Rural residential places do not expand beyond their defined rural residential zone boundaries for the life of the planning scheme, except for a limited number of small rural lots where: (a) there is a demonstrated community need adjacent to the townships of Cawarral, Mount Chalmers, or The Caves; and (b) the lots achieve the specific outcomes outlined for the development of small rural residential lots and for the protection of rural land from fragmentation, as specified in in section 3.3.5.1 of the Strategic Framework for rural places. (3) Rural residential places are the preferred locations for very low density residential development located on larger lots of two (2) hectares or greater within a rural setting. (4) A lot size of 4000 square metres in area is provided for only in the Park Residential Precinct given the historic pattern of development in this area. (5) Rural residential places are limited to identified locations in order to: (a) protect agricultural land, natural resources	Justified to comply The proposed development is not identified as a rural residential place on a strategic framework map; however the lot layout and development is consistent with a rural residential, park residential development. Further, the development is not consistent with (2) however, is a continuation and book-end to the same style of development to the south of the site in Noon Acres. The larger lot sizes also facilitate the retention of vegetation outside of the building location envelopes. The land is not suited for residential development (low, low-medium or medium) due to limited services, and is inconsistent with the historic lot sizes already established on the adjoining land. It is also noted that the land is not conducive to rural (agriculture) due to the site constraints such as terrain/topography, vegetation and proximity to sensitive land uses. The rural residential style of development is book-ended by this development as it is bound by Panorama Drive to the north, with no access to Panorama Drive, and also bound by the ridge to the east. The development makes use of the infrastructure available in the area (water, electricity, telecommunication, stormwater) and does not impede the efficient expansion of urban areas. The proposed future use is for Dwelling houses, within the proposed building location envelopes. The building location envelopes are of adequate size to accommodate buildings and on-site systems (1395 square metres up to 2036 square metres).

ASSESSMENT BENCHMARK	RESPONSE
<p>and the natural environment;</p> <p>(b) maximise the use of existing available infrastructure;</p> <p>(c) minimise costs associated with the provision and maintenance of infrastructure; and</p> <p>(d) not impede the efficient expansion of urban, new urban, future urban, industrial, new industrial, and future industrial places.</p> <p>(6) Rural residential places predominantly consist of dwelling houses located on individual lots.</p> <p>(7) Home based businesses and a limited range of very low impact rural activities only establish within rural residential places where adverse amenity impacts on any adjoining sensitive land uses can be avoided or mitigated.</p> <p>(8) Development in rural residential places has access to all urban services, excluding sewerage.</p> <p>(9) Lots sizes in rural residential places are of sufficient size to cater for the disposal of effluent and wastewater in an efficient and sustainable way.</p>	
3.4 Natural environment and hazards theme <ul style="list-style-type: none"> • 3.4.2 Areas of ecological significance • 3.4.3 Natural hazards and climate change • 3.4.6 Landscape and scenic amenity 	
3.4.2 Areas of ecological significance	
3.4.2.1. Specific outcomes <p>(1) A network of nature conservation and open space places, waterways, water bodies and nature corridors or links are identified for protection within the planning scheme area.</p> <p>(2) Nature corridors or links are maintained and where appropriate, rehabilitated and expanded to support:</p> <p>(a) the natural movement and proliferation of native species;</p> <p>(b) ecological responses to climate change;</p> <p>(c) the maintenance of large scale migratory lifecycle processes; and</p> <p>(d) connectivity between significant habitat areas and areas of remnant vegetation.</p> <p>(3) Development avoids causing adverse impacts on areas containing matters of environmental significance and protects these areas from encroachment by development and human activity and the negative impacts of both (including but not limited to pollution, species or habitat loss, soil degradation due to clearing, erosion and contamination, acidification, salinity, waste disposal and modification to</p>	Complies <p>The subject site is dense with native vegetation, and some historic clearing over some parts of the site has occurred (subject to rehabilitation).</p> <p>The regional biodiversity corridor has been protected and retained in one lot, proposed Lot 20. The boundaries in the area of the corridor are not changed from the existing boundaries.</p> <p>The development will result in change to the areas of state environmental significance (MSES – wildlife habitat). The State was a referral agency on the development application and has provided conditions in relation to the clearing (refer to the referral agency section of the report).</p> <p>Further, the clearing has been limited to the lower aspects of the site, and the lots proposed are larger in size, to facilitate the retention of vegetation outside of the proposed BLEs.</p> <p>Clearing of the lots will be required to be in accordance with a subsequent operational works application and conditions will be included.</p>

ASSESSMENT BENCHMARK	RESPONSE
<p>natural processes).</p> <p>(4) Corridors and associated buffers have dimensions which suitably provide for:</p> <ul style="list-style-type: none"> (a) movement of native fauna; (b) viable habitat areas; (c) minimisation of edge effects; (d) maintenance of the hydrological functions of waterways or wetlands; (e) appropriate access for sustainable recreation; and (f) any additional maintenance and bushfire setback functions to be located outside the areas required for ecological purposes. <p>(5) Fragmentation of existing habitat areas is minimised, particularly where it impacts on the future health of populations of native fauna and flora species.</p>	
3.4.3 Natural hazards and climate change	
<p>3.4.3.1 Specific outcomes</p> <p>(1) Unacceptable risks to human life, property and vital infrastructure due to potential impacts from natural hazards including acid sulfate soils, storm tide hazard, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide, are avoided as far as practicable.</p> <p>(2) Where development in natural hazard areas is unavoidable, the development is located, designed, constructed and operated to minimise and mitigate adverse impacts to within acceptable levels, provided that it is done in a manner which:</p> <ul style="list-style-type: none"> (c) does not compromise environmental values; and (d) does not unduly burden disaster management response or recovery capacity and capabilities. <p>(3) The potential exacerbation of adverse natural hazard impacts on development due to climate change is considered in the location and design of development.</p> <p>(4) Development maximises resilience to natural hazards.</p> <p>(5) Development does not directly, indirectly and cumulatively increase the severity of natural hazards and any adverse impacts associated with natural hazards upon the site or other sites, property and infrastructure.</p> <p>(6) Development in bushfire hazard areas is avoided where conservation and landscape protection constraints preclude necessary risk-reduction measures, including clearing and provision of adequate access.</p>	<p>Complies</p> <p>The subject site is mapped as bushfire hazard and landslide hazard.</p> <p>The application is supported by a bushfire hazard report, supporting the proposed building location envelopes. The proposal will not unduly burden disaster management response; all lots will be connected to the reticulated water supply, and accessible via a sealed road connecting with Noon Drive.</p> <p>Clearing for bushfire hazard is limited to the building location envelope, access and services to the BLE, and the exempt clearing work for bushfire management for firebreaks and fire management lines (state/schedule 6 of Planning Regulations).</p> <p>The only proposed BLE that may be subject to the landslide hazard is proposed Lot 3.</p>
3.4.6 Landscape and scenic amenity	

ASSESSMENT BENCHMARK	RESPONSE
<p>3.4.6.1. Specific outcomes</p> <p>(1) Development minimises potential adverse impacts on the scenic amenity associated with areas of environmental significance.</p> <p>(2) Development specifically avoids or minimises potential adverse impacts on the following scenic amenity features:</p> <ul style="list-style-type: none"> (e) forested coastal ridges forming the green backdrop to coastal residential settlements; (f) coastal headlands consisting of National Parks; (g) natural undeveloped sections of coastline foreshore; (h) green breaks centred around the low-lying coastal inlets which form natural refuges reinforcing the coastal settlement pattern; and (i) the Keppel Group of Islands which form an integral feature of the natural seascape. <p>(3) Views from identified public viewer places (including coastline foreshores and scenic transport routes) to scenic amenity features are protected from development which would:</p> <ul style="list-style-type: none"> (a) significantly interrupt an existing natural skyline; or (b) result in excessive bulk and scale of buildings and structures; or (c) result in the removal of significant vegetation which is not replaced with appropriate landscaping as part of the development; or (d) result in permanent scarring on natural landscapes by way of road cuttings, pathways, pipelines, transmission lines and the like. 	<p>Complies</p> <p>The development has removed the proposed lots with the greatest impact on scenic amenity; removing the proposed lots from the ridge to the east of the site; which achieves outcome (2)(e).</p> <p>Proposed Lots 18-20, 9-10 and 3 and 4 will be affected by (primarily) scenic amenity overlay management area B, however are below the ridge (to the west) therefore unlikely visible from public viewer places (such as Yeppoon Road/Rockhampton Road intersection, Farnborough Road/Panorama Drive roundabout).</p>
<p>3.5 Community identity and diversity</p> <ul style="list-style-type: none"> • 3.5.2 Housing diversity 	
<p>3.5.2 Housing diversity</p>	
<p>3.5.2.1. Specific outcomes</p> <p>(1) Development contributes to growth in the number and types of housing options available for the community to:</p> <ul style="list-style-type: none"> (a) cater for a growing population; and (b) cater for different community lifestyle preferences and needs over their life-time. 	<p>Complies</p> <p>The development contributes to growth and provides an alternative housing option (dwelling on a large/lifestyle lot). The site is approximately 3.5 kilometres from the Yeppoon Central Business District and is suitably located close to essential community activities, goods and services, employment and areas of recreation.</p>

ASSESSMENT BENCHMARK	RESPONSE
<p>(2) Accommodation activities are appropriately located so as to have good access to:</p> <ul style="list-style-type: none"> (a) essential community activities; (b) places providing goods and services and opportunities for employment; and (c) places providing opportunities for informal and formal recreation. 	
<p>3.6 Transportation and movement theme</p> <ul style="list-style-type: none"> • 3.6.3 Road network 	
<p>3.6.3 Road network</p>	
<p>3.6.3.1 Specific outcomes</p> <ul style="list-style-type: none"> (1) The local road hierarchy and its connection to State-controlled roads are safe, efficient and legible for all road users. (2) Development contributes to or provides local roads which support the State-controlled road network, to the extent provided for by the council's infrastructure plans. (3) Development recognises the identified function of roads within the state and local transport network, and provides an acceptable level of access to, and impact on, each road. In particular: <ul style="list-style-type: none"> (j) the interregional functions of the Bruce Highway for freight and all passenger vehicles, are protected through limited access and, where possible, appropriate separation distances between development and the road corridor; (k) The intraregional function of major roads which provide access for freight, all vehicles, cyclists and pedestrians between centres and industrial and employment areas is protected by ensuring there are no significant impacts due to access arrangements with development on adjoining land and, where necessary, separation or buffering between incompatible development and the road corridor; and (l) the local road network provides safe connections to higher order roads for cyclists, pedestrians and all vehicles. (4) The safety, efficiency and effectiveness of all existing and future road networks are protected from incompatible land uses and the impacts of development. (5) Important future major road links are identified and they are not compromised by development. (6) The road network accommodates and prioritises a variety of transport needs, including: <ul style="list-style-type: none"> (a) freight; (b) public transport; and 	<p>Complies</p> <p>The development will connect with Noon Drive, which is sufficient capacity to cater for the proposed lots.</p> <p>The development does not compromise the safety, efficiency and effectiveness of the existing road networks; which is supported in the lodged Traffic Impact Assessment report.</p> <p>The development was changed to remove access to Panorama Drive, protecting the higher order road from additional accesses.</p> <p>There is no requirement to provide public transport or pedestrian/cyclist facilities as the site is not a through site to other areas to the north and there is no current public transport or pedestrian/cyclist facilities along Noon Drive.</p>

ASSESSMENT BENCHMARK	RESPONSE
(c) pedestrian and cycle paths.	
3.7 Infrastructure and services – <ul style="list-style-type: none"> 3.7.3 Local area network 	
3.7.3 Local area network	
3.7.3.1. Specific outcomes <ol style="list-style-type: none"> (1) The local function component of State and Federal infrastructure networks is recognised as a legitimate and integral function of these networks. (2) Local areas are supplied with infrastructure meeting specified desired standards of service which meet the need of residents and other users, in a timely manner and in accordance with the Council's infrastructure planning. (3) Development in urban places, industrial places and centres is serviced by or connected to: <ol style="list-style-type: none"> (a) a reliable supply of potable water; (b) a reliable sewerage network; (c) effective stormwater drainage and treatment; (d) an effective and safe transport network; (e) a reliable and safe electricity network; and (f) communication networks. (4) Waste is safely and efficiently managed to meet relevant environmental requirements at the optimal cost. (5) Opportunities for renewable and alternative energy generation occur where local infrastructure network, environmental and community impacts are mitigated. (6) Development contributes to the delivery of necessary infrastructure to the extent provided for by Councils infrastructure planning and adopted Council infrastructure charging and conditioning arrangements. 	3.7.3.1 - Complies <p>There is no impact on state or federal networks.</p> <p>The development is provided will all required services for rural residential development (no sewer provided).</p> <p>Waste will be managed via private onsite systems.</p> <p>Infrastructure charges will apply to the development, to contribute to the delivery of trunk infrastructure.</p>
3.8 Natural resources and economic development <ul style="list-style-type: none"> 3.8.2 Rural land 	
3.8.2 Rural land	
3.8.2.1. Specific outcomes <ol style="list-style-type: none"> (1) Land with productive capacity, including agricultural land Class A and Class B which is not identified for future urban development, is protected from development which would alienate, fragment or otherwise limit its potential for productive rural activities. (2) Industries which add value to existing rural production are encouraged where: <ol style="list-style-type: none"> (a) they have access to appropriate infrastructure; (b) their impacts are managed; (c) they do not unreasonably impact on 	Complies <p>The land is identified as Class A or Class B agricultural land; however due to the terrain/topography, vegetation constraints, previous fragmentation by Panorama Drive, and surrounding sensitive land uses, the land is not considered conducive for productive rural activities.</p>

ASSESSMENT BENCHMARK	RESPONSE
<p>environmental values, scenic amenity or other rural activities; and</p> <p>(d) adverse impacts on concentrations of sensitive land uses are avoided or can be effectively mitigated.</p>	

The performance assessment of the proposal demonstrates that the development does not compromise the relevant outcomes of the Strategic Framework and will assist with achieving the strategic outcomes of the Housing diversity theme.

Reconfiguring a Lot Code

The development has been assessed against the Reconfiguring a Lot Code. The development does not comply with PO8 for clearing of areas of environmental value, AO11.1 and AO12.1 for the minimum lot size and dimensions due to the land being zoned rural and AO15.1 for Lots 3 and 4 due to two rear lots proposed. Despite the non-compliance, the clearing of vegetation has been addressed against the Biodiversity overlay code with measures to reduce the impact. The non-compliance with the minimum lot size and dimensions has been justified due to the consistency with the adjoining rural residential land and the development book-ending the rural residential development. The rear lots are serviced by an adequately sized easement and driveway will be conditioned to be constructed to service both lots.

Therefore, the development is able to be supported against the Reconfiguring a Lot code.

Development Works Code

The development has been assessed against the relevant outcomes of the Development Works Code. Where the application conflicts with the Acceptable Outcomes and is not otherwise conditioned to comply, an assessment against the Performance Outcomes is included.

Biodiversity overlay code

The development is supported by an environmental report, however addresses the State vegetation aspects. Despite this, the supporting environmental report has demonstrated sufficient measures to mitigate potential impacts to ecological values for proposed Lots 1 to 20. The lots are adequately setback from the regional biodiversity corridor and wholly contained within proposed Lot 20. Vegetation covenants have also been conditioned over Lots 12 and 20 to protect the largest areas of vegetation.

Bushfire Hazard Overlay Code

The development is supported by a Bushfire hazard assessment and management plan to address the bushfire hazard overlay code. The Bushfire hazard assessment and management plan has been included as an approved document and conditions have been included to address areas of non-compliance. The plan is required to be updated, as per the conditions, and re-submitted prior to the survey plan endorsement, however does not substantially change the outcome.

Scenic amenity overlay code

The development has been assessed against the relevant outcomes of the Scenic amenity overlay code. No buildings are proposed and future development will require compliance (as accepted, subject to requirements) with the Scenic amenity overlay code. The proposed Reconfiguring a Lot does not comply with AO6.2 due to the lots being less than the minimum lot size for the rural zone, and lots 1-11 and 13-19 being less than two (2) hectares. Despite the non-compliance, the impact will be reduced given the State referral agency response, larger lot sizes and conditions to retain vegetation along Panorama Drive and in a vegetation covenant.

Landslide hazard overlay code

The development is supported by a Landslide Risk Assessment Slope Stability Analysis to address the Landslide hazard overlay code and the report has been included as an approved document. The development complies with, or has been conditioned to comply with the relevant outcomes of the Landslide hazard overlay code.

Rural zone code

The development has not been assessed against the zone code however, future land uses will be required to ensure compliance with the Rural zone code. Future rural uses (such as agriculture or cropping) is unlikely to be able to be established given the small lot sizes, vegetation and topography constraints.

PUBLIC NOTIFICATION

The proposal was the subject of public notification between 4 November 2024 and 26 November 2025, as per the requirements of the *Planning Act 2016*, and twelve (12) submissions were received. Of these submissions, nine (9) are considered to be properly made in accordance with the *Planning Act 2016*.

