

TANBY ROAD LOCAL PLAN

318 Tanby Road, Yeppoon

LIVINGSTONE SHIRE COUNCIL

These plans are approved subject to the
conditions of approval associated with
Development Permit D-Y/2007-245 DATED 03 August 2021

Prepared for:

Abiwood Keppel No 1 Pty Ltd
2/44 Weatherall Road
Cheltenham Vic 3192

SLR Ref: 620.13166-R03
Version No: -v0.1
February 2021

SLR[®] 

PREPARED BY

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Level 2, 15 Astor Terrace
Spring Hill QLD 4000 Australia
(PO Box 26 Spring Hill QLD 4004)
T: +61 7 3858 4800
E: brisbane@slrconsulting.com www.slrconsulting.com

BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Abiwood Keppel No 1 Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
620.13166-R03-v0.1	15 February 2021	Marjorie Cutting	Andrew O'Brien	Andrew O'Brien
620.13166-R03-v0.1	4 February 2021	Marjorie Cutting	Andrew O'Brien	Andrew O'Brien
620.13166-R03-v0.1	20 January 2021	Marjorie Cutting	Andrew O'Brien	Andrew O'Brien

CONTENTS

1	INTRODUCTION	4
2	CATEGORIES OF DEVELOPMENT AND ASSESSMENT	4
3	TANBY ROAD LOCAL PLAN CODE.....	14
3.1	Application	14
3.2	Purpose	14
3.3	Overall outcomes.....	14
4	SPECIFIC BENCHMARKS FOR ASSESSMENT	18

DOCUMENT REFERENCES

TABLES

Table 1	Tanby Road Residential Precinct: material change of use	4
Table 2	Capricorn Ridge Precinct: material change of use	6
Table 3	Tanby Road Aged Care Precinct: material change of use	7
Table 4	Tanby Road Open Space Precinct: material change of use.....	9
Table 5	Tanby Road Commercial Precinct: material change of use.....	10
Table 6	All precincts: reconfiguring a lot	11
Table 7	All precincts: building work	12
Table 8	All precincts: land affected by an overlay.....	
Table 9	Outcomes for development that is accepted subject to requirements and assessable development	18
Table 10	Additional outcomes for assessable development	22
Table 11	Design parameters for subdivision.....	29

APPENDICES

Appendix A Revised Indicative Staging Plan

1 Introduction

The Tanby Road Local Plan applies to land described as Lot 3 on RP602596, located at 318 Tanby Road, Yeppoon (the site). The Tanby Road Local Plan Area is identified on the approved Master Plan 4554-01-C (9 July 2019) provided in **Appendix A**.

The Local Plan Code applies to accepted subject to requirements and assessable development within the Tanby Road Local Plan Area.

This Local Plan has been prepared in accordance with the *Planning Act 2016* and addresses the planning intent and criteria for development within the Local Plan Area.

2 Categories of development and assessment

The following tables identify the categories of development and assessment for Material change of use, Reconfiguration of a lot and Building work in areas affected by the Tanby Road Local Plan.

The categories of development and assessment for operational works for areas affected by the Tanby Road local plan remain the same as for zones and they are contained in as per the Planning Scheme in force at the time of development.

Table 1 Tanby Road Residential Precinct: Material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
Dwelling house	Accepted	Not applicable
Dual occupancy	Accepted subject to requirements	Local plan code: Acceptable Outcomes 3.1, 3.2, 3.3, 3.4 and 3.5
	Code assessment Where unable to comply with the requirements for Accepted development.	Local plan code: Acceptable Outcomes 3.1, 3.2, 3.3, 3.4 and 3.5 Development codes: General development code Development works code
Home based business	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Development codes: Acceptable outcomes AO4.1, AO4.2, AO4.3, AO4.4, AO4.5, AO4.6, AO4.7, AO4.8, AO4.9, AO4.10, AO4.11, AO4.12,

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		AO14.13, AO14.15, AO14.16, AO14.17, AO14.18, AO14.19 of the Accommodation activities code
	Code assessment Where unable to comply with the requirements for Accepted development.	Development codes: Acceptable outcomes AO4.1, AO4.2, AO4.3, AO4.4, AO4.5, AO4.6, AO4.7, AO4.8, AO4.9, AO4.10, AO4.11, AO4.12, AO14.13, AO14.15, AO14.16, AO14.17, AO14.18, AO14.19 of the Accommodation activities code General development code Development works code
Business activities		
Sales office	Code assessment	Local plan code: Tanby Road local plan code Development codes: General development code Development works code
Special activities		
Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
Utility installation	Accepted If it is not one of the following: a mail depot; or 1. a water supply treatment plant; or 2. a sewage treatment plant; or 3. a waste transfer station; or 4. a waste landfill.	Not applicable
	Code assessment If not undertaken by a public sector entity and is not for one of the above.	Development codes: Neighbourhood centre zone code General development code Development works code
Impact assessment		
Any other use or undefined use not listed in this table	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Any use listed in the table and not complying with the circumstance described in categories of development and assessment column Any use involving a new building or structure which has a height which exceeds 8.5 metres		

Table 2 Capricorn Ridge Precinct: Material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
Home based business	Code assessment	Development codes: Acceptable outcomes AO4.1, AO4.2, AO4.3, AO4.4, AO4.5, AO4.6, AO4.7, AO4.8, AO4.9, AO4.10, AO4.11, AO4.12, AO14.13, AO14.15, AO14.16, AO14.17, AO14.18, AO14.19 of the Accommodation activities code
Dwelling house	Code assessment	Local plan code: Tanby Road local plan code Development codes: General development code Development works code
Special activities		
Substation	Accepted If it is the augmentation of an existing <u>substation</u> and there is no increase in height or proportion of the <u>site</u> utilised.	Not applicable
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
Utility installation	Accepted If it is not one of the following: 1. a mail depot; or 2. a water supply treatment plant; or 3. a sewage treatment plant; or	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	4. a waste transfer station; or 5. a waste landfill.	
Impact assessment		
Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in categories of development and assessment column Any use involving a new building or structure which has a height which exceeds 8.5 metres	Impact assessment	The planning scheme, to the extent relevant.

Table 3 Tanby Road Aged Care Precinct: Material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
Caretaker's accommodation	Code assessment	Development codes: Performance Outcome PO1 and all corresponding Acceptable Outcomes of the Accommodation activities code and General development code Development works code
Retirement facility	Code assessment	Development codes: Performance Outcomes PO44, PO45, PO46, PO47, PO48, PO49, PO50 and all corresponding Acceptable Outcomes of the Accommodation activities code and General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Residential care facility	Code assessment	Development codes: Performance Outcomes PO30, PO31, PO32, PO33, PO34, PO35, PO36 and all corresponding Acceptable Outcomes of the Accommodation activities code and General development code Development works code
Special activities		
Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
Utility installation	Accepted If it is not one of the following: <ol style="list-style-type: none"> 1. a mail depot; or 2. a water supply treatment plant; or 3. a sewage treatment plant; or 4. a waste transfer station; or 5. a waste landfill. 	Not applicable
	Code assessment If not undertaken by a public sector entity and is not for one of the above.	Development codes: Neighbourhood centre zone code General development code Development works code
Impact assessment		
Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceed 8.5 metres	Impact assessment	The planning scheme

Table 4 Tanby Road Open Space Precinct: Material change of use

Use Column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Recreation activities		
Environment facility Park	Accepted	Not applicable
Special activities		
Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
Utility installation	Accepted If it is not one of the following: 1. a mail depot; or 2. a water supply treatment plant; or 3. a sewage treatment plant; or 4. a waste transfer station; or 5. a waste landfill.	Not applicable
	Code assessment If not undertaken by a public sector entity and is not for one of the above.	Development codes: Neighbourhood centre zone code General development code Development works code
Impact assessment		
Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds twelve (12) metres	Impact assessment	The planning scheme, to the extent relevant.

