

PLANNING AND ENVIRONMENT COMMITTEE	1
8 FEBRUARY 2023	

IMPLEMENTATION OF THE STANDARD DEVELOPMENT CONDITIONS SUITE FOR DEVELOPMENT APPROVALS ISSUED UNDER THE PLANNING ACT 2016

K Johnston | 70/6/3 | #7116723

RECOMMENDATION:

That Council:

1. **Notes the implementation of the Standard Development Conditions Suite for Development Permits issued under the *Planning Act 2016*; and**
2. **Notes an implementation date of the Standard Development Conditions Suite for development applications lodged from 1 March 2023 onward.**

INTERESTED PARTIES:

Not applicable.

EXECUTIVE SUMMARY:

The purpose of this report is to advise Council of the finalisation of the Standard Development Conditions Suite, which is intended to result in the consistent application of anticipated development conditions on Development Permits issued in accordance with *Planning Act 2016* (the **Act**).

For context, in October 2020, Officers engaged a third party to undertake a user perception survey (Voice of the Customer Survey) with representatives of the development industry to understand general customer satisfaction and highlight customer perceptions of Council's planning and development services. Outcomes from the survey were provided to the Planning, Growth and Sustainability Directorate on February 2021, and included a consolidated list of improvement opportunities which formed the basis of subsequent internal inter-departmental workshops.

As a result, the Development & Planning Customer Service Charter was established (the **Charter**), which was endorsed by Council on 14 May 2021. The Charter identified a series of strategic and operational initiatives, including (but not limited to) a suite of standard development conditions.

In June 2021, a project team was established to deliver the Standard Development Conditions Project, comprising of Officers within Council's Planning, Growth & Sustainability Directorate and an external consultant. The project sought to establish a suite of standard conditions to be applied to Development Permits issued in accordance with the Act, with the intention of ensuring consistency, transparency and confidence in conditions applied to development outcomes throughout the local government area.

In December 2021, Officers released the first draft of the suite of conditions for public review and feedback, with a consultation period from 9 December 2021 to 28 January 2022. During this time, Council received several submissions from industry representatives and groups including (but not limited to) the Urban Development Industry of Australia (UDIA) and the Housing Association of Australia (HIA).

After the consultation period closed, Council officers reviewed all submissions and undertook redrafting of conditions in response to matters raised. This revised package was then extensively internally reviewed by staff to form the finalised Standard Development Conditions Suite.

Given the nature of the document, as well as anticipated changes in legislation and policy, the document will continue to remain a 'live' document, with proposed amendments reviewed quarterly and in consultation with the formal established industry reference groups (or as needed if required sooner).

Version 1.0 of the Standard Development Conditions Suite will be made publicly available on 8 February 2023 on Council's website. The Standard Development Conditions Suite will be applied on all Development Applications lodged from 1 March 2023 onward.

The completion of the Standard Development Conditions Project highlights the commitment from the Development & Planning Branch and broader development industry for a collaborative and continuous approach to business improvement, whilst positioning Cairns Regional Council as a leader in establishing best practice for planning and land use functions.

BACKGROUND:

Planning Act 2016 (Qld)

Section 65 of the Act sets requirements for 'permitted development conditions', in relation to a development approval. Section 65 states that a development condition imposed on a development approval must:

- (a) be relevant to, but not be an unreasonable imposition on, the development or the use of premises as a consequence of the development; or
- (b) be reasonably required in relation to the development or the use of premises as a consequence of the development.

Pursuant to section 65 of the Act, Cairns Regional Council, in its role as an Assessing Authority (Assessment Manager), must impose reasonable and relevant development conditions on a development approval issued under the Act.

Drafting of conditions of approval are largely informed by common law principles that have been considered and adopted by the Court. Key common law principles are:

- **Planning purpose:** The conditions of a development approval must be imposed for a legitimate planning purpose.
- **Finality principle:** The conditions of a development approval must be final and certain.
- **Ambiguity:** The conditions of a development approval must not be vague or uncertain.
- **Enforceable:** The conditions of a development approval must not require onerous supervision by Council.
- **Modification principle:** The conditions of a development approval must not seek to substantially modify or re-design a proposal.
- **Unlawful conditions:** Parties cannot agree to accept conditions that are unlawful.
- **Indemnity conditions:** Parties cannot agree to impose indemnity conditions, requiring a developer to indemnify the Council in the event of a future issue.
- **Preservation of land:** The conditions of a development approval cannot generally require a developer to preserve land unless the preservation is clearly defined in Council's infrastructure documents.
- **Restricting lawful use of land:** The conditions of a development approval cannot restrict lawful use of land.

Overview of Relevant Matters Raised in Voice of the Customer Survey

In October 2020, Officers engaged a third party to undertake a user perception survey (Voice of the Customer Survey) with representatives of the development industry to understand general customer satisfaction and highlight customer perceptions of Council's planning and development services. Those interviewed comprised of Planners (20 respondents), Certifiers (6 respondents), Designers (5 respondents), Developers (10 respondents), Engineers (6 respondents) and *Other* customers (4 respondents).

Feedback from the Voice of the Customer Survey related to conditions of approval. Specifically, engineering conditions (12% raised), landscaping conditions (8% raised) and a general need for standard conditions (8% raised).

COMMENT:

The Standard Development Conditions Suite has been prepared to assist Council Officers with applying lawful, consistent, and robust conditions of approval on development approvals issued under the Act. Further, the suite of standard conditions establishes a baseline of conditions likely to be imposed on particular development, ensuring consistency, transparency and confidence in the application of conditions for development outcomes throughout the region.

The Standard Development Conditions Suite is intended to cover most forms of development Council routinely approves and seeks to cover the key technical and constraint-based conditions Council typically imposes on specific development. It is important to note that these conditions are standard conditions, and there will be particular development circumstances where Officers will be required to depart from Council's standard suite and adopt a first principles planning approach to the drafting process. Officers may also be required to prepare and apply original (non-standard) conditions of approval.

Given the nature of the document, as well as anticipated changes in legislation and policy, the document will continue to remain a 'live' document, with proposed amendments reviewed quarterly (or as needed if required sooner).

Version 1.0 of the Standard Development Conditions Suite will be made publicly available on 8 February 2023 on Council's website. The Standard Development Conditions Suite will be applied on all Development Applications lodged from 1 March 2023 onward.

OPTIONS:

Not applicable.

CONSIDERATIONS:**Risk Management:**

The implementation of the Standard Development Conditions Suite, as a consistent and consolidated suite of conditions of approval, mitigates risk to Council from the application of unlawful conditions, invalid approvals and / or opportunity for appealed decisions.

Council Finance and the Local Economy:

The implementation of the Standard Development Conditions Suite will support economic prosperity, diversification and overall quality of life, establishing a clear line of site for particular development types and the necessary controls required to be in place.

The implementation of the Standard Development Conditions Project will not adversely impact Council from a financial standpoint, outside of appropriate resourcing for ongoing review of an amendment register.

Community and Cultural Heritage:

The implementation of the Standard Development Conditions Suite will allow for the consistent delivery of development in the region, according with the expectations of the community and intent set out in the CairnsPlan 2016, FNQROC Regional Development Manual and overarching legislation. The public availability of the Standard Development Conditions Suite sets a benchmark or 'standard' for future development.

Further, Cultural Heritage elements are protected through the imposition of conditions that form part of the Standard Development Conditions Project.

Natural Environment:

The application of consistent conditions of both infill and greenfield development within the region will allow for both the establishment of new and protection of existing areas of ecological significance. The public availability of the Standard Development Conditions Suite sets a benchmark for future development with regard to conditions of approval relating to environmental / ecological obligations.

Corporate and Operational Plans:

The Corporate Plan identifies 5 key focuses, being:

1. Robust Economy
2. Natural Assets
3. Design for Liveability
4. Community & Culture
5. Focused Council

As detailed in above sections, the implementation of the Standard Development Conditions Suite has relevance to, and advances, all key focus areas of the Corporate Plan.

Further, the Development & Planning Branch identifies the completion of the Standard Development Conditions Project as an initiative in the Strategic Priorities and Business Planning Strategy (Operational Plan).

Statutory:

Statutory requirements and obligations have been considered in the drafting of the Standard Development Conditions Suite. The conditions have been drafted using key common law principles, as well as in accordance with the requirements set out in the Act, *Planning Regulation 2017* (the **Regulation**) and superseded legislation (to the extent relevant).

Policy:

No notable consideration was given (or required to be) to Cairns Regional Council's adopted General Policies.

CONSULTATION:

On 9 December 2021, Cairns Regional Council commenced a Public Consultation period, with the Standard Development Conditions Suite open for comment up to and including 28 January 2022. Feedback was encouraged from all parties actively involved in the development process.

Council received a number of submissions, with the Urban Development Industry of Australia (UDIA) and the Housing Association of Australia (HIA) providing consolidated and comprehensive responses from their members. Particular changes were incorporated or adopted into the later iterations of the document.

Given the nature of the document, as well as anticipated changes in legislation, policy and position, the document will continue to remain a 'live' document, with proposed changes reviewed quarterly. Submissions can be made to TownPlanner@cairns.qld.gov.au.

ATTACHMENTS:

1. Standard Development Conditions Suite



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Attachment 1: Standard Development Conditions Suite ([#7048033](#))



STANDARD DEVELOPMENT CONDITIONS SUITE



PREAMBLE

The Standard Development Conditions Suite is a collaborative document for use of Cairns Regional Council, Industry and the Community. For Council use, the document has been prepared as a user guide to assist with imposing lawful, consistent, and robust conditions of approval on development permits issued under the Planning Act 2016.

The document is intended to cover most forms of development Council routinely approves, setting out key technical and constraint-based conditions Council typically imposes on specific development.

It is important to note that these conditions are standard conditions, and there will be particular circumstances where Officers will be required to depart from Council's standard suite and adopt a first principles planning approach to the drafting process. Officers may also be required to prepare and apply original (non-standard) conditions of approval.

General timing clauses have been included for each condition, where relevant. Timing clauses will vary with particular development types and circumstances. The clauses included are to be referenced as a guide only and varied where necessary. The timing aspect for each condition should be stated clearly, precisely and in certain terms, ensuring that the purpose of the condition is achieved. Council officers should use consistent wording across all approvals for relevant timing requirements.

The Standard Development Conditions Suite is intended to remain a 'live' document, with amendments to be reviewed quarterly (or as needed).

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ACOUSTIC

1.	<p>Noise Generation</p> <p>The approved development must comply with [insert details of acoustic impact assessment report].</p>	At all times.
2.	<p>Amplified noise</p> <p>Amplified noise must not occur outside the approved hours of operation of the [insert use e.g. place of worship].</p>	At all times.
3.	<p>Noise Management Plan</p> <p>Prepare and provide to Council for endorsement a Noise Management Plan addressing [insert what the plan is to manage e.g. construction activities].</p> <p>The Noise Management Plan must be prepared by a suitably qualified person and include in particular [insert details here that are unique to this proposal. Examples might be:]</p> <ul style="list-style-type: none"> A. [insert] B. E.g. Provide details of expected noise sources; C. E.g. Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the <i>Environmental Protection Act 1994</i> (Qld) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i> (Qld); D. E.g. Identify the measures and work procedures to monitor noise emissions; E. E.g. Provide details of complaint response procedures; and F. E.g. Identify procedures to monitor and review the Noise Management Plan. <p>OR</p> <p>The development must comply with the Noise Management Plan [insert reference and details, consistent with details used at commencement of package in approved plan(s) and documents table].</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Building Work.</p> <p>OR</p> <p>Prior to Commencement of Work.</p> <p>At all times.</p>