The following is a summary of the submissions lodged, with Council officer comments:

Issue	Officer Comment
Impact on privacy	<p>The proposed development is for large lots, consistent with rural residential, park residential precinct lot sizes (4,000 square metres and greater), which provides adequate area on each lot for future uses to locate to not adversely impact on adjoining uses amenity.</p> <p>The building envelopes will be conditioned to be setback from boundaries, in line with the park residential precinct setbacks (10m from front and 5m from side boundaries), which is consistent with the development on Noon Drive.</p>
Impact on aesthetics – detract from character of existing neighbourhood and building location envelopes are not in line with current housing in the area.	The proposed lots are consistent with the lot sizes along Noon Drive, with further restrictions on the building areas and limits to clearing (as per the state response).
Potential decrease in property values	This is not a planning assessment consideration as it is considered a personal circumstance.
Impact on hilltop Visual impact	<p>In response to the Further Advice, lots have been removed from the ridge to the east.</p> <p>The visual impact has been significantly reduced as a result of this change.</p>
Impact on bushfire tracks used by rural fire service. Recommend an easement over proposed lots 1 – 3 to the northern boundary of Lot 22 on SP320108.	<p>Access rights, under the relevant legislation/permissions, for the rural fire service are not changed as a result of land subdivision.</p> <p>It is not considered a reasonable condition for this development to require an easement over lots 1-3 to service an adjoining lot.</p> <p>Council requested a bushfire hazard assessment and management plan.</p>

Issue	Officer Comment
Land is zoned rural – inconsistent	The land is zoned rural and the proposal is for an extension of lots similar to Noon Drive. Consideration has been given to the strategic framework and relevant codes in the planning scheme.
<p>Stormwater</p> <ul style="list-style-type: none"> - Stormwater drainage issues – runoff from the north does not go into the drainage system on Noon Drive, goes over fronts of properties and along the street. - Report needs to consider 1 in 100 year rain event. - Maintenance of stormwater detention basin – cost to ratepayers 	<p>The development is supported by a stormwater management plan (SMP).</p> <p>The Stormwater Management Plan was prepared generally in accordance with the current standards of the <i>Capricorn Municipal Development Guidelines</i> and <i>Queensland Urban Drainage Manuals</i>, which is deemed in compliance with the <i>Livingstone Planning Scheme 2018</i>.</p> <p>The report has considered the 63 % to 1 % Annual Exceedance Probability (AEP) storm event.</p> <p>The basin/s will require maintenance by Council. The specific details of the basin/s will be assessed in the operational works application. Council strives to ensure basins are low to no maintenance prior to going off-defects.</p>
<p>Traffic</p> <ul style="list-style-type: none"> • additional traffic volumes – increase difficulty of students crossing Adelaide Park Road • increase to 614 vehicle movements per day • increase in traffic on Noon Drive • impact on intersection of Noon Drive and Adelaide Park Road • safety concerns due to increase of traffic • access to Panorama Drive has not been considered • concern with street parking as a speed management tool • incorrect numbers and assumptions in traffic report, incorrect report (access to Panorama Drive considered) • gradient of Paiken Drive seems excessive 	<p>The traffic report has been assessed and accepted. It is not considered incorrect in terms of numbers or assumptions made by the applicant.</p> <p>The crossing of Adelaide Park Road can be considered separately and is not a direct result of this proposed development; nor reasonable to require this development to resolve.</p> <p>There is a predicted increase in traffic and results in 20 additional trips during peak hour, 185 additional vehicles per day (due to the development) and the 614 vehicles per day on Noon Drive is a result of the proposed development and existing properties. According to the <i>Capricorn Municipal Development Guidelines</i>, Noon Drive, which is deemed an urban access street, is capable to accept 750 trips per day. The increase in traffic is considered reasonable.</p> <p>Access to Panorama Drive is not supported as Panorama Drive is not designed to provide accesses for developments and this the proposal adversely impacts the operation, safety and long term functionality of Panorama Drive.</p> <p>Safety factors were considered at the intersections of Noon Drive / Adelaide Park Road, and Noon Drive / Thruston Avenue, and enhancement works were proposed in the</p>

Issue	Officer Comment
	<p>Traffic Engineering Report.</p> <p>Street parking is not likely to be common given the size of the allotments.</p> <p>The traffic report has been assessed and accepted. It is not considered incorrect.</p> <p>Paiken Drive is too steep (based on revision E) and has been revised and ends at a lower elevation.</p>
<p>Water supply</p> <ul style="list-style-type: none"> - Serviced by a booster pump 	<p>The booster pump has been removed.</p>
<p>No land for public parks</p>	<p>Council does not request public parks in rural or rural residential areas (see planning scheme policy SC7.9) and footpaths are not required as per the CMDG for the hierarchy of road nor in rural residential areas. An infrastructure charge will be collected towards trunk parks.</p>
<p>Impact on native flora and fauna</p> <p>Impact of fencing on wildlife</p>	<p>This is noted. There will be impact to the native vegetation through clearing to facilitate the development, however the application is supported by the following mechanisms to find a balance between development and the environment:</p> <ul style="list-style-type: none"> - supported by an ecology report detailing information including wildlife management when clearing (e.g. fauna spotter catcher, ecologist) - assessed by the state government (SARA as referral agency) which limits clearing to building envelopes, with limited clearing permitted outside of the envelopes and an offset to be provided; - covenants imposed by Council to retain green breaks between higher order roads and along the biodiversity corridor. <p>Appropriate wildlife friendly fencing can be conditioned in accordance with the biodiversity overlay code.</p> <p>The development is more heavily conditioned than the development on Noon Drive (which was generally clear of vegetation at the time of application).</p>
<p>Lot details</p> <ul style="list-style-type: none"> - lots 13-15 don't have BLEs - lots 13-17 have no restrictions to access Panorama Drive 	<ul style="list-style-type: none"> - Lots 13-15 are white zones under the State Mapping. - Lots 13-17 will be required to gain access via the lower order road. Any access to Panorama Drive will not be

Issue	Officer Comment
	supported.
Waste collection issues	Each lot will have a standard urban collection with roads of adequate width to allow for the refuse vehicle.
Clarification required <ul style="list-style-type: none"> - how many lots – conflict between application and land slide report - plans omitting details – road to Panorama Drive - Road traffic noise assessment noise levels are too high 	<p>Proposal is as per the proposal plan. The slope stability report is still applicable however the plan has changed throughout the assessment stages.</p> <p>There has been five revisions of the proposal plan since lodgement, in response to formal assessment stages. Revision D was the plan advertised and there is no access to Panorama Drive, in accordance with advice from Council.</p> <p>The plans are now at Revision E, however is in response to further advice regarding a lot for the proposed water pump (lot 900).</p> <p>The road traffic noise assessment does not form part of this application and assessment.</p>
Noise abatement should be considered	The noise, from traffic, on any future development within the proposed site, is not considered unreasonable nor required to be conditioned. BLEs are setback from Panorama Drive and a covenant will be conditioned to ensure there is a natural buffer of vegetation retained over lots 13-16.
Bushfire impact <ul style="list-style-type: none"> - Fire safety requirements - Destruction of vegetation - Corridor – fire line on plan – if proposed to be cleared will scar landscape 	<p>Council has requested a bushfire hazard assessment and management plan for all lots. All lots have a water supply which is sufficient for fire protection.</p> <p>The impact of clearing fire lines and boundaries has been considered in the assessment.</p> <p>Since the public notification. The lot numbers have been reduced.</p>
Support of development <ul style="list-style-type: none"> - shortage of 1 acre allotments, close to town and with town services 	Noted.

INFRASTRUCTURE CHARGES

Infrastructure charges are levied pursuant to the *Adopted Infrastructure Charges Resolution (No.7) 2025*. The details and breakdown of the charges are outlined below:

Charge area:	The subject site is located outside the priority infrastructure area
Calculation:	<p>The charge is calculated in accordance with section 3.4.2 and Table 4 - Minimum infrastructure charge for Reconfiguring a Lot partly outside or entirely outside the Priority Infrastructure Area, as follows:</p> <ol style="list-style-type: none"> 1. twenty (20) lots at \$28,595.70 per lot, that is connected to all of

	Council's networks, but not the sewerage network; 2. less a credit of \$20,327.05.
Credit:	The above calculation takes into account a credit of \$20,327.05 for the existing allotment pursuant to Part 4.0 of Council's <i>Adopted Infrastructure Charges Resolution (No.7) 2025</i> . The credit is calculated as follows: 1. one existing lot at \$20,327.05 per lot (that is only paying a transport and park & community facility contribution)
Offset:	No offsets are applicable to the development.
Networks Covered:	Apportionment of charges over the following networks Transport Parks & Community Facilities Water Stormwater

A total contribution of \$551,586.95 is payable and will be reflected in an Infrastructure Charges Notice for the development including a breakdown of the charge applying to each stage of the development as follows:

PREVIOUS DECISIONS

It is noted that Council has previously approved a development application for Reconfiguring a Lot within the vicinity of the subject site which also failed to meet the minimum lot size stipulated in the *Livingstone Planning Scheme 2018*. The decision is as follows;

- Development Permit D-163-2019 for Reconfiguring a Lot (1 lot into 25 lots) – Noon Drive and Thurston Drive – delegation decision

Development Permit D-134-2013 for Reconfiguring a Lot (1 lot into 17 lots) – Sypher Drive – also created lots less than the minimum lot size for the zone at the time, under the *Livingstone Shire Planning Scheme 2005*.

It should be noted that each decision is made on its merits at the time of assessment and with the best planning information available. There are instances whereby sufficient grounds to support the proposal must be established, subject to reasonable and relevant conditions.

ACCESS AND INCLUSION

The development application has been published on Council's online serviced for the duration of the assessment.

There are no identified access or inclusion issues associated with this development application.

ENGAGEMENT AND CONSULTATION

The proposal was the subject of public notification between 4 November 2024 and 26 November 2025, as per the requirements of the *Planning Act 2016*, and twelve (12) submissions were received, nine (9) of which were properly made submissions.

HUMAN RIGHTS IMPLICATIONS

Consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

It is particularly noted the application process has considered the right to freedom of expression in terms of public notification, public access to the application documents and ability to contact Council to discuss the application.

BUDGET IMPLICATIONS

Management of this application has been within the existing budget allocations.

LEGISLATIVE CONTEXT

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

LEGAL IMPLICATIONS

The legal implications of deciding this development application favorably or unfavorably is the risk of appeal from either a submitter (should Council approve the development application) or from the developer (should Council refuse the development application). These potential legal implications also bring unknown budget implications.

STAFFING IMPLICATIONS

No staffing implications have been identified in the assessment.

RISK ASSESSMENT

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

CORPORATE PLAN REFERENCE

Vibrant Culture and Healthy Community

Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

The proposed development is a balanced decision whereby an assessment against the assessment benchmarks and relevant matters has been undertaken and there are reasons, to approve the development, subject to reasonable and relevant conditions.

CONCLUSION

As demonstrated in the above assessment, the proposal achieves the relevant outcomes of the Strategic Framework, Reconfiguring a lot code, Development works code, Bushfire hazard overlay code, Scenic amenity overlay code and Biodiversity overlay code and Officers recommend approval of the development, subject to reasonable and relevant conditions.

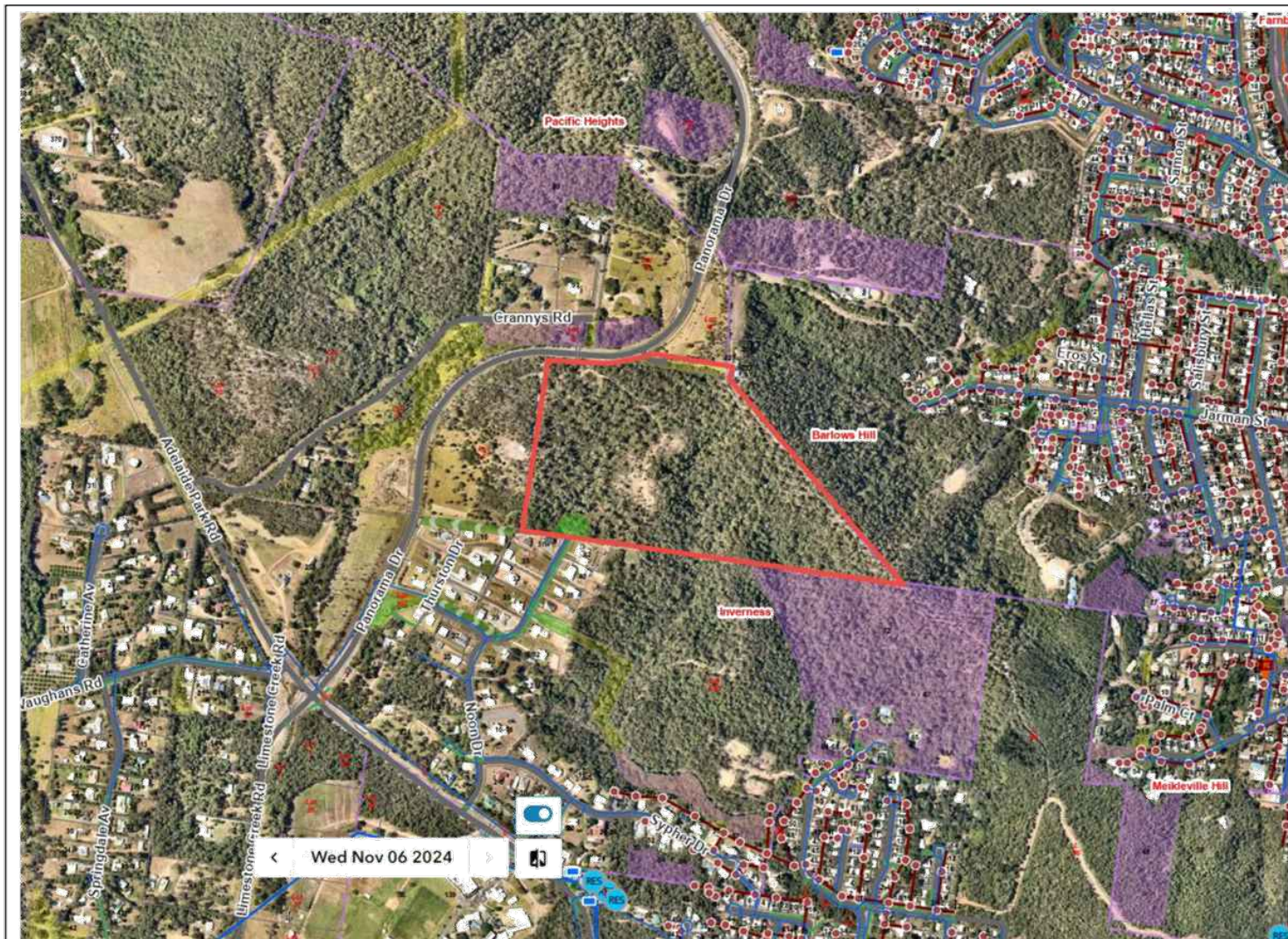
**13.8 - DEVELOPMENT APPLICATION
FOR RECONFIGURING A LOT (TWO
LOTS INTO TWENTY (20) LOTS AND
ACCESS AND SERVICES EASEMENTS)
- LOCTED AT 255 PANORAMA DRIVE,
INVERNESS**

Locality Plan

Meeting Date: 19 August 2025

Attachment No: 1

D-346-2021 Locality Plan, 255 Panorama Drive, Inverness QLD 4703



Above: Locality plan (lot outlined in red)

D-346-2021 Locality Plan, 255 Panorama Drive, Inverness QLD 4703



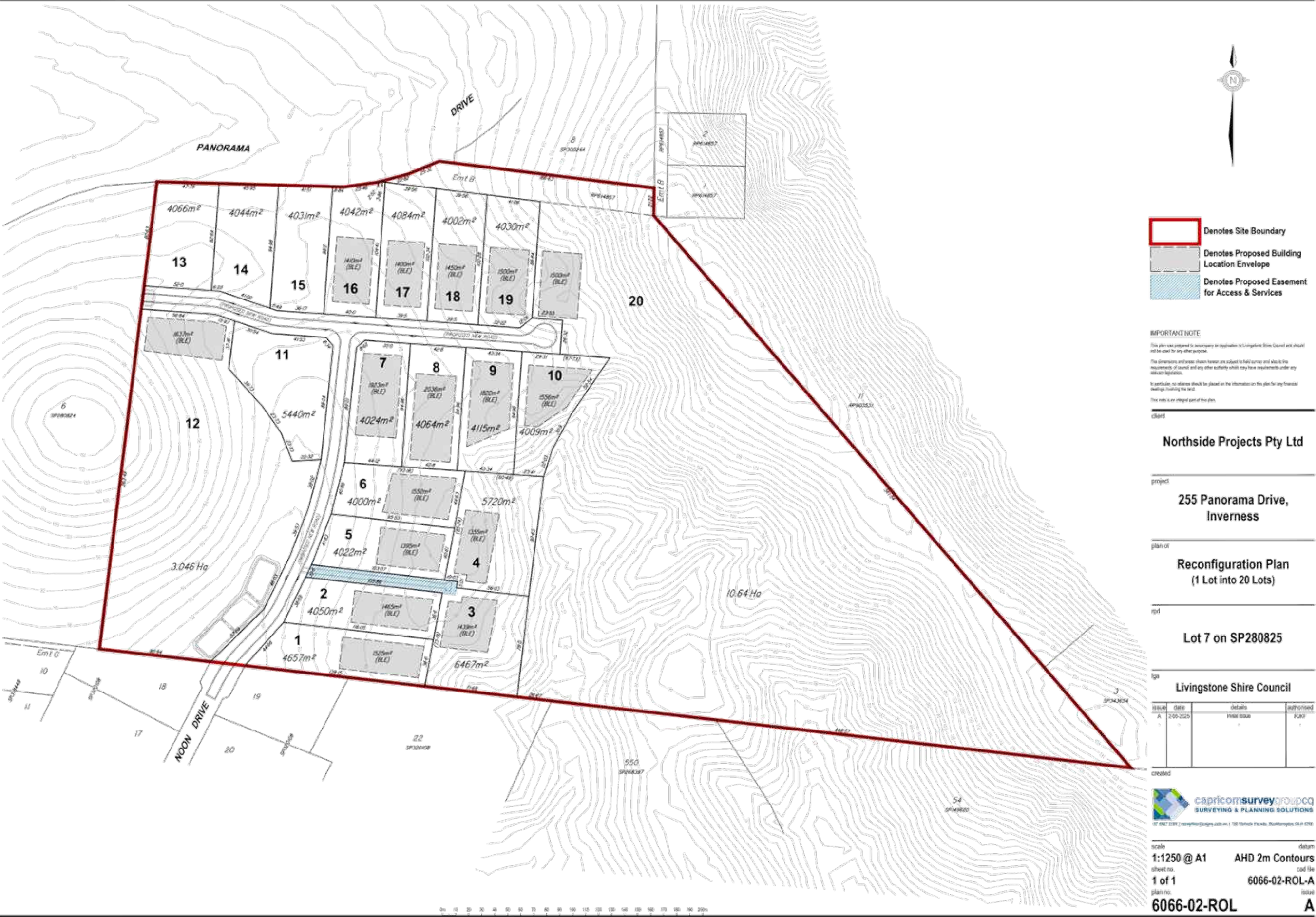
Above: Locality plan

13.8 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (TWO LOTS INTO TWENTY (20) LOTS AND ACCESS AND SERVICES EASEMENTS) - LOCTED AT 255 PANORAMA DRIVE, INVERNESS

Proposal Plan

Meeting Date: 19 August 2025

Attachment No: 2



**13.8 - DEVELOPMENT APPLICATION FOR RECONFIGURING
A LOT (TWO LOTS INTO TWENTY (20) LOTS AND ACCESS
AND SERVICES EASEMENTS) - LOCTED AT 255 PANORAMA
DRIVE, INVERNESS**