Table 5 Tanby Road Commercial Precinct: Material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Centre activities		
Food and drink outlet (not involving a drive through) Shop Health care services	Code assessment	Local plan code: Performance Outcome PO13 Tanby Road local plan code Development codes: Neighbourhood centre zone code General development code Development works code
Community activities		
Child care centre	Code assessment	Local plan code: Performance Outcome PO13 Tanby Road local plan code Development codes: Neighbourhood centre zone code General development code Development works code
Impact assessment		
Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds twelve (12) metres	Impact assessment	The planning scheme, to the extent relevant.

Table 6 All precincts: Reconfiguring a lot

Precinct column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Residential category precincts		
LPP-TR01 Tanby Road Residential Precinct LPP-TR03 – Aged Care Precinct	Code assessment In all circumstances	Local plan code: Performance Outcomes 20, 21, 22, 23, 24 and 25 and corresponding Acceptable Outcomes. Development codes: Reconfiguring a lot code Development works code
LPP-TR02 – Capricorn Ridge Precinct	Code assessment In all circumstances	Local plan code: Performance Outcomes 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 and corresponding Acceptable Outcomes. Development codes: Reconfiguring a lot code Development works code
Community and recreation category precincts		
LPP-TR04 Tanby Road Open Space Precinct	Code assessment In all circumstances	Local plan code: Performance Outcomes 20, 21, 22, 23, 24 and 25 and corresponding Acceptable Outcomes. Development codes: Reconfiguring a lot code Development works code
Neighbourhood centre precincts		
LPP-TR05 Commercial Precinct	Code assessment In all circumstances	Local plan code: Performance Outcomes 20, 21, 22, 23, 24 and 25 and corresponding Acceptable Outcomes. Development codes: Reconfiguring a lot code Development works code

Table 7 All precincts: Building work

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
All precincts		
All building work	Accepted subject to requirements If the building work is for the construction of a dwelling house (for the purpose of a secondary dwelling).	Local plan code: Acceptable Outcomes AO2.1, AO2.2, 2.3, 2.4, 2.5 and 2.6 and Performance Outcome PO1.
	Accepted subject to requirements If the building work is associated with a dwelling house (for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.	Local plan code Acceptable Outcomes AO3.2 and AO3.3 AND The Queensland Development Code (MP1.1 or 1.2)
Accepted development		
Any other building work not listed in this table.		

Table 8 All precincts: Land affected by Overlays

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
All precincts		
Development for: Material change of use; or Reconfiguring a lot.	Code assessment Where on land mapped under the Planning Scheme as being affected by: <ul style="list-style-type: none"> OM07 Biodiversity (MLES) OM19 Bushfire hazard OM18 Landslide hazard OM21 Scenic Amenity 	Development Code The relevant overlay code under the planning scheme in force at the time of development.
Accepted development		

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Any other building work not listed in this table.		

3 Tanby Road local plan code

3.1 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:

- The heading of a specific benchmarks for assessment table specifies otherwise; or
- A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- 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:

- The development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- The development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

3.2 Purpose

The purpose of the Tanby Road local plan code is to provide locally relevant planning provisions for the assessment of development within the Tanby Road Local Plan Area.

3.3 Overall outcomes

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

- Urban development within the Tanby Road local plan area is limited to areas within the nominated precinct boundaries to protect each precinct and open space areas;
- Development retains the key landscape and built form elements established in the earlier stages of the development that contribute to a high quality urban environment, including site development, streetscaping, building design and detailing;
- Development staging is undertaken in an orderly and logical manner so that construction of subsequent stages does not interrupt services and utilities in previous stages, and that transport infrastructure provided in earlier stages is capable of servicing the entire development;
- The form and scale of development is low key, with buildings that are low rise and include significant areas for landscaping and private open space;

- Development is immune to flood events up to and including the one percent Annual Exceedance Probability Event and has regard to a range of flood events, up to and including the Probable Maximum Flood event.
- Development staging for the local plan area as a whole is informed by:
 - sewer and water network analysis & strategy;
 - a master conceptual stormwater management strategy; and
 - a road hierarchy strategy.
- Biodiversity values are identified and conserved for:
 - maintenance of ecological systems and natural processes; and
 - awareness, education, and appreciation by residents and visitors.
- A range of residential accommodation styles include short-term and long-term accommodation occurs, with the overriding style being for long-term accommodation;
- Appropriate physical and social infrastructure necessary for the scale and density of development is provided so as not to detract from the character and amenity of precincts in which it is located;
- A network of two (2) open spaces comprising park, environmental and outdoor sport and recreation facilities that services the neighbourhood communities of Tanby Road and surrounds, with emphasis on public access to open space areas;
- Development minimises visual impacts on the adjoining areas and viewpoints from Tanby Road, Scenic Highway and Rosslyn Bay;
- Development minimises the risks associated with any bushfire hazard;
- Development adequately addresses physical constraints including natural flows, flooding and landslide hazards;
- Landscape and visual quality is preserved, with particular attention paid to the Capricorn ridgeline, the existing waterway and retained vegetation as important character elements of this locality;
- Street landscaping is consistent with the natural character of the local area;
- Buildings and structures are designed and located to meet site-specific opportunities and constraints and achieve a high level of architectural design and finish;
- Development is extensively landscaped and provides privacy to adjoining residential uses;
- Community and open space areas provide a public space for congregation and social interaction, comprising park, environmental and outdoor sport and recreation facilities that support the convenience needs and enjoyment of residents.

Where located in the local plan precinct LPP-TR01– Tanby Road Residential Precinct

The Tanby Residential Precinct accommodates predominantly single detached dwelling houses on lots ranging in size from 600m² to +2,000m² and dual occupancies from 700m²;

Non-residential uses are limited to the convenience needs of the residential community, low-key home-based business activities which do not detract from the quiet residential amenity of the precinct, and low-impact essential community infrastructure;

Buildings and structures are designed and located to meet site-specific opportunities and constraints and to achieve a high level of architectural design and finish;

Development is extensively landscaped and provides privacy to adjoining dwellings;

The preferred uses for the Tanby Road Residential Precinct are:

- I. dual occupancy;
- II. dwelling house;
- III. home based business;
- IV. sales office; and
- V. a low-impact use within the special activities group which is an essential component of infrastructure servicing the community.

