



LATE ITEMS ORDINARY MEETING

AGENDA

3 JULY 2018

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 3 July 2018 commencing at 9:00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to read "Mark Davis", is positioned above the title of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
29 June 2018

Next Meeting Date: 17.07.18

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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12 REPORTS

12.8 DECISION ASSESSMENT FOR FIVE DEVELOPMENT APPLICATIONS FOR DEVELOPMENT PERMITS FOR RECONFIGURING A LOT RESULTING IN THE CREATION OF 199 LOTS + BALANCE LAND AND A DEVELOPMENT PERMITS FOR A MATERIAL CHANGE OF USE FOR 199 DWELLING HOUSES (SEA HAVEN ESTATE STAGES 4B, 4C, 5, 6, 7, 8 AND 9)

File No: D-180-2017, D-182-2017, D-183-2017, D-185-2017 & D-186-2017

Attachments:

1. Taroomball Locality [↓](#)
2. Overall Sea Haven estate concept plan and Proposal Plans for Stages 4B, 4C - 5, 6, 7, 8 & 9. [↓](#)

Responsible Officer: Erin McCabe - Co-ordinator Development Assessment
David Battese - Manager Strategy & Development

Author: Madelaine Ward - Senior Planning Officer

SUMMARY

Applicant:	Keppel Developments Pty Ltd
Consultant:	Capricorn Survey Group (CQ) Pty Ltd
Consulting engineering:	NG Gardener
Real Property Address:	Lot 5006 on SP296906
Common Property Address:	Lot 5006 Havenwood Drive, Taroomball
Area of Site:	27,640 hectares
Planning Scheme:	<i>Livingstone Shire Planning Scheme 2005</i>
Planning Scheme Zoning:	Rural Zone
Draft planning scheme zoning:	Emerging community zone
Planning Scheme Overlays:	Drainage problem and Steep land (OM2A) Waterways and Wetlands (OM3B) Good quality agricultural land (OM4A) Storm tide hazard (OM5A) Bushfire hazard (OM5B) Acid sulphate soils (OM8A) Capricorn Coast Landscape Special Management Area – Precinct A and B (OM9)
Existing Development:	Vacant land (Sea Haven Estate balance land)
Level of Assessment:	Code Assessment
Referral Agencies:	Ergon Energy – Electricity easement
Adopted Infrastructure Charges Area:	Charge Area One

APPLICATION PROGRESS:

Applications lodged:	19 – 21 September 2017
Development Control Unit Meeting:	27 September 2017

Action notice issued:	3 October 2017 – 5 October 2017
Application properly made:	5 October 2017
Confirmation notice issued:	5 October 2017
Request for Further Information sent:	17 October 2017
Ergon advice agency response received:	12 October - 24 October 2017
Request for Further Information responded to:	8 January 2018 – 23 January 2018
Applicant agreement to extension to the decision stage until 12 March 2018:	16 February 2018
Workshop date:	5 March 2018
Applicant agreement to extension to the decision stage until 9 April 2018:	12 March 2018
Applicant agreement to extension to the decision stage until 15 May:	29 March 2018
Applicant agreement to extension to the decision stage until 19 June 2018	15 May 2018
Applicant agreement to extension to the decision stage until 3 July 2018	12 June 2018
Council meeting date:	3 July 2018

OFFICER'S RECOMMENDATION

RECOMMENDATION A

THAT in relation to the applications for a Development Permit D-180-2018, D-182-2017, D-183-2017, D-185-2017 and D-186-2017 for Reconfiguring a Lot, made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to Approve the applications pursuant to Section 60(2)(b) of the *Planning Act 2016*, there are considered to be circumstances that favour Council exercising its discretion to approve the development despite the conflict with the Rural zone code. The circumstances are:

- (i) The subject site is forms a key urban development link, which will lead to future connectivity between the localities of Taranganba, Taroomball and Lammermoor; providing the site with the opportunity for urban development, as identified within the new planning scheme. In this regard the proposal is simply bringing forward the timing of the development as per the Urban and New Urban provisions in the new planning scheme.
- (ii) The subject site represents a logical extension to existing urban development, considering the subject site is located on the immediate periphery of residential development, and is within proximity to schools, other key services and infrastructure and is consistent with the settlement pattern in the immediate area.

RECOMMENDATION B1 – D-180-2017 STAGES 4B, 4C AND 5A, 5B AND 5C

That in relation to the application for a Development Permit D-180-2018 Reconfiguring a Lot (one lot into forty-five lots + balance) and a Development Permit for a Material change of use for forty-five (45) Dwelling houses (Sea Haven Estate Stages 4B, 5A, 5B & 5C), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006

Havenwood Drive, Taroomball, Council resolves to Approve the application subject to the following conditions:

**PART A – RECONFIGURING A LOT (ONE LOT INTO FORTY-FIVE LOTS + BALANCE)
STAGES 4B, 4C AND 5A, 5B AND 5C**

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
 - 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) Sewerage Works;
 - (iv) Water Works;
 - (v) Stormwater Works;
 - (vi) Inter-allotment Drainage Works;
 - (vii) Site Works; and
 - (viii) Landscaping and Park Facility Works.
 - 1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
 - 1.8 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.
 - 1.9 The proposed “Public Use Land” on the eastern side of Havenwood Drive which contains the children’s playground, landscaped areas and pedestrian network must be dedicated to Council as fee simple on trust. All areas of Public Use Land must be dedicated to Council for all purposes as part of the application for approval of a plan of subdivision.
- 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>
Plan of Development Stages 4B, 4C and 5A-5C	6616-01-ROL Rev D Sheets 1 and 2	13 March 2018
Preliminary Storm water Management Strategy – Quality	1102-ROL7 (Rev 2)	3 January 2018

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.

3.0 STAGED DEVELOPMENT

3.1 This approval is for a development to be undertaken in five (5) discrete stages, namely:

3.1.1 Stage 4B: Six lots (Lot 87 to Lot 92);

3.1.2 Stage 4C: One Lot (Public Use Land)

3.1.3 Stage 5A: Seventeen Lots (Lot 93 to Lot 109);

3.1.4 Stage 5B: Eleven Lots (Lot 110 to Lot 120); and

3.1.5 Stage 5C: Eleven Lots (Lot 121 to Lot 131).

in accordance with the approved plans (refer to condition 2.1).

3.2 Multiple development stages may be undertaken concurrently, provided all allotments can be connected to the full range of urban infrastructure including access availability from a constructed road frontage.

3.3 Infrastructure (including but not limited to road, pedestrian access, water, sewer, stormwater infrastructure) must be provided by the developer in a co-ordinated and a planned manner having regard to the overall catchment and staging of the development in a logical and orderly sequence to facilitate ease of extension of infrastructure during future stages.

3.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road 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*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).

4.3 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.

4.4 Eucalyptus Avenue must be designed and constructed as a Minor Urban Collector road classification standard except for the section in front of proposed lots 98 to 104 which must be a ten (10) metre wide pavement to allow the option of bus route continuity from the east to Havenwood Drive and to assist with the existing restricted

vertical geometry of the section of Eucalyptus Avenue abutting the Sea Haven Estate. The existing section of Eucalyptus Avenue abutting the Sea Haven Estate has a 40k/h design speed vertical curve.

- 4.5 All new *cul-de-sac* roads must comply with all requirements for a road classification of “*Access Place*” in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.6 The design and construction of all terminating roads must include a temporary turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle.
- 4.7 The area taken up by temporary turning areas at the ends of roads must be covered by road reserve.
- 4.8 All pathways within road reserves (including access ramps) must:
 - 4.8.1 Incorporate kerb ramps at all road crossing points; and
 - 4.8.2 Be provided with public space lighting in accordance with *Australian Standard AS1158 Lighting for Roads and Public Spaces*.
- 4.9 Traffic signs and pavement markings including any alterations must be provided in accordance with the *Transport Operations (Road Use Management) Act 1995* and the *Manual of Uniform Traffic Control Devices (Queensland)*.
- 4.10 Any application for a Development Permit for Operational Works (road works) must include details, including signage, of the Council approved road names for all new roads.
- 4.11 Retaining walls must be wholly contained within private allotments and not be constructed within road reserves as Council-owned infrastructure, unless specifically approved as part of a Development Permit for Operational Works (road works).
- 4.12 Any retaining structures above one metre in height must be separately approved for structural adequacy by a Registered Professional Engineer of Queensland at design submission and certified on completion of construction for compliance with the design.

A detailed inspection and ‘as constructed’ record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall’s foundation ground conditions nominated in the design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified without Council’s prior written approval.

5.0 ACCESS WORKS

- 5.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), the *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 5.3 A compliant access driveway, including an internal access way, must be designed and constructed for proposed Lot 104.

6.0 SEWERAGE WORKS

- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the site.
- 6.2 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*, *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).

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- 6.3 All lots within the development must be connected to Council's reticulated sewerage network via gravity connection. Each of the lots must be provided with its own separate sewer connection point, located wholly within its respective property boundaries.
- 6.4 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 6.5 Sewerage infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.
- 7.0 WATER WORKS
- 7.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 7.2 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*, *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 7.3 All lots within the development must be connected to Council's reticulated water network. Each of the lots must be provided with its own separate water connection point, located wholly within its respective property boundaries.
- 7.4 Water infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.
- 8.0 STORMWATER WORKS
- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 8.2 All stormwater management 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*, *Urban Stormwater Quality Planning Guidelines*, *State Planning Policy*, sound engineering practice, and the provisions of a Development Permit for Operational Works (stormwater works).
- 8.3 All stormwater must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or cause an actionable nuisance or damage infrastructure.
- 8.4 Any application for Operational works (stormwater works) must identify all areas of the proposed development, which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to maintain the lawful discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*.
- 8.5 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by the Defined Flood Event) and major drainage systems to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.
- 8.6 Any application for Operational Works (stormwater works) for any lot created in Stage 5 A, B or C must be accompanied by a detailed stormwater management strategy certified by a suitably qualified Registered Professional Engineer of Queensland. The strategy must include the following (but not limited to);
- 8.6.1 A detailed assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios and clearly identifies discharge point(s) and demonstrate lawful discharge;
- 8.6.2 Detention systems. The volume of any detention must be sufficient to
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- 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 events, up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration;
- 8.6.3 Layouts showing the extent of the one (1) per cent Annual Exceedance Probability event inundation areas (pre and post) and the details of the available freeboard to the finished ground/floor levels;
- 8.6.4 Pre and post one (1) year average recurrence interval (ARI) event peak flow and velocity details at discharge points within the Ross Creek to demonstrate compliance with waterway stability requirements;
- 8.6.5 Designs of outlet systems for the proposed drainage systems. Considerations must be given to critical scour velocity, discharge frequency /duration at the discharge location(s) and relevant management measures;
- 8.6.6 Full calculations, including (where necessary) electronic modelling files from industry standard modelling software, (inclusive of both electronic model files and results files) and all details of the modelling assumptions to support the proposed stormwater management strategy;
- 8.6.7 Detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy; and
- 8.6.8 Details of ongoing maintenance and management actions required with regard to any proposed detention basin / retention systems.
- 8.7 The proposed *Preliminary storm water quality management strategy – quality* Drawing 1102-ROL7 (Rev 2) is approved for Stage 4B and 4C only.
- 8.8 As part of the Operational Works application (stormwater works) for any lot created in Stage 5 (A, B or C) an overall Sea Haven stormwater quality management strategy is required addressing the collection and capture of gross pollutants.
- 8.9 Any culvert/cross drainage structures associated with the development must be designed and constructed to ensure;
- (i) Safe trafficability during the relevant Defined Flood Event;
 - (ii) Limiting the impacts to adjacent properties and infrastructure with twenty (20) per cent blockage factor; and
 - (iii) The maximum flow depth over any cross drainage structure must be limited to 200 millimetres, demonstrating allowable velocity/depth product(s).
- 9.0 INTER-ALLOTMENT DRAINAGE
- 9.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any inter-allotment drainage works on the site.
- 9.2 Inter-allotment drainage, must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines* and *Queensland Urban Drainage Manual* for Level II and must be provided to any lot where it cannot be satisfactorily demonstrated that roofwater drainage associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.
- 9.3 Easements must be provided over all inter-allotment drainage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 10.0 SITE WORKS

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- 10.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
- 10.2.1 the location of cut and/or fill;
 - 10.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 10.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
 - 10.2.5 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.
- 10.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 10.4 Site works 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 to adjoining properties or infrastructure.
- 10.5 All site works must be undertaken to ensure that no actionable nuisance results from an increase in:
- 10.5.1 peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive); or
 - 10.5.2 downstream or upstream flood inundation levels; or
 - 10.5.3 velocity profiles.
- 11.0 LANDSCAPING AND PARK FACILITY WORKS
- 11.1 A Development Permit for Operational Works (landscaping and park facility works) must be obtained for the street scaping, the existing park facility works and prior to the commencement of any further proposed Stage 5 park landscaping and park facility works.
- 11.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:
- 11.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
 - (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlaid or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape, existing and proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) details of landscape structures including areas of deep planting; and
 - (vi) specification notes on mulching and soil preparation.
 - 11.2.2 A "Planting Plan" and supporting documentation which includes:
 - (i) trees, shrubs and groundcovers to all areas to be landscaped;
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- (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging); and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting;
- 11.2.3 Any plant species or locations not supported by Council may be requested to be altered or removed with the changes reflected on updated landscaping plans prior issue of any Development Permit for Operational Works.
- 11.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 11.4 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.
- 11.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary) until such time as these areas are accepted off-defects by Council. All costs associated with the continued maintenance (including irrigation) during the on-defects period will be the responsibility of the Developer.
- 11.6 A Certificate of Compliance, signed by a certified playground safety inspector, must be submitted to Council verifying the date of completed construction and that the playground equipment complies with the Australian playground standards (*Australian Standard AS4685.0:2017*) prior Council accepting handover of the asset.
- 11.7 Engineering Certification from a *Registered Professional Engineer of Queensland*, must be submitted to Council for the shade structures prior to Council accepting handover of the asset.
- 11.8 Routine, operational and comprehensive inspections must be undertaken for the equipment in accordance with *Australian Standard AS4685.0:2017*. Permanent records are required to demonstrate that operational and comprehensive inspections, maintenance, incidents and corrective actions, equipment alterations/removal, playground defects or hazards are recorded. Provide evidence that these inspections have been undertaken by a certified playground safety inspector from the commencement of installation of the playground and that a program of all inspections has been developed and maintained.
- 12.0 **ELECTRICITY AND TELECOMMUNICATIONS**
- 12.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 12.2 Any existing overhead electricity infrastructure traversing the relevant stage to be developed must be removed and the associated easement extinguished.
- 12.3 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.
- 13.0 **ASSET MANAGEMENT**
- 13.1 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.
- 13.2 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.

- 13.3 '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 approval of a plan of subdivision (survey plan endorsement). This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

14.0 ENVIRONMENTAL

- 14.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan which addresses, but is not limited to, the following:

- (i) site location / topography / soil type;
- (ii) objectives;
- (iii) concept;
- (iv) design details;
- (v) implementation procedures for construction and post construction phases of work.
- (vi) vegetation;
- (vii) interim drainage plan during construction;
- (viii) dust suppression;
- (ix) top soil management;
- (x) acid sulphate soils; and
- (xi) erosion susceptibility and risk

- 14.2 The approved 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).

15.0 OPERATING PROCEDURES

- 15.1 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.