Code assessment

Meeting Date: 19 August 2025

Attachment No: 3

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Reconfiguring a Lot code

9.3.1.1. Specific benchmarks for assessment

Table 9.3.3.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response																						
If boundary realignment - Not applicable																								
If reconfiguring a lot associated with a prior related Material Change of Use – Not applicable																								
All other reconfiguring a lot applications																								
Lot design – general																								
PO5 Development included in the table below requires the preparation of a structure plan to accompany the development application.	No acceptable outcome is nominated.	PO5 – Does not comply A structure plan has not been prepared. The proposed subdivision is over the entire lot, intended for rural residential purposes.																						
<table><tr><th>Zone</th><th>Proposed additional lots in the stage/development</th><th>Small structure plan</th><th>Large structure plan</th></tr><tr><td rowspan="2">All residential category zones</td><td>7 – 15</td><td><input type="checkbox"/></td><td></td></tr><tr><td>16 or more</td><td></td><td><input type="checkbox"/></td></tr><tr><td rowspan="2">All centres category zones and all industrial category zones</td><td>5 - 10</td><td><input type="checkbox"/></td><td></td></tr><tr><td>11 or more</td><td></td><td><input type="checkbox"/></td></tr><tr><td>All other zones where reconfiguring a lot requires impact assessment</td><td>1 or more</td><td></td><td><input type="checkbox"/></td></tr></table>			Zone	Proposed additional lots in the stage/development	Small structure plan	Large structure plan	All residential category zones	7 – 15	<input type="checkbox"/>		16 or more		<input type="checkbox"/>	All centres category zones and all industrial category zones	5 - 10	<input type="checkbox"/>		11 or more		<input type="checkbox"/>	All other zones where reconfiguring a lot requires impact assessment	1 or more		<input type="checkbox"/>
Zone	Proposed additional lots in the stage/development	Small structure plan	Large structure plan																					
All residential category zones	7 – 15	<input type="checkbox"/>																						
	16 or more		<input type="checkbox"/>																					
All centres category zones and all industrial category zones	5 - 10	<input type="checkbox"/>																						
	11 or more		<input type="checkbox"/>																					
All other zones where reconfiguring a lot requires impact assessment	1 or more		<input type="checkbox"/>																					
PO6 Development which requires a structure plan is undertaken in accordance with the structure plan, and the structure plan is prepared in accordance with the requirements of Schedule SC7.14.	No acceptable outcome is nominated.	PO6 - Does not comply as per response to PO5																						
PO7 Lot design is well integrated with the surrounding locality, having regard to: (a) roads, streets, pedestrian and cycle networks; (b) utility installations and other infrastructure networks; (c) open space networks, significant vegetation and habitat areas, waterways and wetlands, and valued biodiversity corridors; (d) connections to centres and employment areas; (e) surrounding landscaping and streetscape treatments; and (f) the interface with established land uses. Editor's note: When assessing the location and design for lot	No acceptable outcome is nominated.	PO7 – Complies The lot design is consistent with adjoining rural residential developments. The development will be connected to all services (except for sewer which is not available in the area) and is proximal to Yeppoon central business district via Noon Drive and Adelaide Park Road; or Rockhampton via Limestone Creek Road. The development will cause clearing and disturbance to the wildlife habitat – refer to the response to PO8 below.																						

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
reconfiguration, consideration should be given to the standards for separating conflicting land use specified in Schedule 4 of the planning scheme. Where standards are not specified, a specialist report may be required to demonstrate the suitability of the development.		
PO8 Lot design: (a) protects areas with significant environmental values; (b) appropriately utilises the natural topography of the site as far as practicable and minimises the need for significant earthworks for future development; (c) avoids crossing or otherwise interfering with natural drainage lines, waterways, wetlands, habitat areas or biodiversity corridors; and (d) retains key site characteristics, landmarks, and places of heritage significance.	No acceptable outcome is nominated.	PO8 – Does not comply; alternative outcome to justify against PO8 for Lots 1 to 20 The development will cause clearing and disturbance to the wildlife habitat. The wildlife habitat is mapped (essentially) the entire site. The site is densely vegetated with native vegetation and is largely untouched. It is not planned or identified in the strategic framework for urban development. Despite the fragmentation and impact on native vegetation, Lots 1 to 20 are supported, due to the identification of BLEs reducing the proposed clearing requirements, which is also supported through the States Referral agency response, limiting the clearing permitted; and a large area of vegetation is retained over proposed Lot 20. There are no identified heritage significant sites over the subject lots. It is noted the proposal was changed to remove all impact to the regional corridor which now will be wholly within proposed Lot 20.
PO9 Lot reconfiguration does not facilitate development which would be visually obtrusive on skylines, headlands or prominent landscape features.	No acceptable outcome is nominated.	PO9 – Complies The proposal was changed to remove the proposed lots from the ridge (to the east). Some lots are mapped as management area B, are not likely to be significantly visible from public viewer places (such as Yeppoon Road or Farnborough Road/Panorama Drive roundabout).
PO10 Lot reconfiguration does not: (a) increase the likelihood of significant land use conflict; (b) compromise the potential to use adjoining land for its zoned purpose; (c) compromise the use of stock routes; (d) compromise the safe and efficient operation of major transport networks and other	No acceptable outcome is nominated.	PO10 – Complies The development will not cause land use conflict nor compromise the adjoining lands potential for rural uses (noting the land is steep, vegetated and not conducive for agriculture due to these features). There are no stock routes over the lands. There is no impact or change to the operation of Panorama Drive, and Easement B remains unchanged (burdens proposed Lot 20).

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
major infrastructure networks.		
Lot design - size and dimension		
PO11 Reconfiguration only occurs if it creates lot sizes and dimensions that: <ul style="list-style-type: none"> (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not limit or compromise the ability to use rural land for its preferred uses; (c) do not limit or compromise the ability to use industrial zoned land or special purpose zoned land for their preferred uses; (d) protect resources (including potential mining and extractive resources), environmental and landscape values of rural land; (e) protect ground and surface water quality in the rural residential zone; (f) protect areas with significant biodiversity values; and (g) protect areas of high scenic amenity value. 	AO11.1 The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.	AO11.1 – Does not comply for Rural zoned land Complies for Rural residential, park residential precinct The minimum lot size for subdivision is ten (10) hectares. The lots proposed vary from 4,000 square metres, up to 10.64 hectares. All lots are consistent with the park residential precinct lot size, which is consistent with all development in the area (along Noon Drive, Thurston Drive and Sypher Drive). The proposal will not compromise rural land for preferred uses as the land is separated by Panorama Drive, and the existing rural land to the south and east is constrained in terms of overlays, topography and sensitive land uses; making the land not conducive to rural preferred uses. The regional corridor has been retained over proposed Lot 20, with no change to any boundaries in this area. A vegetation covenant is proposed to protect the corridor over Lot 20. All lots along the ridge to the east have been removed to protect the scenic amenity values. Future on-site systems need to be in accordance with a relevant plumbing and drainage permit at the time they are installed, to protect the ground and surface water quality.
PO12 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: <ul style="list-style-type: none"> (a) buildings and structures; (b) usable open space and landscaping (c) ventilation and sunlight for buildings; (d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any on-site services and infrastructure such as effluent disposal areas if required. 	AO12.1 The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.	AO12.1 – Does not comply for Rural zoned land PO12 - Complies for Rural residential, park residential precinct Lots are of regular shape to facilitate future development consistent with the rural residential zone and are responsive to the landform.
	AO12.2	AO12.2 – Complies

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	All residential lots are able to contain a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres.	All building location envelopes are larger than nine (9) metres by fifteen (15) metres; and lots without a building location envelope are large enough to accommodate an area greater than nine (9) metres by fifteen (15) metres.
Lot size and dimensions where located in the emerging community zone – Not applicable		
Lot design – rear lots		
PO15 If the lot reconfiguration results in a rear lot, the resulting lots are designed in a manner which: <ul style="list-style-type: none"> (a) retains suitable size and dimensions to enable an appropriate use of the lots; (b) provides an appropriate level of amenity for the new lots and adjoining lots; (c) incorporates a direct means of access to the road network for the rear lot; (d) incorporates an access for the rear lot which has a sufficient width and design to provide for the following: <ul style="list-style-type: none"> (i) the use of the rear lot; (ii) suitable drainage and flood immunity; and (iii) to enable the implementation of measures to mitigate nuisance to any adjoining sensitive land use due to emissions likely to result from vehicular access; and (e) ensures that infrastructure services to the rear lot can be lawfully and easily constructed, monitored and maintained. 	AO15.1 If the lot reconfiguration results in a rear lot, only one (1) rear lot is created.	AO15.1 – Does not comply for proposed lots 3 and 4 PO15 – Complies Both proposed lots 3 and 4 are of suitable size being 6467 square metres and 5720 square metres in area respectively. There is suitable amenity to the subject rear lots and adjoining lots. The rear lots are serviced by an easement, burdening lot 3, in favour of lot 4. It will be conditioned to be sealed to reduce any impact related to noise/dust. The easement is 10.6m to allow for services and adequate separation to adjoining lots.
	AO15.2 If the lot reconfiguration results in a rear lot, all resulting lots comply with the minimum size and dimensions for the location as specified within Table 9.3.3.4.2, and the minimum lot area for the rear lot does not include the area of the access way.	AO15.2 - Complies The easement is approximately 1,122 square metres in area, and is part of lot 3. Lot 3, less the easement area, is still above the minimum lot size for rural residential, park residential style developments, at 5,344 square metres (approximately).
	AO15.3 If the lot reconfiguration results in a rear lot, the rear lot does not gain access from the head of a cul-de-sac.	AO15.3 – Complies Access is not from a cul-de-sac.
	AO15.4 No more than two (2) rear lot access ways directly adjoin each	AO15.4 – Not applicable There is not 2 rear lot access ways adjoining each other.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	other.	
	<p>AO15.5</p> <p>If the lot reconfiguration results in a rear lot, the access way for the rear lot has a driveway which is immune to a flood inundation event having an annual exceedance probability of ten (10) per cent.</p>	<p>AO15.5 – Complies</p> <p>The site is not mapped as a flood hazard area.</p>
	<p>AO15.6</p> <p>If the lot reconfiguration results in a rear lot, the access way for the rear lot contains a driveway that is designed and constructed in accordance with the following:</p> <p>(a) if located in a residential category zone, the township zone, any other zone located within an urban setting, or in the rural residential zone (Park Residential Precinct):</p> <p>(i) a minimum three (3) metres wide compacted gravel pavement not less than one-hundred (100) millimetres thick and sealed with:</p> <p>(A) twenty-five (25) millimetres of asphaltic concrete; or</p> <p>(B) hot sprayed bitumen consisting of a prime and two (2) seal coats; or</p> <p>(C) interlocking pavers; or</p> <p>(ii) a minimum three (3) metres wide reinforced concrete driveway (not car tracks) not less than one-hundred (100) millimetres thick; or</p> <p>(b) if located in the rural zone or rural residential zone (other than Park Residential Precinct):</p> <p>(i) a four (4) metres wide all weather gravel pavement; and</p> <p>(ii) if the grade of the driveway is steeper than ten (10) per cent at any point, a four (4) metres wide sealed pavement on a six (6) metres wide formation; and</p> <p>(iii) if within twenty (20) metres of an existing dwelling house or other sensitive land use on an adjacent lot, a four (4) metres wide sealed pavement on a six</p>	<p>AO15.6 – Complies</p> <p>The driveway will be conditioned to be in accordance with AO15.6(a) requirements.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	(6) metres wide formation for a distance of at least twenty (20) metres past the extremities of the dwelling house or sensitive land use projected perpendicular from the access way boundary	
	<p>AO15.7</p> <p>If the lot reconfiguration results in a rear lot, the access way for the rear lot has a minimum width which complies with the following:</p> <ul style="list-style-type: none"> (a) if located in a residential category zone, the township zone, or the rural residential zone (Park Residential Precinct): five (5) metres; or (b) if located in an industry category zone: eight (8) metres; (c) if located in the rural residential zone (not within the Park Residential Precinct): <ul style="list-style-type: none"> (i) eight (8) metres where the access way has a length up to and including fifty (50) metres; or (ii) fifteen (15) metres where the access way has a length greater than fifty (50) metres; or (d) if located in the rural zone: twenty (20) metres; or (e) if located in any other zone: no acceptable outcome is nominated. 	<p>AO15.7 – Complies</p> <p>The width of the easement is 10.6 metres and achieves the width for AO15.7(a).</p>
Road and street network		
<p>PO16</p> <p>The road and street network has a clear hierarchical structure, with roads that are designed and constructed to achieve their function in the network, having regard to:</p> <ul style="list-style-type: none"> (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; 	<p>AO16.1</p> <p>The roads and streets network is designed in accordance with Schedule SC7.17.</p>	<p>AO16.1 – Complies</p> <p>The application is supported by a Traffic Engineering Report, and the recommendations of the report have been reviewed and accepted, and will be conditioned.</p> <p>The proposal is consistent with Noon Drive for roads and Noon Drive is adequate to cater for the proposed twenty lots.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
(h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) street scaping and street furniture.		
PO17 The road and street network provides for: (a) high levels of permeability and connection between places to provide for short travel distances; (b) the convenient and safe movement between local streets and higher order roads; (c) at least two road or street access points to every neighbourhood; (d) the avoidance of the use of access places, unless the slope, shape or location of the site provides no alternative.	AO17.1 Road intersections are designed in compliance with Capricorn Municipal Development Guidelines	AO17.1 – Complies The roads are as per Capricorn Municipal Development Guidelines and will be conditioned as per an Operational Works application.
	AO17.2 No more than twenty-five (25) lots are served by any single road access point.	AO17.2 – Complies The proposal is for 20 lots. It is noted that the area utilising Noon Drive to access Adelaide Park Road is greater than 25 lots, however is permeable and allows for safe movement to the higher order road.
	AO17.3 Street blocks are generally rectangular and arranged in a modified grid pattern, taking account of topography and minimising cut and fill on steeper land.	AO17.3 - Complies The road is an extension of Noon Drive and takes into account the topography.
	AO17.4 Street block lengths do not exceed two-hundred (200) metres. Note: An access place is not regarded as defining the end of a street block.	AO17.4 – Does not comply Noon Drive will exceed 200 metres. PO17 – Complies The proposal is an extension of Noon Drive and provides a road to the boundary to the west.
	AO17.5 An access place: (a) is straight, with a clear view from the start of the street to the turning head; (b) provides a pedestrian connection from the head of the cul-de-sac to another road, and is a minimum width of ten (10) metres.	AO17.5 – Complies The access place (northern road) is straight but does not provide pedestrian a connection as there are no other roads to connect to.
PO18	No acceptable outcome is	PO18 – Not applicable

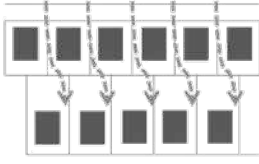
Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
Road crossings are provided for the safe and efficient movement of pedestrians and cyclists at regular intervals on higher order roads.	nominated.	No crossings are required.
PO19 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	PO18 – Complies It is not a through traffic route. There is no connection to Panorama Drive.
Road and street design		
PO20 The geometric design features of each type of road and street: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots.	AO20.1 Roads are designed in compliance with Capricorn Municipal Development Guidelines.	AO20.1 – Complies The roads will be conditioned to be as per Capricorn Municipal Development Guidelines and as per the Traffic Engineering Report. All new roads must be within 16% gradient in accordance with CMDG. The cul-de-sac must be less than 5% gradient in accordance with CMDG. This will be a condition.
PO21 Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and landscape treatments are provided which: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control	No acceptable outcome is nominated.	PO21 – Not applicable The land is zoned rural and the development is consistent with the Rural residential zone.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on-street planting.		
PO22 Road access to new lots minimises impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO22.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in the Capricorn Municipal Development Guidelines.	AO22.1 - Complies The accesses to the proposed lots will be able to be consistent with the CMDG requirements.
Pedestrian and cycle networks		
PO23 A network of bicycle and pedestrian pathways, which is designed to maximise safety, convenience and comfort for users, is provided along higher order roads.	No acceptable outcome is nominated.	PO23 – Not applicable for rural residential developments
PO24 The alignment of bicycle and pedestrian pathways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) are well lit and allow for casual surveillance; (d) do not compromise the operation of or access to other infrastructure services; and (e) are widened at potential conflict points.	No acceptable outcome is nominated.	PO24 - Not applicable for rural residential developments
Public transport		
PO25 The road and street network caters for the extension of public transport routes to provide services that are convenient and accessible to the community.	AO25.1 If the lot reconfiguration is within a residential category zone or the emerging community zone, or it results in lots which provide for the development of accommodation activities at a density consistent with a residential category zone, then at least eighty (80) per cent of proposed lots are within four-hundred (400) metres walking distance from a road which is designed and constructed to accommodate buses.	AO25.1 - Not applicable
Climatic response		
PO26 Lot layout facilitates building design which minimises sun penetration in	AO26.1 The long axis of street blocks is oriented generally east-west.	AO26.1 – Complies The axis is north-south however aligns with Noon Drive (refer to

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
summer and maximises cooling breezes into buildings.		AO26.2). The northern new road is aligned east-west.
	AO26.2 Where it is unavoidable that the long axis of a street block cannot be oriented east-west, lots are wider or are aligned at an angle to the street, to enable the longer sides of the building to be oriented to the north and south.	AO26.2 – Complies The new road aligns with Noon Drive and the lots are wider given they are rural residential size (4,000 square metres and greater).
	AO26.3 Lots are offset to enable breezes to pass between buildings. <div style="text-align: center;"> <p>Off-set lots enable cooling breezes between buildings</p>  </div>	AO26.3 – Not applicable
Development near infrastructure and special activities		
PO27 Reconfiguring minimises exposure to risks and amenity impacts from major infrastructure and enables the safe and efficient operation of infrastructure.	AO27.1 Reconfiguration within one-hundred (100) metres of any trunk gas pipeline does not increase the density of development	AO27.1 - Not applicable
	AO27.2 Where adjoining a high voltage electricity easement (above 11kV), lot design and layout incorporates: <ul style="list-style-type: none"> (a) a vegetated buffer within a distance of twenty (20) metres from the boundary of the electricity transmission line easement; and (b) the orientation of the primary lot frontage away from transmission line easement 	AO27.2 - Not applicable
	AO27.3 Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Schedule 4.	AO27.3 - Complies Future habitable buildings will comply with Schedule 4. There are no current rural land uses adjoining the site. There is not likely to be rural uses occur on the land to the west given the terrain, limited size and existing surrounding land use.
	AO27.4 Reconfiguring of land for residential purposes does not take place within five-hundred (500) metres of the	AO27.4 - Complies