Where located in the local plan precinct LPP-TR02 – Capricorn Ridge Precinct

The Capricorn Ridge Precinct accommodates predominantly single detached dwelling houses on lots with a minimum size of 1,500 square metres and allotment width generally parallel to Tanby Road and the Scenic Highway is no less than 70 m per lot;

Development, reconfiguration and works protect visual amenity by ensuring buildings, structures and earthworks are not visually prominent against the skyline when viewed from surrounding areas and are subordinate to the vegetated landscapes characterising the scenic amenity of the area;

Non-residential uses are limited to environmental facilities and low-key home-based business activities which do not detract from the quiet residential amenity of the precinct;

The Capricorn ridge urban development design employs minimum front setbacks, limits building and undercroft heights, building materials which reflect natural tone and extensive decks to reduce visual amenity impacts;

Buildings and structures are designed and located to meet site-specific opportunities and constraints and to achieve a high level of architectural design and finish with a focus on sustainable design;

Development is extensively landscaped and revegetated and provides privacy to adjoining dwellings;

The local ecological significance of the vegetation within the precinct is not compromised by vegetation clearance unless limited clearing is approved as part of assessable development;

Operational works avoid, minimise and mitigate impacts on the visual amenity of and within the precinct;

The preferred

- I. dwelling house; and
- II. home based business.

Where located in the local plan precinct LPP-TR03 – Aged Care Precinct

1. The Aged Care Precinct accommodates land uses associated with aged care accommodation with minimum lot sizes of 2,000 square metres for residential care and retirement facilities;
2. Provides for the development of land uses associated with aged care accommodation where they are compatible with the function and character of the precinct;
3. Provides a walkable, legible, well connected precinct internally and with adjoining precincts;
4. Provides a high visual amenity that maximises the health and safety of residents and visitors;

The preferred uses for the Tanby Road Aged Care Precinct are:

- I. caretaker's accommodation
- II. residential care facility; and
- III. retirement facility.

Where located in the local plan precinct LPP-TR04 – Tanby Road Open Space Precinct

1. The Tanby Road Open Space Precinct provides for the development of passive and active recreation uses, with other uses incorporated into this recreation space only where compatible;

Development within the precinct responds to and respects the rural and natural landscape setting to preserve the amenity and character of the local plan area;

Vegetation and waterway corridors are protected and enhanced where practicable;

Open space areas are designed to maximise connectivity, permeability and ease of movement within the precinct and to and from adjoining precincts;

Development adequately addresses the physical constraints of the site, including natural flows and flooding;

Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

New uses establish in the precinct only if:

- I. the location, scale and type of uses are compatible with the residential setting of the local plan area; and
- II. open space remains accessible for public use.

Development:

- I. Is designed to complement the existing buildings located in the precinct and development located in the adjacent Tanby Road precincts;
- II. Is located to meet site-specific opportunities and constraints;
- III. Achieves a high level of architectural design and finish;

The preferred uses for the Tanby Road Open Space Precinct are:

- I. park; and
- II. environment facility.

4 Specific benchmarks for assessment

Table 9 Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
If a Dwelling house including secondary dwelling	
PO1 There is only one secondary dwelling on the allotment.	No acceptable outcome provided.
PO2 The dwelling house (secondary dwelling): <ul style="list-style-type: none"> • is small in scale relative to the primary dwelling house on the site; • is integrated with the primary dwelling house on the site and is not easily distinguishable from the primary dwelling house when viewed from the street; • shares the same land title as the primary dwelling house • maintains a high quality and attractive streetscape; • is designed and sited to ensure there is appropriate amenity and living space for residents of the primary dwelling house and for residents of the secondary dwelling; and • is designed and sited to ensure there is suitable privacy for residents of the primary dwelling house, for residents of the secondary dwelling, and for residents on adjoining premises. 	AO.2.1 The secondary dwelling of a dwelling house shares the same access driveway and footpath crossover as the primary dwelling house. AO.2.2 The secondary dwelling complies with the setbacks specified in the Queensland Development Code which would otherwise apply to detached houses; or the secondary dwelling is attached and, together with the primary dwelling house, all building components comply with the setbacks specified in the Queensland Development Code <u>which</u> would otherwise apply to <u>detached</u> houses. AO.2.3 The secondary dwelling of a dwelling house does not have a land title that is separate to that of the primary dwelling house. AO.2.4 The secondary dwelling of a dwelling house is not sited in front of the facade of the primary dwelling house. AO.2.5 The combined area of the secondary dwelling and dwelling house does not exceed 50% site cover. AO.2.6 The secondary dwelling of a dwelling house has a gross floor area that does not exceed eighty (80) square metres
If a dual occupancy	
PO3 The development of a dual occupancy occurs only if: <ul style="list-style-type: none"> • it does not result in a dominance of dual occupancies in the block compared to detached dwelling houses; • it does not result in a high concentration of similarly designed dual occupancies; and • it does not adversely impact the character or amenity of the streetscape. 	AO3.1 The development of a dual occupancy occurs only if it does not result in more than twenty (20) per cent of the lots in the block having a dual occupancy. AO3.2 The dual occupancy: <ul style="list-style-type: none"> • does not adjoin another dual occupancy; or

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> where it adjoins another dual occupancy, the development has variations to the adjoining dual occupancy in relation to the following: <ul style="list-style-type: none"> roof pitch; and façade design. <p>A03.3 Each dwelling has a clearly identifiable and visible entrance when viewed from a point in the street, located directly in front of the development site.</p> <p>A03.4 The development is oriented to the street and has at least one window or balcony that faces the street.</p> <p>A03.5 To soften the visual impact of large building surfaces when viewed from a point in the street, located directly in front of the development site, articulation in the design of building walls and roofs is used at least for every ten (10) metres of surface.</p>
Dwelling density	
<p>PO2 Residential density is compatible with the local amenity expressed by the overall outcomes for the local plan area.</p>	<p>A02.1 Residential density does not exceed the following:</p> <ul style="list-style-type: none"> in the Tanby Road Residential Precinct: one (1) dwelling unit for every 600 square metres of site area; in the Tanby Road Capricorn Ridge Precinct: one (1) dwelling unit per 1500 square metres of site area.
<p>PO3 The height and bulk of buildings and structures in all precincts are consistent with the intended character of the local plan area and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>A03.1 The height of buildings (other than a Class 10a building under the <i>Building Code of Australia</i>) does not exceed the following:</p> <ul style="list-style-type: none"> where located in the Tanby Road Residential Precinct or the Capricorn Ridge Precinct: 8.5 metres; and where located in the Tanby Road Aged Care Precinct: twelve (12) metres. <p>A03.2 The height of a standalone Class 10a building under the Building Code of Australia, being a garage or shed, does not exceed the lesser of the following:</p> <ol style="list-style-type: none"> if there is a dwelling house on the site, the height of the dwelling house; or five (5) metres to the apex of the Class 10a building. <p>A03.3 The volume of a standalone Class 10a building under</p>