<p>4.</p>	<p>Acoustic Attenuation</p> <p>The approved use must incorporate the following noise mitigation measures:</p> <p>A. [insert list of attenuation measures required];</p> <p>B. E.g. A combination of a partially closed roller door and acoustic barrier fence, encompassing the following at a minimum:</p> <p>i. Both roller doors facing west must be closed to present an opening height of 2.20 metres (measured from the top of driveway to the underside of the roller door) while workshop is in use; and</p> <p>ii. Install a 2.20 metre high (when measured from ground level) acoustic barrier fence along the lands southern side boundary as identified in Figure X of the Environmental Noise Assessment – Report 1234-A1, prepared by [insert] dated [insert]; and</p> <p>C. The acoustic barrier fence must be continuous in coverage and must have a minimum surface density of 10 kg/m².</p> <p>OR</p> <p>Noise Attenuation – Amplified Noise General Limit</p> <p>A sound limiting device must be installed into the amplification system of the [insert use] to ensure the noise limit of [insert e.g. 90dB(A)@] for amplified noise, to ensure the acoustic amenity at nearby noise-sensitive places is not adversely affected.</p> <p>Provide certification from an appropriately qualified acoustic consultant demonstrating that a noise limiting device has been installed into the amplification system of the [insert use] to achieve the criteria stated above.</p>	<p>Prior to Commencement of Use.</p> <p>AND</p> <p>At all times.</p>
<p>5.</p>	<p>Acoustic Fence</p> <p>An acoustic fence must be fully constructed along the [insert relevant boundary(s) details] of the subject land, in accordance with the locations as shown on [insert relevant approved plan(s) reference] and incorporate:</p> <p>A. [insert list of attenuation measures required].</p> <p>The fence is to be certified acoustically and structurally</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	<p>by a suitably qualified person.</p> <p>OR</p> <p>An acoustic fence is to be designed in accordance with Technical Specification MRTS15 Noise Fences and is to be based on the Road Traffic Noise Assessment for the site. The aesthetic design is to be approved by Council.</p> <p>The fence is to be certified acoustically and structurally by a suitably qualified person.</p>	
6.	<p>Subsequent Acoustic Report/Assessment</p> <p>Provide a subsequent Acoustic Report prepared by a suitably qualified person, for endorsement by Council.</p> <p>The report must assess noise emissions from the premises and identify whether or not the relevant noise criteria relevant to the approval have been achieved through the acoustic works installed at the premises.</p> <p>If the report shows that noise emissions exceed the relevant noise criteria, the report must recommend strategies and further site works to reduce noise levels to achieve compliance.</p> <p>Any identified further works must then be installed in line with the report recommendations as soon as practical after the production of the report and be certified by a suitably qualified person and submitted to Council.</p>	<p>Within [insert relevant period – e.g. six (6) months] of the Commencement of Use.</p>
7.	<p>Stage Area</p> <p>The extent of the stage area and speakers is limited only to the area shown on approved plan [insert plan references].</p>	<p>At all times.</p>
8.	<p>Acoustic Mitigation</p> <p>Impact isolating flooring (such as rubber impact tiles) must be installed to the floor of the use [or insert other details] where weights are to be used.</p>	<p>Prior to Commencement of Use.</p>
9.	<p>Road Traffic Noise Attenuation</p> <p>Provide noise attenuation measures along the common boundary of the development and the [insert]. Such measures must be constructed in conjunction with the development of the relevant stage. Specific attenuation measures must be documented as part of the Operational Work application.</p> <p>The noise attenuation measures are to be certified acoustically and structurally by a suitably qualified person.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>

ACID SULFATE SOILS

1.	<p>Acid Sulfate Soils Investigation</p> <p>Prepare and provide to Council an Acid Sulfate Soils Investigation Report for the area to be affected by this approval. The report must be prepared in accordance with the requirements of the Planning Scheme Policy – Acid Sulfate Soils and Queensland Acid Sulfate Soils Technical Manual (QASSTM).</p>	<p>Prior to issue of a Development Permit for Building Work.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to the Commencement of Work.</p>
2.	<p>Acid Sulfate Soils Management Plan</p> <p>Where identification of soils with a pyrite content in excess of the action levels nominated in the Queensland Acid Sulfate Soils Technical Manual (QASSTM) prepare, provide for approval and comply with an Acid Sulfate Soils Management Plan.</p> <p>The Acid Sulfate Soils Management Plan must be prepared by a suitably qualified person.</p> <p>Construct all works in accordance with the recommendations of the Acid Sulfate Soils Management Plan.</p> <p>OR</p> <p>Construct all works in accordance with the following recommendations from the Acid Sulfate Soils Management Plan prepared by [insert] dated [insert]:</p> <p>A. [insert what specific things must be completed. E.g. works identified under section XXX].</p> <p>The works must be supervised by an appropriately qualified professional, with all work detailed on a certificate of supervision. A copy of the certificate of supervision must be provided to Council upon completion.</p> <p>Any changes found necessary by the supervising professional during construction must be documented and accepted by Council before the changed work is carried out, unless deemed necessary to respond to an emergency or potentially dangerous situation.</p> <p>In the event of an emergency or potentially dangerous situation, advise Council immediately of the situation and</p>	<p>Prior to Commencement of Work.</p> <p>AND</p> <p>As stated.</p>

	then provide the necessary documentation as soon as practical following rectification works occurring.	
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AIR-CONDITIONING, PLANT AND MACHINERY

1.	<p>Air-Conditioning, Plant and Machinery Screens</p> <p>Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.</p>	Prior to Commencement of Use.
2.	<p>Air-Conditioning, Plant and Machinery Certification</p> <p>Air-Conditioning, Plant and Machinery units must be designed, sited and acoustically attenuated to achieve the specified noise limits as identified within the approved [insert reference to approved Noise Report].</p> <p>Following the installation of all mechanical plant and equipment associated with the [insert e.g. Shredder, fan motor etc], provide to Council evidence that the plant and equipment is adequately noise-attenuated and is in accordance with the criteria of the [insert requirement of the approved Noise Report].</p>	Prior to Commencement of Use.

AIRPORT OPERATIONS

1.	<p>Aircraft Noise</p> <p>The [insert use] must be designed to be acoustically insulated to achieve the minimum standards required by AS2021 – Acoustics – Aircraft noise intrusion – Building siting and construction.</p> <p>Provide certification post-construction that the building has been constructed in accordance with the [insert reference to approved Acoustic Report]. A copy of the completed Form 16 must be provided to Council.</p>	Prior to Commencement of Use.
2.	<p>Airport Obstacle Limitation Surface</p> <p>Provide certification from a licensed surveyor to Council and the Cairns Airport that all buildings, structures, plant equipment, lift shafts, aerials, lightning rods, antennae, poles, posts or other obstacles do not penetrate the Cairns Airport Obstacle Limitation Surface (OLS) over the land.</p>	Prior to Commencement of Use.
3.	<p>Encroachments into Operational Airspace</p> <p>Provide a copy of written confirmation that any encroachments into the Operational Airspace (OLS or PANS-OPS) of the Cairns Airport as a result of construction activities have regulatory approval, including the removal of cranes and other construction plant.</p>	Prior to Commencement of Work.
4.	<p>Obstacle Light</p> <p>Install a medium intensity steady red obstacle light at the highest point of the structure, in accordance with the requirements of the Civil Aviation Safety Authority (CASA) and the Manual of Standards (MOS) 139 paragraph 9.31 (2).</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to the issue of a Final Certificate for Building Work.</p>
5.	<p>Lighting</p> <p>Lighting associated with the use must be designed and constructed by a suitably qualified person to ensure that it does not increase risk of an aircraft incident and has regard to the Manual of Standards (MOS) Part 139—Aerodromes Chapter 9 Section 9.144 Lights – requirements for zones.</p>	At all times.
6.	<p>Landscaping</p> <p>Any future landscaping on the site must be selected such that the species must not result in the attraction of wildlife into the operational airspace of Cairns Airport.</p> <p><i>Note: Flowering and fruit plants should be particularly avoided.</i></p>	At all times.

<p>7.</p>	<p>Bird and Wildlife Hazards</p> <p>Prepare and implement a Bird and Wildlife Hazard Management Plan to ensure that bird and wildlife hazards are appropriately managed. The management plan must include a risk assessment detailing relevant bird and/or wildlife species that may occur on the site and which present a risk of strike associated with the operation of the Cairns Airport.</p> <p>The management plan must identify actions and management strategies to be adopted on the site as a result of the risk assessment during both the construction phase and operational phase of the works. Where the management plan requires additional work(s) to be carried out in order to appropriately manage the risk, such work(s) must be completed in conjunction with the approved works.</p> <p>Any additional work(s) required by the management plan must remain in place and be maintained at all times.</p> <p>The management plan must be prepared by a suitably qualified and experienced person with reference to relevant statutory controls and guidelines for the control of birds and wildlife in proximity to an aviation facility.</p> <p>A copy of the management plan must be submitted to and endorsed by Council.</p> <p><i>Note: Further information may be found in the State Planning Policy (July 2017) and its guidance material and the National Airports Safeguarding Framework. The Cairns Airport can provide a list of suitably qualified persons.</i></p>	<p>Prior to Commencement of Work.</p> <p>AND</p> <p>As stated.</p>
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AMALGAMATION OF LOTS

1.	<p>Amalgamation of Lots</p> <p>Amalgamate lots [insert lot descriptions] into one (1) lot and register the Plan of Subdivision.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
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AMENITY

1.	<p>External Amplification Device</p> <p>No external sound amplification equipment, loudspeaker, broadcast system, telephone ringer, siren, or other audible signalling device may be installed on the exterior of the building, unless required for emergency purposes and endorsed by Council upon written request.</p>	At all times.
2.	<p>Storage of Goods, Equipment, Packaging Material or Machinery</p> <p>Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road, thoroughfare or adjoining residential use.</p>	At all times.
3.	<p>Outdoor Lighting and Associated Structures</p> <p>Design, position and direct any outdoor lighting so that all lighting complies with AS4282 - Control of The Obtrusive Effects of Outdoor Lighting. The installation of external lighting must be certified by a suitably qualified person.</p>	Prior to Commencement of Use.
4.	<p>Architectural Relief</p> <p>Architectural relief must be provided [insert specific location] in the form of windows, penetrations or other design features including through the use of depth, texture, colour, light and shade.</p> <p>Plans detailing the architectural relief must be provided to Council for endorsement.</p>	Prior to a Development Permit for Building Work.
5.	<p>Air Quality</p> <p>There is to be no air pollutants emitted from the approved use.</p>	At all times.
6.	<p>Air Quality Management</p> <p>Implement the following measures in accordance with the [insert reference to relevant report or document] to avoid or minimise air emissions:</p> <p>A. [insert];</p> <p>B. E.g. Ensure the treatment tank is a Bio-Response Solution PET – 400Tank not exceeding 181kg capacity;</p> <p>C. E.g. Ensure all heating and drying is powered by electricity;</p>	Prior to Commencement of Use.

	<p>D. E.g. Ensure the temperature of the treatment tank does not exceed 98degC;</p> <p>E. E.g. Ensure the air emissions from the treatment tank are vented passively and through the roof via a vent with an internal diameter 2-3cm and at least 3 metres above the roofline; and</p> <p>F. E.g. Ensure the emptying of the treatment tank is undertaken using airtight hose fittings to minimise air emissions.</p>	
7.	<p>Staff Amenity Areas</p> <p>All staff amenity areas must incorporate seating and tables and must provide weather protection.</p>	Prior to Commencement of Use.
8.	<p>Illumination of use</p> <p>Illumination must be provided within parking and pedestrian areas during night time hours of operation.</p>	Prior to Commencement of Use.
9.	<p>Visual Impact Assessment</p> <p>Implement the recommendations of the Visual Impact Assessment including:</p> <p>A. [insert];</p> <p>Plans detailing the implementation of the recommendations must be provided to Council for endorsement.</p>	Prior to Commencement of Use.