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>following:</p> <ul style="list-style-type: none"> (a) a sewage or waste water treatment plant; (b) a landfill site or major waste transfer station; and major outfall facilities. 	
Infrastructure		
<p>PO28</p> <p>Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) is adequate for the projected needs of the development; (c) is adaptable to allow for future infrastructure upgrades; (d) minimises risk of adverse environmental or amenity related impacts; (e) minimises whole of life cycle costs for that infrastructure. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note: In the majority of instances, infrastructure is to be provided in accordance with the requirements of the Development Works Code. Noteworthy is that the acceptable outcomes for the provision of infrastructure, as specified in the Development Works Code, are considered to be acceptable assuming that the development is located in a suitable zone which is intended for that development. Although not desirable, should there be a situation where a reconfiguration of a lot results in lot sizes that are below the minimum lot sizes for the zone it is located in (as specified in this code) and the intended land use for the lots are different from that which is preferred for the zone it is located in, then the appropriateness of infrastructure is to be determined by an assessment against the relevant performance outcomes. It is likely that development for urban activities will in the majority of instances require the provision of infrastructure to a standard expected for development in urban zones.</p>	<p>PO28 – Complies</p> <p>The development will be conditioned to connect to roads, water, stormwater, electricity and communications facilities. Waste can be collected as part of urban operations.</p> <p>The development was changed to ensure all lots can connect to the water supply (without requiring a booster).</p> <p>Each lot (building location envelope) is adequate size for on-site sewage disposal, consistent with the rural residential zone.</p>
Parks and open Space		
<p>Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.</p>		
<p>PO29</p> <p>Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> (a) small local parks, which are designed to: <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; and (iii) incorporate landscaping to assist in creating neighbourhood identity and way finding; and (b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local 	<p>AO29.1</p> <p>Open space is provided in accordance with the rates and desired standards of service contained in Schedule SC7.9 and Part 4 of this planning scheme.</p>	<p>AO29.1 – Not applicable</p> <p>The policy does not apply to rural or rural residential zoned land.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
<p>community's recreational needs; and</p> <p>(iii) provide opportunities for community and special events; and</p> <p>(c) lineal or corridor parks, which are designed to:</p> <p>(i) connect with existing or planned open space in the locality;</p> <p>(ii) incorporate pedestrian and cycle paths;</p> <p>(iii) protect significant natural features;</p> <p>(iv) convey stormwater; and</p> <p>(v) provide for other recreational needs when not flooded; and</p> <p>(d) natural parkland areas which:</p> <p>(i) retain locally significant wetlands, remnant vegetation and habitat for fauna;</p> <p>(ii) continue ecological corridors and linkages to areas outside of the neighbourhood; and</p> <p>(iii) maintain important landscape and visual quality values.</p>		
<p>PO30</p> <p>Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <p>(a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;</p> <p>(b) enhances the area's local identity and landscape amenity;</p> <p>(c) provides for a range of recreational opportunities to meet community needs;</p> <p>(d) forms a linkage to existing parkland or habitats;</p> <p>(e) respects and retains existing natural elements; and</p> <p>(f) protects biodiversity values and features.</p>	No acceptable outcome is nominated.	PO30 – Not applicable
Hazards		
<p>PO31</p> <p>Reconfiguration of a lot avoids creating unacceptable risk to human safety, property and the environment due to natural hazards</p>	No acceptable outcome is nominated.	<p>PO31 – Complies</p> <p>The Bushfire hazard risk has been addressed through a bushfire management plan and conditions. Clearing of native vegetation has</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
<p>and contaminated land.</p> <p>Editor's note: Not all areas of the planning scheme area (which may be subject to risk from natural hazards) are identified by overlays. Determination of potential hazards and constraints should be undertaken through the development application process and appropriate analysis of the site and surrounding area.</p> <p>Editor's note: Where contamination is suspected (for example former cattle dip yards, industrial sites, landfill, areas of unexploded ordnances and the like), applicants may be requested to provide a preliminary contamination report when for residential, rural residential or emerging community zone subdivisions.</p>		<p>been addressed and also conditioned by the State as referral agency.</p> <p>The development will be connected to the relevant services as well.</p>

Development works code

9.3.2.1 Specific benchmarks for assessment

Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Access and parking		
<p>PO1</p> <p>The development is provided with an on-site parking and movement system designed and constructed to:</p> <p>(a) be integrated with the site layout including:</p> <p>(i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use;</p> <p>(ii) having appropriately designed footpath crossovers;</p> <p>(iii) provision for safe pedestrian movement between public footpath and facility entry points;</p> <p>(b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development);</p> <p>(c) accommodate sufficient parking for the expected number and type of vehicles generated by the use;</p> <p>(d) facilitate non-discriminatory accessibility;</p> <p>(e) provide for safe and efficient loading and unloading of</p>	<p>AO1.1</p> <p>The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.</p>	<p>AO1.1 – Not applicable</p> <p>There is adequate space on all proposed lots for future on-site vehicle parking.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response								
<p>goods;</p> <p>(f) allow for vehicle queuing necessary for the use;</p> <p>(g) provide for passenger set down and pick up necessary for the use (including public transport needs);</p> <p>(h) facilitate public access to the foreshore and public open space networks;</p> <p>(i) provide a safe environment;</p> <p>(j) be compatible with the character and amenity of the area; and</p> <p>(k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.</p>										
	<p>AO1.2</p> <p>For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a forward gear, and that the on-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following:</p> <p>(a) <i>Australian Standard AS2890.1-1993: Parking Facilities –Off-street Car parking;</i></p> <p>(b) <i>Australian Standard AS1428.1-2001: Design for access and mobility – General requirements for access – New building work;</i></p> <p>(c) <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.</i></p> <table><tr><td>Accommodation activities</td></tr><tr><td>Caretaker’s accommodation</td></tr><tr><td>Community residence</td></tr><tr><td>Dual occupancy</td></tr><tr><td>Dwelling house</td></tr><tr><td>Dwelling unit</td></tr><tr><td>Home based business</td></tr><tr><td>Recreation activities</td></tr></table>	Accommodation activities	Caretaker’s accommodation	Community residence	Dual occupancy	Dwelling house	Dwelling unit	Home based business	Recreation activities	<p>AO1.2 – Not applicable</p>
Accommodation activities										
Caretaker’s accommodation										
Community residence										
Dual occupancy										
Dwelling house										
Dwelling unit										
Home based business										
Recreation activities										

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	Environment facility Park Rural activities Animal husbandry Cropping Permanent plantation Roadside stall Special activities Landing Major electricity infrastructure Substation Telecommunications facility	
	AO1.3 A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone	AO1.3 – Not applicable No car parking areas are proposed.
PO2 Access driveways are designed and sited: (a) to minimise disruption to public infrastructure; (b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development; (c) to operate safely and efficiently taking into account the function of the adjoining road; and (d) to minimise impacts on the safety, efficiency, or function of the road network.	AO2.1 The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.	AO2.1 – Complies Any proposed access driveway for rear lots will not affect infrastructure as all works will occur concurrently as part of the subdivision.
	AO2.2 The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.	AO2.2 – Complies Any proposed access driveway for rear lots will not be over infrastructure as all works will occur concurrently as part of the subdivision.
	AO2.3 The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed	AO2.3 - Complies Any proposed access driveway for rear lots will be suitably located as all works will occur concurrently as part of the subdivision and

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.	operational works application.
	AO2.4 The access driveway of the development is not located within: <ul style="list-style-type: none"> (a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and (b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset; (c) the closest half of the road frontage to a road intersection for any corner lot. 	AO2.4 - Complies Any proposed access driveway for rear lots will be suitably located as all works will occur concurrently as part of the subdivision and operational works application.
	AO2.5 The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following: <ul style="list-style-type: none"> (a) <i>Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;</i> (b) <i>Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;</i> (c) <i>Standard Drawing CMDG-R-042 Commercial Driveway Slab (Type A) Two Way Access;</i> (d) <i>Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access.</i> 	AO2.5 - Complies Any proposed access driveway for rear lots will be in accordance with <i>Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks</i> as part of the subdivision and operational works application.
	AO2.6 Where adjoining a state-controlled road or Key Resource Area transport route, the development provides: <ul style="list-style-type: none"> (a) a single site access driveway; (b) the access driveway to the lowest order road to which the site has frontage; (c) an access driveway which enables vehicles to enter and exit the site in a forward direction. 	AO2.6 – Not applicable

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response										
Advertising devices												
PO3-PO5 – Not applicable as signage is not proposed												
Clearing of native vegetation												
<p>PO6</p> <p>Clearing does not result in any significant adverse impacts on the following:</p> <p>(a) values associated with large tracts of native vegetation which serve as habitat or viable biodiversity corridors; or</p> <p>(b) the regeneration of biodiversity corridors; or</p> <p>(c) wetlands, waterways and native riparian vegetation; or</p> <p>(d) the quality of land and water resources (including underground water).</p>	<p>AO6.1</p> <p>With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of native vegetation located in proximity to a biodiversity corridor identified on a biodiversity overlay map in accordance with the following:</p> <p>(a) clearing native vegetation is not undertaken within 250 metres of a regional biodiversity corridor; or</p> <p>(b) clearing native vegetation is not undertaken within twenty-five (25) metres of a local biodiversity corridor.</p>	<p>AO6.1 – Complies</p> <p>It is firstly noted that the State Assessment and Referral Agency (SARA) has imposed conditions limiting the clearing permitted, in the locations of the proposed building location envelopes.</p> <p>The layout was changed to remove lots along or within the area of the corridor. A vegetation covenant is proposed to be conditioned over proposed lot 20 to protect the corridor.</p>										
	<p>AO6.2</p> <p>With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of any native vegetation located in proximity to a waterway or wetland identified on a biodiversity overlay map, if it is within the buffer distances in the following table:</p> <table><tr><th>Location</th><th>Buffer distance</th></tr><tr><td>Top of the bank of a waterway classified as stream order one or stream order two</td><td>10 metres</td></tr><tr><td>Top of the bank of a waterway classified as stream order three or stream order four</td><td>25 metres</td></tr><tr><td>Top of the bank of a waterway classified as stream order five or higher order</td><td>50 metres</td></tr><tr><td>Wetland</td><td>100 metres</td></tr></table>	Location	Buffer distance	Top of the bank of a waterway classified as stream order one or stream order two	10 metres	Top of the bank of a waterway classified as stream order three or stream order four	25 metres	Top of the bank of a waterway classified as stream order five or higher order	50 metres	Wetland	100 metres	<p>AO6.2 – Not applicable</p> <p>There is no waterway mapped over the site.</p>
Location	Buffer distance											
Top of the bank of a waterway classified as stream order one or stream order two	10 metres											
Top of the bank of a waterway classified as stream order three or stream order four	25 metres											
Top of the bank of a waterway classified as stream order five or higher order	50 metres											
Wetland	100 metres											
	<p>AO6.3</p> <p>If the development involves clearing of native vegetation, the clearing</p>	<p>AO6.3 – Does not comply</p> <p>The development involves clearing over the site.</p>										

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>does not result in damage, removal or destruction of the native vegetation, unless the clearing satisfies the following circumstances:</p> <ul style="list-style-type: none"> (a) the clearing involves lawful forestry; or (b) the clearing involves plants or plant material that had been planted for a 'cropping' use; or (c) the clearing is for landscape gardening purposes; or (d) the clearing is within a building location envelope or it is outside an environmental covenant area, which forms part of a prior approved development permit for material change of premises or a development permit for a reconfiguration of a lot. 	<p>PO6 - Complies</p> <p>Clearing is conditioned to be only permitted, subject to an operational works application, in relation to works required for the Reconfiguring a Lot.</p>
<p>PO7</p> <p>Clearing does not result in land degradation due to soil erosion.</p>	<p>AO7.1</p> <p>If the development involves clearing of native vegetation which is likely to result in the removal of ground cover and the exposure of soil to weather, clearing only occurs if it is undertaken in accordance with an erosion and sediment control plan which has been prepared and endorsed by a suitably qualified person, and the plan ensures that the erosion and sediment control measures are in accordance with best practice.</p>	<p>AO7.1 – Erosion and sediment control to be conditioned</p>
Earthwork and retaining walls		
<p>PO8</p> <p>Earthwork or the construction of any retaining wall occurs only if it results in the following:</p> <ul style="list-style-type: none"> (a) minimal modification of the natural slope of the land; (b) minimal increase of the elevation of land due to the placement of fill material; (c) no unsightly scarring of the landscape; (d) retaining walls which are not prominent; and (e) no significant adverse impacts on the character or visual amenity of the streetscape or neighbourhood. 	<p>AO8.1</p> <p>The volume of fill material added to the natural ground level on any lot does not exceed a net increase of two-hundred (200) cubic metres calculated cumulatively, with the only exception being the addition of fill material for a lawfully undertaken use from within the rural activities group if located in the rural zone.</p>	<p>AO8.1 – Operational works for earthworks has been conditioned</p> <p>The detail of earthworks will be provided in the operational works. The layout was changed to remove the requirement for significant works for road construction (removal of lots from the ridge) due to the steep slope.</p>
	<p>AO8.2</p> <p>The development does not involve construction of a retaining wall having a height exceeding two (2) metres, or terraced retaining walls having a combined height</p>	<p>AO8.2 – Complies</p> <p>Retaining wall details have not been determined as part of the ROL. As part of any OPW application, detailed designs can be proposed and will be assessed</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>exceeding two (2) metres unless the following:</p> <ul style="list-style-type: none"> (a) the wall is part of a split level building design and it is concealed in its entirety; or (b) no more than forty (40) square metres of total wall face area is visible from a location at any boundary of the lot on which the wall is located. 	<p>against this AO. Further, retaining structures have been conditioned to not be in the road reserve.</p>
	<p>AO8.3</p> <p>The bulk of a retaining wall or terraced retaining walls having a combined total wall face area greater than forty (40) square metres, is broken up by the following:</p> <ul style="list-style-type: none"> (a) the planting of vegetation so that the vegetation screens at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located; or (b) buildings or other non-retaining wall structures so that they screen at least fifty (50) per centum of the face of the walls as viewed from a location at any boundary of the lot on which the wall is located. 	<p>AO8.3 - Complies</p> <p>Retaining wall details have not been determined as part of the ROL. As part of any OPW application, detailed designs can be proposed and will be assessed against this AO.</p>
<p>PO9</p> <p>Earthwork or the construction of any retaining wall occurs only if it results in structurally stable and safe development sites.</p>	<p>AO9.1</p> <p>Earthwork does not involve the use of material for structural fill which includes:</p> <ul style="list-style-type: none"> (a) organic soils, such as many topsoils, severely root affected subsoils and peat; or (b) materials contaminated through past site usage which may contain toxic substances or soluble compounds harmful to water supply or agriculture; or (c) materials containing substances which can be dissolved or leached out in the presence of moisture (for example, gypsum), or which undergo volume change or loss of strength when disturbed and exposed to moisture (for example, some shales and sandstones), unless these matters are specifically addressed in the design; or (d) silts or materials that have the deleterious engineering properties of silt; or (e) other materials with properties that are unsuitable for the 	<p>AO9.1 – Complies – conditioned</p> <p>As part of any OPW application, detailed information will be provided assessed against this AO.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	forming of structural fill; or (f) fill which contains wood, metal, plastic, boulders or other material that may decompose or cause the creation of voids.	
	AO9.2 If the development involves filling in of a dam or detention basin, sludge lining is removed and filling consists of clean fill material, which is compacted to a Level 2 standard in accordance with Australian Standard AS3798-2007.	AO9.2 – Not applicable There is no known dam or detention basin to be filled.
	AO9.3 The development does not require earthwork that results in batter slopes, which exceed twenty-five (25) per cent, unless the earthwork has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	AO9.3 – Operational works for earthworks – conditioned The detailed design will be assessed in the operational works for earthworks application.
	AO9.4 If the development involves construction of a retaining wall having a height exceeding one (1) metre, the retaining wall has been certified by an engineer who qualifies as a registered professional engineer of Queensland as having been designed and constructed in accordance with best practice and as being structurally stable and safe.	AO9.4 - Operational works for earthworks – conditioned The detailed design will be assessed in the operational works for earthworks application.
PO10 Earthwork or the construction of any retaining wall occurs only if it results in the following: (a) lawful discharge of stormwater; (b) no substantial damage to buildings, structures, infrastructure, or land; (c) no adverse impacts on the natural environment; and (d) erosion and sediment control in accordance with best practice.	AO10.1 Earthwork or a retaining wall is designed to ensure that any stormwater drainage achieves lawful discharge of surface water flows or ground water flows to or from adjoining land by: (a) not unreasonably interfering with or redirecting the site's natural stormwater drainage characteristics; or (b) ensuring that water is conveyed to kerb and channel in a road reserve; or (c) ensuring that water is conveyed to an approved inter-allotment drainage system; or (d) ensuring that water is conveyed to an approved drainage reserve; or (e) ensuring that water is	AO10.1 - Operational works for earthworks – conditioned The detailed design will be assessed in the operational works for earthworks application.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	conveyed to an approved and secured drainage easement.	
	AO10.2 The development does not involve earthwork or the construction of a retaining wall within a wetland or within ten (10) metres of the top of a bank of a waterway of any stream order.	AO10.2 – Not applicable There is no mapped wetland or waterway over the site.
	AO10.3 Earthwork occurs in accordance with an erosion and sediment control plan and the plan ensures that the erosion and sediment control measures are in accordance with best practice. Editor's note: Queensland Development Code Mandatory Part MP1.4 – Building over or near relevant infrastructure contains mandatory requirements for particular buildings and structures in proximity to relevant infrastructure.	AO10.3 – Conditioned An erosion and sediment control plan has been conditioned.
Energy supply		
PO11 An energy supply is provided in a manner which: (a) is safe; and (b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and (c) does not compromise other infrastructure.	AO11.1 The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.	AO11.1 – Conditioned to connect
	AO11.2 If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated grid electricity supply, the reticulated grid electricity supply infrastructure is provided in accordance with the requirements of the relevant energy supply authority.	AO11.2 – Conditioned to connect The network is available via Noon Drive.
	AO11.3 If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best	AO11.3 – Not applicable