Performance outcomes	Acceptable outcomes
	<p>the <i>Building Code of Australia</i>, being a garage or shed, does not exceed three (3) per cent of the lot volume.</p> <p><i>Editor's note: Lot volume is defined in SC1.2 Administrative definitions.</i></p> <p>AO3.4 Development (including verandas, covered and uncovered decks) does not exceed the following site cover:</p> <ol style="list-style-type: none"> where located in the Tanby Road Residential Precinct or the Capricorn Ridgeline Precinct: fifty (50) per cent; where located in the Tanby Road Aged Care Precinct: fifty (50) per cent.
<p>PO4 The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> minimisation of potential sources of nuisance; provision of and maintenance of access to natural light and ventilation; provision of recreational open space for the occupants of dwellings; consideration of the streetscape and landscape elements on the site, and on the road reserve, relative to the siting of building and structures; and integration with and consideration of the design and siting of any buildings and structures located on the site and on adjoining sites or public places. 	<p>AO4.1 Buildings are set back from road frontage property boundaries in accordance with the following:</p> <ul style="list-style-type: none"> where located on a lot which has an approved building location envelope, the development is within the boundaries of the approved building location envelope; or where located in the Tanby Road Residential Precinct or the Capricorn Ridge Precinct and the lot does not have an approved building location envelope: <ul style="list-style-type: none"> a minimum of six (6) metres from the primary road frontage property boundary; and a minimum of three (3) metres from a secondary road frontage property boundary; or where located in the Tanby Road Open Space Precinct and the lot does not have an approved building location envelope: <ul style="list-style-type: none"> a minimum of six (6) metres from any road frontage property boundary. <p>AO4.2 Buildings are set back from side and rear property boundaries in accordance with the following:</p> <ul style="list-style-type: none"> where located on a lot which has an approved building location envelope, the development is within the boundaries of the approved building location envelope; or where located in the Tanby Road Residential Precinct or the Capricorn Ridge Precinct and the lot does not have an approved building location envelope: <ul style="list-style-type: none"> a minimum of 1.5 metres; or where located in the Tanby Road Open Space Precinct and the lot does not have an approved building location envelope:

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> for a building or structure having height up to and including 4.5 metres, a minimum setback of ten (10) metres, or for a building or structure having a height greater than 4.5 metres, plus 0.3 of a metre for every additional metre in height over 4.5 metres. <p>AO4.3 Development directly adjoining a lot in the Tanby Road Residential Precinct or the Tanby Road Aged Care Precinct, has the following to facilitate privacy for adjoining lots:</p> <ul style="list-style-type: none"> window sill heights a minimum of 1.5 metres above floor level; or fixed opaque glazing in any part of the window below 1.5 metres above floor level; or fixed external screens; or in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.
<p>PO5 Garages and car ports are designed to:</p> <ol style="list-style-type: none"> not dominate the streetscape; be compatible in design and finishes with the dwelling or main building; and accommodate all vehicles, boats, trailers and caravans. 	<p>AO5.1 Garages and car ports do not comprise more than fifty (50) per cent of the frontage width of a lot.</p> <p>AO5.2 Garages and carports are located behind the house or are incorporated into the dwelling. In the Capricorn Ridgeline precinct all garages are incorporated into the dwelling.</p> <p>AO5.3 Where not incorporated into the dwelling, garages and carports use the same roof forms, material and colours as the dwelling.</p> <p>AO5.4 Carports are transparent and are constructed using materials which are consistent with the materials and design of the approved dwelling or main building.</p>
<p>PO6 The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> emphasis on entry points; orientation to the street and any public places; inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places; minimising the length of unarticulated buildings; and inclusion of vegetation to screen any large unarticulated walls. 	<p>AO6.1 The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO6.2 If fencing is provided:</p> <ul style="list-style-type: none"> where located between the road frontage property boundary and the front building line, the fence is a maximum height of 1.2 metres and it is no longer than fifty (50) per cent of the site frontage; or where not located between the road frontage property boundary and the front building line, the fence is a maximum height of 1.8 metres having a minimum transparency of fifty (50) per cent.

Performance outcomes	Acceptable outcomes
	<p>A06.3 A standalone class 10a building under the <i>Building Code of Australia</i>, being a garage or shed is located at the rear of the lot.</p> <p>A06.4 Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <ul style="list-style-type: none"> • a solid screen fence; or • a wall; or • dense vegetation. <p>A06.5 Any building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <ul style="list-style-type: none"> • a solid screen fence, or • a roof design feature; or • a wall; or dense vegetation.
Vehicle parking and movement	
<p>P07 Driveways are designed to:</p> <ul style="list-style-type: none"> • minimise earthworks and vegetation clearing; • minimise visual impact on the streetscape; and • provide safe egress and access to the street. 	<p>A08.1 Driveways:</p> <ul style="list-style-type: none"> • gradients do not exceed twenty-five (25) per cent; • location does not result in vegetation clearing unless within 3.5 metres from the centreline of a driveway; and • design includes effective drainage designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM). <p>A08.2 Driveways:</p> <ul style="list-style-type: none"> • are limited to one driveway access per lot; • do not create cut banks, retaining walls or un-retained fill slopes greater than one (1) vertical metre; and • are a maximum width of 4.5 metres for double garages and 3.5 metres for single garages. • Are a minimum length of 4 metres from the access road in the Capricorn Ridge precinct.

Table 10 Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
<p>P08 Uses, other than those listed as preferred uses in the Overall Outcomes do not occur unless they:</p> <ul style="list-style-type: none"> • are compatible with preferred uses within the applicable local plan precinct and the surrounding uses by being of similar scale, intensity and character; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> support preferred uses within the applicable local plan precinct; and do not adversely affect the amenity of the applicable local plan precinct use area within which the site is located. 	
PO9 The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
PO10 The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
PO11 The development of a use that is not within the accommodation activities group occurs only if it does not undermine the viability, role or function of a nearby centre.	No acceptable outcome is nominated.
PO12 The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is classified as a collector road or a higher order road in the road hierarchy, and the road: <ul style="list-style-type: none"> is designed to accommodate the traffic generated by the use; provides for convenient and safe access; and can minimise nuisance and disturbance to the surrounding residential area. 	No acceptable outcome is nominated.
If a centre activity or community activity	
PO13 Each individual use within the neighbourhood centre and the neighbourhood centre as a whole: <ul style="list-style-type: none"> is small in scale; provides only a daily convenience function (day to day needs) serving the residents of the immediate area; and does not detract from the role and function of the higher order local, district and major centres. 	No acceptable outcome is nominated.
Landscape and natural environment	
PO14 Development is located, designed and operated to avoid significant adverse impacts on the following: <ul style="list-style-type: none"> existing environmental conditions relating to air, water and soil; landscape quality and scenic amenity values at the site; significant trees and tracts of vegetation; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> the Capricorn ridgeline amenity as viewed from outside of the Tanby Road Local Area Plan. 	
Appearance	
PO15 Large expanses of blank unarticulated building walls are broken up by use of fenestration , recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.
Community safety	
PO16 Personal safety and property security is optimised through the use of Crime Prevention Through Environmental Design principles for buildings and spaces incorporating: <ul style="list-style-type: none"> opportunities for surveillance; clear definition of boundaries between private and public spaces; and robust construction materials. 	No acceptable outcome is nominated.
PO17 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	AO17.1 The development complies with the requirements of the Development works code .
If for a Dwelling house within the Capricorn Ridge Precinct	
PO18 Development density does not exceed one (1) Dwelling house per lot.	AO18.1 Development density does not exceed one Dwelling house per lot and does not include a secondary dwelling. AO18.2 Development is located within Building envelopes established through lot reconfiguration.