ARCHITECTURE

1.	<p>Certification of Building Height</p> <p>Provide certification to Council from a licensed surveyor or building certifier that the overall height of the floor and 'as-constructed' roof levels are generally in accordance with the requirements of this condition.</p>	Prior to Commencement of Use.
2.	<p>Certification of Building Height – Telecommunications</p> <p>Provide certification from a licensed surveyor that the overall height of the 'as constructed' monopole [or lattice tower] has not exceeded a maximum height of [insert height].</p>	Prior to Commencement of Use.
3.	<p>Open Carport</p> <p>The carport as shown on the approved plan(s) must remain open [insert details regarding how it is opened – E.g. as 3 sides and no door] for the life of the development.</p>	At all times.
4.	<p>Screening</p> <p>Where habitable rooms of the proposed [insert use] are within 2 metres at ground floor level or within 9 metres above ground floor level of adjoining neighbouring dwelling habitable windows, provide suitable screening in accordance with the following:</p> <ul style="list-style-type: none"> A. Sill heights are a minimum of 1.5 metres above floor level; or B. Fixed obscured glazing for any part of the window below 1.5 metres above floor level; or C. Fixed external screens are provided to reduce overlooking. <p>Where direct view is available from the [insert approved use] into windows, balconies, and decks of an adjacent residential dwelling, that view must be screened from floor level to a height of 1.5 metres above floor level.</p>	Prior to Commencement of Use.
5.	<p>Awning Design</p> <p>The development must provide an awning and be designed and constructed to maintain the safety, amenity and comfort of pedestrians.</p> <p>Details of the proposed materials and construction method must be provided to Council for endorsement.</p>	<p>Prior to the issue of a Development Permit for Building Work.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>

	<p>The awning must be designed to be attached to the building and not require the use of the road reserve for structural support.</p> <p>The awning must be cantilevered over the footpath with a setback of [insert] metre/s from the face of the kerb, and with:</p> <ul style="list-style-type: none"> A. a maximum height of [insert] metre/s from the footpath level to the underside of the awning; or B. at a height consistent with or stepping up/down to, the awning structures on buildings on adjacent sites. 	
6.	<p>Exterior Finishes and Colours</p> <p>The following exterior finishes and colours of the [insert approved use] are approved for use:</p> <ul style="list-style-type: none"> A. [list out details]; <p><i>Note [if applicable]: This condition forms part of Council's Early Concurrence Agency Referral response for Amenity & Aesthetics, in accordance with Section 1.8 of CairnsPlan 2016.</i></p>	At all times.
7.	<p>Exterior Colour Scheme Requirements</p> <p>The external colour scheme must be non-reflective and blend with the natural colours of the surrounding environment.</p> <p>The following building colours for the exterior are approved for use:</p> <ul style="list-style-type: none"> A. [list out details – N.B. Council Officers should consider energy efficiency requirements at the time of granting approval]; and B. E.g. [if applicable - This condition forms part of Council's Early Concurrence Agency Referral response for Amenity & Aesthetics, in accordance with Section 1.8 of CairnsPlan 2016]. 	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
8.	<p>Extensions – Colour Scheme Requirements</p> <p>The external colour scheme of the extensions including walls, roofs, fascia, gutters and window frames must be complementary to the external colour scheme of the existing [insert use].</p>	<p>Prior to issue of Final Certificate for Building Work</p> <p>AND</p> <p>At all times.</p>
9.	<p>Telecommunications Facility – Colour Scheme</p> <p>The Telecommunications Facility, including the ancillary equipment and monopole must be painted in moderately dark to dark, non-reflective colour(s).</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>

<p>10.</p>	<p>Detailed Plans – Materials and Finishes</p> <p>Provide a schedule of materials and finishes for the development, for endorsement by Council.</p> <p>The schedule must include the following details:</p> <p>A. [insert];</p> <p>B. E.g. The final colour scheme and materials/finishes;</p> <p>C. E.g. The proposed façade treatment (including any materials and/or colours) to be utilised for the [insert] as shown on [insert plan reference]; and</p> <p>D. [insert any other matters that are to be included in further detailed plans].</p> <p>The endorsed colours, materials and/or finishes must be implemented as part of the development.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
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ASSESSMENT MANAGER

General Requirements		Timing									
<p>1. Approved Plans and Documents</p> <p>During construction, a legible hard copy of the Council approved plan(s) and document(s) and the Development Approval Package must be available at the premises / at the land.</p> <p><i>Note: This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located on site and be available at the request of Council.</i></p>		As stated.									
<p>2. Approved Plans and Documents</p> <p>The development is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the development application, except where modified by the conditions of this Development Permit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Drawing Description</th> <th style="width: 15%;">No.</th> <th style="width: 15%;">Rev</th> </tr> </thead> <tbody> <tr> <td>[Insert plans which require amendments]</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Drawing Description	No.	Rev	[Insert plans which require amendments]							At all times.
Drawing Description	No.	Rev									
[Insert plans which require amendments]											
<p>3. Amended Plans and Documents</p> <p>Amended plans must be submitted generally in accordance with the following plans submitted with the application, being:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Drawing Description</th> <th style="width: 15%;">No.</th> <th style="width: 15%;">Rev</th> </tr> </thead> <tbody> <tr> <td>[Insert plans which require amendments]</td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>But modified to reflect:</p> <p>A. List changes</p> <p>Amended plans must be submitted to Council for approval at least 20 business days prior to the commencement of any works.</p> <p>Development/Pre-start/works must not commence until the amended plans are approved by Council in writing.</p>	Drawing Description	No.	Rev	[Insert plans which require amendments]							<p>As stated.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to issue of a Development Permit for Building Work.</p>
Drawing Description	No.	Rev									
[Insert plans which require amendments]											

4.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.</p>	At all times.
5.	<p>Currency Period</p> <p>This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses insert (insert #) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).</p>	As stated.
6.	<p>Notice of Intention to Commence Use</p> <p>Written notice must be given to Council that the development fully complies with this Development Permit.</p> <p>Return the attached "Notice of Intention to Commence Use" (attached at Appendix #).</p>	Prior to Commencement of Use.
7.	<p>Commencement of Work</p> <p>Approved work must not commence until Council has received and accepted written Notice of Intention to Commence Work and all matters relevant to the Pre-Start meeting completed in accordance with sections CP1.07, CP1.08 and CP1.09 of the FNQROC Development Manual.</p>	Prior to Commencement of Work.
8.	<p>Works Acceptance – General</p> <p>All works must be fully constructed and completed in accordance with CP1.25 and CP1.26 of the FNQROC Development Manual – Construction Procedures, unless otherwise stated by a condition.</p>	Prior to Works Acceptance.
9.	<p>Certification of Approved Works</p> <p>In accordance with Section CP1.03 of the FNQROC Development Manual the Consulting Engineer who is a Registered Professional Engineer Queensland (RPEQ) is required to certify that all works have been carried out in accordance with this Development Permit and the standards as set out in the FNQROC Development Manual.</p>	Prior to Works Acceptance.
10.	<p>Defects Liability Period - Final Works Acceptance</p> <p>A twelve (12) month [or state greater period to apply to all or part of the approved Works] "Defects Liability Period" applies, commencing the day after the works have been accepted as complete by Council. During the Defects Liability Period, it is the responsibility of the Developer to rectify any works found to be defective due</p>	Prior to Final Works Acceptance.

	to design faults or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with the design and specifications.	
11.	<p>Damage to Infrastructure and Land</p> <p>Where any part of Council's existing infrastructure or land is damaged as a result of construction activities occurring on the land, including but not limited to; mobilisation of heavy construction equipment, stripping, grubbing and vegetation damage, notify Council immediately of the affected infrastructure or land and have it repaired, replaced or reinstated at no cost to Council.</p>	<p>At all times</p> <p>AND</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

BICYCLE

1.	Bicycle Parking Provide [insert – e.g. one (1) space per dwelling unit] for bicycle parking. <i>Note: The bicycle parking space may be provided within the internal storage area for each unit.</i>	Prior to Commencement of Use.
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BUILDING ENVELOPE AND BUILDING SETBACK PLAN CONTROLS

<p>1.</p>	<p>Building Envelope Plan</p> <p>Provide a Building Envelope Plan incorporating the following:</p> <ul style="list-style-type: none"> A. [insert – E.g. The location of the Building Envelope A contained on Lot X must be clear of the drainage infrastructure and easement as required by Condition X]; B. [insert any additional requirements]; C. E.g. All earthworks associated with the dwelling house must be wholly contained within the Building Envelope; D. E.g. The Building Envelope must be pegged on site to the requirements and satisfaction of Council; E. E.g. No Building Envelope must extend into an existing or proposed easement; F. E.g. The Building Envelope must be no closer than 1.5 metres to the sewer unless alternative arrangements are made to make the existing sewer line redundant to the satisfaction of Council; G. E.g. A private services corridor for sewerage, water and stormwater connections are to be shown on the Building Envelope Plan; H. E.g. The Building Envelope for Lots 1b and 2b must demonstrate compliance with a maximum 60% flood storage volume to comply with a 1% AEP event; and I. E.g. The Building Envelope Plan must show that any proposed built to boundary areas have a maximum length of 9 metres. <p>The Building Envelope Plan must be provided to and endorsed by Council.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
<p>2.</p>	<p>Building Envelope Plan</p> <p>Future development on Lot [insert] must be in accordance with the Building Envelope Plan identified on the approved plan(s) of development.</p> <p><i>Note: A Rates Notation to this effect will be placed on the property file.</i></p>	<p>At all times.</p>

BUSHFIRE AND FIREFIGHTING

<p>1.</p>	<p>Fire Fighting Water Tank</p> <p>An on-site water storage tank must be installed at the premises and must include the following:</p> <p>A. [insert requirements];</p> <p>B. E.g. Are sited to be visually unobtrusive;</p> <p>C. E.g. A minimum capacity of 30,000 litres or 5,000 litres where a 20-metre firebreak is maintained to all sides of the shed at all times;</p> <p>D. E.g. A minimum pressure and flow of 10 litres per second at 200kPa at all times;</p> <p>E. E.g. Are to be fitted with a 50mm ball valve with a camlock fitting; and</p> <p>F. E.g. Must be easily accessible by a fire truck.</p>	<p>Prior to Commencement of Use.</p>
<p>2.</p>	<p>Bushfire Hazard Assessment</p> <p>Comply with the recommendations of the approved Bushfire Hazard Assessment [insert details], specifically:</p> <p>A. [insert requirements];</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision</p> <p>AND</p> <p>At all times.</p>
<p>3.</p>	<p>Bushfire Management Plan</p> <p>Prepare and provide to Council a land specific Bushfire Management Plan (BMP), prepared by a suitably qualified person, in accordance with Planning Scheme Policy – Natural hazards, that addresses the bushfire risk to the land and the following matters:</p> <p>A. [insert requirements];</p> <p>B. E.g. Identifies the nature and severity of the bushfire hazard affecting the land;</p> <p>C. E.g. Requirements for firebreaks that provide adequate setbacks between building/structures and hazardous vegetation;</p> <p>D. E.g. Specifies the level of fire risk that will trigger evacuation of the land and activation of the plan (e.g. nature and/or severity of the fire hazard,</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision</p> <p>AND</p> <p>At all times.</p>

weather, landscape scale of fire risk, potential fire paths, etc.);

E. E.g. An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities and materials to be conducted/stored on the land, numbers and types of persons likely to be present particular warning and/or evacuation requirements;

F. E.g. Pre-emptive, primary, secondary and contingency actions during a bushfire event;

G. E.g. Identifies locations and availability of suitable on or off-site refuges, including safe evacuation route/s and procedures for evacuation;

H. E.g. Time required to alert, muster and relocate persons using the land, the availability of evacuation transport (if required) and define roles and responsibilities. Consideration must be given to the potential of increased risk of exposing persons to a bushfire event during relocation or evacuation;

I. E.g. Review and monitoring schedule for the plan;

J. E.g. The ongoing fire management practices which occur on the land including scheduled burns or other management techniques; and

K. [list any other matters required to be addressed by the BMP].

The Bushfire Management Plan is to be, at all times, kept and made available on site and implemented, at no cost to Council, for the duration of the approved development.

Advice Note: Council is not responsible for implementing or auditing the Bushfire Management Plan.

CANE TRAMWAY

<p>1.</p>	<p>Excavation Adjacent to Cane Rail Corridor</p> <p>All excavation adjacent to the cane rail corridor must be setback a minimum of [insert] metres measured from the centreline of the cane rail lines and must be supported by a report prepared by an appropriately qualified RPEQ Engineer.</p> <p>The report must address the following matters:</p> <ul style="list-style-type: none"> A. [insert requirements]; B. E.g. Maintenance of the stability of the cane tram line having regard to the tonnage of cane trams expected on the line; C. E.g. Shear characteristics of the materials in the buffer area; D. E.g. Stability of the ground beneath the rail line relative to the depth of the closest face of the excavation; E. E.g. Load characteristics of cane train locomotives and cane bins; F. E.g. Impact of local rainfall and flood events, including subterranean streams, damaging the face of the pit near the line; G. E.g. Provide comment and recommendations on the timing of extraction for each side of the tramway and following rehabilitation; H. E.g. Whether the excavation is being undertaken during a period when the cane rail track is in use, or outside that period; and I. E.g. Whether the excavation is permanent or temporary. <p><i>Note: It is recommended the report be undertaken in consultation with the [insert authority that operates the tramway e.g. Mulgrave Central Mill].</i></p>	<p>Prior to Commencement of Work.</p>
<p>2.</p>	<p>Safe Work Method Statement</p> <p>A Safe Work Method Statement must be prepared and provided by a suitability qualified RPEQ for [insert] works which includes controls for track safety. The Safe Work Method Statement must include all controls required for the safe construction of the service, including the following:</p>	<p>Prior to Commencement of Work</p> <p>AND</p> <p>Maintained at all times for the duration of work.</p>

	<p>A. Site Establishment arrangements;</p> <p>B. Survey arrangements to establish the bore alignment;</p> <p>C. A risk assessment including risks and methods of control for possible problems related to the rail corridor environment and that could cause interference to the railway track (e.g. lift or settlement affecting track alignment); and</p> <p>D. Track monitoring processes and procedures.</p>	
3.	<p>Restricted Work Hours</p> <p>Works must only be undertaken on days where the cane rail is not in operation (i.e. down days), except where the RPEQ certified Safe Work Method Statement demonstrates that works can safely occur on operating days.</p> <p><i>Note: MSF Sugar can be contacted to confirm days when the cane rail is not in operation.</i></p>	At all times.
4.	<p>Boring under Cane Rail Corridor</p> <p>Under boring within the [specify corridor type] corridor, and the works in general, must not cause physical disturbance to cane rail infrastructure, including;</p> <p>A. Subsidence or lift of the ground surface within the cane rail corridor;</p> <p>B. Changes to the track alignment; or</p> <p>C. Damage to any physical infrastructure within the cane rail corridor.</p>	At all times.
5.	<p>Dilapidation Survey</p> <p>A Dilapidation Survey of the cane rail infrastructure, incorporating a [insert] metre wide corridor centred on the [insert], must be prepared in accordance with the following requirements:</p> <p>A. Provide an RPEQ certified pre-development dilapidation survey of the cane rail infrastructure to Council, prior to the pre-start meeting for [insert] Works. The dilapidation survey must;</p> <ol style="list-style-type: none"> i. Survey the current surface level of the cane rail; ii. Survey the current alignment of the cane rail; iii. Assess the current condition of the cane rail. 	As stated.