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	practice.	
Sewage and waste water treatment and disposal		
PO12 The development is provided with sewage and wastewater treatment and disposal infrastructure which: <ul style="list-style-type: none"> (a) treats and disposes all generated sewage and waste water in a manner that protects public health and avoids environmental harm; (b) where practicable, is integrated with the existing public sewerage networks; (c) where practicable, facilitates the orderly provision of future public sewerage networks; and (d) is designed and constructed to be safe, operationally reliable and easily maintained. 	AO12.1 The development is provided with sewage and waste water treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.	AO12.1 – Complies The lots are consistent with rural residential development and on-site is suitable. Further there is no sewage infrastructure in the area.
	AO12.2 If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.	AO12.2 – Not applicable
	AO12.3 If the development requires on-site sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code.	AO12.3 – Complies The lots are of adequate size for on-site and future land uses will install systems to suit the use.
Roof and allotment drainage		
PO13 Roof and allotment drainage is able to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.	AO13.1 Roof and allotment drainage is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).	AO13.1 – Complies Stormwater will be in accordance with the Stormwater Management Plan. Future uses will need to comply with this AO as well.
Telecommunications		
PO14 The development is provided with telecommunications infrastructure or equipment which: <ul style="list-style-type: none"> (a) is sufficient to support the needs of the development and 	AO14.1 The development is provided with telecommunications infrastructure or equipment in accordance with the requirements of Table 9.3.2.4.6.	AO14.1 – Conditioned to connect

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
<p>the reasonable expectations for the development based on its location;</p> <p>(b) where practicable, is integrated with the existing public telecommunication networks; and</p> <p>(c) is designed and constructed to be safe, operationally reliable and easily maintained.</p>		
	<p>AO14.2</p> <p>If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in accordance with the requirements of the relevant telecommunications supply authority.</p>	<p>AO14.2 - Conditioned to connect</p> <p>The infrastructure is available via Noon Drive.</p>
	<p>AO14.3</p> <p>If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services:</p> <p>(a) ambulance station;</p> <p>(b) police station;</p> <p>(c) fire brigade; and</p> <p>(d) state emergency service facility.</p>	<p>AO14.3 – Not applicable</p>
Water supply		
<p>PO15</p> <p>The development is provided with water supply infrastructure which:</p> <p>(a) is sufficient to support the consumption and emergency needs of the development and the reasonable expectations for the development based on its location;</p> <p>(b) where practicable, is integrated with the existing public water supply networks;</p> <p>(c) where practicable, facilitates the orderly provision of future public water supply networks; and</p> <p>(d) is designed and constructed to be safe, operationally reliable and easily maintained.</p>	<p>AO15.1</p> <p>The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.</p>	<p>AO15.1 – Complies – conditioned to connect to the water supply</p>
	AO15.2	AO15.2 – Complies

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	If the development requires the provision of reticulated municipal water supply in accordance with Table 9.3.2.4.5 or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version of the <i>Capricorn Municipal Development Guidelines</i> .	The existing 150mm water main along Noon Drive was proposed to be extended to service the proposed development. The original proposal which includes a pump to service a few lots at very high level was not approved because the existing catchments on Noon Drive is being serviced by a pump. It is not supported to have another pump over the existing pumped catchment. The applicant revised the plan to remove the lots at very high elevation. No pump is required on the latest plan. Based on the original Water Networks Analysis, all proposed lots shall be able to be supplied with water with desirable standards, i.e. 22m pressure for domestic and 12m pressure at 15L/s flow for firefighting. Although some nodes were not modelled with the highest elevation being required on CMDG, i.e. highest point of the building envelope, the results of the pressures on the report indicates that the pressures on the nodes have sufficient surplus to cover the shorted elevation in the model. As a result, we are happy to approve this plan subject to a condition that an updated Water Network Analysis to be provided with correct elevation on the model representing all lots in the coming Operational Works application.
	AO15.3 If the development requires an on-site water supply in accordance with Table 9.3.2.4.5 (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water supply purposes, which have a minimum combined capacity of 50,000 litres.	AO15.3 – Not applicable

Table 9.3.2.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Non-tidal artificial waterways		
PO16 Development involving non-tidal artificial waterways ensures that the	AO16.1 Development involving non-tidal artificial waterways ensures:	AO16.1 – Not applicable The application does not involve non-tidal artificial waterways.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
<p>non-tidal artificial waterway is planned, designed, constructed, managed to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any groundwater recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	
	<p>AO16.2</p> <p>Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas. 	<p>AO16.2 - Not applicable</p> <p>The application does not involve non-tidal artificial waterways.</p>
	<p>AO16.3</p> <p>If a non-tidal waterway is located adjacent to, or is connected to, a tidal waterway by means of a weir, lock, pumping system or similar:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of greater than 0.3 metre; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is not introduction of salt water into freshwater environments. 	<p>AO16.3 - Not applicable</p> <p>The application does not involve non-tidal artificial waterways.</p>
	<p>AO16.4</p> <p>Development involving non-tidal artificial waterways is designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> (a) amenity including aesthetics, landscaping and recreation; or (b) flood management; or (c) stormwater harvesting as part of an integrated water cycle management plan; or (d) aquatic habitat. 	<p>AO16.4- Not applicable</p> <p>The application does not involve non-tidal artificial waterways.</p>
	<p>AO16.5</p> <p>Development involving non-tidal artificial waterways ensures that the end-use purpose of any non-tidal artificial waterway is designed and</p>	<p>AO16.5 - Not applicable</p> <p>The application does not involve non-tidal artificial waterways.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	managed in a way that protects water environmental values.	
	AO16.6 The non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer of Queensland who has specific experience in establishing and managing artificial waterways.	AO16.6 - Not applicable The application does not involve non-tidal artificial waterways.
	AO16.7 Monitoring and maintenance programs adaptively manage water quality in any non-tidal artificial waterway so as to achieve relevant water quality objectives downstream of the waterway.	AO16.7 - Not applicable The application does not involve non-tidal artificial waterways.
	AO16.8 Aquatic weeds are managed so as to achieve less than ten (10) per cent weed coverage of the water surface area.	AO16.8 - Not applicable The application does not involve non-tidal artificial waterways.
	AO16.9 The non-tidal artificial waterway is managed and operated by a responsible entity under a deed of agreement (if the terms are acceptable to and endorsed by Council).	AO16.9- Not applicable The application does not involve non-tidal artificial waterways.
	AO16.10 The responsible entity identified by AO16.9 implements a deed of agreement for the management and operation of the artificial waterway (if the terms are acceptable to and endorsed by Council), and the deed of agreement: (a) identifies the waterway; (b) states the period of responsibility for the entity; (c) states a process for any transfer of responsibility for the waterway; (d) states required actions under the agreement for monitoring the water quality of the waterway and receiving waters; (e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval; and (f) identifies funding sources for the above, including bonds, infrastructure charges or levies.	AO16.10 - Not applicable The application does not involve non-tidal artificial waterways.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
PO17 The non-tidal artificial waterway is designed and managed so as to avoid causing adverse impacts on residential amenity and public health and safety due to pests and vectors (such as mosquitoes).	No acceptable outcome is nominated.	PO17 - Not applicable The application does not involve non-tidal artificial waterways.
Roadwork		
PO18 All roadwork is designed and constructed in an economically cost-effective manner and ensures that the pedestrian, cycle and vehicle movement network: <ul style="list-style-type: none"> (a) is safe; (b) is efficient; (c) is orderly; and (d) does not significantly adversely affect amenity. 	AO18.1 If the development involves roadwork, an engineer who qualifies as a registered professional engineer of Queensland certifies that all roadwork is designed and constructed in accordance with the Capricorn Municipal Development Guidelines.	AO18.1 - Complies
Stormwater management		
PO19 The development: <ul style="list-style-type: none"> (a) collects and discharges stormwater in a manner that does not adversely affect the stability of buildings, structures, infrastructure or land, located on the site or off the site; (b) has a stormwater management system that is designed and constructed to be safe, operationally reliable, and easily maintained; (c) ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are located up-slope, down-slope, or adjacent to the site; (d) ensures that the stormwater management system and site work does not result in ponding or retention of water in a manner that is likely to result in loss of amenity for sensitive land use, or result in adverse impacts on public health and safety; (e) where practicable, is integrated with existing public stormwater management networks and planned future stormwater management networks; and (f) does not compromise the ability of the stormwater management system for the catchment to ensure that 	AO19.1 An engineer who qualifies as a registered professional engineer of Queensland certifies that the development has a stormwater management system which: <ul style="list-style-type: none"> (a) collects and discharges stormwater to a lawful point of discharge; (b) is compatible with and does not compromise the stormwater management system for the catchment; and (c) is designed and constructed in accordance with the Capricorn Municipal Development Guidelines and any requirements of the stormwater management planning scheme policy contained in schedule 7.13 of the planning scheme. 	AO19.1 - Complies An operational works application for stormwater works is conditioned. The recommendations of the Stormwater Management Plan are agreed. The report must be updated in the OPW to cater for latest layout. All lots are restricted to Catchment A, with a very small area in Catchment B where the impact within Catchment B is negligible.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
stormwater causes minimal nuisance, danger, and damage to people, property, infrastructure and the environment due to the quantity of stormwater discharge.		
<p>PO20</p> <p>The development is planned, designed and constructed, and managed to avoid or minimise adverse impacts on environmental values associated with water quality in natural and developed catchments by achieving:</p> <p>(a) identified stormwater quality design objectives for the location; or</p> <p>(b) current best practice environmental management.</p>	<p>AO20.1</p> <p>A site stormwater quality management plan has been prepared by a suitably qualified person and the plan:</p> <p>(a) is consistent with any local area stormwater management planning; and</p> <p>(b) provides for achievable stormwater quality treatment measures which meet the construction phase design objectives identified in Table 9.3.2.4.7 and the post-construction phase design objectives identified in Table 9.3.2.4.8, or current best practice environmental management, reflecting land use constraints, such as:</p> <p>(i) erosive, dispersive, sodic and/or saline soil types;</p> <p>(ii) landscape features (including landform);</p> <p>(iii) acid sulfate soil and management of nutrient of concern;</p> <p>(iv) rainfall erosivity.</p> <p>Editor's note: Local area stormwater management planning may include urban stormwater quality management plans, catchment management plans, waterway management plans, healthy waters management plans, water quality improvement plans, and natural resource management plans.</p>	<p>AO20.1 – Complies</p>
	<p>AO20.2</p> <p>An erosion and sediment control plan is prepared by a suitably qualified person, and the plan ensures that the release of sediment-laden stormwater:</p> <p>(a) is avoided for the nominated design storm; and</p> <p>(b) is minimised when the nominated design storm is exceeded by addressing the construction phase design objectives for drainage control, erosion control, sediment control and water quality</p>	<p>AO20.2 – Conditioned</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	identified in Table 9.3.2.4.7.	
	AO20.3 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained in accordance with the erosion and sediment control plan required by AO20.2.	AO20.3 – Conditioned
	AO20.4 Development incorporates stormwater flow control measures to achieve the design objectives identified in Table 9.3.2.4.7 and identified in Table 9.3.2.4.8, or current best practice environmental management, including management of frequent flows and peak flows.	AO20.4 – Conditioned
Waste water treatment and disposal (where discharging to a waterway or off-site)		
PO21 The development does not discharge wastewater to a waterway or off-site unless it is treated and discharged in a manner which: <ul style="list-style-type: none"> (a) is in accordance with current best practice environmental management; (b) meets the water quality objectives for the receiving water; (c) maintains ecological processes, riparian vegetation, waterway integrity and downstream ecosystem health; and (d) avoid causing adverse impacts on ecosystem health and waterway health. 	If the development involves the treatment and discharge of wastewater to a waterway or off-site, a wastewater management plan is prepared by a suitably qualified person, and the plan addresses the following: <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; and (d) best environmental practice. 	AO21.1 – Not applicable There is no known wastewater discharged to a waterway or off-site.
	AO21.2 The wastewater management plan required by AO21.1 provides for the management of wastewater in accordance with a waste management hierarchy that: <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal for sewer, surface water and groundwater. 	AO21.2- Not applicable There is no known wastewater discharged to a waterway or off-site.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	AO21.3 Wastewater discharge is managed in manner which avoids or minimises the release of nutrients that are likely to increase the occurrence, frequency or intensity of algal blooms.	AO21.3 - Not applicable There is no known wastewater discharged to a waterway or off-site.
	AO21.4 Development in coastal catchments: (a) avoids lowering groundwater levels where potential or actual acid sulfate soils are present; and (b) manages wastewater so that: (i) the pH of any wastewater discharged is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium, and metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; and (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	AO21.4 - Not applicable There is no known wastewater discharged to a waterway or off-site.

Biodiversity overlay code

Specific benchmarks for assessment

Table 8.2.3.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
PO1-PO14 – Not applicable and addressed under PO15-PO16 for Reconfiguring a Lot		
PO1-PO14 – Not applicable and addressed under PO15-PO16 for Reconfiguring a Lot		
If reconfiguring a lot		
PO15 The ecological function and biodiversity values of existing vegetation and habitat are maintained by ensuring that reconfiguring a lot in areas containing matters of environmental significance does not result in significant adverse impacts on the	AO15.1 Reconfiguring a lot does not result in the following: (a) the creation of additional lots within areas mapped as containing matters of environmental significance; or (b) the creation of new lots adjoining areas mapped as	AO15.1 – Does not comply for matters of state environmental significance (wildlife habitat) – all lots; complies for regional corridor PO15 – Justified to comply for wildlife habitat (proposed lots 1 to 20) It is firstly noted that the State

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
<p>values present.</p> <p>Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date.</p> <p>Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.</p>	<p>containing matters of environmental significance of less than ten (10) hectares.</p>	<p>Assessment and Referral Agency (SARA) has imposed conditions limiting the clearing permitted, in the locations of the proposed building location envelopes; addressing the MSES – Wildlife habitat and the supporting environmental report has demonstrated sufficient measures to mitigate potential impacts to ecological values for proposed Lots 1 to 20.</p> <p>The lots are setback from the biodiversity corridor and it is wholly contained within proposed Lot 20.</p> <p>A covenant is proposed over Lot 20 and Lot 12 to protect the largest areas of vegetation. Clearing of the proposed lots will also be subject to a subsequent application for operational works. It is not approved to clear the entire proposed lot. Future uses are proposed in the BLEs (however subsequent MCU applications will be required).</p>
<p>PO16</p> <p>Reconfiguring a lot incorporates a buffer to areas containing matters of environmental significance in accordance with minimum best practice standards and the buffer area has characteristics to minimise development impacts on the values present.</p> <p>Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.</p>	<p>No acceptable outcome is nominated.</p>	<p>PO16 – Not applicable</p> <p>There is no wetland on the site.</p> <p>The lots are setback from the biodiversity corridor and will be conditioned to be in a vegetation covenant (over lot 20).</p>

Bushfire hazard overlay code

Specific benchmarks for assessment

Table 8.2.4.4.1 — Outcomes for assessable development

<p>Reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity</p> <p>Note: The following performance outcomes and acceptable outcomes apply only to the following categories of development:</p> <ul style="list-style-type: none"> Reconfiguring a lot in the Rural zone and in the Emerging Community zone; <p>Reconfiguring a lot in any other zone where more than 6 additional lots are created and a new road is created.</p>		
Bushfire planning		
PO11	No acceptable outcome is	PO11 – Complies

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

<p>The lot layout is designed as a consequence of, and in accordance with the recommendations of a bushfire hazard assessment and management plan.</p> <p>Editor's note: A bushfire hazard assessment and management plan should precede the reconfiguring design and inform the lot layout, not vice versa.</p> <p>Editor's note: The recommendations of a bushfire hazard assessment and management plan (if considered suitable) may be attached to the conditions of any development approval (if given).</p>	nominated.	<p>The lot layout was not a consequence of a bushfire hazard assessment or management plan however, a report has been submitted supporting the proposed layout.</p>
<p>PO12</p> <p>A bushfire hazard assessment and management plan demonstrates that all future buildings are able to be separated from the bushfire hazard by a distance which is the greater of the following:</p> <ul style="list-style-type: none"> (a) a sufficient distance to achieve a bushfire attack level no greater than 29kW/m²; or (b) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation; or (c) for forest or woodland vegetation, a sufficient area to create a building protection zone which achieves the following: <ul style="list-style-type: none"> (i) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and (ii) the inner zone has the following characteristics: <ul style="list-style-type: none"> (A) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m²; and (B) tree canopy cover in the zone is less than ten (10) per cent; and (C) three canopy is located greater than two (2) metres from any part of the roofline of a building; and (iii) the outer zone has the following characteristics: <ul style="list-style-type: none"> (A) it has a minimum distance of ten (10) 	No acceptable outcome is nominated.	<p>PO12 – Complies and conditioned</p> <p>The bushfire report is accepted and will be conditioned subject to the following changes:</p> <ul style="list-style-type: none"> I. The bushfire management for Lots 1 and 3 is not approved. The vegetation clearing is not approved to extend past the boundary of the parent lot, Lot 7 on SP280825. This must be updated. II. The bushfire management for Lots 1, 3, 4, 10, 11 and 20 must be amended to be wholly within the lot it serves (and to not rely on an adjoining proposed lot). III. All future land uses must be provided with a connection to the reticulated water supply with sufficient flow and pressure (section 5.2 of the Bushfire Management Plan). IV. The vegetation clearing for firebreak safety buffer shown in all figures is not approved. The vegetation clearing for firebreak safety must be updated to reflect the above items, be only a ten (10) metre firebreak along the property boundary (as per section 7 – mitigating potential bushfire impact) and consistent with the referral agency response. <p>The amended bushfire management plan must be lodged and approved by Council prior to the lodgement of the survey plan.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