PART B - MATERIAL CHANGE OF USE FOR FORTY- FIVE (45) DWELLING HOUSES (STAGES 4B, 4C AND 5A, 5B AND 5C)

16.0 ADMINISTRATION

- 16.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 16.2 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.
- 16.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

- 16.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.
- 16.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.
- 16.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 16.6.1 Operational Works:
- (i) Access Works;
- 16.6.2 Plumbing and Drainage Works; and
- 16.6.3 Building Works.
- 16.7 All Development Permits for Operational Works (for any vehicle access that is non-compliant with the *Capricorn Municipal Development Guidelines*) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 16.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 16.9 The Survey Plan creating the relevant lots the subject of Part A of this permit, cancelling Lot 5006 on SP296906, must be registered prior to the commencement of the use on the land for a Dwelling house.
- 16.10 This approval is for the construction of a Dwelling house and outbuildings necessary for purposes ancillary to the occupation of a Dwelling house on the forty-five (45) proposed allotments shown on the approved plans (refer to condition 17.1). Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit may trigger assessment against the Planning Scheme in force at the time the development occurs.

17.0 APPROVED PLANS AND DOCUMENTS

- 17.1 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>
Plan of Development Stages 4B, 4C and 5A-5C	6616-01-ROL Rev D Sheet 2	13 March 2018

- 17.2 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.
- 17.3 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.
- #### 18.0 ACCESS WORKS
- 18.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any works on the site.
- 18.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).

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- 18.3 A *Capricorn Municipal Development Guidelines* compliant vehicle access must be designed and constructed for each Dwelling house. Any non-compliant vehicle access will require a Development Permit for Operational Works (access works) prior to commencement of any vehicle access works associated with that lot.
- 18.4 A minimum of two (2) off-street car parking spaces must be provided for each Dwelling house in accordance with the *Queensland Development Code - Mandatory Part 1.2*, one (1) of which must be covered.
- 19.0 PLUMBING AND DRAINAGE WORKS
- 19.1 A Development Permit for Plumbing and Drainage Works must be obtained prior to the commencement of any plumbing and drainage works on the site.
- 19.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 19.3 The development must be connected to Council's reticulated sewerage and water networks.
- 19.4 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.
- 20.0 ROOF AND ALLOTMENT DRAINAGE WORKS
- 20.1 All roof and allotment drainage must be discharged lawfully in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 20.2 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or damage infrastructure.
- 21.0 SITE WORKS
- 21.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 21.2 Site works 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.
- 22.0 BUILDING WORKS
- 22.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 22.2 All buildings and structures must be designed and sited in accordance with the 'development standards' specified on the approved plans (refer to condition 17.1).
- 22.3 All buildings and structures must comply with the provisions of the *Queensland Development Code - Mandatory Part 1.4*.
- 22.4 The finished floor level of all habitable areas must be a minimum 300 millimetres above the Defined Flood Event (DFE) level.
- 23.0 ELECTRICITY AND TELECOMMUNICATIONS
- 23.1 Underground electricity and telecommunication connections must be provided to each Dwelling house to the requirements of the relevant authority.
- 24.0 ASSET MANAGEMENT
- 24.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with
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the development, must be at full cost to the developer.

- 24.2 Any damage to existing 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.

25.0 ENVIRONMENTAL

- 25.1 An Erosion and Sediment 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 and Sediment Control Management Plan must be available on-site for inspection by Council Officers during those works.

26.0 OPERATING PROCEDURES

- 26.1 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.

ADVISORY NOTES – PART A and PART B

NOTE 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. 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 4. Vegetation Management

- a. The balance lot has been initially identified as containing significant local environmental value and as such further investigation through the production of a detailed ecological report will be required to be submitted to Council as the development of the overall lot progresses, particularly beyond the current proposed link road. Bushfire Hazard risk will also be required to be further investigated at this point as well through the development of a Bushfire Hazard Assessment and Bushfire Management Plan.
- b. The land subject to the above development application must be free of declared pest plants and animals; 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 in the *Land Protection (Pest and Stock Route Management) Act 2002* 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.

- c. Part of the subject site is mapped by the Department of Environment and Heritage Protection as containing Regulated 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/>
- d. The subject site is mapped under the Livingstone Planning Scheme as 'Locally Significant Vegetation' (PSM10a and 10b). Clearing of this vegetation should not be undertaken without the advice of Council's Natural Resource Management Unit.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with the *Adopted Infrastructure Charges Resolution (No.2) 2015*. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Property Note –Material Change of Use

A 'blanket' material change of use applies to this lot. Part B of this development permit (D-180-2017) allows for one (1) Dwelling house to be constructed on each of the approved lots created pursuant to Part A of this permit. Each Dwelling house and associated outbuildings necessary for purposes ancillary to the occupation of the Dwelling house must meet the Development Standards detailed on the approved plans. Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit will trigger assessment against the Planning Scheme in force at the time the development occurs.

NOTE 7. Trunk Stormwater infrastructure

Future stormwater trunk infrastructure D-8 (Ross Creek drainage system management) and D-29 (Ross Creek drainage feature system – Tanby Road) are identified within the subject Lot 5006 SP296906. Stormwater trunk infrastructure D-83 (Ross Creek drainage feature system) and D-84 (Ross Creek District Treatment Facility) are also identified within the subject lot under *Adopted Infrastructure Charges Resolution (No. 3) 2018*. The floodplain areas of Ross Creek within the subject lot can be transferred to Council as "Fee simple" or as "Fee simple as trustee" at no cost to Council.

NOTE 8. Stormwater management strategy

Total catchment modelling must be undertaken to determine preferred location and operational requirements of any stormwater detention / retention system. Target flow regime boundary conditions at discharge locations along the trunk system must be agreed in consultation with Council. No increases in flows for the Q20 event to fit current culvert design at Taranganba Road.

Council requires the applicant to investigate and provide sufficient details taking into account all associated catchments for pre and post development scenarios. The investigation should include selected range of events including major and minor events up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration with relevant hydrographs.

Flow regime includes discharge quantity / volume, flood level, velocity, frequency and duration. As part of the detailed design it is important to check the overall impact in terms of flow regime changes at discharge points within Ross Creek.

For further clarity cross sections at few intermediate points within the study area including discharge locations needs to be included.

NOTE 9. Stormwater quality

Relevant rainfall intensities (if necessary) may be obtained from Council for MUSIC modeling.

NOTE 10. Water works

A water network analysis / new water supply strategy is required if any building pad level of proposed allotments exceeds thirty-five (35) metres Australian Height Datum to maintain the standard water supply services in accordance with *Water Supply (Safety and Reliability) Act*.

RECOMMENDATION B2 - D-180-2017 STAGES 4B, 4C AND 5A, 5B AND 5C

That in relation to the application for a Development Permit D-180-2017 for Reconfiguring a Lot (one lot into forty-five lots + balance) and a Development Permit for a Material change of use for forty-five (45) Dwelling houses (Sea Haven Estate Stages 4B, 4C and 5A, 5B & 5C), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to issue an Infrastructure Charges Notice for the amount of **\$945,000.00** with the following sub-staging;

4B:	\$126,000.00
4C	Nil
5A:	\$357,000.00
5B:	\$231,000.00
5C:	\$231,000.00

RECOMMENDATION C1 – D-182-2017 STAGES 6A, 6B, 6C AND 6D

That in relation to the application for a Development Permit D-182-2017 for Reconfiguring a Lot (one lot into forty-seven lots + balance) and a Development Permit for a Material change of use for forty-seven (47) Dwelling houses (Sea Haven Estate Stages 6A, 6B, 6C and 6D), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to Approve the application subject to the following conditions:

PART A – RECONFIGURING A LOT (ONE LOT INTO FORTY-SEVEN LOTS + BALANCE) STAGES 6A, 6B, 6C AND 6D

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 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) Sewerage Works;
- (iii) Water Works;
- (iv) Stormwater Works;
- (v) Inter-allotment Drainage Works;
- (vi) Site Works; and
- (vii) Landscaping Works.

- 1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

- 1.8 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.

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>
Plan of Development Stages 6A-6D	6616-02-ROL Rev C Sheets 1 and 2	14 September 2017

- 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.

3.0 STAGED DEVELOPMENT

- 3.1 This approval is for a development to be undertaken in four (4) discrete stages, namely:

- 3.1.1 Stage 6A: (Ten lots) Lot 132 to Lot 141;
- 3.1.2 Stage 6B: (Thirteen lots) Lot 142 to Lot 154;
- 3.1.3 Stage 6C: (Thirteen Lots) Lot 155 to Lot 167;
- 3.1.4 Stage 6D: (Eleven Lots) Lot 168 to Lot 178.

in accordance with the approved plans (refer to condition 2.1).

- 3.2 Multiple development stages may be undertaken concurrently, provided all allotments can be connected to the full range of urban infrastructure including access availability from a constructed road frontage.
- 3.3 Infrastructure (including but not limited to road, pedestrian access, water, sewer, stormwater infrastructure) must be provided by the developer in a co-ordinated and a planned manner having regard to the overall catchment and staging of the development in a logical and orderly sequence to facilitate ease of extension of infrastructure during future stages.
- 3.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road 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*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 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.
- 4.4 Eucalyptus Avenue must be designed and constructed as a Minor Urban Collector road classification standard.
- 4.5 The design and construction of all terminating roads must include a temporary turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle.
- 4.6 The area taken up by temporary turning areas at the ends of roads must be covered by road reserve.
- 4.7 All pathways within road reserves (including access ramps) must:
 - 4.7.1 Incorporate kerb ramps at all road crossing points; and
 - 4.7.2 Be provided with public space lighting in accordance with *Australian Standard AS1158 Lighting for Roads and Public Spaces*.
- 4.8 Traffic signs and pavement markings including any alterations must be provided in accordance with the *Transport Operations (Road Use Management) Act 1995* and the *Manual of Uniform Traffic Control Devices (Queensland)*.
- 4.9 Any application for a Development Permit for Operational Works (road works) must include details, including signage, of the Council approved road names for all new roads.
- 4.10 Retaining walls must be wholly contained within private allotments and not be constructed within road reserves as Council-owned infrastructure, unless specifically approved as part of a Development Permit for Operational Works (road works).
- 4.11 Any retaining structures above one metre in height must be separately approved for structural adequacy by a Registered Professional Engineer of Queensland at design submission and certified on completion of construction for compliance with the design.

A detailed inspection and 'as constructed' record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the

design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified without Council's prior written approval.

5.0 SEWERAGE WORKS

- 5.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
- 5.3 All lots within the development must be connected to Council's reticulated sewerage network via gravity connection. Each of the lots must be provided with its own separate sewer connection point, located wholly within its respective property boundaries.
- 5.4 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 5.5 Sewerage infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

6.0 WATER WORKS

- 6.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 6.2 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 6.3 All lots within the development must be connected to Council's reticulated water network. Each of the lots must be provided with its own separate water connection point, located wholly within its respective property boundaries.
- 6.4 Water infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

7.0 STORMWATER WORKS

- 7.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 7.2 All stormwater management 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, Urban Stormwater Quality Planning Guidelines, State Planning Policy*, sound engineering practice, and the provisions of a Development Permit for Operational Works (stormwater works).
- 7.3 All stormwater must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or cause an actionable nuisance or damage infrastructure.
- 7.4 Any application for Operational works (stormwater works) must identify all areas of the proposed development, which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to maintain the lawful discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*.
- 7.5 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by the Defined Flood Event) and major drainage systems

to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.

- 7.6 Any application for Operational Works (stormwater works) must be accompanied by a detailed stormwater management strategy certified by a suitably qualified Registered Professional Engineer of Queensland. The strategy must include the following (but not limited to);
- 7.6.1 A detailed assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios and clearly identifies discharge point(s) and demonstrate lawful discharge;
 - 7.6.2 Detention systems. The volume of any detention 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 events, up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration;
 - 7.6.3 Layouts showing the extent of the one (1) per cent Annual Exceedance Probability event inundation areas (pre and post) and the details of the available freeboard to the finished ground/floor levels;
 - 7.6.4 Pre and post one (1) year average recurrence interval (ARI) event peak flow and velocity details at discharge points within the Ross Creek to demonstrate compliance with waterway stability requirements;
 - 7.6.5 Designs of outlet systems for the proposed drainage systems. Considerations must be given to critical scour velocity, discharge frequency /duration at the discharge location(s) and relevant management measures;
 - 7.6.6 Full calculations, including (where necessary) electronic modelling files from industry standard modelling software, (inclusive of both electronic model files and results files) and all details of the modelling assumptions to support the proposed stormwater management strategy;
 - 7.6.7 Detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy; and
 - 7.6.8 Details of ongoing maintenance and management actions required with regard to any proposed detention basin / retention systems.
- 7.7 As part of the Operational Works application (stormwater works) an overall Sea Haven stormwater quality management strategy is required addressing the collection and capture of gross pollutants.
- 7.8 Any culvert/cross drainage structures associated with the development must be designed and constructed to ensure;
- (i) Safe trafficability during the relevant Defined Flood Event;
 - (ii) Limiting the impacts to adjacent properties and infrastructure with twenty (20) per cent blockage factor; and
 - (iii) The maximum flow depth over any cross drainage structure must be limited to 200 millimetres, demonstrating allowable velocity/depth product(s).
- 8.0 INTER-ALLOTMENT DRAINAGE
- 8.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any inter-allotment drainage works on the site.
- 8.2 Inter-allotment drainage, must be designed and constructed in accordance with the

Capricorn Municipal Development Guidelines and *Queensland Urban Drainage Manual* for Level II and must be provided to any lot where it cannot be satisfactorily demonstrated that roofwater drainage associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.

- 8.3 Easements must be provided over all inter-allotment drainage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

9.0 SITE WORKS

- 9.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.

- 9.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:

- 9.2.1 the location of cut and/or fill;
- 9.2.2 the type of fill to be used and the manner in which it is to be compacted;
- 9.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
- 9.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
- 9.2.5 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.

- 9.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.

- 9.4 Site works 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 to adjoining properties or infrastructure.

- 9.5 All site works must be undertaken to ensure that no actionable nuisance results from an increase in:

- 9.5.1 peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive); or
- 9.5.2 downstream or upstream flood inundation levels; or
- 9.5.3 velocity profiles.

10.0 LANDSCAPING WORKS

- 10.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works.

- 10.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:

- 10.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
 - (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlaid or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape, existing and proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the

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- proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) details of landscape structures including areas of deep planting; and
 - (vi) specification notes on mulching and soil preparation.
- 10.2.2 A "Planting Plan" and supporting documentation which includes:
- (i) trees, shrubs and groundcovers to all areas to be landscaped;
 - (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging); and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting;
- 10.2.3 Any plant species or locations not supported by Council may be requested to be altered or removed with the changes reflected on updated landscaping plans prior issue of any Development Permit for Operational Works.
- 10.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 10.4 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.
- 10.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary) until such time as these areas are accepted off-defects by Council. All costs associated with the continued maintenance (including irrigation) during the on-defects period will be the responsibility of the Developer.
- 11.0 ELECTRICITY AND TELECOMMUNICATIONS
- 11.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 11.2 Any existing overhead electricity infrastructure traversing the relevant stage to be developed must be removed and the associated easement extinguished.
- 11.3 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.
- 12.0 ASSET MANAGEMENT
- 12.1 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.
- 12.2 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.
- 12.3 '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 approval of a plan of subdivision (survey plan endorsement). This information must be provided in accordance with the Manual for
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Submission of Digital As Constructed Information.

13.0 ENVIRONMENTAL

13.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan which addresses, but is not limited to, the following:

- (i) site location / topography / soil type;
- (ii) objectives;
- (iii) concept;
- (iv) design details;
- (v) implementation procedures for construction and post construction phases of work.
- (vi) vegetation;
- (vii) interim drainage plan during construction;
- (viii) dust suppression;
- (ix) top soil management;
- (x) acid sulphate soils; and
- (xi) erosion susceptibility and risk

13.2 The approved 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).

14.0 OPERATING PROCEDURES

14.1 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.

PART B - MATERIAL CHANGE OF USE FOR FORTY- SEVEN (47) DWELLING HOUSES (6A, 6B, 6C AND 6D)

15.0 ADMINISTRATION

15.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.

15.2 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.

15.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.

15.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.