	<p>B. Provide an RPEQ certified post-development Dilapidation Survey of the cane rail infrastructure to Council, prior to Works Acceptance, including RPEQ recommendations about rectification works required as a result of damage attributed to construction work for this development;</p> <p>C. Provide an RPEQ certified post-development Dilapidation Survey of the cane rail infrastructure to Council after a minimum of two (2) weeks of cane rail movements during the [insert] cane harvesting season. The Dilapidation Survey must be provided to Council within four (4) weeks of the commencement of cane rail movements associated with the [insert] cane harvesting season and is to include RPEQ recommendations about rectification work required as a result of damage attributed to construction work for this development;</p> <p>D. Where the above post-development Dilapidation Surveys identify rectification work as required;</p> <ul style="list-style-type: none"> i. The rectification work is to be undertaken at the developer's expense; ii. All relevant approvals to undertake the rectification work are to be obtained; iii. Third party consent to undertake the works is to be obtained from the asset owner; iv. RPEQ certification is to be provided to Council, confirming that the rectification work has been undertaken in accordance with this condition. 	
6.	<p>Cane Tramway Protection</p> <p>Provide a Tramway Reserve Fence along the common boundary of Lots [insert] with adjoining [insert]. The fence must be designed and constructed in accordance with FNQROC Development Manual Standard Drawing S1026, Tramway Reserve Fence, and be setback [insert] metres from the boundary of Lot [insert].</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

COMMUNITY MANAGEMENT STATEMENT

1.	<p>Community Management Statement Requirements</p> <p>Any Community Management Statement must include the following matters:</p> <p>A. [insert relevant matters];</p> <p>B. E.g. Responsibility for the management of and ongoing maintenance of the vertical landscape features and planter boxes including, but not limited to green walls and façade planters as identified on the approved plan(s);</p> <p>C. E.g. Responsibility for the management of and ongoing maintenance of embellishment, including entry statements and garden beds that exceed Council's requirements, as stated within the FNQROC Development Manual and as identified on the approved plan(s) as common property areas;</p> <p>D. E.g. An allocation must be made in the administration fund for the specific purpose of enabling maintenance and management activities of the landscape features referred to on the approved Landscape Maintenance and Management Plan [insert reference];</p> <p>E. E.g. Entity committing to the landscaping maintenance within the common property areas will ensure:</p> <ul style="list-style-type: none"> i. the operation and management are adequate to protect public health, safety and amenity, and prevent environmental harm; ii. the works or activity must not significantly detract from the capacity of the road to provide a vehicular and pedestrian thoroughfare; iii. the works or activity must not adversely affect the amenity of the area or the environment; iv. the person or entity is to ensure the contractor has public liability insurance; v. implement a traffic guidance scheme to ensure the safety of pedestrians and vehicles including but not limited to the safe temporary diversion of traffic 	At all times.
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	<p>erection of warning lights and barricades to the satisfaction of an authorised person.</p> <p>F. E.g. Require all parking spaces to be included in common property;</p> <p>G. E.g. Contain contact details and postal address;</p> <p>H. E.g. Demonstrate the location on the approved plan(s) of the common property areas; and</p> <p>I. E.g. The applicant/owner must include a clause in any future Community Management Statement for all residential lots which precludes future owners from establishing land uses which are in conflict with or not in keeping with the intended form of development.</p> <p>Any amendments to the Community Management Statement must not remove the above requirements for the life of the development.</p>	
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CONSTRUCTION MANAGEMENT

1.	<p>Public Notice and Project Signage of Work</p> <p>Public notice of the approved work must be given in accordance with the following requirements:</p> <ul style="list-style-type: none"> A. Public notification of the development in local newspapers in accordance with CP1.11 (1) of the FNQROC Development Manual; and B. Project Signage erected on the site frontages to constructed roads and all signage must be in accordance with Section CP1.11 (2) of the FNQROC Development Manual; and C. Once installed, project signage must remain erected for the duration of work. 	Prior to Commencement of Work.
2.	<p>Construction Security Bond</p> <p>A Construction Security Bond in accordance with Section CP1.06 of the FNQROC Development Manual, to the amount of 5% of the value of the approved work is required to be lodged with Council.</p> <p>The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved work.</p> <p>The bond must be lodged in the approved form on Council's Security Lodgement Form together with the Consulting Engineer's certification of the value of the approved work.</p> <p>The Construction Security Bond will be returned by Council once the approved work has achieved Works Acceptance.</p> <p><i>Note: Works Acceptance is achieved when Council issues a Works Acceptance Certificate.</i></p>	Prior to Commencement of Work.

<p>3.</p>	<p>Defects Liability Bond</p> <p>A Defects Liability Bond in accordance with Section CP1.20 of the FNQROC Development Manual, to the amount of 5% of the value of the approved work is required to be lodged with Council.</p> <p>The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved work.</p> <p>The bond must be lodged in the approved form on Council's Security Lodgement Form together with the Consulting Engineer's certification of the value of the approved work.</p> <p>The Construction Security Bond will be held by Council for a minimum period of twelve (12) months and until Final Works Acceptance.</p> <p>The bond will be returned by Council once the approved works have achieved Final Work Acceptance.</p> <p><i>Note: Final Works Acceptance is achieved when Council issues a Final Works Acceptance Certificate.</i></p> <p><i>Note: The Construction Security Bond lodged prior to construction may be used for the purposes of the Defect Liability bond subject to Council's approval.</i></p>	<p>Prior to Works Acceptance.</p>
<p>4.</p>	<p>Third Party Agreement</p> <p>The developer must obtain written agreement from third parties and/or Referral Agencies for any work proposed on adjacent properties. A copy of all necessary written agreements is required to be given to Council.</p>	<p>Prior to Commencement of Work.</p>
<p>5.</p>	<p>As Constructed Plans</p> <p>"As Constructed" documentation in accordance with Section CP1.21 of the FNQROC Development Manual must be submitted. All As-Constructed documentation must be submitted through Council's online portal ACDC and achieve drawing validation prior to being accepted by Council and in accordance with CP1.24 of the FNQROC Development Manual.</p> <p>The following items must be submitted as part of the "As Constructed" submission:</p> <p>A. Electronic copy of the updated Management Plans, Operation and Maintenance Manuals, and Environmental Management Plans where these have been amended or not previously provided to Council (where applicable);</p>	<p>Prior to Works Acceptance</p> <p><i>[next timing only used where associated with ROL]</i></p> <p>AND</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	<p>B. Asset valuation report in a format acceptable to Council and certified by a Registered Professional Engineer of Queensland (RPEQ);</p> <p>C. An electronic copy of the Council Approved Final Engineering Drawings in the same electronic format as the As Constructed data – PDF and DWG file;</p> <p>D. Where applicable, Pump Station RTU number and pump station identifier to be obtained from Council;</p> <p>E. Electronic copy of the Council approved Landscaping and Parks embellishments drawings;</p> <p>F. Electronic copy of park / landscaping irrigation system drawings;</p> <p>G. Electronic copy of design plans for building/structure and copy of Structural Certificate;</p> <p>H. "As Constructed" digital data and drawings of services and infrastructure including works completed by Council for the Contractor under a Private Works Agreement;</p> <p>I. Digital Ground Model data to the requirements of council in an appropriate format (e.g. DWG or as nominated by the Council);</p> <p>J. Any necessary information required for Council's asset management records (As identified in Appendix P);</p> <p>K. Certification of installed playground equipment to relevant Australian Standards; and</p> <p>L. Works carried out on mains, whether or not they are a part of the original project design or for a future stage.</p> <p>As Constructed" documentation must be supported by appropriate certifications in accordance with the requirements stated in Section CP1.21 and CP1.22 of the FNQROC Development Manual.</p>	
6.	<p>Portable Long Service Leave Notification</p> <p>In accordance with Section CP1.08 of the FNQROC Development Manual, the following documents must be submitted and accepted by Council:</p>	Prior to Commencement of Work.

	<p>A. Evidence of Public Liability Insurance; and</p> <p>B. Proof of payment of Portable Long Service Leave Levy (PLSL) where the value of approved work is over \$150,000.</p>	
7.	<p>For Construction Drawings</p> <p>For Construction Issue Engineering Drawings, inclusive of any amendments required by Conditions of this Permit, must be certified as approved by a suitably qualified RPEQ and a copy submitted to Council.</p>	Prior to Commencement of Work.
8.	<p>Storage of Machinery and Plant</p> <p>The storage of any machinery, material or plant during construction work must not cause a nuisance to surrounding properties.</p>	At all times.
9.	<p>Approved Hours of Work</p> <p>Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times:</p> <p>A. 7:00am to 6:00pm, Monday to Friday;</p> <p>B. 7:00am to 1:00pm Saturdays;</p> <p>C. No work is permitted on Sundays or Public Holidays.</p> <p>Any variations to the above working hours must be authorised by Council prior to the commencement of such work.</p>	As stated.
10.	<p>Transportation of Material</p> <p>Transportation of fill or spoil to and from the land must not occur:</p> <p>A. within peak traffic times, being [insert];</p> <p>B. before 7:00am or after 6:00pm Monday to Friday;</p> <p>C. before 7:00am or after 1:00pm Saturday; or</p> <p>D. on Sunday or a Public Holiday.</p>	As stated.
11.	<p>Inspection Test Plans (ITP's)</p> <p>Inspections must be undertaken during construction in accordance with Appendix A of CP1, section CP1.04 and CP1.16 (Inspection and Testing) of FNQROC Development Manual. These Witness and Hold Points are to be included in the contractors Inspection and Test</p>	At all times AND As stated.

	<p>Plan (ITP) and be made available for inspection on the site. The ITP's must be endorsed by the RPEQ.</p> <p><i>Note: Council requires a number of major inspections to be completed as Witness and Hold Points for Consulting Engineers and Council officers during the construction of the work.</i></p>	
12.	<p>Stockpiling of Material</p> <p>Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of work on the land.</p>	As stated.
13.	<p>Construction Dust and Air Pollutants</p> <p>Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the land and must not cause a nuisance to surrounding properties in accordance with the requirements of the <i>Environmental Protection Act 1994</i> (Qld).</p>	At all times.
14.	<p>Construction Management Plan [Planning]</p> <p>A Construction Management Plan must be prepared and submitted to Council.</p> <p>The Construction Management Plan must address all activities/operations associated with the construction including:</p> <ul style="list-style-type: none"> A. Hours of construction; B. Location(s) of construction access; C. Parking of vehicles (including construction site employees and delivery vehicles); D. Traffic management and control (including loading and unloading); E. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; F. Tree protection management; G. Site safety and security after hours to prevent public entry; and H. Location and details of construction signage including any signage that is to be illuminated. <p>The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must</p>	Prior to Commencement of Work.

	be implemented at all times for the duration of approved work.	
15.	<p>Construction Management Plan [Operational Works]</p> <p>Prepare and provide a Construction Management Plan (CMP) that addresses all operations associated with the permitted Operational Work, including but not limited to:</p> <ul style="list-style-type: none"> A. Hours of construction; B. Location(s) of construction access; C. Parking of vehicles (including construction site employees and delivery vehicles); D. Traffic management and control (including loading and unloading); E. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; F. Tree protection management; G. Site safety and security after hours to prevent public entry; and H. Location and details of construction signage including any signage that is to be illuminated. <p>The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must be implemented at all times for the duration of approved work.</p>	Prior to Commencement of Work.
16.	<p>Concrete Slurry</p> <p>Ensure that all concrete slurry is removed from the pathway, roadway, stormwater drains and kerb and channel upon completion of the work.</p>	Prior to Works Acceptance.