<p>metres plus one (1) metre for every degree of downslope vegetation; and</p> <p>(B) tree canopy cover in the zone is less than thirty (30) per cent.</p> <p>Editor's note: The separation area between buildings and the bushfire hazard may include:</p> <ul style="list-style-type: none"> a cleared road reserve of adequate width; or open space acceptable to Council as a reserve contributed as part of the open space requirements of a development; or maintainable land retained in private ownership in lots which are large enough to contain the required separation distance; or maintainable open space or fire trail in a Community Management Scheme owned and maintained by the body corporate. 		
<p>PO13</p> <p>Lot design minimises the number of lots which have a direct interface with the bushfire hazard.</p>	<p>AO13.1</p> <p>No more than twenty (20) per cent of the total number of lots in the development interface directly with the fire hazard.</p>	<p>AO13.1 – Does not comply</p> <p>PO13 - Complies</p> <p>All lots interface with the hazard, however the proposed layout does reduce the interface with the hazard once lots are created; as demonstrated in the bushfire report.</p>
Access		
<p>PO14</p> <p>The reconfiguring design ensures that the road network, future driveways and access routes:</p> <ol style="list-style-type: none"> avoid potential for entrapment during a bushfire; provide safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire; provides alternative access and egress considering the most likely bushfire scenarios; ensures that the location, siting, and design of development and associated driveways and access routes enables safe and efficient access for emergency services vehicles during and after a bushfire. <p>Editor's note: A bushfire hazard assessment and management plan can assist in demonstrating compliance with this performance</p>	<p>AO14.1</p> <p>Where creating lots having an area less than two (2) hectares:</p> <ol style="list-style-type: none"> all lots are separated from hazardous vegetation by a constructed all-weather, public road; the road layout provides for at least one alternative access route connecting all lots in the development to a public road that meets the requirements in Table 8.2.4.4.2 and which is connects to a collector road; and cul-de-sacs are avoided except where: <ol style="list-style-type: none"> a perimeter road with a cleared width of twenty (20) metres separates the lots at the head of the cul-de-sac from hazardous vegetation; and the cul-de-sac is no longer than seventy (70) metres from the intersection with 	<p>AO14.1 - Does not comply</p> <p>The lots are not all separated by a constructed all-weather road. The lots are provided with one access via Noon Drive (noting there may be a future connection to the west to Thurston Drive). There is a cul-de-sac servicing lots 20 and 10.</p> <p>PO14 – Complies</p> <p>There is adequate access via Noon Drive in the event of an emergency; which is also away from the hazard. Emergency services will be able to access the site via Noon Drive which is sealed and adequate width, and the development has access to the water supply.</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

outcome.	another road to the furthest future building. Editor's note: Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply.	
	AO14.2 Where creating lots having an area greater than two (2) hectares: (a) all lots have a driveway or private road access which connects directly to a constructed all-weather public road; (b) dead-end roads are a maximum length of 200 metres and an alternative emergency evacuation route is provided away from the most likely source of bushfire risk.	AO14.2 - Complies Proposed Lots 12 and 20 are greater than 2 hectares. Both lots proposed a BLE for future uses, close to the new public road.
	AO14.3 For all lots, private roads and access driveways comply with the requirements specified in Table 8.2.4.4.2.	AO14.3 - Complies Future development will be required to comply with the bushfire hazard report. Table 8.2.4.4.2 requirements are detailed in section 5.4 of the bushfire report, which will be an approved document.
	AO14.4 Where the lots: (a) are required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of seventy (70) metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or (b) are not required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of 200 metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.	AO14.4 – Does not comply for lots 3 and 4 Conditioned for all other lots (likely to comply) PO14 - Complies Lots 3 and 4 are greater than 70 metres, at approximately 105 metres via an easement. The driveway in the easement is of adequate width and will be sealed to provide a suitable access out to Noon Drive.
Water for fire fighting purposes		
PO15 Development involving new premises provides adequate infrastructure to support firefighting.	AO15.1 Where the development is connected to a reticulated water supply, lots are provided with water supply and pressure in accordance with Australian Standard AS2419	AO15.1 - Conditioned

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

	Fire Hydrant Installations.	
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Scenic amenity overlay code

9.3.1.2. Specific benchmarks for assessment

Table 8.2.10.4.1 — Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Scenic amenity management area A or B		
<p>PO1 Development located within scenic amenity management area A or scenic amenity management area B minimises impacts on the visual amenity of the setting and:</p> <ul style="list-style-type: none"> (a) is not visually prominent against the natural skyline when viewed from a public coastal viewer place; (b) is not visually prominent against the surrounding vegetation or other natural landscape; (c) incorporates articulation in the design of buildings to create shadows and interest in roof forms and external walls; (d) incorporates vegetation to visually screen buildings, structures, earthworks and access routes; (e) does not result in: <ul style="list-style-type: none"> (i) scarring by exposed earthwork; or (ii) canopy removal on hilltops, prominent headlands, ridges and hillslopes; or (iii) modification of the natural environment which dominates the landscape; and (f) is finished with subdued and non-reflective colours; and (g) buildings include overhangs, articulated roof and building forms. <p><i>Editor's note: Although dense vegetation for visual screening is required, this requirement is to be satisfied in conjunction with other Planning Scheme requirements such as bushfire hazard mitigation.</i></p> <p><i>Editor's note: Reference should be made to SC7.10 scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</i></p>	<p>AO1.1 If located in a residential category zone and the lot has an area equal to or greater than 1,500 square metres, site cover does not exceed thirty (30) per cent</p>	<p>AO1.1 – Not applicable as the site is zoned rural</p>
	<p>AO1.2 Buildings and structures have a height that does not exceed 8.5 metres above ground level.</p>	<p>AO1.2 – Not applicable No buildings are proposed. Future development within the nominated building location envelopes will</p>

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
		require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
	AO1.3 Roof lines are broken up and no single roof plane is longer than ten (10) metres.	AO1.3 - Not applicable No buildings are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
	AO1.4 Any retaining walls having a height exceeding 1.5 metres are not visible when viewed from a location external to the site.	AO1.4 - Not applicable No buildings or retaining walls are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
	AO1.5 Buildings do not include a wall in a single plane greater than ten (10) metres unless punctuated with: (a) at least one window with a shading device; or (b) a recessed section of wall at least two (2) square meters in area; or (c) a balcony or deck; or (d) contrasting texture of cladding material.	AO1.5 - Not applicable No buildings are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
	AO1.6 External wall and roof finishes have the same tonal value as the surrounding vegetation and do not include: (a) highly reflective surfaces; and (b) bright or high contrast colours including whites, yellows and reds.	AO1.6 - Not applicable No buildings are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
	AO1.7 Buildings and structures located on ridge tops and skylines are separated by dense vegetation at least twenty (20) metres wide and five (5) metres high.	AO1.7 – Complies The lots have been removed from the ridge top.
	AO1.8 Fences, entry structures, retaining walls and elevated swimming pools visible from coastal viewer places are either: (a) painted in muted colours to blend with the natural	AO1.8 - Not applicable No buildings are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
	landscape; or (b) softened by vegetation so that straight lines and hard edges are not visible.	with an AO will trigger a development application.
	AO1.9 Damage or clearing of vegetation is limited to the building footprint area plus five (5) metres.	AO1.9 - Not applicable No buildings are proposed. Future development within the nominated building location envelopes will require compliance with the scenic amenity overlay code at the time of development. Any non-compliance with an AO will trigger a development application.
Coastal scenic transport routes		
PO2 – Not applicable		
Coastal green breaks		
PO3 – Not applicable		

Table 8.2.10.4.2 — Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
Coastline foreshore		
PO4 Development located within a coastline foreshore area does not detract from the natural visual amenity and: (a) is visually unobtrusive relative to its natural setting, urban setting or non-urban setting; (b) maintains distant views along the foreshore; and (c) retains and enhances existing vegetation to visually screen and soften built-form elements. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable outcome is nominated.	PO4 – Not applicable
Coastal green breaks		
PO5 Development does not adversely impinge on the integrity of identified 'green break' areas which provide a green-belt of natural landscape defining and separating the limits of each of the coastal towns/localities. Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.	No acceptable outcome is nominated.	PO5 – Not applicable

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
Reconfiguring a lot		
<p>PO6 Development involving reconfiguring a lot located within scenic amenity management area A, scenic amenity management area B, or a coastal green break minimises fragmentation of the identified scenic landscape area which may lead to vegetation removal.</p> <p><i>Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</i></p>	<p>AO6.1 Where in a residential category zone, reconfiguring does not result in a lot smaller than 1,500 square metres.</p>	<p>AO6.1 – Not applicable The zone is rural.</p>
	<p>AO6.2 Where in any other zone, reconfiguring does not result in a lot having a size less than the greater of the following:</p> <ul style="list-style-type: none"> (a) the minimum lot size for the zone of the site (as specified in the reconfiguring a lot code); or (b) two (2) hectares in size. 	<p>AO6.2 – Does not comply The lots are less than the minimum lot size of 10 hectares (Rural zone, Capricorn coast rural precinct).</p> <p>PO6 – Justified to comply There will be impact to the scenic landscape area however, the impact will be reduced given the State referral agency response and larger lot sizes. Further, to reduce impact in management area B, vegetation will be conditioned to be retained along Panorama Drive. Vegetation covenants are also proposed over lots 12 and 20 to retain large areas of vegetation.</p>
<p>PO7 Development for reconfiguration of a lot:</p> <ul style="list-style-type: none"> (a) is designed to respond to the natural contours of the landform and avoid imposing geometric solutions on undulating landscapes; (b) does not occur if lot sizes and lot design provides for the development of large continuous areas of urban development (resulting in a 'sea of roofs'); (c) maximises the retention of existing bands or patches of native trees; and (d) establishes new bands or patches of native trees and open space, or establishes large trees planted in road reserves. <p><i>Editor's note: Reference should be made to SC7.10 Scenic amenity planning scheme policy for guidance on information that may be required to support a development application affected by a scenic amenity overlay.</i></p>	<p>No acceptable solution is nominated</p>	<p>PO7 – Complies for lots 1 to 20 Proposed lots 1 to 20 retain vegetation over larger, rural and rural residential lot sized lots, and will not result in a sea of roofs. Vegetation outside the BLEs will be largely retained and protected from future development by the mapping and limits of clearing as per the SARA referral agency response.</p>

Scenic amenity overlay code

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Specific benchmarks for assessment

Table 8.2.8.4.1 — Outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment Response
All development		
PO2 Development: (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction and use. Note: This includes consideration of landslide activity originating from sloping land above the development site, and the safe location of vehicle access.	AO2.1 A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: (a) the site is not subject to landslide hazard; or (b) the development does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards.	AO2.1 – Complies The application is supported by a Landslide Risk Assessment Slope Stability Analysis. The risk is classified as low.
	AO2.2 Development incorporates the risk of landslide relevant to the full nature and end of the development, including ancillary buildings, structures and swimming pools into the design of the developments to ensure: (a) the long-term stability of the site considering the full nature and end use of the development; (b) site stability during all phases of construction and development.	AO2.2 – Complies The Landslide Risk Assessment Slope Stability Analysis has been reviewed and accepted, and will be included in the conditions.
PO3 Vegetation clearing on site does not result in landslide hazard increasing.	AO3.1 Vegetation clearing which exposes the underlying soil or rock: (a) does not occur on land within the landslide overlay; or (b) occurs only in compliance with the recommendations of a site specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland.	AO3.1 – Complies The analysis has been conditioned.
PO4 Vehicle and pedestrian access to the development can be achieved in a safe and efficient manner.	AO4.1 The development: (a) has a frontage to a formed road; and (b) any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.	AO4.1 - Complies All lots in the landslide hazard overlay have frontage to a new road. A recommendation of the report is site specific landslide assessment will be required following the creation of each allotment and the proposed construction type of each residence is known. This falls outside the scope of this document.
PO5	AO5.1	AO5.1 – Complies

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes	Assessment Response
Development involving the manufacture or storage of hazardous materials in bulk is not at risk from landslide hazard.	The manufacture or storage of hazardous materials in bulk does not occur within the landslide hazard area.	It is not anticipated hazardous materials are manufactured or stored in bulk in relation to the rural residential nature of the lots.
PO6 Development and actions to minimise or mitigate landslide hazard do not adversely impact matters of State or local environmental significance.	No acceptable outcome is nominated.	PO6 – Complies Matters of environmental significance have been addressed against the biodiversity overlay code.
Filling and excavation		
PO7 Filling and excavation: (a) maintains the safety of people and property on the site and neighbouring sites from landslides; and (b) ensures acceptable risk during all phases of construction.	AO7.1 Filling and excavation is designed in accordance to the recommendations of a site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland.	AO7.1 – Conditioned as part of the OPW for earthworks
PO8 Filling and excavation do not create or increase risk on the site or neighbouring sites by changing the hydrology of the site.	AO8.1 Filling and excavation works do not in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.	AO8.1 – Conditioned
Reconfiguring a lot		
PO9 Development ensures that: (a) each new lot does not subject to unacceptable risks from landslide hazards; (b) on each new lot, the need for excessive work or change to the finished landform to reasonably construct a building or vehicular access route within the locations nominated is avoided; (c) future building location is not located in part of the site subject to landslide; and (d) future building location will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site.	AO9.1 A site-specific slope stability assessment report that has been certified by a Registered Professional Engineer of Queensland, demonstrates to the assessment manager that: (a) each new lot is not subject to unacceptable risks from landslide hazards; and (b) future development on each lot does not increase risks to the safety of people and property on the site and neighbouring sites from landslide hazards.	AO9.1 - Complies The application is supported by a Landslide Risk Assessment Slope Stability Analysis. The risk is classified as low. It is noted that a recommendation of the report is site specific landslide assessment will be required following the creation of each allotment and the proposed construction type of each residence is known. This falls outside the scope of this document.
AO9.2 When a lot has a slope of fifteen (15) per cent or greater, each new lot has a minimum size and road frontage in accordance with Table 8.2.8.4.1.1 Editor's note—The minimum lot size and road frontage stated in Table 8.2.8.4.1.1 prevails over the reconfiguring a lot code to the extent of any inconsistency. Table 8.2.8.4.1.1 — Minimum lot size and road frontage widths for slopes		AO9.2 – Complies All lots are greater than 2,000 square metres in area.

Code assessment - D-346-2021 - Development Permit for a Reconfiguring a Lot for a (two lot into twenty (20) lots and access and services easements) - 255 Panorama Drive, Inverness

Performance outcomes	Acceptable outcomes		Assessment Response
Slope	Minimum lot size (square metres)	Minimum road frontage width	
Equal to, or greater than fifteen (15) per cent but less than twenty (20) per centum.	1,400	Twenty-five (25) metres	
Equal to, or greater than twenty (20) per cent but less than twenty-five (25) per centum.	1,700	Twenty-five (25) metres	
Equal to, or greater than twenty-five (25) per cent	2,000	Thirty (30) metres	

**13.8 - DEVELOPMENT APPLICATION
FOR RECONFIGURING A LOT (TWO
LOTS INTO TWENTY (20) LOTS AND
ACCESS AND SERVICES EASEMENTS)
- LOCTED AT 255 PANORAMA DRIVE,
INVERNESS**