- 15.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.
- 15.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 15.6.1 Operational Works:
- (ii) Access Works;
- 15.6.2 Plumbing and Drainage Works; and
- 15.6.3 Building Works.
- 15.7 All Development Permits for Operational Works (for any vehicle access that is non-compliant with the *Capricorn Municipal Development Guidelines*) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 15.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 15.9 The Survey Plan creating the relevant lots the subject of Part A of this permit, cancelling Lot 5006 on SP296906, must be registered prior to the commencement of the use on the land for a Dwelling house.
- 15.10 This approval is for the construction of a Dwelling house and outbuildings necessary for purposes ancillary to the occupation of a Dwelling house on the forty-seven (47) proposed allotments shown on the approved plans (refer to condition 16.1). Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit may trigger assessment against the Planning Scheme in force at the time the development occurs.
- 16.0 APPROVED PLANS AND DOCUMENTS
- 16.1 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>
Plan of Development Stages 6A-6D	6616-02-ROL Rev C Sheets 2	14 September 2017

- 16.2 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.
- 16.3 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.
- 17.0 ACCESS WORKS
- 17.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any works on the site.
- 17.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 16.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).
- 17.3 A *Capricorn Municipal Development Guidelines* compliant vehicle access must be designed and constructed for each Dwelling house. Any non-compliant vehicle access will require a Development Permit for Operational Works (access works) prior

to commencement of any vehicle access works associated with that lot.

- 17.4 A minimum of two (2) off-street car parking spaces must be provided for each Dwelling house in accordance with the *Queensland Development Code - Mandatory Part 1.2*, one (1) of which must be covered.

18.0 PLUMBING AND DRAINAGE WORKS

- 18.1 A Development Permit for Plumbing and Drainage Works must be obtained prior to the commencement of any plumbing and drainage works on the site.
- 18.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 16.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 18.3 The development must be connected to Council's reticulated sewerage and water networks.
- 18.4 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

19.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 19.1 All roof and allotment drainage must be discharged lawfully in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 19.2 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or damage infrastructure.

20.0 SITE WORKS

- 20.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 20.2 Site works 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.

21.0 BUILDING WORKS

- 21.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 21.2 All buildings and structures must be designed and sited in accordance with the 'development standards' specified on the approved plans (refer to condition 16.1).
- 21.3 All buildings and structures must comply with the provisions of the *Queensland Development Code - Mandatory Part 1.4*.
- 21.4 The finished floor level of all habitable areas must be a minimum 300 millimetres above the Defined Flood Event (DFE) level.

22.0 ELECTRICITY AND TELECOMMUNICATIONS

- 22.1 Underground electricity and telecommunication connections must be provided to each Dwelling house to the requirements of the relevant authority.

23.0 ASSET MANAGEMENT

- 23.1 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.
- 23.2 Any damage to existing 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.

- 23.3 '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 commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

24.0 ENVIRONMENTAL

- 24.1 An Erosion and Sediment 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 and Sediment Control Management Plan must be available on-site for inspection by Council Officers during those works.

25.0 OPERATING PROCEDURES

- 25.1 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.

ADVISORY NOTES – PART A and PART B

NOTE 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. 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 4. Vegetation Management

- a. The balance lot has been initially identified as containing significant local environmental value and as such further investigation through the production of a detailed ecological report will be required to be submitted to Council as the development of the overall lot progresses, particularly beyond the current proposed link road. Bushfire Hazard risk will also be required to be further investigated at this point as well through the development of a Bushfire Hazard Assessment and Bushfire Management Plan.
- b. The land subject to the above development application must be free of declared pest plants and animals; 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 in the *Land Protection (Pest and Stock Route Management) Act 2002* 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.

- c. Part of the subject site is mapped by the Department of Environment and Heritage Protection as containing Regulated 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/>
- d. The subject site is mapped under the Livingstone Planning Scheme as 'Locally Significant Vegetation' (PSM10a and 10b). Clearing of this vegetation should not be undertaken without the advice of Council's Natural Resource Management Unit.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with the *Adopted Infrastructure Charges Resolution (No.2) 2015*. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Property Note –Material Change of Use

A 'blanket' material change of use applies to this lot. Part B of this development permit (D-182-2017) allows for one (1) Dwelling house to be constructed on each of the approved lots created pursuant to Part A of this permit. Each Dwelling house and associated outbuildings necessary for purposes ancillary to the occupation of the Dwelling house must meet the Development Standards detailed on the approved plans. Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit will trigger assessment against the Planning Scheme in force at the time the development occurs.

NOTE 7. Trunk Stormwater infrastructure

Future stormwater trunk infrastructure D-8 (Ross Creek drainage system management) and D-29 (Ross Creek drainage feature system – Tanby Road) are identified within the subject Lot 5006 SP296906. Stormwater trunk infrastructure D-83 (Ross Creek drainage feature system) and D-84 (Ross Creek District Treatment Facility) are also identified within the subject lot under *Adopted Infrastructure Charges Resolution (No. 3) 2018*. The floodplain areas of Ross Creek within the subject lot can be transferred to Council as "Fee simple" or as "Fee simple as trustee" at no cost to Council.

NOTE 8. Stormwater management strategy

Total catchment modelling must be undertaken to determine preferred location and operational requirements of any stormwater detention / retention system. Target flow regime boundary conditions at discharge locations along the trunk system must be agreed in consultation with Council. No increases in flows for the Q20 event to fit current culvert design at Taranganba Road.

Council requires the applicant to investigate and provide sufficient details taking into account all associated catchments for pre and post development scenarios. The investigation should include selected range of events including major and minor events up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration with relevant hydrographs.

Flow regime includes discharge quantity / volume, flood level, velocity, frequency

and duration. As part of the detailed design it is important to check the overall impact in terms of flow regime changes at discharge points within Ross Creek. For further clarity cross sections at few intermediate points within the study area including discharge locations needs to be included.

NOTE 9. Stormwater quality

Relevant rainfall intensities (if necessary) may be obtained from Council for MUSIC modeling.

NOTE 10. Water works

A water network analysis / new water supply strategy is required if any building pad level of proposed allotments exceeds thirty-five (35) metres Australian Height Datum to maintain the standard water supply services in accordance with *Water Supply (Safety and Reliability) Act*.

RECOMMENDATION C2 – D-182-2017 STAGES 6A, 6B, 6C AND 6D

That in relation to the application for a Development Permit D-182-2017 for Reconfiguring a Lot (one lot into forty-seven lots + balance) and a Development Permit for a Material change of use for forty-seven (47) Dwelling houses (Sea Haven Estate Stages 6A, 6B, 6C and 6D), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to issue and Infrastructure Charges Notice for the amount of **\$987,000.00** with the following sub-staging;

6A	\$210,000.00
6B	\$273,000.00
6C	\$273,000.00
6D	\$231,000.00

RECOMMENDATION D1 - D-183-2017 STAGES 7A, 7B, 7C AND 7D

That in relation to the application for a Development Permit D-183-2017 for Reconfiguring a Lot (one lot into forty lots + balance) and a Development Permit for a Material change of use for forty (40) Dwelling houses (Sea Haven Estate Stages 7A, 7B, 7C and 7D), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to Approve the application subject to the following conditions:

PART A – RECONFIGURING A LOT (ONE LOT INTO FORTY LOTS + BALANCE) STAGES 7A, 7B, 7C AND 7D

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 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) Sewerage Works;
 - (iv) Water Works;
 - (v) Stormwater Works;
 - (vi) Inter-allotment Drainage Works;
 - (vii) Site Works; and
 - (viii) Landscaping Works.
- 1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 1.8 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.

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>
Plan of Development Stages 7A-7D	6616-03-ROL Rev C Sheet 1 and Sheet 2	14 September 2017

- 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.

3.0 STAGED DEVELOPMENT

- 3.1 This approval is for a development to be undertaken in four (4) discrete stages, namely:
- 3.1.1 Stage 7A: (Eleven lots) Lot 208 to Lot 218;
- 3.1.2 Stage 7B: (Nine lots) Lot 183, Lot 184, Lot 191 and Lot 202 to Lot 207;

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- 3.1.3 Stage 7C: (Ten Lots) Lot 192 to Lot 201; and
- 3.1.4 Stage 7D: (Ten Lots) Lot 179 to Lot 182 and Lot 185 to Lot 190
- in accordance with the approved plans (refer to condition 2.1).
- 3.2 Multiple development stages may be undertaken concurrently, provided all allotments can be connected to the full range of urban infrastructure including access availability from a constructed road frontage.
- 3.3 Infrastructure (including but not limited to road, pedestrian access, water, sewer, stormwater infrastructure) must be provided by the developer in a co-ordinated and a planned manner having regard to the overall catchment and staging of the development in a logical and orderly sequence to facilitate ease of extension of infrastructure during future stages.
- 3.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.
- 4.0 ROAD WORKS
- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road 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*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 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.
- 4.4 Eucalyptus Avenue must be designed and constructed as a Minor Urban Collector road classification standard.
- 4.5 A suitable area of land must be dedicated as road reserve for the extension of Carige Boulevard including any proposed service road and the intersection between Carige Boulevard and the internal road with the creation of the first lot within Stage 7A.
- 4.6 The Carige Boulevard (full width) section located within the development must be designed and constructed, including all necessary infrastructure, including street lighting to comply with the road classification requirements of a Major Urban Collector.
- 4.7 Carige Boulevard and the internal road intersection (non-trunk) must be designed and constructed, including all necessary infrastructure including street lighting. The subject intersection type must be supported by an intersection analysis (for example a SIDRA intersection analysis) and agreed in consultation with Council as part of an application for a Development Permit for Operational Works (road works).
- 4.8 Direct vehicle access to any Major Collector roads from private allotments is not permitted. Direct vehicle access to a service road within the Major Collector road reserve is permitted.
- 4.9 The design and construction of all terminating roads must include a temporary turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle.
- 4.10 The area taken up by temporary turning areas at the ends of roads must be covered by road reserve.
- 4.11 All pathways within road reserves (including access ramps) must:
- 4.11.1 Incorporate kerb ramps at all road crossing points; and
- 4.11.2 Be provided with public space lighting in accordance with *Australian*
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Standard AS1158 Lighting for Roads and Public Spaces.

- 4.12 Traffic signs and pavement markings including any alterations must be provided in accordance with the *Transport Operations (Road Use Management) Act 1995* and the *Manual of Uniform Traffic Control Devices (Queensland)*.
- 4.13 Any application for a Development Permit for Operational Works (road works) must include details, including signage, of the Council approved road names for all new roads.
- 4.14 Retaining walls must be wholly contained within private allotments and not be constructed within road reserves as Council-owned infrastructure, unless specifically approved as part of a Development Permit for Operational Works (road works).
- 4.15 Any retaining structures above one metre in height must be separately approved for structural adequacy by a Registered Professional Engineer of Queensland at design submission and certified on completion of construction for compliance with the design.

A detailed inspection and 'as constructed' record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified without Council's prior written approval.

5.0 ACCESS WORKS

- 5.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), the *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 5.3 A compliant access driveway must be designed and constructed for proposed lots 195, 196 and 197.

6.0 SEWERAGE WORKS

- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the site.
- 6.2 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*, *Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
- 6.3 All lots within the development must be connected to Council's reticulated sewerage network via gravity connection. Each of the lots must be provided with its own separate sewer connection point, located wholly within its respective property boundaries.
- 6.4 The trunk sewer main (SEW -121) located within the Carige Boulevard road reserve must be extended up to the southern end of the stage 7A boundary.
- 6.5 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 6.6 Sewerage infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

7.0 WATER WORKS

- 7.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.

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- 7.2 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 7.3 All lots within the development must be connected to Council's reticulated water network. Each of the lots must be provided with its own separate water connection point, located wholly within its respective property boundaries.
- 7.4 The trunk water main (WAT-9) located within the Carige Boulevard road reserve must be extended up to the southern end of the stage 7A boundary.
- 7.5 Water infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.
- 8.0 **STORMWATER WORKS**
- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 8.2 All stormwater management 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, Urban Stormwater Quality Planning Guidelines, State Planning Policy*, sound engineering practice, and the provisions of a Development Permit for Operational Works (stormwater works).
- 8.3 All stormwater must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or cause an actionable nuisance or damage infrastructure.
- 8.4 Any application for Operational works (stormwater works) must identify all areas of the proposed development, which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to maintain the lawful discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*.
- 8.5 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by the Defined Flood Event) and major drainage systems to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.
- 8.6 Any application for Operational Works (stormwater works) must be accompanied by a detailed stormwater management strategy certified by a suitably qualified Registered Professional Engineer of Queensland. The strategy must include the following (but not limited to);
- 8.6.1 A detailed assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios and clearly identifies discharge point(s) and demonstrate lawful discharge;
- 8.6.2 Detention systems. The volume of any detention 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 events, up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration;
- 8.6.3 Layouts showing the extent of the one (1) per cent Annual Exceedance Probability event inundation areas (pre and post) and the details of the available freeboard to the finished ground/floor levels;
- 8.6.4 Pre and post one (1) year average recurrence interval (ARI) event peak flow and velocity details at discharge points within the Ross Creek to demonstrate compliance with waterway stability requirements;
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- 8.6.5 Designs of outlet systems for the proposed drainage systems. Considerations must be given to critical scour velocity, discharge frequency /duration at the discharge location(s) and relevant management measures;
 - 8.6.6 Full calculations, including (where necessary) electronic modelling files from industry standard modelling software, (inclusive of both electronic model files and results files) and all details of the modelling assumptions to support the proposed stormwater management strategy;
 - 8.6.7 Detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy; and
 - 8.6.8 Details of ongoing maintenance and management actions required with regard to any proposed detention basin / retention systems.
- 8.7 As part of the Operational Works application (stormwater works) an overall Sea Haven stormwater quality management strategy is required addressing the collection and capture of gross pollutants.
- 8.8 Any culvert/cross drainage structures associated with the development must be designed and constructed to ensure;
- (i) Safe trafficability during the relevant Defined Flood Event;
 - (ii) Limiting the impacts to adjacent properties and infrastructure with twenty (20) per cent blockage factor; and
 - (iii) The maximum flow depth over any cross drainage structure must be limited to 200 millimetres, demonstrating allowable velocity/depth product(s).
- 9.0 INTER-ALLOTMENT DRAINAGE
- 9.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any inter-allotment drainage works on the site.
- 9.2 Inter-allotment drainage, must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines* and *Queensland Urban Drainage Manual* for Level II and must be provided to any lot where it cannot be satisfactorily demonstrated that roofwater drainage associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.
- 9.3 Easements must be provided over all inter-allotment drainage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 10.0 SITE WORKS
- 10.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
- 10.2.1 the location of cut and/or fill;
 - 10.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 10.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
 - 10.2.5 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.
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- 10.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 10.4 Site works 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 to adjoining properties or infrastructure.
- 10.5 All site works must be undertaken to ensure that no actionable nuisance results from an increase in:
- 10.5.1 peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive); or
 - 10.5.2 downstream or upstream flood inundation levels; or
 - 10.5.3 velocity profiles.
- 11.0 **LANDSCAPING WORKS**
- 11.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works.
- 11.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:
- 11.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
 - (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlayed or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape, existing and proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) details of landscape structures including areas of deep planting; and
 - (vi) specification notes on mulching and soil preparation.
 - 11.2.2 A "Planting Plan" and supporting documentation which includes:
 - (i) trees, shrubs and groundcovers to all areas to be landscaped;
 - (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging); and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting;
 - 11.2.3 Any plant species or locations not supported by Council may be requested to be altered or removed with the changes reflected on updated landscaping plans prior issue of any Development Permit for Operational Works.
- 11.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 11.4 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;
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- (ii) adversely affect any road lighting or public space lighting; or
 - (iii) adversely affect any Council infrastructure, or public utility plant.
- 11.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary) until such time as these areas are accepted off-defects by Council. All costs associated with the continued maintenance (including irrigation) during the on-defects period will be the responsibility of the Developer.
- 12.0 ELECTRICITY AND TELECOMMUNICATIONS
- 12.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 12.2 Any existing overhead electricity infrastructure traversing the relevant stage to be developed must be removed and the associated easement extinguished.
- 12.3 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.
- 13.0 ASSET MANAGEMENT
- 13.1 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.
- 13.2 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.
- 13.3 '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 approval of a plan of subdivision (survey plan endorsement). This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 14.0 ENVIRONMENTAL
- 14.1 Any application for a Development Permit for Operational Works must be accompanied by an Erosion and Sediment Control Plan which addresses, but is not limited to, the following:
 - (i) site location / topography / soil type;
 - (ii) objectives;
 - (iii) concept;
 - (iv) design details;
 - (v) implementation procedures for construction and post construction phases of work.
 - (vi) vegetation;
 - (vii) interim drainage plan during construction;
 - (viii) dust suppression;
 - (ix) top soil management;

- (x) acid sulphate soils; and
 - (xi) erosion susceptibility and risk
- 14.2 The approved 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).
- 15.0 OPERATING PROCEDURES
- 15.1 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.