DEMOLITION

1.	Water Supply and Sewerage Works Internal At the time of demolition, any redundant sewer and/or water connections must be capped. Council must be provided with written notice of the relevant affected connections within 20 business days of the capping of such connection(s) occurring.	As stated.
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DRAINAGE AND STORMWATER

<p>1.</p>	<p>Site Based Stormwater Management Plan</p> <p>Provide a Site Based Stormwater Management Plan (SBSMP) and associated amended design which details a stormwater point of discharge.</p> <p>This document is required to report on the stormwater quantity and quality management required for the land, and must focus on, but not be limited to, the following:</p> <ul style="list-style-type: none"> A. Nominate best practice site management procedures to control the severity and extent of soil erosion and pollutant transport and other water quality issues that may arise during the construction phase and post-construction phase; B. Nominate requirements for ongoing post-construction management (inclusive of responsibility) of the drainage channel located along the [insert] boundary of the land; and C. [insert any additional requirements]. <p>All works must be carried out in accordance with the approved plan(s).</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>
<p>2.</p>	<p>Local Drainage Study</p> <p>Undertake a Local Drainage Study of the land to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts.</p> <p>In particular, the study must address the following:</p> <ul style="list-style-type: none"> A. [insert]; B. E.g. All internal and external contributing catchment boundaries; C. E.g. The extent of the 1% AEP flood hazard event in relation to the land both pre and post development; D. E.g. Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events; E. E.g. Identify any requirements for drainage easements; F. E.g. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development; 	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	<p>G. E.g. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development; and</p> <p>H. E.g. point of discharge.</p>	
3.	<p>Drainage Design</p> <p>Design a stormwater drainage system (internal and external to the land) in accordance with section D4 of the FNQROC Development Manual to satisfactorily drain the subject land such that the upstream drainage is not adversely affected and that the downstream drainage system is capable of adequately catering for the discharge of the modified flow produced as a result of the development.</p> <p>Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Council for endorsement.</p> <p>[insert any additional requirements].</p> <p>Once approved, all work must be carried out in accordance with the approved plan(s).</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision</p>
4.	<p>Concentration of Stormwater</p> <p>Stormwater discharge must have a no worsening effect or ponding nuisances on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> A. diversion of stormwater; B. concentration of stormwater flows; C. changes in other flow characteristics; and D. changes that affect the future use of land. <p>If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have a no worsening effect.</p>	At all times.
5.	<p>Discharge of Stormwater</p> <p>Stormwater associated with development is discharged to:</p> <ul style="list-style-type: none"> A. a lawful connection provided from the premises to Council's stormwater network; or B. land under Local Government control that has a lawful drainage function immediately adjoining to the premises; or 	At all times.

	<p>C. an easement for drainage purpose immediately adjoining to the premises; or</p> <p>D. where the site cannot discharge to a, b or c, stormwater is discharged from the site in a manner that does not result in:</p> <ul style="list-style-type: none"> i. change to the location of stormwater discharge; ii. an increase to peak flow velocity or volume; or iii. a concentration in stormwater discharge. 	
6.	<p>Lawful Point of Discharge</p> <p>All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p>	At all times.
7.	<p>Existing Kerb and Channel</p> <p>The existing kerb and channel to the frontage of the subject site must be repaired where any sections show ponding or significant cracking.</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>
8.	<p>CCTV Stormwater</p> <p>A CCTV inspection must be undertaken for all as-constructed stormwater work under this Development Permit. A Consulting Engineering who is a Registered Professional Engineer Queensland (RPEQ) is to assess the CCTV footage and prepare a report on the condition of as-constructed stormwater. The report must be provided to and endorse by Council and any rectification work must be fully completed.</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>
9.	<p>Stormwater Design</p> <p>Prepare and provide to Council for endorsement an RPEQ (Stormwater) certification, with supporting information including a review of the local flood and drainage information currently available from Council (as a minimum this must include existing local drainage studies prepared for adjoining subdivisions and any new modelling available from Council and any internal and external works proposed), that the development is</p>	Prior to Commencement of Work.

	designed to provide immunity to the Defined Inundation Event, 1% AEP plus a freeboard of 300mm.	
10.	<p>Stormwater Certification RPEQ</p> <p>Prepare and provide to Council for endorsement:</p> <p>A. RPEQ (Stormwater) certification, with supporting information, confirming that the development is constructed in accordance with the Council endorsed RPEQ (Stormwater) certification required under condition [insert number] of this Development Permit; and</p> <p>B. a plan prepared by a licenced cadastral survey showing the finished ground levels for the development and the Defined Inundation Event, 1% AEP plus a freeboard of 300mm.</p> <p><i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i></p>	Prior to Works Acceptance.
11.	<p>Private Drainage Assets</p> <p>All rear allotment drainage pits and associated pipework contained within the lot boundaries of this development site must be private infrastructure and must not become an asset of Council.</p>	At all times.
12.	<p>Existing Creek and Drainage Areas</p> <p>Existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.</p>	At all times.
13.	<p>Open Channels</p> <p>Open channels must be designed in accordance with Section D4.12 of the FNQROC Development Manual and must have smooth transitions with access provisions for maintenance and cleaning.</p>	Prior to Council approval of the Plan of Subdivision.
14.	<p>Allotment Drainage to Drainage reserve or creek</p> <p>For all allotments [or specify particular lots] that drain to an adjacent creek or drainage reserve, each allotment must be provided with the following:</p> <p>A. a 450mm x 450mm concrete or HDPE pit with galvanised grate;</p> <p>B. Each pit must have a 150mm class SH UPVC outlet pipe discharging to the adjacent creek or drainage reserve;</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

	<p>C. The pit must be located at the lowest corner of the allotment and provision to facilitate entry of the roof pipe system; and</p> <p>D. The Outlet pipe must be protected with a 300mm minimum concrete surround and suitable scour protection works to the creek bank or drainage reserve.</p>	
15.	<p>Headwalls</p> <p>The design and construction of all headwalls must be in accordance with section D4.17 of the FNQROC Development Manual.</p>	Prior to Works Acceptance.
16.	<p>Outlet Protection</p> <p>All stormwater outlets must have protection in accordance with Section D4.20 of the FNQROC Development Manual.</p>	Prior to Works Acceptance.

DRIVEWAY AND CROSSOVER

<p>1. Crossover and Driveway</p>	<p>The access crossover and driveway must be constructed in accordance with FNQROC Development Manual Standard Drawings S1015 and S1110 to a [commercial/industrial/residential] standard.</p> <p>OR</p> <p>The access crossover and driveway must be constructed in accordance with FNQROC Development Manual Standard Drawings S1105 and S1110 to a Rural standard.</p> <p>OR</p> <p>The access crossover and driveway as illustrated on the Approved Plan(s) must be constructed in accordance with FNQROC Development Manual Standard Drawings S1015/1105 and S1110 to a [commercial]/industrial/residential] standard.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
<p>2. Access Handle</p>	<p>All rear access (Hatchet or Battle-axe) allotments [or allotments accessed via an easement], must be provided with a reinforced concrete driveway (or other impervious surface in rural areas only).</p> <p>The driveway must have a minimum width of 3.0m, extending the full length of the access leg [easement] of the allotment.</p> <p>The constructed driveway must commence at the adjacent kerb and channel with a standard kerb crossover or at the existing edge of pavement.</p> <p>Conduits for internal allotment services must be provided adjacent to the concrete driveway for the full length of the driveway, unless otherwise approved.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
<p>3. Ramping</p>	<p>Any ramping to meet with floor/garage levels must occur within the property.</p> <p>No grade change for vehicular access is permitted within the road reserve.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

4.	<p>Reinstatement of Verge</p> <p>All land adjacent to the driveway [and footpath] in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footway or roadway, must be reinstated to its pre-works condition.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
5.	<p>Location of Access</p> <p>An RPEQ must certify that the location of accesses and site distance provision are in accordance with AS2890 – Parking Facilities –Off Street Parking.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
6.	<p>Offsets of Driveway</p> <p>The edge of a new driveway (inclusive of access aprons), must be no closer than 1.0m to any power pole, street light pole or electrical junction box.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
7.	<p>Shared Crossover and Driveway</p> <p>Provide a shared concrete crossover and apron (or other approved surface) with a maximum width in accordance with FNQROC Development Manual Standard Drawing S1015.</p> <p>All land adjacent to the driveway in the road verge which is disturbed as a consequence of creating the driveway, including the existing kerb and channel, footway or roadway, must be reinstated to its pre-works condition.</p> <p>All works must be carried out generally in accordance with the approved plan(s).</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
8.	<p>No Additional Access</p> <p>Access to the land is limited to the driveway and crossover to [insert street], as shown on the Approved Plan(s). No additional crossover or access is permitted.</p>	<p>At all times.</p>

	<p>Advice Note: If widening of the existing driveway/crossover is required beyond the requirement within the FNQROC Development Manual Standard Drawing 1015, a Development Permit for Operational Work will be required.</p>	
<p>9.</p>	<p>Crossover Construction</p> <p>The portion of kerb and channel to be reconstructed at the redundant access crossover location must be dowelled into the existing kerb and channel infrastructure.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

EASEMENTS

<p>1. Support Easement</p>	<p>Where the design of the block walls and architectural features along the common boundary between Lots [insert] rely upon support by, or proximity of, structures on the adjoining lot, prepare for lodgement for registration at the Department of Resources (Titles Registry) an appropriate form of Easement of Support over an appropriate length, height and width of the common boundary of Lots [insert].</p> <p>The easement documents required must be:</p> <ul style="list-style-type: none"> A. in the approved form (Form 9) for lodgement to the Titles Registry; B. executed by each relevant landowner; and C. endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry. 	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
<p>2. Access and Services Easement</p>	<p>Prepare for lodgement for registration at the Department of Resources (Titles Registry) the following Access and Services Easements, as identified on the Approved Plan(s) [insert plan reference e.g. Plan of Subdivision], at no cost to Council:</p> <ul style="list-style-type: none"> A. A reciprocal Access and Services (type) easement over the crossover driveway in favour of Lot [x] and [x] as shown on the approved plan(s) of development; and B. A reciprocal Access and Services (type) easement over the driveway in favour of Lot [x], over Lot [x] and [x] as shown as EMT [x] & [x] on the approval plan(s) of development. <p>A copy of the easement documents must be submitted to Council for endorsement at no cost to Council.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
<p>3. Sewer Easement</p>	<p>Prepare for lodgement for registration at the Department of Resources (Titles Registry) a Sewer Easement in favour of Council, subject to Council's relevant standard terms document Registered Dealing Number 721329134, over Council sewers within the land that are on a non-standard alignment.</p> <p>The easement documents required must be:</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p>

	<p>A. in the approved form (Form 9) for lodgement to the Titles Registry;</p> <p>B. executed by each relevant landowner; and</p> <p>C. endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.</p>	<p>Prior to Works Acceptance.</p>
<p>4.</p>	<p>Water Easement</p> <p>Prepare for lodgement for registration at the Department of Resources (Titles Registry) a Water Easement in accordance with Section D6.08 of the FNQROC Development Manual in favour of Council, subject to Council's relevant standard terms document Registered Dealing Number 720274729 over Council water infrastructure within the land that are on a non-standard alignment.</p> <p>The easement documents required must be:</p> <p>A. in the approved form (Form 9) for lodgement to the Titles Registry;</p> <p>B. executed by each relevant landowner; and</p> <p>C. endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
<p>5.</p>	<p>Drainage Easement</p> <p>Prepare for lodgement for registration at the Department of Resources (Titles Registry) and in accordance with Council's standard terms where relevant:</p> <p>A. Drainage Easements required under Decision Notice [date] (Council Reference: [ref]); and</p> <p>OR</p> <p>[where private] An easement in favour of upstream properties with a width that must contain the 1% ARI 100-year storm flow from the upstream catchment or be three (3) metre wide, whichever is greater.</p> <p>OR</p> <p>[state type] Drainage Easements proposed within Lot [state lots/land] to cater for [inter-allotment / privately owned infrastructure].</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

	<p>[For private easements] Maintenance of the easement within the property is the responsibility of the property owner.</p> <p>OR</p> <p>Drainage Easements in accordance with Section D4.19 of the FNQROC Development Manual.</p> <p>The easement documents required must be:</p> <ul style="list-style-type: none">A. in the approved form (Form 9) for lodgement to the Titles Registry;B. executed by each relevant landowner; andC. endorsement by Council prior to Council approval of the Plan of Subdivision and lodgement to the Titles Registry.	
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ELECTRICAL, TELECOMMUNICATION AND LIGHTING