Performance outcomes	Acceptable outcomes
<p>PO19 Development is designed to minimise visual impacts on the Scenic Amenity Area such that:</p> <ul style="list-style-type: none"> it is not visually prominent against the natural skyline when viewed from surrounding areas; it is not visually dominant in comparison to natural or introduced landscaping; it is finished with subdued and non-reflective colours and incorporates overhangs, shading devices, verandahs, balconies and/or decks; the Dwelling house incorporates articulation to create shadows and interest in roof forms and external walls; it incorporates vegetation to visually screen and soften the Dwelling house and associated buildings, structures, earthworks and access routes; it does not result in: <ul style="list-style-type: none"> scarring by exposed earthworks; modification of the natural environment which dominates the landscape 	<p>AO19.1 Buildings and structures do not exceed 7.5 metres in height.</p> <p>AO.19.2 Buildings do not include a wall in a single plane greater than 10 metres unless punctuated with:</p> <ul style="list-style-type: none"> at least one window with a shading device; or a recessed section of wall at least two square meters in area; or a verandah, balcony or deck; or contrasting texture of cladding material. <p>AO19.3 Roof lines are broken up and no single roof plane is longer than 10 metres.</p> <p>AO19.4 External wall and roof finishes utilise muted tones and colours and do not include:</p> <ul style="list-style-type: none"> highly reflective surfaces; or bright or high contrast colours including whites, yellows and reds. <p>AO.19.5 Ancillary buildings and structures (other than retaining walls and swimming pools) are visually screened by the Dwelling house or landscaping.</p>
For Reconfiguring a Lot	
<p>PO20 Reconfiguring a lot creates useable lots which have:</p> <ul style="list-style-type: none"> sufficient area and suitable proportions for preferred uses; adequate frontage providing safe and convenient vehicular and pedestrian access; and suitable areas within each lot for the location of relevant activities or works and which avoid risk to people and works from flooding, erosion, subsidence or other hazards; and high quality landscaping is retained or incorporated into the landscape features of the land, including retention of existing mature vegetation within the road reserve, where practical. 	<p>AO20.1 Lots comply with the design parameters set out in Table 7.2.4.2.1 below.</p> <p>AO20.2 Landscaping is incorporated into new subdivisions through:</p> <ul style="list-style-type: none"> retention of existing vegetation outside the building footprint and driveway location; retention of existing mature vegetation within the road reserve; and the establishment of one (1) endemic street tree for every lot.
<p>PO21 For boundary realignment development provides that the rearrangement of lot boundaries:</p> <ul style="list-style-type: none"> does not result in the creation, or in the potential creation of, additional lots; and is an improvement on the existing situation. 	<p>AO.21.1 Lot reconfiguration does not result in the creation of hatchet allotments or allotments with less than a 5-metre wide access handle and frontage to a road.</p> <p>AO.21.2 Lot reconfiguration does not result in the creation of hatchet allotments or allotments with less than a 5-metre wide access handle and frontage to a road.</p>

Performance outcomes	Acceptable outcomes
Development Staging and Site Suitability	
PO22 Development staging is undertaken in an orderly and logical manner such that: <ul style="list-style-type: none"> • construction of subsequent development stages does not interrupt services and utilities provided in previous stages; • transport infrastructure provided in earlier stages is capable of servicing the entire development; • materials used are consistent throughout the development; and • reverse amenity impacts on rural uses are avoided or deferred to the extent practicable. 	No acceptable outcome provided.
PO23 Development staging for the Local Plan Area as a whole is informed by the provision of a: <ul style="list-style-type: none"> • sewer and water network analyses; • master stormwater management strategy; and • road hierarchy strategy. 	No acceptable outcome provided
PO24 Lot layout and design provides for: <ul style="list-style-type: none"> • an appropriate land use pattern within the local area; • connectivity and integration with surrounding or future development; • safe and efficient access for vehicles, pedestrians and cyclists; • a legible and connected street network; • a safe and attractive open space network with a range of recreation opportunities; • a diverse range of lot sizes providing a mix of housing types; • a high level of amenity having regard to adjacent land uses; • efficient and timely delivery of infrastructure; and • the protection of environmental values. 	No acceptable outcome provided
PO25 Lot size and dimensions are responsive to the local character and site constraints and minimise cut and fill requirements.	No acceptable outcome provided
All reconfiguration within the Capricorn Ridge Precinct	

Performance outcomes	Acceptable outcomes
<p>PO26</p> <p>Scenic visual amenity of the Precinct is maintained and protected by ensuring that development:</p> <ul style="list-style-type: none"> • is not visually prominent against the skyline when viewed from surrounding areas; and • is subordinate to the vegetated landscapes which characterise the Precinct; • incorporates landscaping for visual screening and/or visual impact mitigation, which does not compromise the bushfire related requirements for the Precinct; and • is designed to complement the environmental values of the Precinct 	
<p>PO27</p> <p>Development density and design mitigate visual impacts by ensuring:</p> <ul style="list-style-type: none"> • all allotments are greater than 4000 square metres in area; and • the allotment width is generally parallel to Tanby Road and the Scenic Highway is no less than 70 metres per lot. 	
<p>PO28</p> <p>Works associated with reconfiguring a lot do not result in unmitigated visual impacts on the Scenic Amenity Area of the Precinct.</p>	<p>AO28.1</p> <p>Retaining walls are restricted to a maximum of 1.5 metres vertical height.</p> <p>AO28.2</p> <p>Earthworks do not result in batter slopes that:</p> <ul style="list-style-type: none"> • have a vertical height greater than 3 metres; or • are steeper than 25%. <p>AO28.3</p> <p>Earthworks and buildings are not located</p> <ul style="list-style-type: none"> • across or result in the redirection of watercourses and natural drainage lines; or • to require the removal of vegetation which defines watercourses and natural drainage lines. <p>AO28.2</p> <p>Terraced retaining walls all provided with landscaping.</p>