PART B – MATERIAL CHANGE OF USE FOR FORTY (40) DWELLING HOUSES STAGES 7A, 7B, 7C AND 7D

16.0 ADMINISTRATION

- 16.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 16.2 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.
- 16.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 16.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.
- 16.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.
- 16.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 16.6.1 Operational Works:
 - (i) Access Works;
 - 16.6.2 Plumbing and Drainage Works; and
 - 16.6.3 Building Works.
- 16.7 All Development Permits for Operational Works (for any vehicle access that is non-compliant with the *Capricorn Municipal Development Guidelines*) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 16.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 16.9 The Survey Plan creating the relevant lots the subject of Part A of this permit, cancelling Lot 5006 on SP296906, must be registered prior to the commencement of the use on the land for a Dwelling house.
- 16.10 This approval is for the construction of a Dwelling house and outbuildings necessary for purposes ancillary to the occupation of a Dwelling house on the forty (40)

proposed allotments shown on the approved plans (refer to condition 17.1). Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit may trigger assessment against the Planning Scheme in force at the time the development occurs.

17.0 APPROVED PLANS AND DOCUMENTS

- 17.1 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>
Plan of Development Stages 7A-7D	6616-03-ROL Rev C Sheet 2	14 September 2017

- 17.2 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.

- 17.3 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.

18.0 ACCESS WORKS

- 18.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any works on the site.

- 18.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).

- 18.3 A *Capricorn Municipal Development Guidelines* compliant vehicle access must be designed and constructed for each Dwelling house. Any non-compliant vehicle access will require a Development Permit for Operational Works (access works) prior to commencement of any vehicle access works associated with that lot.

- 18.4 Direct vehicle access to any Major Collector roads from private allotments is not permitted. Direct vehicle access to a service road within the Major Collector road reserve is permitted.

- 18.5 A minimum of two (2) off-street car parking spaces must be provided for each Dwelling house in accordance with the *Queensland Development Code - Mandatory Part 1.2*, one (1) of which must be covered.

19.0 PLUMBING AND DRAINAGE WORKS

- 19.1 A Development Permit for Plumbing and Drainage Works must be obtained prior to the commencement of any plumbing and drainage works on the site.

- 19.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

- 19.3 The development must be connected to Council's reticulated sewerage and water networks.

- 19.4 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

20.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 20.1 All roof and allotment drainage must be discharged lawfully in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 20.2 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or damage infrastructure.

21.0 SITE WORKS

- 21.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 21.2 Site works 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.

22.0 BUILDING WORKS

- 22.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 22.2 All buildings and structures must be designed and sited in accordance with the 'development standards' specified on the approved plans (refer to condition 17.1).
- 22.3 All buildings and structures must comply with the provisions of the *Queensland Development Code - Mandatory Part 1.4*.
- 22.4 The finished floor level of all habitable areas must be a minimum 300 millimetres above the Defined Flood Event (DFE) level.

23.0 ELECTRICITY AND TELECOMMUNICATIONS

- 23.1 Underground electricity and telecommunication connections must be provided to each Dwelling house to the requirements of the relevant authority.

24.0 ASSET MANAGEMENT

- 24.1 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.
- 24.2 Any damage to existing 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.
- 24.3 '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 commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

25.0 ENVIRONMENTAL

- 25.1 An Erosion and Sediment 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 and Sediment Control Management Plan must be available on-site for inspection by Council Officers during those works.

26.0 OPERATING PROCEDURES

- 26.1 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.

ADVISORY NOTES – PART A and PART B

NOTE 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. 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 4. Vegetation Management

- a. The balance lot has been initially identified as containing significant local environmental value and as such further investigation through the production of a detailed ecological report will be required to be submitted to Council as the development of the overall lot progresses, particularly beyond the current proposed link road. Bushfire Hazard risk will also be required to be further investigated at this point as well through the development of a Bushfire Hazard Assessment and Bushfire Management Plan.
- b. The land subject to the above development application must be free of declared pest plants and animals; 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 in the *Land Protection (Pest and Stock Route Management) Act 2002* 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.
- c. Part of the subject site is mapped by the Department of Environment and Heritage Protection as containing Regulated 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/>
- e. The subject site is mapped under the Livingstone Planning Scheme as ‘Locally Significant Vegetation’ (PSM10a and 10b). Clearing of this vegetation should not be undertaken without the advice of Council’s Natural Resource

Management Unit.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with the *Adopted Infrastructure Charges Resolution (No.2) 2015*. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Property Note –Material Change of Use

A ‘blanket’ material change of use applies to this lot. Part B of this development permit (D-183-2017) allows for one (1) Dwelling house to be constructed on each of the approved lots created pursuant to Part A of this permit. Each Dwelling house and associated outbuildings necessary for purposes ancillary to the occupation of the Dwelling house must meet the Development Standards detailed on the approved plans. Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit will trigger assessment against the Planning Scheme in force at the time the development occurs.

NOTE 7. Trunk Stormwater infrastructure

Future stormwater trunk infrastructure D-8 (Ross Creek drainage system management) and D-29 (Ross Creek drainage feature system – Tanby Road) are identified within the subject Lot 5006 SP296906. Stormwater trunk infrastructure D-83 (Ross Creek drainage feature system) and D-84 (Ross Creek District Treatment Facility) are also identified within the subject lot under *Adopted Infrastructure Charges Resolution (No. 3) 2018*. The floodplain areas of Ross Creek within the subject lot can be transferred to Council as “Fee simple” or as “Fee simple as trustee” at no cost to Council.

NOTE 8. Stormwater management strategy

Total catchment modelling must be undertaken to determine preferred location and operational requirements of any stormwater detention / retention system. Target flow regime boundary conditions at discharge locations along the trunk system must be agreed in consultation with Council. No increases in flows for the Q20 event to fit current culvert design at Taranganba Road.

Council requires the applicant to investigate and provide sufficient details taking into account all associated catchments for pre and post development scenarios. The investigation should include selected range of events including major and minor events up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration with relevant hydrographs.

Flow regime includes discharge quantity / volume, flood level, velocity, frequency and duration. As part of the detailed design it is important to check the overall impact in terms of flow regime changes at discharge points within Ross Creek. For further clarity cross sections at few intermediate points within the study area including discharge locations needs to be included.

NOTE 9. Stormwater quality

Relevant rainfall intensities (if necessary) may be obtained from Council for MUSIC modeling.

NOTE 10. Water works

A water network analysis / new water supply strategy is required if any building pad level of proposed allotments exceeds thirty-five (35) metres Australian Height Datum to maintain the standard water supply services in accordance with *Water Supply (Safety and Reliability) Act*.

RECOMMENDATION D2 – D-183-2017 STAGES 7A, 7B, 7C and 7D

That in relation to the application for a Development Permit D-183-2017 for Reconfiguring a Lot (one lot into forty lots + balance) and a Development Permit for a Material change of use for forty (40) Dwelling houses (Sea Haven Estate Stages 7A, 7B, 7C and 7D), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to issue an Infrastructure Charges Notice for the amount of **\$840,000.00** with the following sub-staging;

7A:	\$231,000.00
7B:	\$189,000.00
7C:	\$210,000.00
7D:	\$210,000.00

RECOMMENDATION E1 – D-185-2017 STAGES 8A, 8B AND 8C

That in relation to the application for a Development Permit D-185-2017 for Reconfiguring a Lot (one lot into forty-four lots + balance) and a Development Permit for a Material change of use for forty-four (44) Dwelling houses (Sea Haven Estate Stages 8A, 8B and 8C), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to Approve the application subject to the following conditions:

PART A – RECONFIGURING A LOT (ONE LOT INTO FORTY-FOUR LOTS + BALANCE) STAGES 8A, 8B AND 8C**1.0 ADMINISTRATION**

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 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) Sewerage Works;
- (iv) Water Works;
- (v) Stormwater Works;
- (vi) Inter-allotment Drainage Works;
- (vii) Site Works; and
- (viii) Landscaping Works.

1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

1.8 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.

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>
Plan of Development Stages 8A-8C	6616-04-ROL Rev C Sheet 1 and Sheet 2	14 September 2017

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.

3.0 STAGED DEVELOPMENT

3.1 This approval is for a development to be undertaken in three (3) discrete stages, namely:

3.1.1 Stage 8A: (Twelve lots) Lot 219, Lot 238 to Lot 241 and Lot 256 to Lot 262;

3.1.2 Stage 8B: (Eighteen lots) Lot 220 to Lot 237; and

3.1.3 Stage 8C: (Fourteen Lots) Lot 242 to Lot 255

in accordance with the approved plans (refer to condition 2.1).

3.2 Multiple development stages may be undertaken concurrently, provided all allotments can be connected to the full range of urban infrastructure including access availability from a constructed road frontage.

3.3 Infrastructure (including but not limited to road, pedestrian access, water, sewer, stormwater infrastructure) must be provided by the developer in a co-ordinated and a planned manner having regard to the overall catchment and staging of the development in a logical and orderly sequence to facilitate ease of extension of infrastructure during future stages.

3.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

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- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road 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*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 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.
- 4.4 All new *cul-de-sac* roads must comply with all requirements for a road classification of “*Access Place*” in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.5 The design and construction of all terminating roads must include a temporary turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle.
- 4.6 The area taken up by temporary turning areas at the ends of roads must be covered by road reserve.
- 4.7 All pathways within road reserves (including access ramps) must:
- 4.7.1 Incorporate kerb ramps at all road crossing points; and
- 4.7.2 Be provided with public space lighting in accordance with *Australian Standard AS1158 Lighting for Roads and Public Spaces*.
- 4.8 Traffic signs and pavement markings including any alterations must be provided in accordance with the *Transport Operations (Road Use Management) Act 1995* and the *Manual of Uniform Traffic Control Devices (Queensland)*.
- 4.9 Any application for a Development Permit for Operational Works (road works) must include details, including signage, of the Council approved road names for all new roads.
- 4.10 Retaining walls must be wholly contained within private allotments and not be constructed within road reserves as Council-owned infrastructure, unless specifically approved as part of a Development Permit for Operational Works (road works).
- 4.11 Any retaining structures above one metre in height must be separately approved for structural adequacy by a Registered Professional Engineer of Queensland at design submission and certified on completion of construction for compliance with the design.
- A detailed inspection and ‘as constructed’ record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall’s foundation ground conditions nominated in the design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified without Council’s prior written approval.
- 5.0 ACCESS WORKS
- 5.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 5.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), the *Capricorn Municipal Development Guidelines*, and the provisions of a Development Permit for Operational Works (access works).
- 5.3 A compliant access driveway must be designed and constructed for proposed lots 225, 226 and 227.
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6.0 SEWERAGE WORKS

- 6.1 A Development Permit for Operational Works (sewerage works) must be obtained prior to the commencement of any sewerage works on the site.
- 6.2 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
- 6.3 All lots within the development must be connected to Council's reticulated sewerage network via gravity connection. Each of the lots must be provided with its own separate sewer connection point, located wholly within its respective property boundaries.
- 6.4 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 6.5 Sewerage infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

7.0 WATER WORKS

- 7.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 7.2 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 7.3 All lots within the development must be connected to Council's reticulated water network. Each of the lots must be provided with its own separate water connection point, located wholly within its respective property boundaries.
- 7.4 Water infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

8.0 STORMWATER WORKS

- 8.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
 - 8.2 All stormwater management 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, Urban Stormwater Quality Planning Guidelines, State Planning Policy*, sound engineering practice, and the provisions of a Development Permit for Operational Works (stormwater works).
 - 8.3 All stormwater must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or cause an actionable nuisance or damage infrastructure.
 - 8.4 Any application for Operational works (stormwater works) must identify all areas of the proposed development, which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to maintain the lawful discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*.
 - 8.5 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by the Defined Flood Event) and major drainage systems to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.
 - 8.6 Any application for Operational Works (stormwater works) must be accompanied by
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a detailed stormwater management strategy certified by a suitably qualified Registered Professional Engineer of Queensland. The strategy must include the following (but not limited to);

- 8.6.1 A detailed assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios and clearly identifies discharge point(s) and demonstrate lawful discharge;
 - 8.6.2 Detention systems. The volume of any detention 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 events, up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration;
 - 8.6.3 Layouts showing the extent of the one (1) per cent Annual Exceedance Probability event inundation areas (pre and post) and the details of the available freeboard to the finished ground/floor levels;
 - 8.6.4 Pre and post one (1) year average recurrence interval (ARI) event peak flow and velocity details at discharge points within the Ross Creek to demonstrate compliance with waterway stability requirements;
 - 8.6.5 Designs of outlet systems for the proposed drainage systems. Considerations must be given to critical scour velocity, discharge frequency /duration at the discharge location(s) and relevant management measures;
 - 8.6.6 Full calculations, including (where necessary) electronic modelling files from industry standard modelling software, (inclusive of both electronic model files and results files) and all details of the modelling assumptions to support the proposed stormwater management strategy;
 - 8.6.7 Detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy; and
 - 8.6.8 Details of ongoing maintenance and management actions required with regard to any proposed detention basin / retention systems.
- 8.7 As part of the Operational Works application (stormwater works) an overall Sea Haven stormwater quality management strategy is required addressing the collection and capture of gross pollutants.
- 8.8 Any culvert/cross drainage structures associated with the development must be designed and constructed to ensure;
- (i) Safe trafficability during the relevant Defined Flood Event;
 - (ii) Limiting the impacts to adjacent properties and infrastructure with twenty (20) per cent blockage factor; and
 - (iii) The maximum flow depth over any cross drainage structure must be limited to 200 millimetres, demonstrating allowable velocity/depth product(s).
- 9.0 INTER-ALLOTMENT DRAINAGE
- 9.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any inter-allotment drainage works on the site.
- 9.2 Inter-allotment drainage, must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines* and *Queensland Urban Drainage Manual* for Level II and must be provided to any lot where it cannot be satisfactorily demonstrated that roofwater drainage associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.