<p>1.</p>	<p>External Lighting</p> <p>External lighting within the development site must be installed in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting. The installation of external lighting must be certified by a suitably qualified person in accordance with the Australian Standard.</p>	<p>Prior to Commencement of Use..</p>
<p>2.</p>	<p>Security Lighting</p> <p>Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances, footpaths under permanent awnings and vegetated areas.</p> <p>All external lighting must be in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting so as to not cause nuisance or distraction to nearby residents or passing motorists.</p> <p>All lighting over publicly accessible pathways covered by permanent awnings must be in accordance with AS/NZS 1158.3.1:2020 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</p>	<p>Prior to Commencement of Use.</p>
<p>3.</p>	<p>Street Lighting</p> <p>Prepare and provide for approval a Streetlighting Scheme for the installation of public street lighting, including connections and energising to [insert name of roads/intersections].</p> <p>The street lighting network must meet the following:</p> <p>A. The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.</p> <p><i>Note: Fees and charges apply as per the Council fees and charges schedule;</i></p> <p>B. Street light poles are to be evenly spaced along a road to achieve a uniform lighting layout and distribution;</p> <p>C. E.g. Be prepared and certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland;</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	<p>D. E.g. Be a Category Lighting scheme in accordance with FNQROC Development Manual – Design Guidelines, D8 Utilities, section D8.07 Road Lighting – Table D8.1 Lighting Categories and meet the relevant Road Lighting Standard AS/NZS 1158;</p> <p>E. E.g. Associated wiring must be installed underground;</p> <p>F. at least two spans of lighting on each approach leg of an existing road leading to an access driveway or intersection constructed to provide the ingress/egress;</p> <p>G. E.g. Lighting columns are to be of steel construction with LED Aeroscreen luminaires installed at zero-degree upcast angle;</p> <p>H. E.g. Be acceptable to the electricity supplier (e.g. Ergon Energy) as ‘metered and unmetered lighting’;</p> <p>I. E.g. Be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’;</p> <p>J. E.g. Meet the requirements of the electricity supplier for acceptance of the street lighting asset;</p> <p>K. E.g. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services; and</p> <p>L. Pedestrian crossings must be lit in accordance with AS 1158.4 – 2015, “Lighting for Roads and Public Spaces - Lighting of Pedestrian Crossings.</p> <p>The approved Streetlighting Scheme must be fully constructed and completed.</p>	
4.	<p>Street Lighting Subdivision Detailed</p> <p>Provide the following arrangements for the installation of public street lighting within the subdivision:</p> <p>A. The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.</p>	Prior to Council approval of the Plan of Subdivision.

Note: Fees and charges apply as per the Council fees and charges schedule;

- B. E.g. A Rate 2 lighting scheme is to be designed in accordance with the relevant current Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The Rate 2 lighting scheme must be certified by a suitably qualified electrical/lighting Registered Professional Engineer Queensland;
- C. E.g. The applicable lighting category is to be determined from the Street and Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 in the FNQROC Development Manual. The lighting scheme must demonstrate that light pole locations align with common property boundaries, represent the permitted design spacing, and that there are no conflicts with vegetation to be retained, stormwater, driveways, kerb inlet pits and other services;
- D. E.g. The design must provide the applicable illumination level specified in the current Road Lighting Standard AS/NZS 1158 at the following road elements:
- Intersections;
 - Pedestrian refuges;
 - Cul-de-sacs;
 - Bus stops;
 - Local Area Traffic Management (LATM) Devices (Including Roundabouts); and
 - LATM Devices are to be shown on the civil layout design. The electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard;
- E. E.g. The lighting scheme must be approved by Council prior to the issue of a Development Permit for Operational Work;
- F. at least two spans of lighting on each approach leg of an existing road leading to an access driveway or intersection constructed to provide the ingress/egress;

	<p>G. Additional lighting must be provided at a designated bus stop facility and the design must include the entry and exit lengths of the bus stop;</p> <p>H. E.g. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development or an existing intersection is to be upgraded as part of the Development Approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two (2) spans either side of the intersection to the relevant Lighting Category; and</p> <p>I. E.g. All new lighting columns are to be of steel construction with LED luminaires installed at a zero-degree upcast and underground service, and all existing Ergon Energy timber street light poles are to be recovered.</p> <p>The approved Streetlighting Scheme must be fully constructed and completed.</p>	
5.	<p>Lighting for Crime Prevention</p> <p>The lighting and landscaping requirements of the approved development must comply with Planning Scheme Policy – Crime Prevention Through Environmental Design.</p> <p>Fencing must be constructed of durable materials, easy to maintain surfaces and darker coloured paint or graffiti resistant paint.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
6.	<p>Electrical Transformer</p> <p>Any padmount transformer must be installed on site and positioned in accordance with the following requirements:</p> <ul style="list-style-type: none"> A. not located on land used for open space or sport and recreation purposes; B. screened from view by landscaping, sightscreens and/or fencing; C. accessible for maintenance in accordance with the relevant utility provider; D. must be located clear of footpaths; E. must not be located over existing infrastructure; F. [where development is located in a Centre zone] located within the building and screened from view; and 	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	G. In new residential subdivisions, located in road reserve.	
7.	<p>Electrical Design</p> <p>Underground electricity reticulation must be designed and provided to service the development in accordance with the requirements of Section D8.06 of the FNQROC Development Manual.</p> <p>OR</p> <p>The development must be connected to the existing overhead electricity supply in accordance with the requirements of the section D8.06 of the FNQROC Development Manual.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
8.	<p>Electricity Supply</p> <p>Each lot must be connected to the electricity network in accordance with the FNQROC Development Manual and the relevant electricity providers standards.</p> <p>An underground electricity reticulation must be provided to the subdivision in accordance with the requirements of the FNQROC Development Manual, with the connection point being a service pillar installed by Ergon Energy at the property boundary.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
9.	<p>Evidence of Electrical and Telecommunication Connection</p> <p>Provide Council with evidence of the agreement to provide an electricity supply and telecommunication services for each new lot shown on the approved plan. Such evidence must be in the form of a "Certificate of Electricity Supply" or "Certificate of Electrical Acceptance".</p> <p>The confirmation from the telecommunications provider must be in the form of a receipt for the full payment of the telecommunications "Development Application" or alternatively, a copy of the telecommunications provider "Council Letter".</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
10.	<p>Telecommunications Supply</p> <p>Each lot must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
11.	<p>Electrical and Street Lighting Plans</p> <p>Design and provide for endorsement by Council, layout plans for telecommunication, electrical services and road</p>	<p>Prior to Commencement of Work.</p>

	<p>lighting generally in accordance with Section D8 of the FNQROC Development Manual.</p> <p>The application must include evidence in the form of detailed plans which show the locations of all existing and approved civil infrastructure, including water, sewer, drainage, road, footpaths and any existing or proposed telecommunication, lighting and electrical services.</p> <p><i>Note: Fees and charges apply as per the Council fees and charges schedule.</i></p>	
12.	<p>Offsets for Electrical and Telecommunication Services</p> <p>All electrical and telecommunication services must be located within the road reserve at a distance of 0.3m – 1.2m from the property boundary, unless otherwise approved.</p>	Prior to Council approval of the Plan of Subdivision.

ENVIRONMENT AND VEGETATION

1.	<p>Vector Management</p> <p>Prepare and provide to Council a Vector (mosquito) Control Strategy. The Vector Control Strategy must describe target species and their life cycles, along with details of proposed chemicals and known effects on aquatic fauna. The strategy will be required to be made available to all potential owners of lots in affected stages.</p> <p><i>Note: A Rates Notation to this effect will be required for Lots in those stages determined by Council to be affected.</i></p>	<p>Prior to Council approval of the Plan of Subdivision</p> <p>AND</p> <p>At all times.</p>
2.	<p>Existing Vegetation</p> <p>Existing vegetation on the subject land must be retained in all areas except those affected by the construction of the [insert approved use e.g. Dwelling House, the access driveway and/or the installation of services] as detailed on [the approved plan(s) or approved report – insert reference].</p> <p>Any further vegetation damage requires a Development Permit for Operational Work.</p>	<p>At all times.</p>
3.	<p>Vegetation Protection</p> <p>All vegetation on the site, other than the approved tree(s) to be removed, must be protected and retained in accordance with the AS 4970-2009 Protection of trees on development sites.</p>	<p>At all times.</p>
4.	<p>Notification of Clearing</p> <p>Council must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation damage to facilitate community awareness of such works.</p> <p>OR</p> <p>Council must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation damage.</p> <p>A minimum A2-sized sign must be placed on [insert] frontage within the property. The sign must be clearly visible to the public and contain details of the project, including (but not limited to):</p> <ul style="list-style-type: none"> A. [insert]; B. Approx. date of works occurring; C. Nature of approved work; 	<p>As stated.</p>

	<p>D. Project coordinator name; and</p> <p>E. Project coordinator contact number.</p>	
5.	<p>Vegetation Damage</p> <p>The approved vegetation damage must be undertaken under the supervision and direction of a certified Arborist. The following requirements must be implemented:</p> <p>A. [insert any additional requirements depending on circumstances of damaging works];</p> <p>B. E.g. The approved [insert] trees must be clearly demarcated on site for a Council Hold Point inspection prior to any vegetation damage works;</p> <p>C. E.g. All vegetation on the subject lot, other than the approved [insert] trees to be removed, must be protected and retained in accordance with the AS 4970-2009 Protection of trees on development sites;</p> <p>D. E.g. A certified Arborist must undertake the vegetation damage works in accordance with any required recommendations from a competent person, where required. Measures specified for vegetation protection by the Certified Arborist must be implemented on site prior to the hold point meeting and maintained throughout the duration of tree damaging works. The Arborist must be present at the hold point meeting and available for consultation with Council throughout the works;</p> <p>E. E.g. Ensure there is no further disturbance including the excavation of soil or roots;</p> <p>F. E.g. Ensure to clearly mark the approved vegetation damage extent/boundary and the significant trees to be retained for retention on-site for inspection at the Pre-Start meeting, prior to any vegetation damage occurring; and</p> <p>G. E.g. The existing trees located within the street front boundary of this subject land must be retained and protected in accordance with the AS 4970-2009 Protection of trees on development sites. The removal of any tree located within the street front boundary will require a Development Permit for Operational Work.</p>	As stated.

6.	<p>Management of Damaged Vegetation</p> <p>The vegetation must be either removed and disposed of at an approved site or mulched/chipped and used on site.</p> <p>All soil and woodchip material must be removed from pathways, roads, kerb and channel following the completion of work.</p>	At all times.
7.	<p>Hold Point Inspection</p> <p>The approved tree(s) to be [removed / retained] must be clearly demarcated on site for a Council Hold Point Inspection prior to any vegetation damage work.</p>	As stated.
8.	<p>Replacement Planting</p> <p>The replacement landscaping and planting of a replacement tree [or otherwise required] must be undertaken in accordance with the following requirements:</p> <p>A. [insert];</p> <p>B. E.g. A planting schedule including the proposed species (botanical name & common name); quantities; and container size for the required landscaping and replacement tree planting must be submitted to Council's Development Services Team via [insert] for approval prior to any vegetation damage;</p> <p>C. E.g. Ensure the proposed species are readily available in the nominated quantities and container size. Shrubs must be supplied in a minimum 200mm container and the minimum container size for trees is 300mm;</p> <p>D. E.g. Landscaping must be installed and established within three (3) months from the date of the vegetation damage; and</p> <p>E. E.g. A Council inspection of the landscaping is required following completion. If at any stage it is considered necessary to vary the approved landscaping associated with this approval, further approval must be obtained in writing from Council.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
9.	<p>Protection of Vegetation during Construction</p> <p>A Tree Protection Zone must be designed and established for trees to be retained and impacted by the approved development. The Tree Protection Zone must ensure at all times:</p>	<p>Prior to Commencement of Works</p> <p>AND</p> <p>As stated.</p>

	<p>A. be in accordance with AS 4970-2009 Protection of trees on development sites;</p> <p>B. be designed by a suitably qualified person;</p> <p>C. tree protection measures are installed and maintained in accordance with the AS 4970-200 Protection of trees on development sites for the duration of works;</p> <p>D. No construction related activities (such as construction vehicle parking, liquid disposal, stockpiling etc.) occurs within the Tree Protection Zone without certification from a certified Arborist;</p> <p>E. All existing retained trees within the area identified as [insert by reference to approved plan(s)], are managed during construction activities in accordance with the AS 4970-2009 Protection of trees on development sites to avoid any of the following:</p> <ul style="list-style-type: none"> i. E.g. Insert as applicable: structural damage to the trees; ii. E.g. Compaction of the root plate; iii. E.g. Filling of soil within the drip zone; and iv. E.g. Long-term harm to the health of the tree etc; and <p>F. Where any of the existing retained trees dies, are dying, or are structurally compromised for any reason, they are wholly removed in a manner that minimises damage to surrounding vegetation prior to the acceptance by Council of the [insert type of works] works 'on maintenance' and replaced by [insert e.g. trees of the same species and size or one of the following species of a similar size].</p>	
10.	<p>Assessment of Existing Trees</p> <p>A suitably qualified project Arborist must undertake an assessment of all existing trees to be retained and protected within the [insert] adjacent to the approved damage extent. The project Arborist must mark any additional trees that are required to be removed from the [insert] due to the impact of the approved works, or because the trees are dead, diseased or dying and present a future risk to public or infrastructure and services from their condition.</p>	Prior to Commencement of Work.