Performance outcomes	Acceptable outcomes
<p>PO29</p> <p>Lot reconfiguration achieves adequate separation between development and classified vegetation or provides mitigation measures which ensure that the level of radiant heat exposure expected to be experienced by development is no greater than 29kW/m2.</p> <p><i>Editor's notes:</i></p> <p><i>The term 'classified vegetation' is defined within Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas.</i></p> <p><i>The radiant heat threshold 29kW/m2 corresponds to Bushfire Attack Level 29 or below (BAL-29), as per Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas.</i></p>	<p>AO29</p> <p>Development addresses bushfire hazard by ensuring that building envelopes measuring twenty (20) metres by thirty-five (35) metres can be accommodated on each allotment:</p> <ul style="list-style-type: none"> • without clearing vegetation; • without being subject to an expected radiant heat level greater than • 29kW/m2; and • Incorporating bushfire retardant/resistant landscaping that visually screens the development.
<p>PO30</p> <p>Safe access and egress are provided for occupants and emergency services vehicles.</p>	<p>AO30.1</p> <p>A minimum of two points of access are provided for entry and exit from the precinct.</p> <p>AO30.2</p> <p>Any private road(s) within the precinct:</p> <ul style="list-style-type: none"> • are sealed and designed to be suitable for two wheel drive vehicles; • have a minimum constructed width of six (6) metres; • have a maximum slope of twenty five (25) per cent (fourteen degrees); • have a cross fall no greater than eighteen (18) per cent (ten degrees); • facilitate access and egress by fire fighting vehicles such that the vehicles are able to enter and exit in a forward direction; • ensure that any curves have a minimum outer radius of 12 metres and a minimum inner radius of six metres; and • provide a minimum distance between inner and outer curves of six (6) metres.

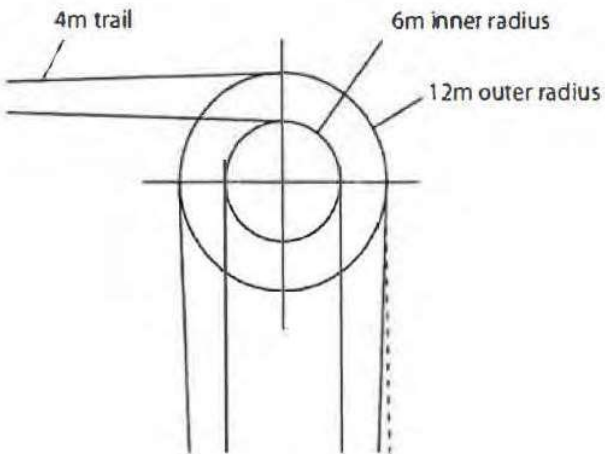
Performance outcomes	Acceptable outcomes
	<p>AO30.3</p> <p>Constructed access is provided to all allotments for a 6m Inner radius and 12m outer radius (See diagram below) and;</p> <ul style="list-style-type: none"> • consists of 4 metre wide formed pavement; and • provided with turn around area(s) to enable firefighting vehicles to exit in a forward direction.  <p>The diagram illustrates a circular access area. It features a central point with two concentric circles. The inner circle is labeled '6m inner radius' and the outer circle is labeled '12m outer radius'. A horizontal line segment, labeled '4m trail', extends from the left towards the center. Below the circles, there are several vertical lines, some solid and some dashed, representing a road or path. The entire diagram is enclosed within a rectangular frame.</p>

Table 11 Design parameters for subdivision

Local plan precinct	Minimum lot size	Minimum frontage
LPPTR01 – Tanby Road Residential Precinct	600 square metres	15 metres
LPPTR01 – Tanby Road Capricorn Ridge Precinct	1500 square metres	20 metres
LPPTR03 – Tanby Road Aged Care Precinct LPPTR04 – Tanby Road Commercial Precinct	1000 square metres	25 metres
LPP03 – Tanby Road Open Space Precinct	No further subdivision	N/A

APPENDIX A

Revised Indicative Staging Plan

ASIA PACIFIC OFFICES

BRISBANE

Level 2, 15 Astor Terrace
Spring Hill QLD 4000
Australia
T: +61 7 3858 4800
F: +61 7 3858 4801

CANBERRA

GPO 410
Canberra ACT 2600
Australia
T: +61 2 6287 0800
F: +61 2 9427 8200

DARWIN

Unit 5, 21 Parap Road
Parap NT 0820
Australia
T: +61 8 8998 0100
F: +61 8 9370 0101

GOLD COAST

Level 2, 194 Varsity Parade
Varsity Lakes QLD 4227
Australia
M: +61 438 763 516

MACKAY

21 River Street
Mackay QLD 4740
Australia
T: +61 7 3181 3300

MELBOURNE

Level 11, 176 Wellington Parade
East Melbourne VIC 3002
Australia
T: +61 3 9249 9400
F: +61 3 9249 9499

NEWCASTLE

10 Kings Road
New Lambton NSW 2305
Australia
T: +61 2 4037 3200
F: +61 2 4037 3201

NEWCASTLE CBD

Suite 2B, 125 Bull Street
Newcastle West NSW 2302
Australia
T: +61 2 4940 0442

PERTH

Ground Floor, 503 Murray Street
Perth WA 6000
Australia
T: +61 8 9422 5900
F: +61 8 9422 5901

SYDNEY

Tenancy 202 Submarine School
Sub Base Platypus
120 High Street
North Sydney NSW 2060
Australia
T: +61 2 9427 8100
F: +61 2 9427 8200

TOWNSVILLE

12 Cannan Street
South Townsville QLD 4810
Australia
T: +61 7 4722 8000
F: +61 7 4722 8001

WOLLONGONG

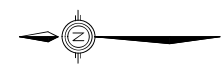
Level 1, The Central Building
UoW Innovation Campus
North Wollongong NSW 2500
Australia
T: +61 2 4249 1000

AUCKLAND

Level 4, 12 O'Connell Street
Auckland 1010
New Zealand
T: 0800 757 695

NELSON

6/A Cambridge Street
Richmond, Nelson 7020
New Zealand
T: +64 274 898 628



LIVINGSTONE SHIRE COUNCIL
These plans are approved subject to the
conditions of approval associated with
Development Permit D-Y/2007-245 DATED 03 August 2021

Subject Site

Tanby Road

Residential Precinct

Capricorn Ridge Precinct

Tanby Road

Aged Care Precinct

Tanby Road

Open Space Precinct

Tanby Road Commercial (STCA)

Significant Road
(Indicative Alignment)

Drainage Path
(Indicative Only)

IMPORTANT NOTE
This plan was prepared to accompany an application to Livingstone Shire Council and should not be used for any other purpose.
The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.
In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.
This note is an integral part of this plan.

client
Abiwood Keppel No.1 Pty Ltd

project
**318 Tanby Road,
Taroomball**

plan of
Precinct Plan

tpd

Lot 3 on RP602596

Livingstone Shire Council			
issued	date	details	authorised
A	14/07/2021	Final Issue	RJUF