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- 9.3 Easements must be provided over all inter-allotment drainage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 10.0 SITE WORKS
- 10.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 10.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
- 10.2.1 the location of cut and/or fill;
 - 10.2.2 the type of fill to be used and the manner in which it is to be compacted;
 - 10.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
 - 10.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
 - 10.2.5 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.
- 10.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 10.4 Site works 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 to adjoining properties or infrastructure.
- 10.5 All site works must be undertaken to ensure that no actionable nuisance results from an increase in:
- 10.5.1 peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive); or
 - 10.5.2 downstream or upstream flood inundation levels; or
 - 10.5.3 velocity profiles.
- 11.0 LANDSCAPING WORKS
- 11.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works.
- 11.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:
- 11.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
 - (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlaid or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape, existing and proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) details of landscape structures including areas of deep planting; and
 - (vi) specification notes on mulching and soil preparation.
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- 11.2.2 A "Planting Plan" and supporting documentation which includes:
- (i) trees, shrubs and groundcovers to all areas to be landscaped;
 - (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging); and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting;
- 11.2.3 Any plant species or locations not supported by Council may be requested to be altered or removed with the changes reflected on updated landscaping plans prior issue of any Development Permit for Operational Works.
- 11.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 11.4 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.
- 11.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary) until such time as these areas are accepted off-defects by Council. All costs associated with the continued maintenance (including irrigation) during the on-defects period will be the responsibility of the Developer.
- 12.0 ELECTRICITY AND TELECOMMUNICATIONS
- 12.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 12.2 Any existing overhead electricity infrastructure traversing the relevant stage to be developed must be removed and the associated easement extinguished.
- 12.3 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.
- 13.0 ASSET MANAGEMENT
- 13.1 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.
- 13.2 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.
- 13.3 '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 approval of a plan of subdivision (survey plan endorsement). This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 14.0 ENVIRONMENTAL
- 14.1 Any application for a Development Permit for Operational Works must be

accompanied by an Erosion and Sediment Control Plan which addresses, but is not limited to, the following:

- (i) site location / topography / soil type;
- (ii) objectives;
- (iii) concept;
- (iv) design details;
- (v) implementation procedures for construction and post construction phases of work.
- (vi) vegetation;
- (vii) interim drainage plan during construction;
- (viii) dust suppression;
- (ix) top soil management;
- (x) acid sulphate soils; and
- (xi) erosion susceptibility and risk

- 14.2 The approved 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).

15.0 OPERATING PROCEDURES

- 15.1 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.

PART B – MATERIAL CHANGE OF USE FOR FORTY-FOUR (44) DWELLING HOUSES – STAGES 8A, 8B AND 8C

16.0 ADMINISTRATION

- 16.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 16.2 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.
- 16.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 16.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.
- 16.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.

- 16.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 16.6.1 Operational Works:
- (i) Access Works;
- 16.6.2 Plumbing and Drainage Works; and
- 16.6.3 Building Works.
- 16.7 All Development Permits for Operational Works (for any vehicle access that is non-compliant with the *Capricorn Municipal Development Guidelines*) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 16.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 16.9 The Survey Plan creating the relevant lots the subject of Part A of this permit, cancelling Lot 5006 on SP296906, must be registered prior to the commencement of the use on the land for a Dwelling house.
- 16.10 This approval is for the construction of a Dwelling house and outbuildings necessary for purposes ancillary to the occupation of a Dwelling house on the forty-four (44) proposed allotments shown on the approved plans (refer to condition 17.1). Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit may trigger assessment against the Planning Scheme in force at the time the development occurs.

17.0 APPROVED PLANS AND DOCUMENTS

- 17.1 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>
Plan of Development Stages 8A-8C	6616-04-ROL Rev C Sheet 2	14 September 2017

- 17.2 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.
- 17.3 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.
- #### 18.0 ACCESS WORKS
- 18.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any works on the site.
- 18.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).
- 18.3 A *Capricorn Municipal Development Guidelines* compliant vehicle access must be designed and constructed for each Dwelling house. Any non-compliant vehicle access will require a Development Permit for Operational Works (access works) prior to commencement of any vehicle access works associated with that lot.
- 18.4 A minimum of two (2) off-street car parking spaces must be provided for each Dwelling house in accordance with the *Queensland Development Code - Mandatory*

Part 1.2, one (1) of which must be covered.

19.0 PLUMBING AND DRAINAGE WORKS

- 19.1 A Development Permit for Plumbing and Drainage Works must be obtained prior to the commencement of any plumbing and drainage works on the site.
- 19.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 17.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act, Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 19.3 The development must be connected to Council's reticulated sewerage and water networks.
- 19.4 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

20.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 20.1 All roof and allotment drainage must be discharged lawfully in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 20.2 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or damage infrastructure.

21.0 SITE WORKS

- 21.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 21.2 Site works 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.

22.0 BUILDING WORKS

- 22.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 22.2 All buildings and structures must be designed and sited in accordance with the 'development standards' specified on the approved plans (refer to condition 17.1).
- 22.3 All buildings and structures must comply with the provisions of the *Queensland Development Code - Mandatory Part 1.4*.
- 22.4 The finished floor level of all habitable areas must be a minimum 300 millimetres above the Defined Flood Event (DFE) level.

23.0 ELECTRICITY AND TELECOMMUNICATIONS

- 23.1 Underground electricity and telecommunication connections must be provided to each Dwelling house to the requirements of the relevant authority.

24.0 ASSET MANAGEMENT

- 24.1 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.
- 24.2 Any damage to existing 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.

- 24.3 '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 commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

25.0 ENVIRONMENTAL

- 25.1 An Erosion and Sediment 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 and Sediment Control Management Plan must be available on-site for inspection by Council Officers during those works.

26.0 OPERATING PROCEDURES

- 26.1 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.

ADVISORY NOTES – PART A and PART B

NOTE 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. 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 4. Vegetation Management

- a. The balance lot has been initially identified as containing significant local environmental value and as such further investigation through the production of a detailed ecological report will be required to be submitted to Council as the development of the overall lot progresses, particularly beyond the current proposed link road. Bushfire Hazard risk will also be required to be further investigated at this point as well through the development of a Bushfire Hazard Assessment and Bushfire Management Plan.
- b. The land subject to the above development application must be free of declared pest plants and animals; 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 in the *Land Protection (Pest and*

Stock Route Management) Act 2002 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.

- c. Part of the subject site is mapped by the Department of Environment and Heritage Protection as containing Regulated 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/>
- d. The subject site is mapped under the Livingstone Planning Scheme as 'Locally Significant Vegetation' (PSM10a and 10b). Clearing of this vegetation should not be undertaken without the advice of Council's Natural Resource Management Unit.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with the *Adopted Infrastructure Charges Resolution (No.2) 2015*. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Property Note –Material Change of Use

A 'blanket' material change of use applies to this lot. Part B of this development permit (D-185-2017) allows for one (1) Dwelling house to be constructed on each of the approved lots created pursuant to Part A of this permit. Each Dwelling house and associated outbuildings necessary for purposes ancillary to the occupation of the Dwelling house must meet the Development Standards detailed on the approved plans. Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit will trigger assessment against the Planning Scheme in force at the time the development occurs.

NOTE 7. Trunk Stormwater infrastructure

Future stormwater trunk infrastructure D-8 (Ross Creek drainage system management) and D-29 (Ross Creek drainage feature system – Tanby Road) are identified within the subject Lot 5006 SP296906. Stormwater trunk infrastructure D-83 (Ross Creek drainage feature system) and D-84 (Ross Creek District Treatment Facility) are also identified within the subject lot under *Adopted Infrastructure Charges Resolution (No. 3) 2018*. The floodplain areas of Ross Creek within the subject lot can be transferred to Council as "Fee simple" or as "Fee simple as trustee" at no cost to Council.

NOTE 8. Stormwater management strategy

Total catchment modelling must be undertaken to determine preferred location and operational requirements of any stormwater detention / retention system. Target flow regime boundary conditions at discharge locations along the trunk system must be agreed in consultation with Council. No increases in flows for the Q20 event to fit current culvert design at Taranganba Road.

Council requires the applicant to investigate and provide sufficient details taking into account all associated catchments for pre and post development scenarios. The investigation should include selected range of events including major and minor events up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration with relevant hydrographs.

Flow regime includes discharge quantity / volume, flood level, velocity, frequency and duration. As part of the detailed design it is important to check the overall impact in terms of flow regime changes at discharge points within Ross Creek.

For further clarity cross sections at few intermediate points within the study area including discharge locations needs to be included.

NOTE 9. Stormwater quality

Relevant rainfall intensities (if necessary) may be obtained from Council for MUSIC modeling.

NOTE 10. Water works

A water network analysis / new water supply strategy is required if any building pad level of proposed allotments exceeds thirty-five (35) metres Australian Height Datum to maintain the standard water supply services in accordance with *Water Supply (Safety and Reliability) Act*.

RECOMMENDATION E2 – D-185-2017 STAGES 8A, 8B AND 8C

That in relation to the application for a Development Permit D-185-2017 for Reconfiguring a Lot (one lot into forty-four lots + balance) and a Development Permit for a Material change of use for forty-four (44) Dwelling houses (Sea Haven Estate Stages 8A, 8B and 8C), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to issue and Infrastructure Charges Notice for the amount of **\$924,000.00** with the following sub-staging;

8A	\$252,000.00
8B	\$378,000.00
8C	\$294,000.00

RECOMMENDATION F1 – D-186-2017 STAGES 9A AND 9B

That in relation to the application for a Development Permit D-186-2017 for Reconfiguring a Lot (one lot into twenty-three lots + balance) and a Development Permit for a Material change of use for twenty-three (23) Dwelling houses (Sea Haven Estate Stages 9A and 9B), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to Approve the application subject to the following conditions:

PART A – RECONFIGURING A LOT (ONE LOT INTO TWENTY-THREE LOTS + BALANCE) STAGES 9A AND 9B

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 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) Sewerage Works;
- (iii) Water Works;
- (iv) Stormwater Works;
- (v) Inter-allotment Drainage Works;
- (vi) Site Works; and
- (vii) Landscaping Works.

- 1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

- 1.8 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.

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>
Plan of Development Stages 9A & 9B	6616-05-ROL Rev C Sheet 1 and Sheet 2	14 September 2017

- 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.

3.0 STAGED DEVELOPMENT

- 3.1 This approval is for a development to be undertaken in two (2) discrete stages, namely:

3.1.1 Stage 9A: (Eleven lots) Lot 269 to Lot 279; and

3.1.2 Stage 9B: (Twelve lots) Lot 263 to Lot 268 and Lot 280 to Lot 285.

in accordance with the approved plans (refer to condition 2.1).

- 3.2 Multiple development stages may be undertaken concurrently, provided all allotments can be connected to the full range of urban infrastructure including access availability from a constructed road frontage.

- 3.3 Infrastructure (including but not limited to road, pedestrian access, water, sewer, stormwater infrastructure) must be provided by the developer in a co-ordinated and a

planned manner having regard to the overall catchment and staging of the development in a logical and orderly sequence to facilitate ease of extension of infrastructure during future stages.

- 3.4 Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.

4.0 ROAD WORKS

- 4.1 A Development Permit for Operational Works (road works) must be obtained prior to the commencement of any road 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*, relevant *Australian Standards* and the provisions of a Development Permit for Operational Works (road works).
- 4.3 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.
- 4.4 All new *cul-de-sac* roads must comply with all requirements for a road classification of "Access Place" in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 4.5 The design and construction of all terminating roads must include a temporary turning area which complies with the relevant performance and technical criteria, and facilitates suitable turning movements for a Council refuse collection vehicle.
- 4.6 The area taken up by temporary turning areas at the ends of roads must be covered by road reserve.
- 4.7 All pathways within road reserves (including access ramps) must:
- 4.7.1 Incorporate kerb ramps at all road crossing points; and
- 4.7.2 Be provided with public space lighting in accordance with *Australian Standard AS1158 Lighting for Roads and Public Spaces*.
- 4.8 Traffic signs and pavement markings including any alterations must be provided in accordance with the *Transport Operations (Road Use Management) Act 1995* and the *Manual of Uniform Traffic Control Devices (Queensland)*.
- 4.9 Any application for a Development Permit for Operational Works (road works) must include details, including signage, of the Council approved road names for all new roads.
- 4.10 Retaining walls must be wholly contained within private allotments and not be constructed within road reserves as Council-owned infrastructure, unless specifically approved as part of a Development Permit for Operational Works (road works).
- 4.11 Any retaining structures above one metre in height must be separately approved for structural adequacy by a Registered Professional Engineer of Queensland at design submission and certified on completion of construction for compliance with the design.

A detailed inspection and 'as constructed' record must be provided to Council by a Registered Professional Engineer of Queensland, prior to acceptance of the works, including certification that the wall's foundation ground conditions nominated in the design were inspected and achieved during construction. The approved design and/or construction of the retaining walls must not be modified without Council's prior written approval.

5.0 SEWERAGE WORKS

- 5.1 A Development Permit for Operational Works (sewerage works) must be obtained

prior to the commencement of any sewerage 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (sewerage works).
- 5.3 All lots within the development must be connected to Council's reticulated sewerage network via gravity connection. Each of the lots must be provided with its own separate sewer connection point, located wholly within its respective property boundaries.
- 5.4 Easements must be provided over all sewerage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.
- 5.5 Sewerage infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

6.0 WATER WORKS

- 6.1 A Development Permit for Operational Works (water works) must be obtained prior to the commencement of any water works on the site.
- 6.2 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, Plumbing and Drainage Act* and the provisions of a Development Permit for Operational Works (water works).
- 6.3 All lots within the development must be connected to Council's reticulated water network. Each of the lots must be provided with its own separate water connection point, located wholly within its respective property boundaries.
- 6.4 Water infrastructure must be provided (if necessary) to each development stage boundaries for connectivity.

7.0 STORMWATER WORKS

- 7.1 A Development Permit for Operational Works (stormwater works) must be obtained prior to the commencement of any stormwater works on the site.
- 7.2 All stormwater management 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, Urban Stormwater Quality Planning Guidelines, State Planning Policy*, sound engineering practice, and the provisions of a Development Permit for Operational Works (stormwater works).
- 7.3 All stormwater must achieve demonstrated lawful discharge and must not adversely affect the upstream or downstream land when compared to pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or cause an actionable nuisance or damage infrastructure.
- 7.4 Any application for Operational works (stormwater works) must identify all areas of the proposed development, which needs to be dedicated to, or encumbered in favour of Council or another statutory authority, in order to maintain the lawful discharge for the proposed development. The areas identified must satisfy the requirements of the *Queensland Urban Drainage Manual*.
- 7.5 Drainage easement(s) must be dedicated in favour of Council over all major overland flow paths (land inundated by the Defined Flood Event) and major drainage systems to provide drainage corridors suitable for the conveyance of peak stormwater flows through the subject land during the Defined Flood Event.
- 7.6 Any application for Operational Works (stormwater works) must be accompanied by a detailed stormwater management strategy certified by a suitably qualified Registered Professional Engineer of Queensland. The strategy must include the

following (but not limited to);

- 7.6.1 A detailed assessment of the major and minor rainfall event peak discharges for the pre-development and post-development scenarios and clearly identifies discharge point(s) and demonstrate lawful discharge;
 - 7.6.2 Detention systems. The volume of any detention 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 events, up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration;
 - 7.6.3 Layouts showing the extent of the one (1) per cent Annual Exceedance Probability event inundation areas (pre and post) and the details of the available freeboard to the finished ground/floor levels;
 - 7.6.4 Pre and post one (1) year average recurrence interval (ARI) event peak flow and velocity details at discharge points within the Ross Creek to demonstrate compliance with waterway stability requirements;
 - 7.6.5 Designs of outlet systems for the proposed drainage systems. Considerations must be given to critical scour velocity, discharge frequency /duration at the discharge location(s) and relevant management measures;
 - 7.6.6 Full calculations, including (where necessary) electronic modelling files from industry standard modelling software, (inclusive of both electronic model files and results files) and all details of the modelling assumptions to support the proposed stormwater management strategy;
 - 7.6.7 Detailed engineering plans with details of any new drainage systems, or the amendment and upgrading of exiting drainage systems to implement the proposed drainage strategy; and
 - 7.6.8 Details of ongoing maintenance and management actions required with regard to any proposed detention basin / retention systems.
- 7.7 As part of the Operational Works application (stormwater works) an overall Sea Haven stormwater quality management strategy is required addressing the collection and capture of gross pollutants.
- 7.8 Any culvert/cross drainage structures associated with the development must be designed and constructed to ensure;
- (i) Safe trafficability during the relevant Defined Flood Event;
 - (ii) Limiting the impacts to adjacent properties and infrastructure with twenty (20) per cent blockage factor; and
 - (iii) The maximum flow depth over any cross drainage structure must be limited to 200 millimetres, demonstrating allowable velocity/depth product(s).
- 8.0 INTER-ALLOTMENT DRAINAGE
- 8.1 A Development Permit for Operational Works (inter-allotment drainage works) must be obtained prior to the commencement of any inter-allotment drainage works on the site.
- 8.2 Inter-allotment drainage, must be designed and constructed in accordance with the *Capricorn Municipal Development Guidelines* and *Queensland Urban Drainage Manual* for Level II and must be provided to any lot where it cannot be satisfactorily demonstrated that roofwater drainage associated with building construction on that lot, could not reasonably be directed to the frontage kerb and channel or alternative lawful point of discharge.
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- 8.3 Easements must be provided over all inter-allotment drainage infrastructure located within private property. The easement location(s) and width(s) must be in accordance with the requirements of the *Capricorn Municipal Development Guidelines*.