Overlays

Meeting Date: 19 August 2025

Attachment No: 4

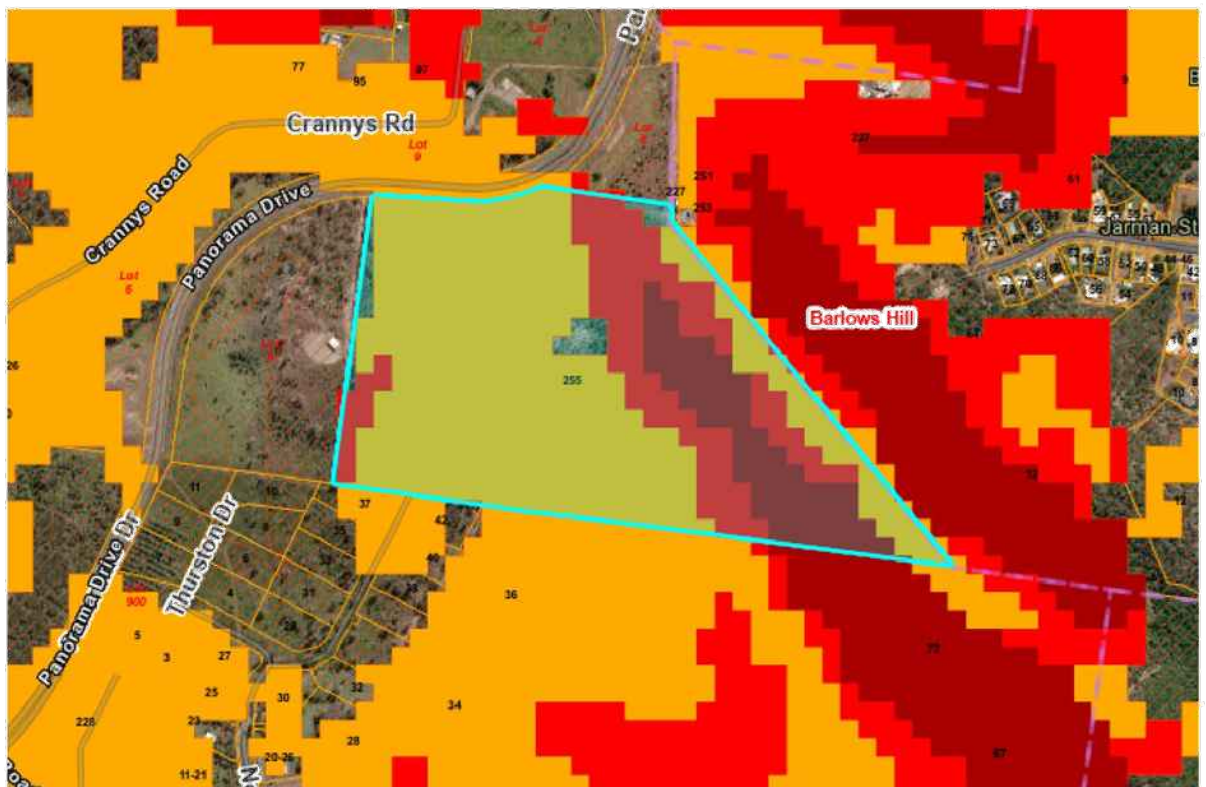
Agricultural Land Classification



Biodiversity Overlay – Habitat and Vegetation



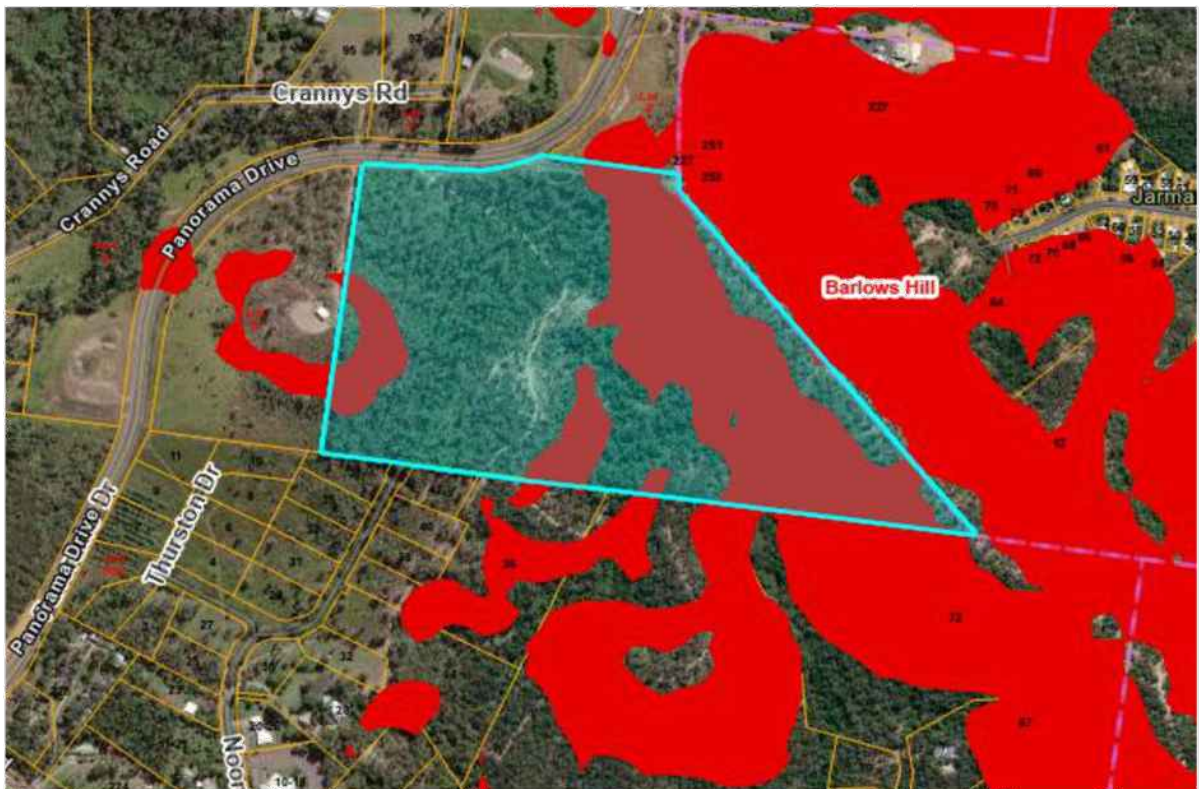
Bushfire Hazard Overlay



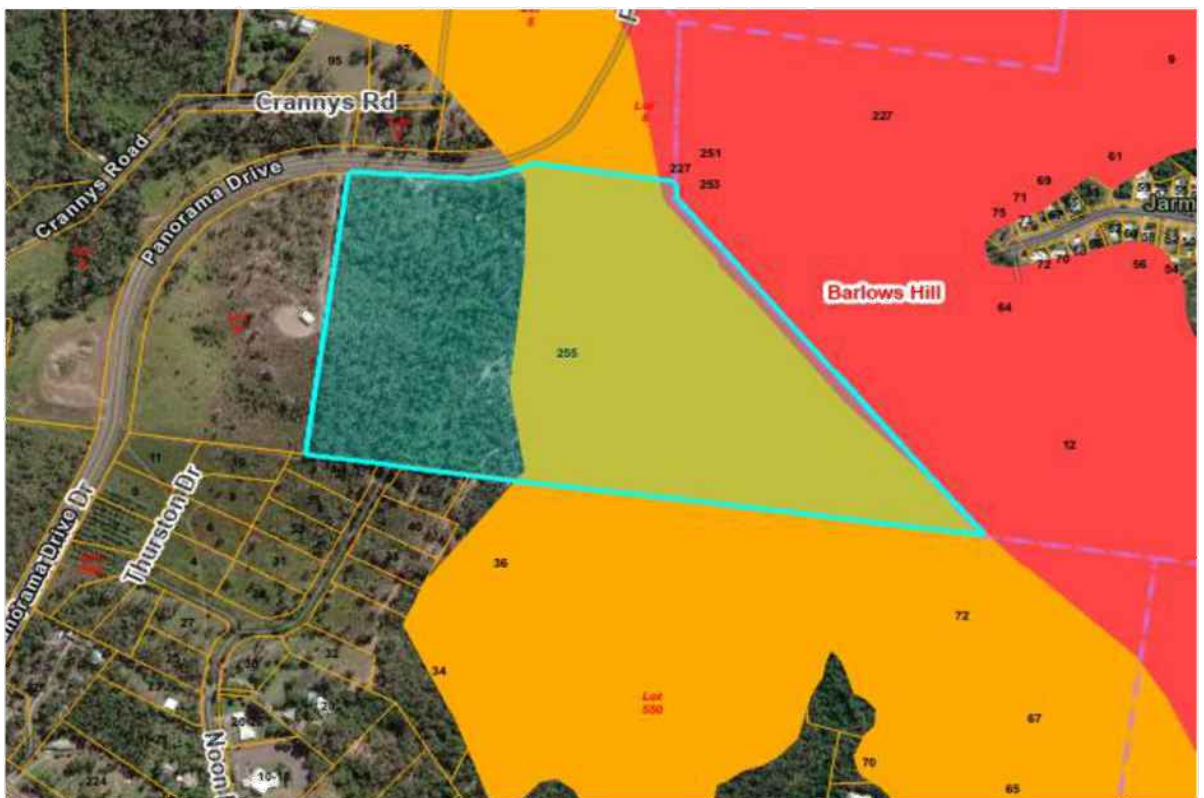
Drainage Problem Area Overlay



Landslide Hazard Area Overlay



Scenic Amenity Area Overlay



Height Limits Area Overlay



13.9 COMMUNITY ORGANISATION REQUEST FOR TENURE (AMENDMENT TO LEASE TERM) - CAPRICORN COAST MARINE COMMUNITY INCORPORATED

File No: qA82450

Attachments: 1. Current leases survey plans and other uses
Lot 41 Resada Avenue

Responsible Officer: Molly Saunders - Manager Community and Cultural Services
Andrea Ellis - Acting General Manager Communities
Alastair Dawson - Interim Chief Executive Officer

Author: Laurie Rainbird - Principal Community Development and Engagement Officer

SUMMARY

This report pertains to a request for tenure over Council controlled land by Capricorn Coast Marine Community Incorporated.

OFFICER'S RECOMMENDATION

THAT Council resolves:

- (1) that the exception mentioned in section 236(1)(b)(ii) of the Local Government Regulation 2012 may apply in its dealing with the Capricorn Coast Marine Community Incorporated. over Lot 41 on LN1518
- (2) pursuant to section 236(2) of the Local Government Regulation 2012 to apply section 236(1)(b)(ii) of the Local Government Regulation 2012 in its dealing with Capricorn Coast Marine Community Incorporated. over Lot 41 on LN1518
- (3) to provide a trustee (due diligence) lease to the Capricorn Coast Marine Community Incorporated for a period of five years.

BACKGROUND

In late 2022, Capricorn Coast Turtle Rehabilitation, a sub-group of the Capricorn Conservation Council approached Council seeking land on which to build a turtle rehabilitation centre within the Livingstone Shire local government area. In 2024, Council officers drafted a due diligence lease which was sent to the Capricorn Conservation Council for review and signing. In late 2024, Council officers were informed in writing by the Capricorn Conservation Council that they were no longer interested in pursuing tenure at this site due to a change in focus and resources. Officers were also approached by a representative of the Capricorn Coast Turtle Rehabilitation group to discuss alternative options for pursuing tenure independently of the Capricorn Conservation Council.

Members of the Capricorn Coast Turtle Rehabilitation have since established a new incorporated not-for-profit organisation, Capricorn Coast Marine Community Incorporated, to continue the formation of a turtle rehabilitation centre in Livingstone Shire. In March 2025 Council voted unanimously to issue a two-year 'due diligence' lease to the Capricorn Coast Marine Community Incorporated at Lot 41 on LN1518 (Resada Avenue, The Causeway) for the purpose of constructing a marine turtle rehabilitation facility. Since this time, Capricorn Coast Marine Community Incorporated have applied for some significant grants and have requested to alter the term of their lease from two to five years to provide surety to potential funders.

Capricorn Coast Marine Community Incorporated have not requested other amendments to the tenure agreement and understand, if approved, they will be provided a five-year due diligence lease which does not permit clearing, construction, or other works to occur. Capricorn Coast Marine Community Incorporated have been made aware that a land management plan must be developed and published for community consultation prior to a full-access lease being issued which would allow works to occur. Capricorn Coast Marine

Community Incorporated have also been informed they will be required to undergo relevant planning and other approvals prior to any construction occurring.

Capricorn Coast Marine Community Incorporated have requested tenure over part of Lot 41 on LN1518 at the Causeway Lake. A map is attached showing the different leases and other facilities on Lot 41, including:

- a) The survey area of the part of Lot 41 over which Capricorn Coast Marine Community Incorporated have requested tenure (please note, this survey plan is for the purpose of the 'due diligence' lease until the most suitable location is determined, the long-term lease site will be a smaller footprint).
- b) Sailability, who have a lease over a section of Lot 41
- c) The Keppel Bay Sailing Club, who have a lease over a separate section of Lot 41
- d) Ergon Energy has an easement over a section of Lot 41 ('Easement' on the attached).
- e) The public amenities and public boat ramp situated on Lot 41.

COMMENTARY

Comments have been sought from officers regarding issuing of tenure over this site for the purpose of constructing a marine turtle rehabilitation facility in the past and are provided again here:

Disaster Management and Community Resilience

Disaster Management and Community Resilience has no objection to a lease over part of Lot 41 on LN1518 at the Causeway Lake to construct a facility. Dependent on the specific location of the lease on the parcel, considerations should be made for other users of the area, as to not restrict access and egress. The parcel is mapped within a coastal hazard erosion prone area, a storm tide hazard area and a portion is within a flood hazard area. These hazards should be considered in the design, construction, and choice of materials.

Planning

The site is located within the Open space zone. It appears the definition of Environmental facility best suits the proposal. Within this zone an Environmental facility is an accepted use with no assessment benchmarks. Despite the use being accepted within the zone, the numerous overlays on the site are likely to trigger a development application for a Material Change Of use for an Environmental facility. Until a location is specified this cannot be confirmed.

Water and Waste Operations

Water and Waste Operations have no objections. There appears to be only a single water service line to the toilet block and the property is outside of the water supply area. There is also no council sewerage connection nearby to the property.

Construction and Maintenance

Construction and Maintenance support the proposal in principal but would require more detail about the specific location and requirements before offering full support.

Parks and Facilities

Providing the group has a plan for how they are going to make the site work (including requirements for power, water, and sewer), and they can self-fund their proposal and ongoing maintenance, then from a Parks and Facilities perspective there are no foreseeable issues.

Natural Resource Management

The proposal to develop a marine turtle rehabilitation facility on the Capricorn Coast is a worthy project and supports Council's Reef Guardian Action Plan. The project is identified on the Future Project Wish List under the theme Reef heritage and social values and also

supporting the Great Barrier Reef 2050 Plan Goals. The project aligns with Councils Biodiversity Strategy and Marine Turtle Protection Partnerships established since 2016-17.

In regard to the proposed location for the facility, Lot 41 LN1518, there are significant environmental values existing on the site. Attached State Vegetation Mapping, Biodiversity Overlay and Matters of State Environment Significance maps show native vegetation cover over the entire lot.

The proposal is unlikely to impact the mapped values that relate to mangroves and marine habitats for shorebirds and marine animals, generally the northern part of the property parcel. However, the southern half of the lot is also mapped with Protected Plant trigger mapping, and a regional ecosystem on sand dunes. The description of this vegetation, Least Concern 11.2.5 *Corymbia-Melaleuca* woodland complex of beach ridges and swales, requires ground truthing as there are a number of species on the site that align with the Littoral or Coastal rainforest vegetation community (11.2.5 Of Concern). Mature trees of the Special least concern species, *Livistona decora*, Weeping Cabbage Tree Palm, are also found on the site.

Clearing of this sensitive coastal vegetation is not ideal and it is preferred to locate the facility in an existing cleared site. The site has been affected by fire and some Council resources have been applied to the site to address weed invasion and some replanting has occurred. The Ergon facility on the site is an ongoing source of disturbance to the native vegetation. Permits will be required if clearing is proposed in this location.

PREVIOUS DECISIONS

In March 2025, Council resolved to issue a two-year due diligence trustee lease to Capricorn Coast Marine Community over this piece of land for the purpose of undertaking relevant studies and approvals in order to establish a turtle rehabilitation centre. This draft agreement has not been signed or executed and therefore there is no requirement to repeal this earlier decision.

ACCESS AND INCLUSION

Council strives to assist community organisations to access Council owned or controlled land and/or facilities in an equitable and inclusive manner. Council encourages tenants to ensure accessibility and inclusion for their members, participants, and the broader community.

ENGAGEMENT AND CONSULTATION

Broad community and stakeholder engagement will be required prior to issuing a full access trustee lease to Capricorn Coast Marine Community Incorporated.

HUMAN RIGHTS IMPLICATIONS

There are no identified human rights implications in considering this matter.

BUDGET IMPLICATIONS

The relevant fees and charges are levied to not-for-profit community organisations in line with Council's adopted *Fees and Charges*, *Community Organisation Tenure with Council Policy* and the *Rates Remission and Rebates Policy*.

Capricorn Coast Marine Community Incorporated will be responsible for all funding associated with establishing a turtle rehabilitation facility at this site.

LEGISLATIVE CONTEXT

Under section 236(1)(b)(ii) of the Local Government Regulation 2012 a local government may dispose of a valuable non-current asset other than by tender or auction if the valuable non-current asset is disposed of to a community organisation.

Pursuant to section 236(2) of the Local Government Regulation 2012, an exception mentioned in subsection 236(1)(b)(ii) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by

resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other by tender or auction.

LEGAL IMPLICATIONS

There are no known legal implications identified in relation to this matter.

STAFFING IMPLICATIONS

The actions associated with the tenure process can be accommodated within existing staffing capacity.

RISK ASSESSMENT

The following risks associated with not resolving to grant the aforementioned tenure agreements have been identified:

1. Reputation – not providing support to not-for-profit community organisations as per the Corporate Plan; and
2. Compliance – failing to establish an appropriate tenure agreement as per legislation.

CORPORATE PLAN REFERENCE***Vibrant Culture and Healthy Community***

Community Plan Outcome - 3.2 Create vibrant community spaces to encourage community activation

CONCLUSION

Capricorn Coast Marine Community Incorporated are a newly established not-for-profit organisation comprised of dedicated and experienced individuals with a focus on rehabilitating marine turtles in the Livingstone Shire area. By approving the requested tenure arrangement, Council will enable the Capricorn Coast Marine Community Incorporated group to proceed with this initiative and to deliver meaningful outcomes for the local environment and community.

**13.9 - COMMUNITY ORGANISATION
REQUEST FOR TENURE (AMENDMENT
TO LEASE TERM) - CAPRICORN
COAST MARINE COMMUNITY
INCORPORATED**

**Current leases survey plans and other
uses Lot 41 Resada Avenue**

Meeting Date: 19 August 2025

Attachment No: 1



13.10 TENURE REQUEST - CAWARRAL CRICKET CLUB INCORPORATED

File No: LEA/370
Attachments: Nil
Responsible Officer: Laurie Rainbird - Principal Community Development and Engagement Officer
Molly Saunders - Manager Community and Cultural Services
Andrea Ellis - Acting General Manager Communities
Alastair Dawson - Interim Chief Executive Officer
Author: Carlyn Hepburn - Community Development and Engagement Officer

SUMMARY

This report seeks Council's consideration to approve the request from the Cawarral Cricket Club Incorporated for the tenure over whole of Lot 71 Annie Road.

OFFICER'S RECOMMENDATION

THAT Council resolves:

- 1) that the exception mentioned in Section 236(1)(b)(ii) of the *Local Government Regulation 2012* may apply in its dealing with the Cawarral Cricket Club Incorporated; and
- 2) pursuant to Section 236(2) of the *Local Government Regulation 2012*, apply Section 236(1)(b)(ii) in granting tenure to Cawarral Cricket Club Incorporated; and
- 3) to approve tenure for a ten (10) year period to Cawarral Cricket Club Incorporated over Lot 71 Annie Road.

BACKGROUND

The Cawarral Cricket Club currently holds multiple tenure arrangements over separate parts of Lot 71 Annie Road, Cawarral, including:

- A Trustee Permit over the cricket oval and nets (indicated in blue on the below map);
- A Trustee lease over:
 - The clubhouse and immediate surrounds (indicated in orange in the map below); and
 - An area used for storage (indicated in orange in the map below).



COMMENTARY

The Club has requested a new ten-year tenure agreement that would grant tenure to the entire Lot 71 Annie Road, as shown in the map below. This would represent an expansion from the Club's current tenure arrangements, which cover only specific portions of the lot.



The proposed arrangement seeks to align tenure boundaries with the areas maintained by the Club (including mowing, toilet cleaning, and other site upkeep) and streamline responsibility for the overall site, supporting the Club's ability to effectively manage and utilise the space for community sport and recreation.

There is an existing playground on the site, which will remain under Council's responsibility for inspections, maintenance and upgrades due to legal obligations. This requirement will be included in the new tenure arrangement.

PREVIOUS DECISIONS

Cawarral Cricket Club first entered into a tenure agreement with Livingstone Shire Council over portions of Trustee Land located at Lot 71 Annie Drive, Cawarral in 2004.

ACCESS AND INCLUSION

Council's *Inclusive Community Policy* outlines its commitment to work in partnership with community organisations to ensure equitable access to goods, services, information, buildings, infrastructure, and precincts. Decisions made in relation to not-for-profit community organisation tenure consider access, inclusion, and equity.

ENGAGEMENT AND CONSULTATION

Internal consultation has been undertaken. Relevant Council officers are supportive of the proposed tenure arrangement or have provided no comment.

Council officers have liaised with The Club to discuss its tenure requirements and preferences. All not-for-profit community organisation tenure agreements with Council are administered according to the *Livingstone Shire Council Organisation Tenure with Council Policy and Procedure* and the *Livingstone Shire Council Organisation Tenure with Council Information Kit*. Officers regularly discuss with not-for-profit organisations their rights and responsibilities as tenants of Council owned or controlled land and/or facilities.

HUMAN RIGHTS IMPLICATIONS

Section 4(b) of the Human Rights Act 2019 requires public entities such as Council 'to act and make decisions in a way compatible with human rights.

There are no identified human rights implications in consideration of this matter.

BUDGET IMPLICATIONS

Tenure arrangements can be accommodated within existing staff capacity.

LEGISLATIVE CONTEXT

Under section 236(1)(c)(iii) of the *Local Government Regulation 2012* a local government may dispose of a valuable non-current asset other by tender or auction if the disposal of land or an interest in land, is for the purpose of renewing the lease of land to the existing tenant.

Pursuant to section 236(2) of the *Local Government Regulation 2012*, an exception mentioned in subsection 236(1)(c)(iii) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other by tender or auction.

LEGAL IMPLICATIONS

There are no legal implications identified in relation to this matter.

STAFFING IMPLICATIONS

The actions associated with the tenure renewal process can be accommodated within existing staffing capacity.

RISK ASSESSMENT

Expanded tenure area will align tenure boundaries with the areas maintained by the Club (including mowing, toilet cleaning, and other site upkeep) and streamline responsibility for the overall site, supporting the Club's ability to effectively manage and utilise the space for community sport and recreation.