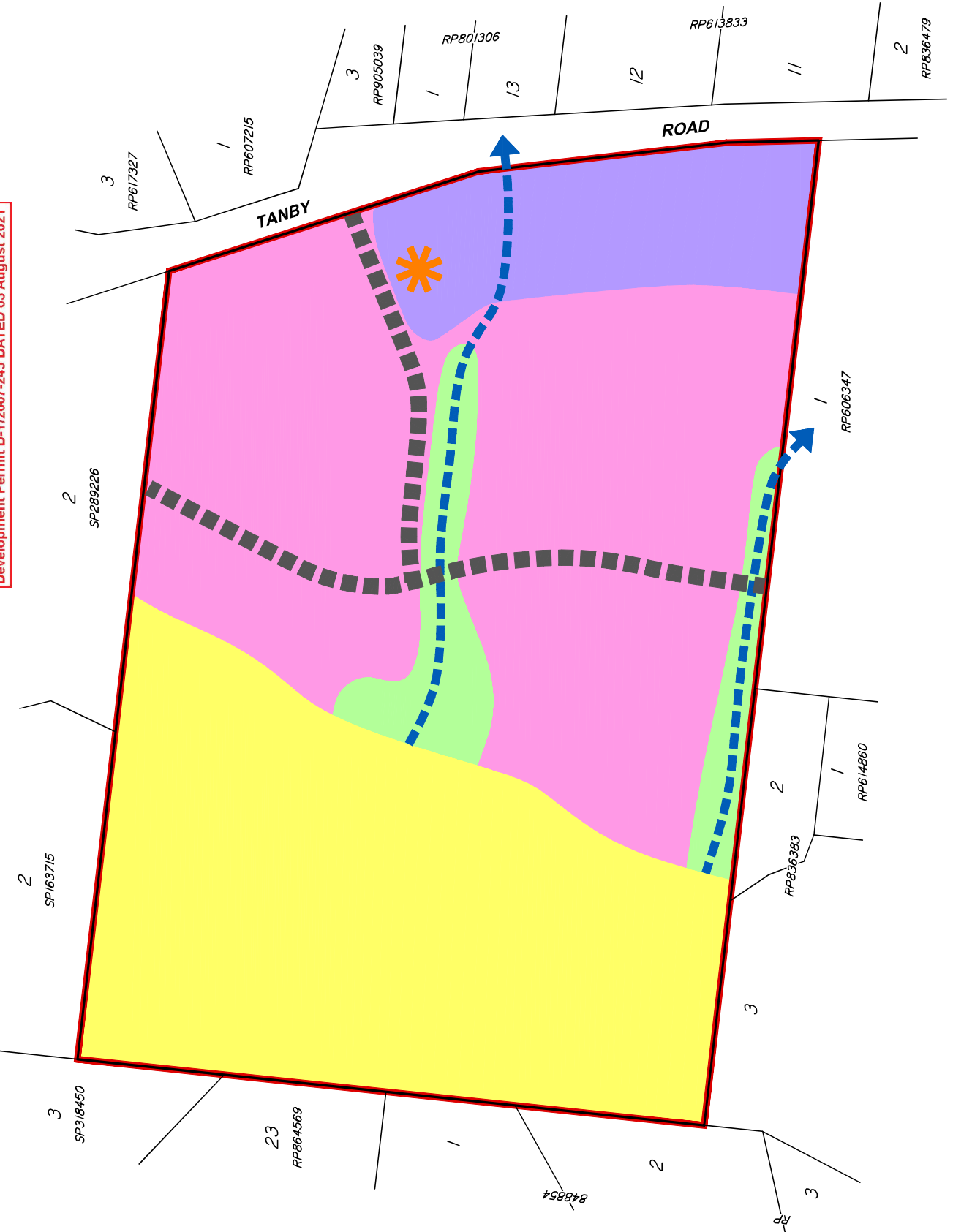


scale
1:4000 @ A3

sheet no.
1 of 1

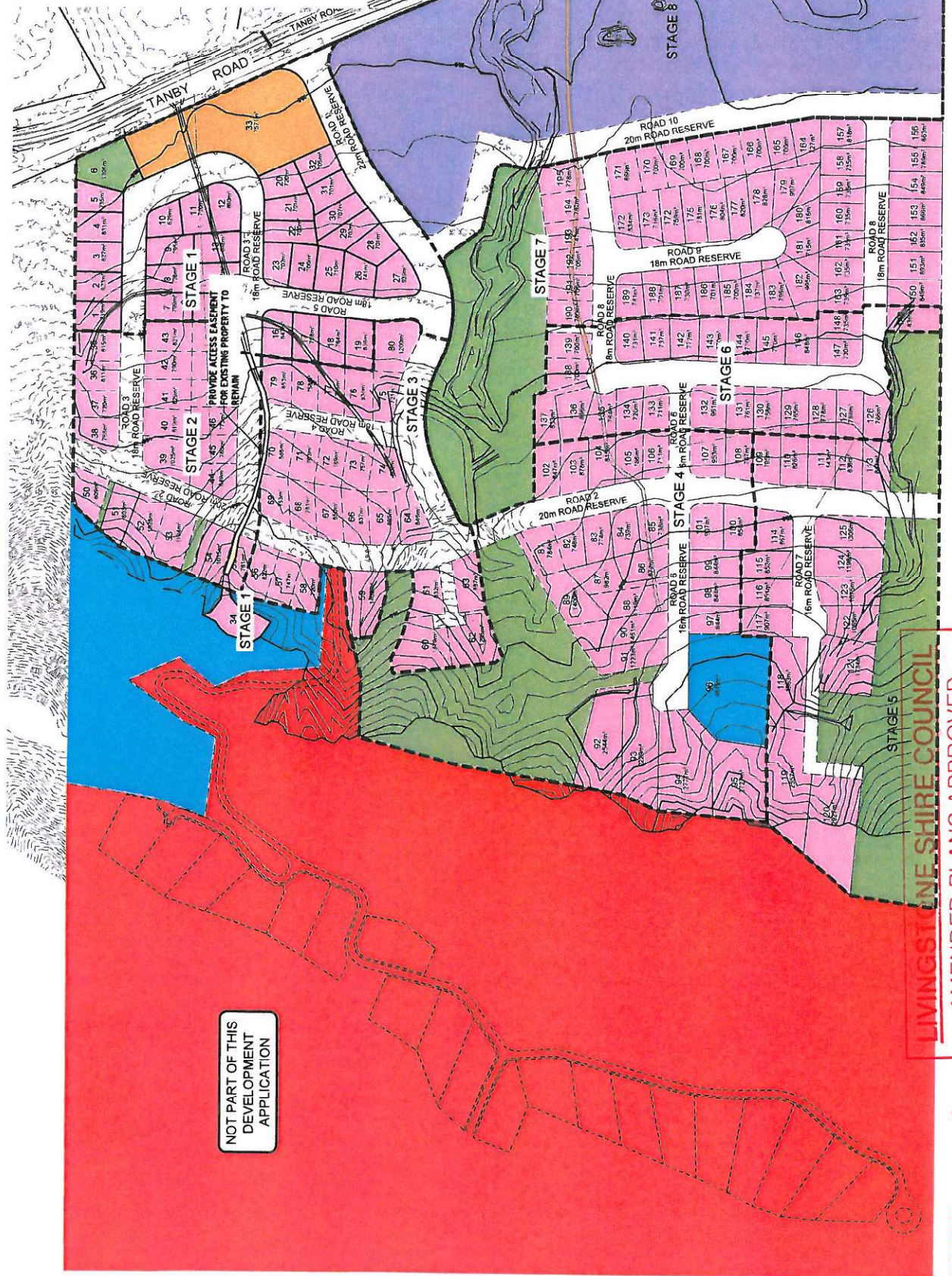
plan no.
7900-02-PRECINCT-A

issue
7900-02-PRECINCT A



LEGEND

- NOT PART OF THIS DEVELOPMENT APPLICATION
- RESIDENTIAL LOTS
- SPECIAL PURPOSE LOT
- AGED CARE PRECINCT
- PARKS / WATERWAYS / BIO-RETENTION
- LAND TO BE RETAINED BY CURRENT OWNERS
- SURVEY EXTENTS REQUIREMENT
- STAGE BOUNDARY