9.0 SITE WORKS

- 9.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.

- 9.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:

- 9.2.1 the location of cut and/or fill;
- 9.2.2 the type of fill to be used and the manner in which it is to be compacted;
- 9.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;
- 9.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
- 9.2.5 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.

- 9.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.

- 9.4 Site works 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 to adjoining properties or infrastructure.

- 9.5 All site works must be undertaken to ensure that no actionable nuisance results from an increase in:

- 9.5.1 peak discharge immediately downstream of the development for a selected range of storm durations, and a selected range of Annual Exceedance Probability (AEP) events up to Defined Flood Event (inclusive); or
- 9.5.2 downstream or upstream flood inundation levels; or
- 9.5.3 velocity profiles.

10.0 LANDSCAPING WORKS

- 10.1 A Development Permit for Operational Works (landscaping works) must be obtained prior to the commencement of any landscaping works.

- 10.2 Any application for a Development Permit for Operational Works (landscaping works) must be generally in accordance with the approved plans (refer to condition 2.1) and must include, but is not limited to, the following:

- 10.2.1 A plan documenting the "Extent of Works" and supporting documentation which includes:
 - (i) location and name of existing trees, including those to be retained (the location of the trees shall be overlaid or be easily compared with the proposed development design);
 - (ii) the extent of soft and hard landscape, existing and proposed;
 - (iii) important spot levels and/or contours. The levels of the trees to be retained shall be provided in relation to the finished levels of the proposed buildings and works;
 - (iv) underground and overhead services;
 - (v) details of landscape structures including areas of deep planting; and
 - (vi) specification notes on mulching and soil preparation.

- 10.2.2 A "Planting Plan" and supporting documentation which includes:
- (i) trees, shrubs and groundcovers to all areas to be landscaped;
 - (ii) position and canopy spread of all trees and shrubs;
 - (iii) the extent and type of works (inclusive but not limited to paving, fences and garden bed edging); and
 - (iv) a plant schedule with the botanic and common names, total plant numbers and pot sizes at the time of planting;
- 10.2.3 Any plant species or locations not supported by Council may be requested to be altered or removed with the changes reflected on updated landscaping plans prior issue of any Development Permit for Operational Works.
- 10.3 Large trees must not be planted within one (1) metre of the centreline of any sewerage infrastructure. Small shrubs and groundcover are acceptable.
- 10.4 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.
- 10.5 The landscaped areas must be subject to an ongoing maintenance and replanting programme (if necessary) until such time as these areas are accepted off-defects by Council. All costs associated with the continued maintenance (including irrigation) during the on-defects period will be the responsibility of the Developer.
- 11.0 ELECTRICITY AND TELECOMMUNICATIONS
- 11.1 Underground electricity and telecommunication connections must be provided to the proposed development to the standards of the relevant authorities.
- 11.2 Any existing overhead electricity infrastructure traversing the relevant stage to be developed must be removed and the associated easement extinguished.
- 11.3 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.
- 12.0 ASSET MANAGEMENT
- 12.1 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.
- 12.2 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.
- 12.3 '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 approval of a plan of subdivision (survey plan endorsement). This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 13.0 ENVIRONMENTAL
- 13.1 Any application for a Development Permit for Operational Works must be

accompanied by an Erosion and Sediment Control Plan which addresses, but is not limited to, the following:

- (i) site location / topography / soil type;
- (ii) objectives;
- (iii) concept;
- (iv) design details;
- (v) implementation procedures for construction and post construction phases of work.
- (vi) vegetation;
- (vii) interim drainage plan during construction;
- (viii) dust suppression;
- (ix) top soil management;
- (x) acid sulphate soils; and
- (xi) erosion susceptibility and risk

- 13.2 The approved 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).

14.0 OPERATING PROCEDURES

- 14.1 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.

PART B – MATERIAL CHANGE OF USE FOR TWENTY-THREE (23) DWELLING HOUSES - STAGES 9A AND 9B

15.0 ADMINISTRATION

- 15.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 15.2 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.
- 15.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 15.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the commencement of use, unless otherwise stated.
- 15.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior to the commencement of use, unless otherwise stated.

- 15.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 15.6.1 Operational Works:
- (i) Access Works;
- 15.6.2 Plumbing and Drainage Works; and
- 15.6.3 Building Works.
- 15.7 All Development Permits for Operational Works (for any vehicle access that is non-compliant with the *Capricorn Municipal Development Guidelines*) and Plumbing and Drainage Works must be obtained prior to the issue of a Development Permit for Building Works.
- 15.8 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 15.9 The Survey Plan creating the relevant lots the subject of Part A of this permit, cancelling Lot 5006 on SP296906, must be registered prior to the commencement of the use on the land for a Dwelling house.
- 15.10 This approval is for the construction of a Dwelling house and outbuildings necessary for purposes ancillary to the occupation of a Dwelling house on the forty-four (44) proposed allotments shown on the approved plans (refer to condition 17.1). Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit may trigger assessment against the Planning Scheme in force at the time the development occurs.

16.0 APPROVED PLANS AND DOCUMENTS

- 16.1 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>
Plan of Development Stages 9A & 9B	6616-05-ROL Rev C Sheet 2	14 September 2017

- 16.2 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.
- 16.3 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.
- #### 17.0 ACCESS WORKS
- 17.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any works on the site.
- 17.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 16.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).
- 17.3 A *Capricorn Municipal Development Guidelines* compliant vehicle access must be designed and constructed for each Dwelling house. Any non-compliant vehicle access will require a Development Permit for Operational Works (access works) prior to commencement of any vehicle access works associated with that lot.
- 17.4 A minimum of two (2) off-street car parking spaces must be provided for each Dwelling house in accordance with the *Queensland Development Code - Mandatory*

Part 1.2, one (1) of which must be covered.

18.0 PLUMBING AND DRAINAGE WORKS

- 18.1 A Development Permit for Plumbing and Drainage Works must be obtained prior to the commencement of any plumbing and drainage works on the site.
- 18.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 16.1), *Capricorn Municipal Development Guidelines, Water Supply (Safety and Reliability) Act, Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.
- 18.3 The development must be connected to Council's reticulated sewerage and water networks.
- 18.4 Sewer connections and water meter boxes located within trafficable areas must be raised or lowered to suit the finished surface levels and must be provided with trafficable lids.

19.0 ROOF AND ALLOTMENT DRAINAGE WORKS

- 19.1 All roof and allotment drainage must be discharged lawfully in accordance with the requirements of the *Queensland Urban Drainage Manual* and the *Capricorn Municipal Development Guidelines*.
- 19.2 All roof and allotment drainage must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or damage infrastructure.

20.0 SITE WORKS

- 20.1 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 20.2 Site works 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.

21.0 BUILDING WORKS

- 21.1 A Development Permit for Building Works must be obtained prior to the commencement of any building works on the site.
- 21.2 All buildings and structures must be designed and sited in accordance with the 'development standards' specified on the approved plans (refer to condition 16.1).
- 21.3 All buildings and structures must comply with the provisions of the *Queensland Development Code - Mandatory Part 1.4*.
- 21.4 The finished floor level of all habitable areas must be a minimum 300 millimetres above the Defined Flood Event (DFE) level.

22.0 ELECTRICITY AND TELECOMMUNICATIONS

- 22.1 Underground electricity and telecommunication connections must be provided to each Dwelling house to the requirements of the relevant authority.

23.0 ASSET MANAGEMENT

- 23.1 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.
- 23.2 Any damage to existing 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.

23.3 '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 commencement of the use. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.

24.0 ENVIRONMENTAL

24.1 An Erosion and Sediment 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 and Sediment Control Management Plan must be available on-site for inspection by Council Officers during those works.

25.0 OPERATING PROCEDURES

25.1 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.

ADVISORY NOTES – PART A and PART B

NOTE 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. 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 4. Vegetation Management

a. The balance lot has been initially identified as containing significant local environmental value and as such further investigation through the production of a detailed ecological report will be required to be submitted to Council as the development of the overall lot progresses, particularly beyond the current proposed link road. Bushfire Hazard risk will also be required to be further investigated at this point as well through the development of a Bushfire Hazard Assessment and Bushfire Management Plan.

b. The land subject to the above development application must be free of declared pest plants and animals; 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 in the Land Protection (Pest and

Stock Route Management) Act 2002 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.

- c. Part of the subject site is mapped by the Department of Environment and Heritage Protection as containing Regulated 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/>
- d. The subject site is mapped under the Livingstone Planning Scheme as 'Locally Significant Vegetation' (PSM10a and 10b). Clearing of this vegetation should not be undertaken without the advice of Council's Natural Resource Management Unit.

NOTE 5. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with the *Adopted Infrastructure Charges Resolution (No.2) 2015*. The charges are presented on an Infrastructure Charges Notice which has been supplied with this decision notice.

NOTE 6. Property Note –Material Change of Use

A 'blanket' material change of use applies to this lot. Part B of this development permit (D-186-2017) allows for one (1) Dwelling house to be constructed on each of the approved lots created pursuant to Part A of this permit. Each Dwelling house and associated outbuildings necessary for purposes ancillary to the occupation of the Dwelling house must meet the Development Standards detailed on the approved plans. Any development other than a Dwelling house consistent with the approved plans and the conditions of this permit will trigger assessment against the Planning Scheme in force at the time the development occurs.

NOTE 7. Trunk Stormwater infrastructure

Future stormwater trunk infrastructure D-8 (Ross Creek drainage system management) and D-29 (Ross Creek drainage feature system – Tanby Road) are identified within the subject Lot 5006 SP296906. Stormwater trunk infrastructure D-83 (Ross Creek drainage feature system) and D-84 (Ross Creek District Treatment Facility) are also identified within the subject lot under *Adopted Infrastructure Charges Resolution (No. 3) 2018*. The floodplain areas of Ross Creek within the subject lot can be transferred to Council as "Fee simple" or as "Fee simple as trustee" at no cost to Council.

NOTE 8. Stormwater management strategy

Total catchment modelling must be undertaken to determine preferred location and operational requirements of any stormwater detention / retention system. Target flow regime boundary conditions at discharge locations along the trunk system must be agreed in consultation with Council. No increases in flows for the Q20 event to fit current culvert design at Taranganba Road.

Council requires the applicant to investigate and provide sufficient details taking into account all associated catchments for pre and post development scenarios. The investigation should include selected range of events including major and minor events up to the Defined Flood Event (inclusive) for a range of storm durations, including critical storm duration with relevant hydrographs.

Flow regime includes discharge quantity / volume, flood level, velocity, frequency and duration. As part of the detailed design it is important to check the overall

impact in terms of flow regime changes at discharge points within Ross Creek. For further clarity cross sections at few intermediate points within the study area including discharge locations needs to be included.

NOTE 9. Stormwater quality

Relevant rainfall intensities (if necessary) may be obtained from Council for MUSIC modeling.

NOTE 10. Water works

A water network analysis / new water supply strategy is required if any building pad level of proposed allotments exceeds thirty-five (35) metres Australian Height Datum to maintain the standard water supply services in accordance with *Water Supply (Safety and Reliability) Act*.

RECOMMENDATION F2 – D-186-2017 STAGES 9A AND 9B

That in relation to the application for a Development Permit D-186-2017 for Reconfiguring a Lot (one lot into twenty-three lots + balance) and a Development Permit for a Material change of use for twenty-three (23) Dwelling houses (Sea Haven Estate Stages 9A and 9B), made by Keppel Developments Pty Ltd, on Lot 5006 on SP296906 and located at Lot 5006 Havenwood Drive, Taroomball, Council resolves to issue and Infrastructure Charges Notice for the amount of **\$483,000.00** with the following sub-staging;

9A	\$231,000.00
9B	\$252,000.00

BACKGROUND

Sea Haven estate is currently developed with four (4) stages pursuant to approvals issued by Council (under delegated authority) in November 2013 (D-265-2013) and May 2014 (D-6-2014). The estate comprises eighty-eight (88) residential lots, a playground area, drainage reserves and linear parkland and internal road connections as well as an urban collector road being Carige Boulevard providing a connection to Taranganba Road. The majority of the lots are improved with residential building construction, with only a limited proportion of lots remaining vacant.

The five (5) applications currently under decision assessment propose to create 199 new residential lots and dwelling houses plus drainage channels and linear parkland in a public use lot. Internal roads are proposed to service the lots as well as an urban road linking to Eucalyptus Avenue to the east and further extensions to Carige Boulevard which will eventually link to the extension of Chandler Road coming east from Lammermoor.

For the purposes of undertaking a holistic approach to the assessment of the proposed additional stages of the estate, this report includes an assessment for the five (5) development applications lodged.

In addition to the applications currently in decision assessment, in late January 2018, a further four (4) applications seeking to create an additional 122 lots and a commensurate number of Dwelling houses were lodged with Council. These applications are not properly made and will not be assessed until the application fees are paid.

Development Permit D-Y/2006-356 for Reconfiguring a Lot (174 Residential lots, including 2 medium density sites) was approved in 2008 however was never acted upon and subsequently lapsed.

COMMENTARY

PROPOSAL

The proposal is for the creation of 199 residential allotments which will comprise stages 4B to 9 of Sea Haven Estate with the following sub staging;

Stage	4 B	4 C	5 A	5 B	5 C	6 A	6 B	6 C	6 D	7 A	7 B	7 C	7 D	8 A	8 B	8 C	9 A	9 B
Yield	6	1	17	11	11	10	13	13	11	11	9	10	10	12	18	14	11	12

The proposal also seeks a Material change of use for a Dwelling house on each residential lot. The plan of development includes development standards to regulate how the Dwelling houses must be sited, which reflect the *Queensland Development Code – Mandatory Part 1.2* and current scheme provisions on height limitations. Lot sizes proposed range from 459 square metres to 1,843 square metres. Road frontage also ranges from fifteen (15) metres to over thirty (30) metres. All proposed allotments will have direct vehicular access to a residential street and are able to be connected to all standard urban infrastructure services.

Staging

The staging for the five (5) applications across seventeen (17) sub-stages will be dictated by market demand and cost of construction, however the applicant has indicated that Stage 4B is likely to proceed first followed by Stage 5. The applicant has acknowledged that whichever staging transpires the relevant infrastructure connections and development works will occur.

SITE AND LOCALITY

The subject site is known as the balance area of Sea Haven Estate. Given the extent of the balance land, for the purposes of this assessment, the 'site' is considered in terms of the development area itself inclusive of roads and easements. This area is considered to be relatively unconstrained in terms of topography, vegetation and infrastructure provision however the balance allotment of Sea Haven Estate and is identified as containing small tracts of locally significant vegetation as well as bushfire hazard and steep land to the south. Sea Haven Estate has a constructed open space network inclusive of pedestrian pathways and a children's playground.

The locality of Taroomball is characterised by a mix of residential and rural land. This area is considered to be a vital link between residential areas of Lammermoor to the south and Taranganba and Yeppoon to the north. The locality is serviced commercially by the primary centre of Yeppoon with convenience shopping catered for in the locality of Taranganba. The wider locality contains two primary schools, a kindergarten and day care centre within proximity to the site.