	<p>[where for Operational Work Permit]</p> <p>The project Arborist must be present at the Pre-Start Meeting and available for consultation with Council throughout construction.</p> <p><i>Note: Any trees identified as to be removed by the project Arborist are Operational Work and may require a Development Permit to be obtained prior to their removal.</i></p>	
11.	<p>Arborist Report</p> <p>An Arborist Report and Tree Audit Plan must be provided to Council for approval. The Arborist Report must be made accessible to stakeholders at all times. The plans and supporting documentation must:</p> <ul style="list-style-type: none"> A. Demonstrate how vegetation to be retained will be protected in accordance with AS 4970-2009 Protection of trees on development sites; and B. Include details on a plan of the extent of damage and the location of trees to be retained and removed and their Tree Protection Zones where adjacent to area disturbed for approved development works. <p>Once approved, the recommendations of the Arborist Report must be implemented.</p>	Prior to Commencement of Work.
12.	<p>Street Tree Protection</p> <p>The existing trees located within the street front boundary of this subject land must be retained and protected in accordance with the AS4970-2009 Protection of trees on development sites.</p>	At all times.
13.	<p>Street Tree Relocation</p> <p>The street tree/s [or nominated street tree located on frontage of Road/Street] which are to be removed as part of the development must be relocated to or replanted in an appropriate location along the frontage of the lot.</p> <p>Where any street trees are not successfully relocated, a tree/s of similar species and maturity must be replanted in its place in accordance with the SC6.8 Planning Scheme Policy – Landscaping and the FNQROC Development Manual.</p> <p>Replacement street tree planting must be designed and installed in accordance with the FNQROC Development Manual – D9 Landscaping, S8 – Landscaping, and</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>

	<p>Standard Drawings, S4100 – Tree Guards and S4210 – Street Tree Planting.</p> <p>Replacement Street trees must be maintained until the asset is accepted “off maintenance” by Council in accordance with the procedures in FNQROC Development Manual - C1 Construction Procedures.</p> <p><i>Note: An approval in writing by Council's Development Services via planningadmin@cairns.qld.gov.au is required for the proposed replacement street tree species prior to installation.</i></p>	
<p>14.</p>	<p>Damage of Trees</p> <p>Damage must not occur to any retained trees as a result of the development, including removal, cutting down, ring bark, push over, poison or destroy in any way including by burning, flooding or draining, topping, lopping, spur or spike climbing.</p> <p>Where pruning of trees is required to be undertaken, such pruning works must be carried out by a suitable qualified person in accordance with the requirements of AS 4373-2007 Pruning of amenity trees.</p>	<p>At all times.</p>
<p>15.</p>	<p>Weed and Pest Management</p> <p>Weed management is required and must be ongoing to ensure all priority, invasive and environmental weeds as listed within the FNQROC Development Manual as Cairns Regional Council Specific Requirements are eradicated from all areas immediately adjacent to areas of environmental and landscape significance such as remnant vegetation, waterway buffer areas and Hillslopes and High Landscape Values areas.</p> <p><i>Note: Under section 23 (the General Biosecurity Obligation) of the Biosecurity Act 2014 (Qld), persons who carry out activities on the listed land are required to take all reasonable measures to prevent or minimize any biosecurity risk and avoid actions that make worse or increase the risk, such as failing to manage the impact of invasive plants and animals on the subject land.</i></p>	<p>At all times.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>
<p>16.</p>	<p>Weed Management Plan</p> <p>A Weed Management Plan and associated specifications must be provided to Council for endorsement. The Weed Management Plan must include the proposed weed management activities on [Insert Details] and must provide:</p> <p>A. The identification of roles and responsibilities of all stakeholders associated with implementing the Weed Management Plan;</p>	<p>Prior to Commencement of Work.</p>

	<p>B. Details of identified areas for weed management including the identification and location of any invasive species, declared pests or environmental weeds occurring on the site;</p> <p>C. The methods to be employed to control and eradicate all such identified invasive species, declared pests and environmental weeds;</p> <p>D. The methods to be employed to prevent both the import and export of invasive species, declared pests and environmental weeds to and from the site; and</p> <p>E. Provisions for regular monitoring of the site for weeds and documentation of treatment method(s) used on weeds found to be present.</p> <p>The Approved Weed Management Plan must be implemented for the duration of approved work until Final Works Acceptance [Or Alternative time].</p> <p><i>Note: The following species have been identified as present within the [note documentation or site issues] and must be targeted for removal:</i></p> <ul style="list-style-type: none"> • <i>Mangifera indica;</i> • <i>Spathodea campanulate;</i> • <i>Delonix regia;</i> • <i>Cascabela thevetia;</i> • <i>Lantana camara; and</i> • <i>Stachytarpheta spp.</i> 	
17.	<p>Environmental Covenant</p> <p>Register an instrument of Covenant for Environmental Purposes pursuant to Section 97A of the <i>Land Title Act 1994</i> (Qld) identified as the [insert by reference to approved plan(s) e.g. 'Exclusion Zone' over Lot 100 as illustrated on the approved plan(s) of development].</p> <p>The purpose of the Covenant is to [insert e.g. ensure the area is preserved, at all times, to safeguard any physical features of the adjacent waterway (Freshwater Creek) and associated native vegetation, with the exception of overgrown grass and dangerous or diseased plants or branches].</p> <p>The Covenant is required to include the following clauses:</p>	Prior to Council approval of the Plan of Subdivision.

	<ul style="list-style-type: none"> A. The covenantor must not use the land or undertake operational works or building works in a way that interferes with or destroys any endemic vegetation, including undergrowth and regrowth, in the covenant area; B. The perimeter of the covenant area must not be fenced to allow the natural area to not be fragmented and disturbed; C. The covenantor must not use the covenant area for construction of improvements or the erection of buildings or for storage of materials; D. The covenant area must be maintained in its natural state. Garden (or any other) waste must not be disposed of or stored within this area. Overgrown grass may be removed to minimise the fire risk. Other plant material, dead or alive must not be removed as this performs a habitat function in the ecosystem; E. The covenantor must not alter the drainage patterns of stormwater across the land or impede natural flows; F. The covenantor must not carry out any landscaping within the covenant area or allow the introduction of non-endemic plant species into the area; G. The covenantor must allow free movement of all-natural wildlife in the covenant area and not allow household pets to enter the area. For the movement of native fauna and for stormwater purposes, fences must have an eighty (80) per cent permeable area (such as post and rail or post and wire strand type fencing). No fencing is permitted within the Covenant area; H. When fencing for domestic animals, pool type fencing must be constructed along the boundary between the rear of the garden and the front of the covenant area. This fence may include an access gate for pedestrian use only. Vehicles must not enter into the covenant area; I. The covenantor may apply to the Council for a Development Permit for Operational Work to remove vegetation that poses an immediate and severe hazard to the dwelling or the occupants of the lot; and 	
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	<p>J. Existing native and mature vegetation must only be removed in accordance with the Development Permit.</p> <p><i>Note: A Rates Notation to this effect will be placed on the property file.</i></p>	
18.	<p>Ecological Assessment Report</p> <p>Implement the recommendations of the Ecological Assessment Report prepared by [insert details] including:</p> <p>A. [insert];</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>
19.	<p>Rehabilitation Management Plan</p> <p>Prepare and provide for endorsement to Council a Rehabilitation Management Plan. The plan must provide for rehabilitation of degraded areas on site and areas impacted and disturbed by the development as identified within the [insert by reference to approved plan(s) e.g. 'Exclusion Zone' over Lot [INSERT] as illustrated on the approved plan(s) of development].</p> <p>The plan must be prepared in accordance with section D9 of FNQROC Development Manual – Natural Area Restoration and Revegetation.</p> <p>In addition to the above, the Revegetation Plan must include the following details and specifications:</p> <p>A. [insert];</p> <p>B. E.g. An endemic species planting schedule;</p> <p>C. E.g. A plan detailing the patterns, densities and locations for planting to emulate the natural state of the waterway corridor;</p> <p>D. E.g. Mulching;</p> <p>E. E.g. Weed eradication and monitoring; and</p> <p>F. E.g. Planting establishment.</p> <p>The approved Rehabilitation Management Plan must be fully implemented and completed [AND maintained until Final Works Acceptance]</p> <p><i>Note: Council's Environmental Officer is available to discuss specific planting palettes and proposed species prior to the submission of a detailed Restoration Plan.</i></p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>

	<i>Please contact Council's Development Engineering team on [insert phone number] or via [insert email].</i>	
20.	<p>Waterway Pollution</p> <p>All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines as a result of silt run-off, oil and grease spills from any machinery. Wastewater as a result of cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the <i>Environmental Protection Act (1994)</i> (Qld) and the FNQROC Development Manual).</p>	At all times.
21.	<p>Wildlife</p> <p>Prior to commencement of vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any tree and/or vegetation.</p> <p>A brief Inspection Report must be prepared and submitted to Council within 7 business days of the field inspection.</p> <p>During the removal of trees and vegetation, the spotter/catcher must be present on site for the duration of tree and vegetation removal works.</p> <p><i>Note: Inspection reports must be emailed to planningadmin@ Cairns.qld.gov.au.</i></p> <p><i>Note: The Department of Environment & Science must be contacted if native wildlife is found to be present. The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.</i></p>	As stated.

EVENT MANAGEMENT

1.	<p>Event Management Plan</p> <p>An Event Management Plan must be prepared for the conduct of minor and major events and must address at a minimum:</p> <ul style="list-style-type: none"> A. Acceptable noise levels; B. Traffic management; C. Waste management; D. Licensing and approval requirements; and E. Safety, security and risk management. <p>The Event Management Plan must be submitted for endorsement by Council.</p>	<p>Prior to Commencement of Use.</p>
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EXTRACTIVE INDUSTRY

1.	<p>Loading and Unloading</p> <p>Loading and unloading of service vehicles must be undertaken in accordance with:</p> <p>A. [insert];</p> <p>B. E.g. Be conducted wholly within the site;</p> <p>C. E.g. Be loaded or unloaded, must stand entirely within the site;</p> <p>D. E.g. Enter and exit the site in a forward gear; and</p> <p>E. E.g. Circulate in a forward gear wholly within the site.</p>	At all times.
2.	<p>Haul Route</p> <p>Haulage and vehicle access is limited to the haul route via [insert land description and/or details of new proposed access and refer to plan(s) of approval], unless otherwise agreed to by Council.</p>	At all times.
3.	<p>Extent and Limits of Extraction</p> <p>The limit of extraction is delineated by the plan titled [insert plan description].</p> <p>The determined limit of extraction must be clearly and permanently marked with delineator posts on the ground by a licensed surveyor.</p> <p>OR</p> <p>[insert other limit – e.g. Sand extraction from the subject site is limited to 100,000 tonne per annum].</p>	Prior to Commencement of Use.
4.	<p>Rehabilitation</p> <p>[insert specific rehabilitation requirements relevant to development and site constraints. Any requirements should be consistent with internal officer advice and recommendations set out in DA consultant supporting reporting].</p> <p>E.g. The pits must be backfilled with clean, inert material to existing natural ground levels in accordance with an environmental licence. The backfill areas must be revegetated with native grasses or revegetated suitable for an alternative rural use.</p> <p>At the conclusion of backfilling operations, clean fill must be placed over the backfilled pits to a depth of 0.5 metres</p>	As stated.

	<p>and profiled to facilitate surface drainage. A further 0.2 metres of topsoil must be placed over the fill to provide a suitable substrate for seedling germination and establishment. The final contours must be determined in accordance with the detailed hydraulic modelling completed for the site.</p> <p>Ensure that slumping of the buried material does not alter the long-term contours of the site. When seeding the site so as to prevent erosion, turf species such as Buffalo Grass or Green Couch should be included in the site cover.</p>	
5.	<p>Hydraulic Impacts</p> <p>Works must be carried out in accordance with the recommendations of the Hydraulic Report [insert reference to relevant consultant letter or report prepared in support of development application].</p>	At all times.
6.	<p>Buffer Area</p> <p>The buffer areas must not be used for general site operations nor contain extracted material.</p>	At all times.