CORPORATE PLAN REFERENCE***Vibrant Culture and Healthy Community***

Community Plan Outcome - 3.3 Provide diverse and inclusive cultural, sporting and recreation opportunities to encourage community participation and that contribute to wellbeing

Supporting not-for-profit community organisations to maintain their tenure for their respective operations, supports their capacity to continue to provide a variety of sporting, recreational and community activities for the benefit of the broader community.

CONCLUSION

Cawarral Cricket Club Incorporated has demonstrated a strong commitment to maintaining and activating Lot 71 Annie Road for the benefit of the community. The request to extend tenure over the full site represents an expansion of their existing arrangements, in recognition of their ongoing maintenance of the site and long-term use of the area.

Council officers are supportive of granting a new ten-year tenure agreement over the entire Lot 71 Annie Road, which would formalise the Club's use and maintenance of the full site, support operational certainty, and enable the continued delivery of sporting and recreational activities.

**13.11 KEPPEL COAST ARTS - FIG TREE GALLERY AND WORKSHOP SPACE
MANAGEMENT REPORT - FEB TO JUNE 2025**

File No:	LIC/425.06
Attachments:	1. Keppel Coast Arts - Fig Tree Gallery and Workshop Space Management Report June 2025.
Responsible Officer:	Andrea Ellis - Acting General Manager Communities Alastair Dawson - Interim Chief Executive Officer
Author:	Molly Saunders - Manager Community and Cultural Services
Previous Items:	11.11 - Keppel Coast Arts - Fig Tree Gallery and Workshop Space proposed future management model. - Ordinary Council - 24 Oct 2023 9.00am

SUMMARY

The purpose of this report is to provide an update to Council of the activities undertaken by Keppel Coast Arts for the Fig Tree Gallery and Workshop Space for the period 1 February 2025 to 30 June 2025.

OFFICER'S RECOMMENDATION

THAT Council receive the Keppel Coast Arts – Fig Tree Gallery and Workshop Space Management Report for the period 1 February 2025 to 30 June 2025.

BACKGROUND

Keppel Coast Arts Council Incorporated (KCA) entered into a licence agreement with Livingstone Shire Council for the management of the Fig Tree Gallery and Workshop Space for a period of three years (ending July 2027).

This agreement requires KCA to;

- Allocate at least two (2) positions on the Fig Tree Gallery and Workshop Space Sub Committee to LSC representatives.
- Provide of a Summary Report to Council for activities for every six months.

COMMENTARY

See Attachment One for the KCA Fig Tree Gallery and Workshop Space Summary Management Report for the period 1 February 2025 to 30 June 2025.

Since KCA have been operating the gallery and workshop space, visitation and exhibitions have increased significantly. A professional curator was engaged by KCA alongside several volunteers resulting in the gallery being open seven days per week and a full exhibition calendar.

PREVIOUS DECISIONS

In October 2023 Council resolved to grant a licence agreement to Keppel Coast Arts to manage the Fig Tree Gallery and Workshop space on behalf of Council.

ACCESS AND INCLUSION

There are no access and inclusions associated with the consideration of this matter.

ENGAGEMENT AND CONSULTATION

Cr Friend, Cr Warcon and Manager Community and Cultural Services are Council representatives on the Fig Tree Gallery and Workshop Space sub-committee attending bi-monthly meetings.

HUMAN RIGHTS IMPLICATIONS

Section 4(b) of the Human Rights Act 2019 requires public entities such as Council 'to act and make decisions in a way compatible with human rights'.

There are no adverse human rights implications associated with this report.

BUDGET IMPLICATIONS

The licence agreement specifies that Council contributes \$50,000 per annum Keppel Coast Arts for the management of the facility.

\$40,000 is allocated from Council's operational budget and \$10,000 is allocated from the Regional Arts Development Fund administered by Council.

LEGISLATIVE CONTEXT

No legislative context has been identified in considering this matter.

LEGAL IMPLICATIONS

Keppel Coast Arts and Livingstone Shire Council are adhering to the licence and associated management agreement conditions, therefore there are no legal implications in considering this matter.

STAFFING IMPLICATIONS

Actions arising from this report can be accommodated within existing staffing capacity.

RISK ASSESSMENT

The licence and management agreement expire end of July 2027 and Council will be required to decide whether to pursue a further management/licence agreement or to resume responsibility for the management of the facility. This will impact staffing and budget.

CORPORATE PLAN REFERENCE***Vibrant Culture and Healthy Community***

Community Plan Outcome - 3.2 Create vibrant community spaces to encourage community activation

CONCLUSION

Council requires Keppel Coast Arts Fig Tree Gallery and Workshop Space to provide a management report to Council every six months.

**13.11 - KEPPEL COAST ARTS - FIG
TREE GALLERY AND WORKSHOP
SPACE MANAGEMENT REPORT - FEB
TO JUNE 2025**

**Keppel Coast Arts - Fig Tree Gallery
and Workshop Space Management
Report June 2025.**

Meeting Date: 19 August 2025

Attachment No: 1



Fig Tree Gallery and Workshop Space
Keppel Coast Arts

KEPPEL COAST Arts

Summary Report

1 February – 30 June 2025

KCA – LSC Agreement

New agreement to be signed soon. The next year's funding will be welcome to enable payments to Curator, Administrator, Volunteer and Social Media Coordinator.

We await notification that the work will commence on the Donga roof to fix the leaks. We also are awaiting the outcome of the LSC Environmental Health Team testing of the vibrations caused by the air conditioner external units.

Performance – Five months from 1 February – until 30 June 2025

Events and Economic Benefits

Events

During the 5 month period Fig Tree Gallery hosted four (4) exhibitions. The first two exhibitions were of the usual four week duration and due to a short notice cancellation by an artist, the last two exhibitors agreed to extend their exhibitions to six weeks - to fill in that slot. There were no days without art being on display, being hung or an exhibition being dismantled.

There were 5 artists who exhibited. Of the 4 exhibitions, three were solo exhibitions, one a joint exhibition by two artists.

In addition to the exhibitions, there were four (4) opening events hosted at the Gallery.

The Workshop Space was hired for 8 single sessions (5 hours per session) and 7 full days.

Sale of Works

The total number of artworks exhibited during this period was 212. The number of artworks sold for the artists was 70, or 33% of works.

Access, Collaboration and Community Connectedness

Volunteers

Since 1 February 2025 the Gallery has been closed on 5 separate occasions for ½ days when there was no one available to be on the roster.

Most of the exhibiting artists take on Gallery Sitting shifts during their exhibition, and some volunteer beyond their own exhibition – which is helping to build connections with our volunteer group.

Visitation

During the period from 10 February to 30 June 2025 there were 2191 visitors to the Fig Tree Gallery, including 280 attending 4 exhibition opening events. This equates to an average of 438 visitors per month, or more than 110 visitors per week, with a geographic breakdown as follows:



Visitor Home Location	No of Visitors
Local	1736
Wider Queensland	217
Interstate	88
Overseas	50

The Fig Tree Gallery Facebook page continues to increase organically (ie. no investment in advertising) and has over 1200 followers, an increase of 100 over the total at end 2024. The Fig Tree Gallery Instagram account currently has 537 followers, an increase of 150 over the total at end 2024.

Website

The new Fig Tree Gallery website is final edit and review and is expected to be completed and ready to launch by end July 2025.

Artists

Many of the exhibiting artists take on Gallery Sitting shifts during their exhibition and beyond – which is helping to build connections with our volunteer group.

A survey was issued to the Artist Network Group regarding the KCA FTG hosted Artist Networking event and this received a very small response rate. Although those who did respond said they valued the event, there was almost no interest from respondents in taking over the hosting of the event. A notice went to all artists indicating that KCA would no longer host these vents, and we would welcome any individuals or groups who would like to step into this space.

Performance - Beyond June 2025

Bookings

The Gallery is fully booked for the remainder 2025 and the 2026 Exhibition calendar is locked in.

Expressions of Interest for exhibitions to be held in 2027 are now open – and we have received 11 expressions of interest so far. We will do a call out to artists in the next couple of months – with the EOI period closing on 30 November 2025.

Increasing the use of Workshop Space continues to be a challenge.

2026 Calendar

To accommodate a request for a mid January exhibition we have shortened the summer exhibition window and continue to pursue the 'different abilities' exhibition idea.

Each exhibition in 2026 will be 28 days in duration.

Asset Purchases

As the supplier of the blinds for the donga had an installation team in Yeppoon, we have had the last of the Donga Blinds brackets installed – with the roll to be installed by us when the leaks are resolved.

We will not hire out the Donga until we know the leaks are fixed.

Gallery Lighting Asset Purchase

The FTG Subcommittee will have raised sufficient funds by the end of 2025 to cover the cost of the installation of the lighting tracks, and potentially several lights, with more lights being purchased when funds are available.



The electrician who installed the Emu Park Gallery Lighting and did the initial electrical installation at FTG has been secured to install the tracking and electrical connection from **Wed 11 February – Friday 13 February 2026**. We have let Ben from Facilities know that the annual internal painting of the gallery is able to be done on **Monday 9 February and Tuesday 10 February 2026**.

Rockhampton Regional Council have responded to a request by Cr Friend regarding gallery lights that are excess to their requirements, now that RMOA is open. They are offering an assortment of light to be purchased by LSC (and funded via FTG fundraising). FTG have reached out to Emu Park Gallery to check the suitability of the lights being offered (as both of the gallery's systems will be the same). Both groups agree that the price requested seems high for what we assume is 'used' equipment and have let Molly Saunders know that we do not recommend proceeding at this stage.

Sub Committee

The Sub Committee make up remains unchanged.

The members of this subcommittee are-

Dana Crees (KCA & Gallery Admin)
Helen Kavanagh (Curator)
Leanne Smith (KCA)
Carmel Knowles (Artist)
Molly Saunders (LSC)
Cr Andrea Friend (LSC) / Cr Lance Warcon (LSC)

The subcommittee of KCA is meeting regularly (currently every two months) to oversee the performance of the Fig Tree Gallery and Workshop Space.

We thank all involved for their interest and commitment to the ongoing success of the Gallery.

A handwritten signature in cursive script, appearing to read "D. M. Crees".

Dana Crees
Secretary
Keppel Coast Arts

13.12 COMMUNITY ENGAGEMENT - STANAGE BAY

File No: fA80967
Attachments: Nil
Responsible Officer: Alastair Dawson - Interim Chief Executive Officer
Author: Alastair Dawson - Interim Chief Executive Officer

SUMMARY

The Mayor, Cr Belot, Cr Mather and Cr Warcon recently travelled to Stanage Bay, with the Chief Executive officer, Mr Alastair Dawson, to meet with local residents and talk about issues which impact on their community well being and development.

A range of issues were identified but overwhelmingly the community is a vibrant example of community resilience and engaged support which sets an example for many of our regions in terms of community commitment to get things done.

The Community has expressed an interest in a new model for engagement and activation of services in Stanage Bay and the CEO is now currently exploring that within the organisation to support that community.

OFFICER'S RECOMMENDATION

THAT Council note the report.

BACKGROUND

A delegation of Councilors, led by the Mayor, and the Chief Executive Officer recently travelled to Stanage Bay to meet with local residents to listen to the community's views on a range of issues impacting on the small community.

Access to Stanage Bay is a significant issue, requiring travel over a difficult roadway, generally not suitable for non-four-wheel drive vehicles. Along the way there are a number of creek crossings which have been the centre of considerable debate within Council with the view to stabilising the crossings to improve access for the community during periods of flooding. One of the major challenges for those crossings is the height required to ensure the crossing is stable during flooding period but the resultant costs are prohibitive in the extreme and Council is exploring options to improve the crossings without necessarily being able to commit to the ideal solution in the short term. This has been an issue raised by the community, which wants to be able to get in and out of their community even during those difficult periods. Ongoing consultation and development work is continuing in this area.

Whilst only a small crowd on the day, it was nevertheless very reflective of the community which had passed on key issues for discussion with the Mayor. Consequently, a considered list of requests and suggestions have been provided to the work group to bring back to Council for consideration.

Noted, among some of the requests, the community indicated an understanding that their community was not always the easiest community to access for Council services but there was a willingness from within that community to approach a new model of service resilience and delivery if Council was open to considering it.

Notably, members of the community believed Council could consider a part time role in the township who would coordinate all activity and even carry out general service activities, such as some of the mowing and minor works activity. Whilst there are obvious risk issues and insurance issues to be considered, Council does have a similar model operating in Ogmores, which ensures the community is more resilient and which enables officers to spend less time travelling to and from the region (three hours each way with trucks) to undertake often minor maintenance works. Council currently provides some minor equipment, such as a mower and small tractor, which are in need of updating. The CEO is currently investigating the merits of a self-reliance model for Stanage Bay which would be cost effective and which

would remove some of the frustrations currently experienced regarding service delivery to the township.

Other issues the community raised included:

- Speed limits coming into the town being reduced to 60 rather than 80. The increased prevalence of big four-wheel drives towing larger boats at speed is recognised as a traffic hazard in the small main street. Locals are concerned about an accident likelihood in the future unless speed is reduced at the entry to town.
- A tree pruning exercise is required coming into town as line of sight for pedestrians and drivers has been identified by the community as a risk and there are, again, concerns noted about the likelihood of an accident occurring due to lack of visibility.
- The speed bump leading to the boat ramp has been identified as difficult to see and locals suggested that frequently some vehicles and boats have launched from the hump due to lack of visibility. They have requested the hump is painted to improve visibility.
- According to locals there is some confusion at the entrance to Langham station, where travellers unfamiliar with the road turn off to the station rather than continue to Stanage Bay. Local have requested consideration of a direction sign to point travellers in the right direction from the Langham Station turnoff toward Stanage Bay.
- There has been considerable work carried out to clean out Stormwater pipes within the streets of the town, but locals indicate considerable amounts of sand remain in the stormwater pipes and whenever rain occurs it causes flooding as water cannot run effectively through the stormwater drains.

COMMENTARY

The Stanage Bay Community is noted as a resilient and self-sustaining community. Council officers who regularly deal with members of that community can attest to the fact that they are willing to roll up their sleeves and assist where they can and not simply complain to council every time something needs to be done. They appreciate the tyranny of distance and difficulty of terrain and so have regularly expressed a willingness to support Council where they can, provided we meet them halfway. Unlike many other communities, where that type of resolve is not always possible, working with the Stanage Bay community to explore and create a new way of supporting their self-determined efforts, appears to represent a unique opportunity for Council to get things done in remote communities in a timely and cost-effective manner.

Officers have been tasked with an exercise to explore what type of configuration this model might manifest, and to explore whether the model can be expanded to other remote communities which Council may struggle to adequately service.

PREVIOUS DECISIONS

Nil

ACCESS AND INCLUSION

Exploring the use of an alternate service model goes to the heart of Council's commitment to be inclusive with its communities. Whilst location and distance is a major consideration, the Stanage Bay community is a well-rounded community able to self-support its community with support from Council rather than being reliant on Council being the exclusive service provider.

ENGAGEMENT AND CONSULTATION

This paper has come about as a direct consequence of Councillors Engagement activities with the local community in a formal engagement setting.

HUMAN RIGHTS IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Budget considerations will be required in developing a model, which will explore current cost of service delivery and any savings or enhancements of service which may occur through an alternate approach. No decision on any model will be made without reference back to Council for deliberation, including budget implications.

LEGISLATIVE CONTEXT

NIL at present

LEGAL IMPLICATIONS

Council will need to consider risk, insurance and legal implication for volunteers operating council sponsored equipment, and services.

STAFFING IMPLICATIONS

Nil

RISK ASSESSMENT

Risk assessments will be undertaken in line with consideration of any proposed model, however, no risk assessments have been carried out to date whilst the model is being considered for discussion.

CORPORATE PLAN REFERENCE***Diversified and Resilient Economy***

Community Plan Outcome - 1.1 Promote, and value diverse business, industry, and employment

CONCLUSION

Councilors are encouraged to continue to attend the Community engagement program, as was the case in Stanage Bay because they offer real insight from local communities on issues which are relevant and important to local communities.

14 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and cannot be delayed until the next scheduled Council or Committee Meeting.

15 CLOSED SESSION

In accordance with the provisions of section 254J of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J of the *Local Government Regulation 2012*, for the reasons indicated.

16.1 East West Connector (Stage 1) Detail Design Funding

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

16.2 Great Keppel Island (GKI) Revetment Wall Project Funding

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

16 CONFIDENTIAL REPORTS

16.1 EAST WEST CONNECTOR (STAGE 1) DETAIL DESIGN FUNDING

File No: 22-2025

Attachments: Nil

Responsible Officer: Michael Kriedemann - General Manager Transport & Utilities
Alastair Dawson - Interim Chief Executive Officer

Author: Arvind Singh - Manager Infrastructure Projects

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

SUMMARY

Council submitted a funding application under the Queensland Government's Residential Activation Fund (RAF) for \$25 million for the construction of the East West Connector Stage 1, designed to unlock and support the development of up to 1,500 new residential lots in Livingstone.

The East West Connector Stage 1 requires the design development and construction of three key projects; Rockhampton-Yeppoon Rd & Neils Rd Intersection, East West Corridor for approximately 2km and the Pineapple Drive Extension.

While construction of these projects are eligible costs funded through the RAF, pre-construction detail design activities are not an eligible cost and are required to be provided as part of Council's contribution.

This report outlines the estimated cost to complete all pre-construction activities, including detailed design, technical investigations such as site survey, and geotechnical, prepare and lodge statutory and regulatory approvals, and produce construction-ready tender documentation.

Council endorsement is sought to allocate funding from the existing general revenue fund to progress these critical pre-construction activities.

16.2 GREAT KEPPEL ISLAND (GKI) REVETMENT WALL PROJECT FUNDING**File No:** 23-2025**Attachments:** Nil**Responsible Officer:** Michael Kriedemann - General Manager Transport & Utilities
Alastair Dawson - Interim Chief Executive Officer**Author:** Arvind Singh - Manager Infrastructure Projects

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

SUMMARY

Great Keppel Island's Putney and Fisherman's Beaches form the gateway for visitors arriving via the island's main jetty and are critical to the island's tourism economy, community amenity, and environmental character. However, these foreshore areas have been subject to progressive coastal erosion, storm surge damage, and shoreline retreat for more than a decade, posing a risk to public safety, built infrastructure, and long-term tourism operations.

This report seeks the Council's endorsement to initiate the GKI Revetment Wall and Sediment and Erosion Management Plan (SEMP) project formally, incorporate the works into the FY2025–26 and FY2026–27 budgets, and authorise officers to commence procurement alongside the Department of the Environment, Tourism, Sport and Innovation (DETSI) agreement signing.

17 CLOSURE OF MEETING