Related permits (approvals or refusals) and approvals on adjoining properties including lawful use of premises

The subject site adjoins over thirty properties. The majority of these properties are residential lots of Sea Haven Estate. The subject site also adjoins Rural zoned land to the west and south. Southern adjoining properties form part of The Shoals residential estate. Properties to the west are largely vacant with no significant development approvals and with the land uses being primarily rural or rural residential in nature.

For the purpose of this assessment and in the interest of brevity, greater consideration is given to the approvals over the land rather than those adjoining which include;

- Development Permit D-265-2013 for Reconfiguring a Lot (forty-one lots) and a Dwelling house on forty lots) – Sea Haven Estate Stages 1 and 2;
- Development Permit D-6-2014 for Reconfiguring a Lot (one lot into forty-seven lots) and a Dwelling house on forty-six lots) – Sea Haven Estate Stages 3 and 4;
- Development Permit D-3-2017 for a Material change of use for a Display home; and

ASSESSMENT INCLUDING BENCHMARKS AND RELEVANT MATTERS

This application has been assessed by relevant Council planning, engineering, environmental health, and other technical officers as required. The assessment has been 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 *Central Queensland Regional Plan*, the *State Planning Policy*, any development approval for and any lawful use of the premises or adjoining premises, and the common material.

Benchmarks applying for the development	Benchmark reference
Rural Zone Code Special Management Area Code	<i>Livingstone Planning Scheme 2005</i> Reprint 7 as in force 10 July 2017
Chapter 4 – Regional outcomes and policies	<i>Central Queensland Regional Plan</i> , October 2013
Part E: State interest policies and assessment benchmarks (Planning for safety and resilience to hazards)	<i>State Planning Policy</i> , July 2017

Internal advice and assessment

Infrastructure Operations Unit– 15 February 2018

Support, subject to conditions.

Natural Resource Management Unit – 25 January 2018

Support subject to the inclusion of advisory notes regarding vegetation and bushfire management.

Growth Management Unit – 25 September 2017

“Strategic Planning offer no objection to these stages to be developed as urban residential as indicated on the proposed plan. All relevant special management areas mapped need to be considered appropriately and a responsive layout plan to reflect relevant matter in this regard.”

State Planning Policy – July 2017

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the *State Planning Policy* is reflected within the planning scheme. The state interests identified are listed below.

Liveable Communities and housing – Not applicable as the proposal does not involve community management schemes.

Economic Growth - Not applicable as the subject site is not within proximity to any Key Resource Areas.

Environment and Heritage – Water quality assessment benchmarks are required to be considered given the proposal is for urban purpose and will result in six or more lots. The following assessment has been included.

Benchmark	Officer comments
<p>Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from:</p> <p>(a) altered stormwater quality and hydrology</p> <p>(b) waste water</p> <p>(c) the creation or expansion of non-tidal artificial waterways</p> <p>(d) the release and mobilisation of nutrients and sediments.</p>	<p>Complies</p> <p>The proposed layout provides for a drainage easement as part of this stage to integrate with the existing stormwater network.</p>
<p>Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p>	<p>Complies</p> <p>The development has been assessed by Council's Infrastructure Operations Unit and appropriate conditions have been drafted to ensure that Operational Works associated with the development will comply with this element of the State Planning Policy, as well as other documents such as the <i>Queensland Urban Drainage Manual</i>.</p>

Safety and resilience to hazards – The subject site is identified as containing portions of flood hazard and bushfire hazard although the development area specifically does not impede these areas. In this regard an assessment has been undertaken against the following benchmarks.

<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p>	
<p>Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:</p> <p>(a) avoids the natural hazard area; or</p> <p>(b) 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.</p>	<p>Complies</p> <p>The proposed allotments are located wholly outside the flood hazard area to the north west and the bushfire hazard area to the south.</p>
<p>Development in natural hazard areas:</p> <p>(a) supports, and does not hinder disaster management capacity and capabilities</p> <p>(b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties</p>	<p>Complies</p> <p>The proposed allotment layout avoids areas of natural hazards and provides connectivity to higher order roads for appropriate access and is not considered to increase the risk to public safety and the environment in regards to either flood or bushfire.</p>

(c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard	
(d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	

Central Queensland Regional Plan

The *Central Queensland Regional Plan* commenced in October 2013 and is not appropriately reflected within the *Livingstone Shire Planning Scheme 2005*. The regional plan aims to provide policy direction for decision making for the co-existence of extractive/mining industry, agriculture and priority living areas. In this regard, Regional Policy Four is applicable to the development given the site is located within a Priority Living Area - Yeppoon.

Regional Policy	Response
Regional outcome The growth potential of towns within the Central Queensland region is enabled through the establishment of Priority Living Areas. Compatible resource activities within these areas which are in the communities' interest can be supported by local governments.	
Regional policy 3 Safeguard the areas required for the growth of towns through the establishment of Priority Living Areas (Schedule 1).	Complies The subject site is located within Taroomball which is within the Yeppoon Priority Living Area. As the proposal is for 199 residential allotments it is considered to be consistent with the policy.

Livingstone Planning Scheme 2018

The proposed development is for the creation of forty-five (45) residential allotments with provision for a Dwelling house on each. Given the 2005 scheme Rural zone, the proposal is not specifically anticipated as preferred development given the expectations for rural land. The draft planning scheme, which commenced on 1 May 2018 in the end phases of the assessment of this application, transitions the subject land into the Emerging Community zone. This is a new zone under the *Queensland Planning Provisions* and the purpose of the zone is as follows:

- (1) *to provide for development on land that is considered to be generally suitable for urban activities;*
- (2) *to protect land in the zone from development which compromises or limits its ability to develop for urban activities when needed;*
- (3) *to provide for the timely, orderly and efficient conversion of non-urban land to land providing for urban activities;*
- (4) *to provide for the development of new well planned urban communities;*
- (5) *to provide for the development of small scale and low intensity uses until such time as the land is needed for urban activities; and*
- (6) *to facilitate the achievement of overall outcomes sought for the zone.*

(extract from *Livingstone Planning Scheme 2018* – section 6.5.2.2.)

Considering the timing of a decision on the subject applications, the 'Coty principle' has been utilised to ensure decision making is consistent with new policy direction. The Coty principle arises from the case of *Coty (England) Pty Ltd –v- Sydney City Council* (1957) which provides that weight may be given to a new planning document (which arises after the lodgement date of a subject application), depending on how far it is along the legislative path to adoption. Essentially the principle provides that the new document should be given more weight the further it is along the legislative path. The Coty principle allows Council to give full weight to the new policy directions.

In regards to the subject site, the land is located in the Urban and New Urban designations in the Strategic Framework which comprises land in proximity to urban areas which are intended for expansion of urban development to accommodate the projected population growth up to and beyond the year 2026 and up to the year 2031, subject to further investigations. The intention of the Emerging Community zone is to cater for urban development where overriding community need is established and development occurs where structure planning is undertaken as per the Structure planning and urban design planning scheme policy. The Policy provides guidance on how structure planning should occur to ensure orderly efficient and co-ordinated use of land and infrastructure.

The applications do not specifically include a formal structure plan however an Overall concept plan has been including with the application material detailing a conceptual layout for the estate. This plan provides guidance on how the estate is anticipated to develop in terms of lot layout, road connections and public use land expansions. Whilst not to the extent sought by the new planning scheme provisions, the Overall concept plan assists Council in understanding elements of the future estate development.

Livingstone Shire Planning Scheme 2005

Shire Wide Outcomes

The Shire Wide Desired Environmental Outcomes, as identified by section 2.2 of the *Livingstone Planning Scheme 2005* have been addressed for a comprehensive assessment of the development and are as follows:

- (a) *Development does not adversely affect the values of the Shire's natural environment including coastal areas, wetlands, beaches, headlands, waterways, protected areas, undeveloped hillslopes, and areas of significant native vegetation, from any adverse effects accruing from clearing, soil degradation and pollution, due to erosion and contamination, acidification, salinity, waste disposal and any modifications to natural processes.*

Complies: The balance land is identified as containing locally significant vegetation and is within the Capricorn Coast Landscape Special Management Area. These areas are not subject to this stage of development and therefore the proposed allotments will have no significant adverse impacts upon the environmental values of the southern balance area. In regard to the mapped waterway, being a tributary of Ross Creek, this stage of development will also not impede this area.

- (b) *Development does not adversely affect the quality and quantum of water available for a range of consumptive uses throughout the Shire.*

Complies: The subject site is able to be connected to water infrastructure, subject to a related Operational works permit as conditioned in the recommendation.

- (c) *Risks to safety, property and the environment are not increased by the interaction of development and natural or other hazards, including flooding, bushfires, disturbance of acid sulfate soils, storm tide, cyclonic weather events and landslide.*

Complies: The southern balance portion of the site is identified as containing bushfire hazard although this area is not impeded by this particular stage of development. This hazard will need to be managed at future stages.

- (d) *Development protects the economic values of natural resources, including good quality agricultural land, extractive and mineral resources, vegetation, and water.*

Complies: The subject site is identified as containing tracts of good quality agricultural land. In this regard, the proximity to urban uses creates an undesirable location for such uses and therefore diminishes its productive capacity. Subsequently, the development proposed is considered the most appropriate for the location, despite the mapped values.

- (e) *Development provides a benefit to and satisfies an economic demand of residents of the area in which it is located.*

Complies: The development facilitates urban residential development in an appropriate location and, in so doing, satisfies the economic demand of residents within the area.

- (f) *Opportunities for maintaining and improving employment resulting from advancements in information technology and emerging business and industry trends are maximised.*

Not applicable: The proposal will have no impact upon emerging industry trends and information technology however it is noted that previous stages of the estate are connected to the National Broadband Network.

- (g) *The Shire's tourism industry is strengthened and expanded based on the sustainable use of natural, cultural, and man-made assets, and the orderly provision of services and facilities.*

Not applicable: The subdivision is for long term residence and will not impact upon the Shires tourism industry.

- (h) *Yeppoon continues to function as the main business centre and administrative hub for the Shire.*

Complies: The development contributes to consolidating urban development surrounding the Yeppoon area, which strengthen the role of Yeppoon as the main business centre.

- (i) *Development promotes the efficient use, and provides for the orderly expansion of the Shire's movement system, including motorised and non-motorised modes.*

Complies: The development accommodates appropriate connections to the Shire's movement network.

- (j) *Development occurs in an area:*

(i) *which is intended for the development as identified by the outcomes for zoned land; and*

(ii) *in which services and facilities required in respect of the development are existing, planned or provided by the development.*

Complies in part: Despite the Rural zone of the land, Sea Haven estate has continued to develop south in an orderly and sequential manner anticipated by residents and in an area which is able to be connected to all standard urban infrastructure networks.

- (k) *Development does not adversely affect:*

(i) *the community's health and safety; or*

(ii) *the amenity enjoyed by people in different areas of the Shire.*

Complies: The development is able to be delivered in a sequential manner, connected to the existing Sea Haven estate and will not impact upon the communities' health and safety. The amenity enjoyed by existing residents through the provision of bikeways and open space networks will be continued through future stages.

- (l) *Development reflects the community's reasonable expectations and harmonises with the natural environment and does not prejudice the Shire's existing scenic amenity, particularly along the Capricorn Coast.*

Complies: Despite the Rural zone of the land, Sea Haven estate has continued to develop south in an orderly and sequential manner and further expansion of the estate is considered to be reasonably anticipated by residents in the estate and in nearby areas. The proposed stages do not impinge on scenic amenity values which are identified elsewhere on the balance land.

- (m) *The community values of places and landscapes reflecting the community's history and identity are not detrimentally affected by development.*

Not applicable: The subject site is not identified as containing any known historic or cultural features.

The performance assessment of the proposal demonstrates that the development will not compromise the overall thrust of the Shire Wide Desired Environmental Outcomes.

Rural Zone Outcomes

The provisions and requirements pertaining to the Rural Zone are set out at section 3.3 of the *Livingstone Planning Scheme 2005*.

The overall outcomes sought for the Rural Zone are as follows:

- (i) *Preferred land use:*
 - (A) *Is any rural purpose (as defined in the planning scheme)*
- (ii) *Land use (other than preferred land use) occurs only if:*
 - (B) *It is a recreational or community facility that is more appropriately located in the rural area; and*
 - (C) *Is one of the following:*
 - a. *Local utility,*
 - b. *Major utility,*
 - c. *Outdoor recreation, and*
 - d. *Telecommunications facility (medium impact).*
 - (D) *It is a land use which:*
 - a. *Is compatible with surrounding rural purposes by being of similar scale, intensity and character; and*
 - b. *Supports a rural purpose; and*
 - c. *Does not adversely affect the amenity of the locality; and*
 - Is one of the following:*
 - i. *A residential purpose being a dwelling house, home based business, or host farm; or*
 - ii. *An arts and craft centre; or*
 - iii. *An extractive industry; or*
 - iv. *A garden centre; or*
 - v. *Landscape supplies.*
- (iii) *Land used for rural activities such as grazing, agriculture and horticulture is protected from development, which would significantly infringe on the landscape setting and rural amenity of the Shire;*

- (iv) *Land with productive capacity is preserved for a range of existing and emerging agricultural activities significant to the economy of the Shire;*
- (v) *Large tracts of bushland identified as having significant environmental value are protected from development;*
- (vi) *Agriculture, including both extensive and intensive activities is protected from land use conflicts resulting from the location of non-rural activities on rural land;*
- (vii) *Uses and works are located and designed to maximise the efficient use and extension and safe operation of infrastructure;*
- (viii) *Residential purposes are ancillary to the primary rural purposes in the rural area; and*
- (ix) *Mineral and extractive resources and transport routes associated with resources are protected from incompatible development.*
- (x) *Buildings and structures that are not associated with rural purposes have heights that are low-rise and not exceeding 12 metres.*
- (xi) *Development is provided with adequate infrastructure and essential services.*

The proposed development is not explicitly intended in the Rural zone, and thus cannot be considered a consistent use within the zone. Council should note, however, that pursuant to Section 60(2)(b) of the *Planning Act 2016*, the assessment manager may decide to approve an application despite the development not complying with some assessment benchmarks where there are considered to be circumstances that favour Council exercising its discretion to approve the application. The development represents a logical extension of urban development, considering the site is located on the immediate periphery of residential development, and is within proximity to schools, other key services and links the localities of Taroomball, Taranganba and Lammermoor. Furthermore, as detailed elsewhere in this report, Council recognises the subject site including the balance area of the estate as a key development front, relative to the Future Urban places provision and Emerging community zoning envisaged by the new planning scheme.

Further information on the reasons for a favourable decision are address later in this report.

Rural Zone Requirements

The following is an assessment of the proposal against the Rural Zone Code, which includes an assessment of the development against the relevant specific outcomes of the code:

Specific Outcomes		Response
Land use		
O1	(a) a rural purpose (as defined in the planning scheme); or (b) a use which provides recreational or essential community facilities that are more appropriately located in the rural area (as identified in the overall outcomes of this code); or (c) a use (as identified in the overall outcomes of this code) which: (i) is compatible with and supports a use within the rural purpose group; and (ii) is compatible with and does not limit or compromise surrounding rural purposes; and (iii) does not adversely affect the amenity of the locality.	Does not comply The proposal is for the creation of urban allotments with provision for a single dwelling house on each, generally anticipated within the Residential Zone. Despite this, the land has been progressively developed in this manner for some time and the proposed allotment layout is a logical continuation of the settlement pattern within the immediate area.