INDICATIVE STAGING PLAN

LIVINGSTONE SHIRE COUNCIL
These plans are approved subject to the conditions of approval associated with Development Permit D-Y/2007-245 DATED 03 August 2021

AMENDED PLANS APPROVED

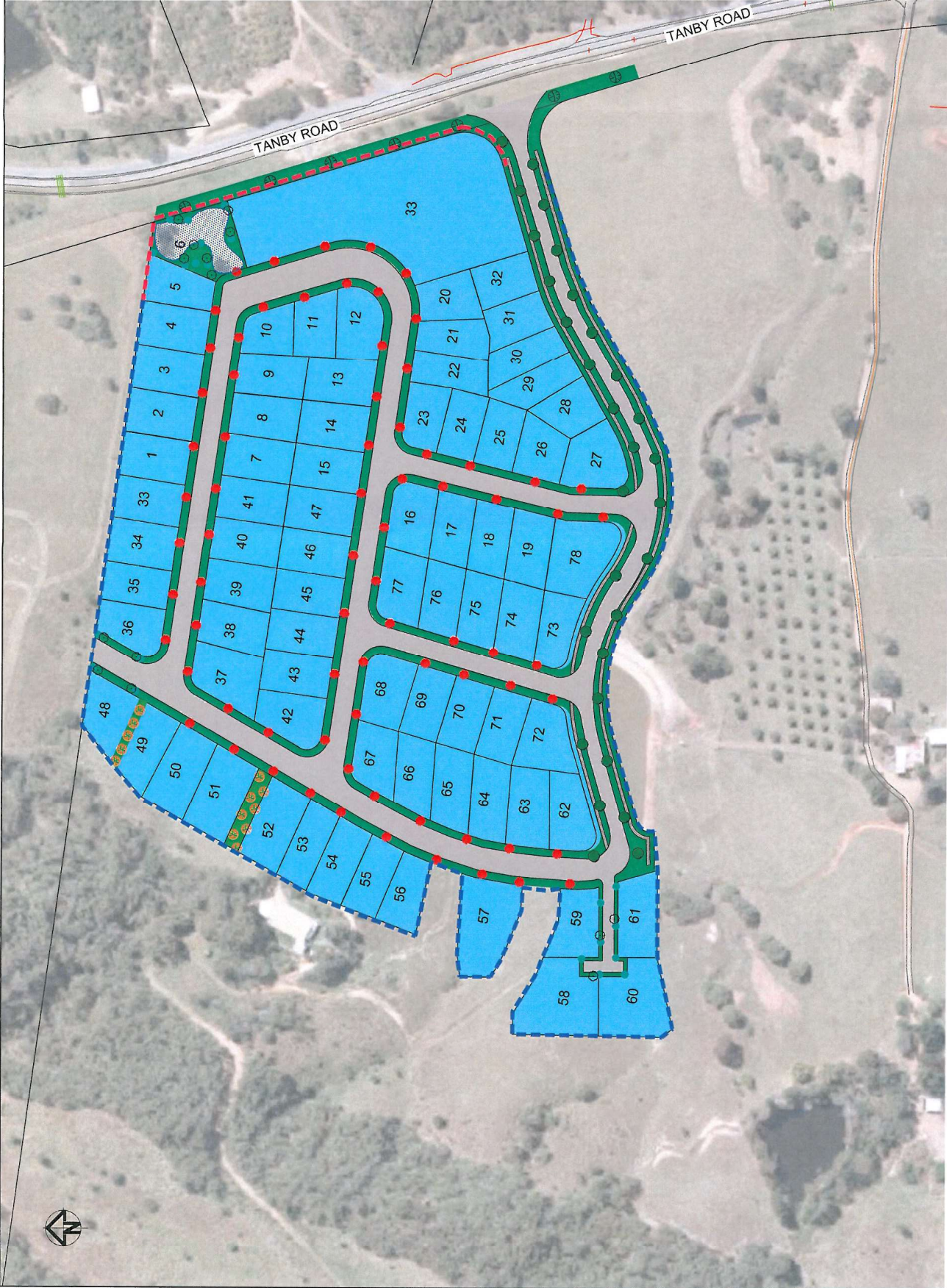
16/12/2015
DATE

These plans are approved subject to the current conditions of approval associated with

Development Permit No. 2007-245 dated 5/5/09

SURVEY NOTE

EXISTING SURFACE DERIVED FROM LIDAR DATA PROVIDED FOR INFORMATION ONLY. SURVEY NOT USED FOR CONSTRUCTION OR SET-OUT PURPOSES



LEGEND

- STAGE 1 AND 2
- BO-RETENTION BASIN
- STREET TREE - LOCAL
- Hedera australis
- (Cross Ash)
- STREET TREE - LOCAL
- Jackmania tinctoria
- (Lemon Scented Myrtle)
- STREET TREE - LOCAL CULDESAC
- Hymenoporus flavum
- (Native Frangipani)
- BOULEVARDE TREE - ROAD 1
- Waterhousea floribunda
- (Weeping Lilly Pilly)
- ENTRY FEATURE TREE
- Anacardium occidentale
- (Cashew)
- PEDESTRIAN ACCESS CORRIDOR
- Banksia integrifolia
- (Coastal Banksia)
- 18m STANDARD TIMBER
- BOUNDARY FENCE
- DEPARTMENT OF TRANSPORT AND
- MAIN ROADS ACOUSTIC FENCE
- 15m WIDE FOOTPATH
- STREET TURF / HYDRO-SEED
- ROCK TURF LINED OVERLAND FLOW
- PATH

LIVINGSTONE SHIRE COUNCIL
AMENDED PLANS APPROVED
 DATE 16/12/2015
 These plans are approved subject to the current
 conditions of approval associated with
 Development Permit No. D-Y/2007-245 dated 5/5/09

LIVINGSTONE SHIRE COUNCIL
 These plans are approved subject to the
 conditions of approval associated with
 Development Permit D-Y/2007-245 DATED 03 August 2021

INDICATIVE LANDSCAPE PLAN

ASPA DWG# REVISION SCALE DATE DRAWN
 YBA021 SK-021 A 1:1000 # A1 2007/15 DV

318 Tanby Road, Yeppoon