Subdivision design		
O2	<p>Reconfigured lots are designed and developed with:</p> <ul style="list-style-type: none"> • sufficient area and suitable proportions for preferred or consistent uses; • adequate frontage for safe and convenient vehicular and pedestrian access; • suitable areas within each lot for the location of relevant activities and works, and; • do not expose people and works to unacceptable risks from flooding or other hazards. 	<p>Does not comply</p> <p>The proposed subdivision is not associated with a consistent rural use, and as such is not compliant with the first matter listed under Specific Outcome O2.</p> <p>However, it does comply with the other requirements listed under O4. As identified within the earlier discussion, the proposal is for a residential estate. Whilst such an estate is not a consistent use within the Rural Zone, circumstances exist for approving the development, despite the conflict.</p>
Character and Amenity		
O3	<p>Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> • existing environmental conditions relating to air, water and soil, • the amenity of adjacent properties and public spaces, • visual quality of landscapes in terms of: <ul style="list-style-type: none"> – reducing ribbon development and sprawl, – loss of green break separations, • obstructing significant local and distant views of prominent natural features and landmarks, and • the health and safety of people using the premises and adjacent premises. 	<p>Complies</p> <p>Environmental impacts from the proposed development are expected to be minimised through the use of appropriate stormwater management measures and the avoidance of development in areas that contain protected vegetation.</p> <p>In addition, the proposed development is not expected to create any unreasonable impacts on the landscape or scenic amenity of the area, or any impacts on the health and safety of persons on adjoining premises.</p>
O5	<p>Buildings and structures are:</p> <ul style="list-style-type: none"> • of a type and scale which have an attractive, functional appearance; • constructed of materials and finishes compatible with other development in the area; • integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and • designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces 	<p>Complies</p> <p>A condition of approval will be included, requiring Dwelling houses to be constructed in accordance with the <i>Queensland Development Code</i>.</p>
O6	For a noise sensitive place, activities are	Not applicable

	<p>laid out and buildings are designed and constructed to mitigate to a level, that does not unreasonably adversely affect the health and safety of people using premises, the effects of noise from:</p> <ul style="list-style-type: none"> • Traffic on major roads (including State controlled roads); or • Operations within railway corridors. 	The subject site is not identified as a noise sensitive place.
Cultural Heritage Values		
O7	<p>Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.</p>	<p>Not applicable</p> <p>There are no known cultural values associated with the subject site.</p>
Flood Immunity		
O8	<p>Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.</p>	<p>Complies</p> <p>Residential allotments within the proposed development are located outside the identified Q100 area on the balance allotment.</p>
Vehicle Parking and Movement		
O9	<p>Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> • be integrated with the site layout including: <ul style="list-style-type: none"> ○ direct access to a road providing a level of service required to accommodate traffic generated by the use; and ○ appropriately designed footpath crossovers; and ○ provision for safe pedestrian movement between public footpath and facility entry points; and • accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; and • provide for passenger set down/pick 	<p>Complies</p> <p>The proposed development will be required to make adequate provision for access, in accordance with the <i>Capricorn Municipal Development Guidelines</i>.</p>

	up necessary for the use; and <ul style="list-style-type: none"> • facilitate public access to the foreshore and riparian open space networks. 	
Infrastructure		
O1 0	Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which: <ul style="list-style-type: none"> • comprise components and materials that are: <ul style="list-style-type: none"> ○ readily accessible and available; and ○ robust and reliable in terms of operational life and purpose; and ○ easily maintained without unnecessarily requiring specialist expertise or equipment. 	Complies The proposed development will be serviced by the standard suite of urban infrastructure and each stage is required to obtain the relevant development permits for Operational works.

As evident from the above assessment, the proposal complies with the various requirements of the Rural Zone Code, or where it does not comply, sufficient justification exists for approving the development despite the non-compliance.

Special Management Areas Codes

The development site is directly affected by the following elements within the Natural Features Code of the Special Management Areas Codes suite:

- Bushfire Hazard (Overlay Map O5);
- Drainage Problem (Overlay Map O2);
- Good Quality Agricultural Land (Overlay Map O4).

It is acknowledged that the balance area contains several additional overlays which are not subject to this stage of development and will be assessed at a future stage.

Natural Features Code

The Overall Outcomes applicable to the Natural Features Code are set out at section 3.30 of the scheme as follows:

- (a) *The purpose of the Natural Features Code is the achievement of the overall outcomes sought for the special management areas shown on Overlay Maps O1 to O8 as identified in this code.*
- (b) *The overall outcomes sought for the special management areas shown on Overlay Maps O1 to O8 as identified in this code are:*
 - (i) *that development is managed to protect the significant values of the various natural features and resources in terms of:*
 - (A) *physical change;*
 - (B) *damage or removal;*
 - (C) *accessibility; or*
 - (D) *visual detracting;*
 - (i) *development avoids or minimises, within acceptable levels, risk to the natural or built environment or human health or safety; and*

- (ii) *development does not adversely impact the safety and operational integrity of operational airspace associated with the Rockhampton Airport.*

Specific Outcomes		Response
Bushfire Hazard Special Management Area		
O5	Public safety, lives and property are not placed at unacceptable levels of risk.	Complies Whilst the site is mapped as being subject to Bushfire Hazard under the Planning Scheme, the hazard is negligible in real terms, as the land is predominantly cleared of vegetation. Bushfire hazard will increase as the development proceeds south however is not considered an unacceptable risk at this stage.
O6	The highest intensity of use occurs in those parts of the site which are least bushfire prone and limits the intensity of use elsewhere	Complies This stage of development is not identified as being within a bushfire hazard area.
O7	Purposes resulting in high concentrations of people on a site (including child care centre, educational establishment, hospital, residential purposes comprising multi-unit long term accommodation and short term accommodation, commercial and industrial purposes) being exposed to unacceptable levels of risk are inconsistent with the outcomes sought for this special management area	Complies The proposed development will result in an additional forty-five dwelling houses. Each house will be required to connect to water infrastructure and
O8	Development is sited and designed to minimise bushfire risk having regard to: (a) aspect, (b) elevation, (c) slope, and (d) vegetation	Complies The development is sited on the downhill slope on a relatively clear portion of the site.
O9	Road layouts facilitate easy and safe movement in the event of encroaching fire and provides for alternative safe access if one direction is blocked in the event of fire (Refer Figure A below). Figure A	Complies In the event of a bushfire, road layouts are designed to facilitate appropriate movements and connectivity including connection to Lammermoor to the east and Taranganba Road to the north.

Specific Outcomes		Response
O10	A sufficient supply of water is available for fire fighting purposes	Complies The development will be connected to water supply, providing sufficient quantity and pressure for fire fighting purposes, subject to a related development application for Operational works, as conditioned in the recommendation.
Drainage Problem Special Management Area		
O18	Development levels are set above the design flood level to reduce property damage and, where applicable, ensure public safety.	Complies The proposed stage of development is set above the Q100 flood area.
Good Quality Agricultural Land Special Management Area		
O24	Good quality agricultural land is retained for rural purposes by: (a) conducting other uses only if they are not irreversible and do not reduce the productive capacity of the land or alienate its use for rural purposes or result in land use conflicts with adjacent existing rural uses; (b) avoiding the use of identified land for other uses unless it can be proven that: (i) the land is not actually good quality agricultural land; or (ii) there is an overriding need in terms of public benefit for the proposal and the proposal cannot be located on alternative sites that are not identified as good quality agricultural land, including if: – the proposed location has features that make it desirable for the proposal; and – the features are not available in areas not identified as good quality agricultural land	Complies Given the proximity to urban development and natural constraints on large portions of the balance land, the subject site is not considered to have significant agricultural capacity or viability. As such, the urban development proposed is considered the highest and best use of the land and is consistent with the surrounding settlement pattern.
O25	Subdivision of good quality agricultural land does not reduce the productive capacity of the land	Not applicable As stated above, despite the overlay mapping of the land,

As evident from the above assessment, the proposal complies with the various requirements of the Natural Features Code.

REQUEST FOR FURTHER INFORMATION

Council issued a request for further information on 17 October 2017 pertaining to;

- Open space network
- Traffic Impact Assessment Report and roadworks
- Flood Impact Assessment report (Ross Creek)
- Stormwater quantity and quality management
- Sewerage and water reticulation works and connection
- Environmental values and scenic amenity

Officers met with the consultant and land owner in late 2017 to discuss the level of detailed reporting requested. It was agreed that the majority of reports can be conditioned to be provided as subsequent operational works permits with detail to be provided as the development progresses south. The consulting engineer provided a response on 8 January 2018 which relied on assumptions of technical reporting provided for previous stages of the development.

EXTERNAL REFERRALS

The applications were referred to Ergon Energy on 6 October 2017 as an advice agency given the site contains an electricity easement. Ergon Energy assessed the application and provided three advice conditions on 24 October 2017.

The applications were also referred to the Department of Transport and Main Road for third party advice. It is noted that each application has been limited to less than fifty (50) allotments which allows the applications to avoid formal referral to the State Assessment and Referral Agency for matters relating to State Transport Infrastructure. The Department provided advice on 6 November 2017 which was in line with the lapsed approval D-Y/2006-356 for Reconfiguring a Lot (174 Residential lots, including 2 medium density sites) which was approved but was not acted on and has since lapsed. This historic approval included conditions for significant intersection upgrades to Taranganba/Tanby Road intersection to be undertaken by the Developer.

Although the position of the Department is noted, the advice is not required to be attached to any Decision Notice under the *Planning Act 2016*. Council has made a separate and unrelated application for Black Spot funding of the intersection to further supplement the works identified within Councils Schedule of Works for the intersection to be upgraded, at Council's cost (within budget). In this regard, it is considered more favourable for Council to collect infrastructure charges at the designated rate for each additional allotment rather than conditioning the developer provide the trunk upgrade at their own cost, with the ability to make an application for development offsets.

INFRASTRUCTURE CHARGES

Adopted Infrastructure Charges Resolution (No.2) 2015 for Reconfiguring a Lot applies to the applications and the subject site falls within Charge Area 1. The Adopted Infrastructure Charges are as follows:

Column 2 Infrastructure Charge (\$/lot)	Column 3 Unit per lot	Calculated Charge Total	Sub-staging
21,000	D-180 (45 lots)	\$945,000.00	4B: \$126,000.00
			4C: nil
			5A: \$357,000.00
			5B: \$231,000.00

			5C: \$231,000.00
	D-182 (47 lots)	\$987,000.00	6A: \$210,000.00
			6B: \$273,000.00
			6C: \$273,000.00
			6D: \$231,000.00
	D-183 (40 Lots)	\$840,000.00	7A: \$231,000.00
			7B: \$189,000.00
			7C: \$210,000.00
			7D: \$210,000.00
	D-185 (44 Lots)	\$924,000.00	8A: \$252,000.00
			8B: \$378,000.00
			8C: \$294,000.00
	D-186 (23 Lots)	\$483,000.00	9A: \$231,000.00
			9B: \$252,000.00

A credit has been applied for the existing allotment, which is absorbed by the creation of the balance land in each stage. Each of the above charges will be sub-staged as reflected in an individual Infrastructure Charges Notice for each development application.

SUMMARY OF ASSESSMENT

The development applications are recommended for approval and the reasons for the decision are based on findings on material questions of fact:

- (i) The subject site forms a key urban development link, which will lead to future connectivity between the localities of Taranganba, Taroomball and Lammermoor; providing the site with the opportunity for urban development, as identified within the new planning scheme. In this regard the proposal is simply bringing forward the timing of the development as per the Urban and New Urban provisions in the new planning scheme.
- (ii) The subject site represents a logical extension to existing urban development, considering the subject site is located on the immediate periphery of residential development, and is within proximity to schools, other key services and infrastructure and is consistent with the settlement pattern in the immediate area.
- (iii) The development does not comply with Specific Outcome O1 and O2 of the Rural Zone Code in terms of land use and subdivision design given the urban density and lot size proposed.
- (iv) Despite the non-compliance with Specific Outcome O1 and O2, the allotment sizes, layout and development conditions are consistent with the existing settlement pattern in the immediate area and can be considered a logical progression of the Sea Haven Estate and adjoining residential areas in Lammermoor.
- (v) The development does not compromise the achievement of the state interest – natural hazards, risk and resilience outlined in the *State Planning Policy*.

- (vi) The development does not compromise the achievement of regional outcomes outlined in the *Central Queensland Regional Plan*.
- (vii) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with two aspects of the assessment benchmarks and conflicts with the overall outcomes of the Rural zone.

PREVIOUS DECISIONS

Sea Haven estate is currently developed with four (4) stages pursuant to approvals issued by Council (under delegated authority) in November 2013 (D-265-2013) and May 2014 (D-6-2014).

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

There are minimal legal implications involved in approving, subject to conditions, a development permit for a code assessable development application. Deciding this development application unfavorably brings the risk of appeal from the applicant (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.

CORPORATE/OPERATIONAL PLAN

The Corporate Plan references applicable to the assessment of this application is Strategy GO4 being, *Provide transparent and accountable decision making reflecting positive leadership to the community*.

LOCAL GOVERNMENT PRINCIPLES

The local government principles are –

- (a) Transparent and effective processes, and decision-making in the public interest; and
- (b) Sustainable development and management of assets and infrastructure, and delivery of effective services; and
- (c) Democratic representation, social inclusion and meaningful community engagement; and
- (d) Good governance of, and by, local government; and
- (e) Ethical and legal behaviour of councillors and local government employees.

CONCLUSION

The proposed development, being for an additional 199 residential allotments within Stages 4B to 9 of Sea Haven estate is not specifically identified as being consistent or preferred under the current *Livingstone Shire Planning Scheme 2005*, within which the land is located in the Rural Zone. In determining a position on the proposed development, officers have considered the Coty principle given the land will be designated within the Emerging community zone in the new planning scheme.

An assessment against both schemes has confirmed the proposal satisfies the purpose and overall outcomes of the relevant codes in terms of density, layout, infrastructure provision and natural hazard resilience.

Pursuant to Section 60(2)(b) of the *Planning Act 2016*, the assessment manager may decide to approve the application even if the development does not comply with some of the assessment benchmarks. In addition, pursuant to section 60(2)(d), an assessment manager may refuse the application only if compliance cannot be achieved by imposing development conditions.

In response to the above, the assessment of this application concludes that the proposed development, subject to conditions, is not likely to conflict with Council's Desired Environmental Outcomes. Furthermore, there are considered to be circumstances that favour Council exercising its discretion to approve the application in this instance, even though the application is not consistent with the Purpose of the Rural Zone Code as detailed in the summary of assessment section of the report above.

Having regard to all of the above, it is recommended Council, from a land use perspective, consider the proposed development favourably as, pursuant to Section 60(2)(b) of the *Planning Act 2016*, there are considered to be circumstances that favour Council exercising its discretion to approve the alternative land uses proposed herein and the development is capable of occurring in a manner that is not likely to conflict with Council's Desired Environmental Outcomes.

Therefore, the proposal is supported, subject to reasonable and relevant conditions outlined in the below recommendations.

**12.8 - DECISION ASSESSMENT FOR
FIVE DEVELOPMENT APPLICATIONS
FOR DEVELOPMENT PERMITS FOR
RECONFIGURING A LOT RESULTING
IN THE CREATION OF 199 LOTS +
BALANCE LAND AND A
DEVELOPMENT PERMITS FOR A
MATERIAL CHANGE OF USE FOR 199
DWELLING HOUSES (SEA HAVEN
ESTATE STAGES 4B, 4C, 5, 6, 7, 8 AND
9)**

Taroomball Locality

Meeting Date: 3 July 2018

Attachment No: 1



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The State Government of Queensland (Dept. of Natural Resources and Mines) 2015.
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Sea Haven estate - development area

Map Created by: Web AppBuilder for ArcGIS



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**12.8 - DECISION ASSESSMENT FOR
FIVE DEVELOPMENT APPLICATIONS
FOR DEVELOPMENT PERMITS FOR
RECONFIGURING A LOT RESULTING
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DEVELOPMENT PERMITS FOR A
MATERIAL CHANGE OF USE FOR 199
DWELLING HOUSES (SEA HAVEN
ESTATE STAGES 4B, 4C, 5, 6, 7, 8 AND
9)**

**Overall Sea Haven estate concept plan
and Proposal Plans for Stages 4B, 4C -
5, 6, 7, 8 & 9.**

Meeting Date: 3 July 2018

Attachment No: 2





