FENCING

1.	<p>Boundary Fencing</p> <p>A minimum 1.8 metres high screen fence must be erected along the common boundary of the development and the [insert e.g. road].</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
2.	<p>Street Fencing</p> <p>Any proposed fences and/or walls to the street frontage are to be limited to the following:</p> <p>A. [insert];</p> <p>B. E.g. 1.2 metres in height if solid; or</p> <p>C. E.g. 1.5 metres in height if at least 25% visually transparent; or</p> <p>D. E.g. 1.8 metres in height if at least 50% visually transparent.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
3.	<p>Screen Fencing</p> <p>Screen fencing must be erected along the common boundary of the land and any [Park/Drainage Reserve/Drainage Easement].</p> <p>Such fencing must be designed with respect to the following:</p> <p>A. [insert];</p> <p>B. E.g. 1.2 metres in height if solid; or</p> <p>C. E.g. 1.5 metres in height if at least 25% visually transparent; or</p> <p>D. E.g. 1.8 metres in height if at least 50% visually transparent.</p> <p>Details of the proposed fencing must be shown on the [insert plan reference from the approved plan(s)].</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

FLOODING

1.	<p>Minimum Fill and Floor Levels</p> <p>All finished floor levels of all habitable areas must be a minimum of [insert]mm above the defined inundation event, in accordance with the requirements of the CairnsPlan 2016 and the FNQROC Development Manual.</p>	Prior to Commencement of Use.
2.	<p>New Allotments</p> <p>All new allotments must have building pads [where required, state minimum dimensions of pads] with finished surface levels 300mm above the 1% AEP defined inundation event.</p> <p>Confirmation of the finished surface levels of building pads must be provided.</p>	Prior to Council approval of the Plan of Subdivision.
3.	<p>Flood Storage Capacity – CBD and Environs</p> <p>Development must maintain a minimum of 40% of the existing flood storage volume of the 1% AEP flood hazard event over the land at all times.</p> <p>RPEQ Certification must be provided to confirm the volumetric calculations of the development to demonstrate that the minimum 40% flood storage volume has been retained on site, prior to commencement of work.</p> <p>Construct the works in accordance with the [approved plan(s) / accepted plan(s)] and maintain the balance of the flood storage area free from impedance at all times, including no further filling of the land unless approved by Council.</p>	As stated.
4.	<p>Flood Hazard Management in Development</p> <p>Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are:</p> <p style="padding-left: 40px;">A. located above the defined inundation event;</p> <p style="text-align: center;">OR</p> <p style="padding-left: 40px;">B. designed and constructed to tolerate inundation.</p>	At all times.
5.	<p>Hazardous materials</p> <p>Hazardous materials and chemicals must be stored above the [insert event level AEP] defined inundation event.</p>	At all times.

	<p>[Where applicable]</p> <p>Structures used to store hazardous materials and chemicals are designed to prevent intrusion of flood and storm tide inundation.</p>	
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GEOTECHNICAL

1.	<p>Geotechnical Assessment</p> <p>Construction must be in accordance with the recommendations of the [insert Geotechnical Report reference].</p> <p>The works must be supervised by a Registered Professional Engineering Queensland (RPEQ) with all work detailed on a certificate of supervision and a copy of the supervision certificate provided to Council upon completion.</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
2.	<p>Geotechnical Requirements</p> <p>Either of the following options must be undertaken:</p> <p>A. Provide a land specific Geotechnical Assessment prepared by a suitably qualified Geotechnical Engineer (RPEQ). The report must assess the risk of the land and proposed development in accordance with the AGS Guidelines 2007.</p> <p>The Report must demonstrate that the site is suitable for development and achieves a low or very low risk for landslide from hazards both internal to the site and from sloping land around the site.</p> <p>The report shall include, but not be limited to the following:</p> <p>i. Existing site conditions, including:</p> <ul style="list-style-type: none"> (i) soil type, depth and properties; (ii) rock type and properties; (iii) depth of weathering; (iv) angles of dip of rock bedding planes and fault planes; (v) slope stability; (vi) erosion stability; (vii) existing surface water characteristics; (viii) proposed treatments for surface water; (ix) location of and concentration of ground water; (x) disposal of sewage; (xi) allotment specific geotechnical assessments; (xii) history of any known geological problems or occurrences on the site or adjoining property. 	<p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>

	<ul style="list-style-type: none"> ii. Details of measures proposed to be incorporated in the development to ensure safe and otherwise satisfactory construction practices, including: <ul style="list-style-type: none"> (i) measures to be adopted to control soil and rock movement from future weathering and saturated conditions; and (ii) design matters to be considered during the construction of building foundations, roads, driveways or any other works involving the excavation or filling of any land. (iii) development of allotments and dwellings outside Potential landslip areas; iii. A slope stability and analysis report including revegetation and stabilisation measures is to be provided. The measures must address the driveway batters (existing and any further proposed works) as well as the earthworks to be undertaken for the construction of within proposed development envelopes; iv. A statement of methodology regarding the testing procedures adopted the scope of the report and the tests undertaken to ensure the findings of the report are representative of the site; v. [Development proposals in the identified Hillslopes overlay areas] A detailed visual assessment of the proposed stability works to ensure visual impact of the works can be validated; and vi. If the landslide risk is not assessed as either low or very low risk in accordance with the guidelines, provide further detailed geotechnical design to identify ameliorative measures which will be required to bring the assessed level of risk to within these defined limits. <p>B. Provide certification from a suitably qualified Geotechnical Engineer (RPEQ) that in their professional opinion, the land conditions and constraints do not require the land specific geotechnical assessment required under "A." above.</p>	
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3.	<p>Final Geotechnical Assessment</p> <p>A final Geotechnical Assessment must be compiled and provided to Council at the completion of the project. The final Geotechnical Assessment shall certify that the site has been designed and constructed in accordance with the relevant guidelines, standards and good engineering practice, to ensure that the risk for the developed sites is within the “low” to “very low” risk range as defined by the AGS (2007).</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
4.	<p>Earthwork Batters</p> <p>Any new [temporary / permanent] earthwork batters steeper than 1 in 2 and/or higher than 1.5 metres must be certified by a suitably qualified Geotechnical Engineer (RPEQ).</p>	<p>Prior to Works Acceptance.</p>
5.	<p>Landscaping Associated with Geotechnical Filling and Excavation</p> <p>Areas disturbed by works must be landscaped in accordance with the areas identified on the approved plan(s) [insert reference] and the FNQROC Development Manual and Registered Professional Engineer Queensland Certification. Landscaping must contribute to the landscape character and scenic amenity quality of hillslopes area by providing a buffer and to not cause direct or indirect adverse impacts on areas of environmental significance. In particular:</p> <p>A. [insert];</p> <p>B. E.g. Landscaping must include planting of all exposed earthworks/stabilisation batters resulting from the development;</p> <p>C. E.g. Landscape screening between the retaining wall and the front boundary of the [insert] that includes semi mature species of local native endemic shrubs and trees or tropical shrubs and trees;</p> <p>D. E.g. Landscaping to obscure views of supporting structures locally or tropical shrubs and trees;</p> <p>E. E.g. Disturbed areas of land for the creation of driveways must be revegetated with native species found in the locality; and</p> <p>F. Areas adjacent to the driveway where revegetation and restoration is not a requirement, these areas must be covered for the full width with topsoil in accordance with AS4419 Soils for Landscaping and Garden Use, to a depth of no less than 40mm, lightly compacted and grassed</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>

	in accordance with the FNQROC Development Manual. Any alternative treatment to revegetation or grassing must be recommended and certified by a Registered Professional Engineer Queensland and approved by Council prior to Works Acceptance.	
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HERITAGE RECORD

1.	<p>Heritage Record</p> <p>Prior to a Development Permit for Building Work (Demolition):</p> <p>A. List the building works and refer to the relevant plan(s) which shows the existing building and clearly shows the demolition works; and</p> <p>B. Prepare an archival record of the premises and the existing landscape features and plant species in accordance with Planning Scheme Policy – Places of significance for acceptance by Council.</p> <p>The [insert plan reference e.g. Landscape Plan] must incorporate traditional plant species, particularly those that may be recorded on relative historic records for the precinct and that are sympathetic to the local streetscape.</p>	As stated.
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HOME BASED BUSINESS

1.	<p>Area of Home Based Business</p> <p>The Home Based Business use is limited to the area shown as [insert plan(s) description] on the approved plan(s) of development, being a total of X m² Gross Floor Area.</p>	At all times.
2.	<p>Hours of Operation</p> <p>The Home Based Business:</p> <p>A. must only be conducted between the hours of [insert time] to [insert time] on [insert day of week or range of days e.g. Monday to Friday]; and</p> <p>B. must not be conducted on [insert any days of the week not captured above] or on public holidays.</p>	At all times.
3.	<p>Vehicles on Land</p> <p>Not more than [insert number] vehicles associated with the Home Based Business are to be garaged or parked on the land at any time.</p>	At all times.
4.	<p>Vehicle Movements</p> <p>The Home Based Business must result in no more than:</p> <p>A. [insert number] business related visits per day; and</p> <p>B. [insert number] business related deliveries per day.</p>	At all times.
5.	<p>Limitation of Use</p> <p>The Home Based Business must be conducted by a resident/s of the premises and not more than one (1) non-resident employee.</p>	At all times.
6.	<p>No Signage</p> <p>No signage is permitted to be installed for the Home Base Business. A separate approval is required to be obtained under Cairns Regional Council's Local Law No. 4.</p>	At all times.

INFRASTRUCTURE

<p>1.</p>	<p>Non-Trunk Infrastructure – Section 145 <i>Planning Act 2016</i></p> <p>[Condition name] e.g. Land for Transport Network – Road (Non-Trunk)</p> <p>[State legislation reference] This condition is imposed under section 145 of the <i>Planning Act 2016</i> (Qld).</p> <p>[State condition requirement with reference to necessary specifications and plan(s) of development] e.g. Dedicate as road the land shown as new road (Non-Trunk) on the Approved Subdivision Proposal Plan, Plan Reference: 1234, dated: 1 July 2021 (amended in Red 1 August 2021).</p> <p>[State any additional requirements that follow from the infrastructure requirement]</p> <p>e.g. Provide for the approval of Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.</p> <p>[State any timing requirements for any additional requirements above]</p> <p>e.g. Timing: As part of the request to Council pursuant to Schedule 18 of the <i>Planning Regulation 2017</i> (Qld) for Council's notation on the plan of subdivision necessary to comply with this condition.</p> <p>[OR for multiple requirements, use below format]</p> <p>[Condition name] e.g. Non-Trunk Infrastructure Standards</p> <p>[State legislation reference] This condition is imposed under section 145 of the <i>Planning Act 2016</i> (Qld).</p> <p>[State requirement to provide infrastructure consistent with table below] e.g. Provide the below-described non-trunk development infrastructure to the specified standard, in accordance with the timing identified for each non-trunk infrastructure item:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Non-trunk infrastructure to be provided</th> <th style="text-align: left;">Standard and specifications</th> <th style="text-align: left;">Timing for delivery</th> </tr> </thead> <tbody> <tr> <td>Water supply</td> <td></td> <td></td> </tr> <tr> <td>Wastewater</td> <td></td> <td></td> </tr> <tr> <td>Transport (roads and bridges)</td> <td></td> <td></td> </tr> <tr> <td>Transport (pedestrian, cycle)</td> <td></td> <td></td> </tr> </tbody> </table>	Non-trunk infrastructure to be provided	Standard and specifications	Timing for delivery	Water supply			Wastewater			Transport (roads and bridges)			Transport (pedestrian, cycle)			<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
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2.	<p>Necessary Trunk Infrastructure – LGIP Identified – Section 128(1) <i>Planning Act 2016</i></p> <p>[Condition name] e.g. Necessary Trunk infrastructure (LGIP identified)</p> <p>[State legislation reference] This condition is imposed under section 128(1) of the <i>Planning Act 2016</i> (Qld).</p> <p>[State requirement to provide infrastructure consistent with table below] e.g. Provide the below-described necessary infrastructure to the specified standard, in accordance with the timing identified for each infrastructure item:</p> <p>[State the infrastructure to be provided. State relevant network, state the LGIP infrastructure reference, and cross reference the standard from the LGIP. Where it is different trunk infrastructure to the LGIP (delivering the same desired standard of service), make this clear and confirm the standard.]</p> <table border="1"> <thead> <tr> <th>Necessary infrastructure to be provided</th> <th>LGIP Item No.</th> <th>Standard and specifications</th> <th>Timing</th> </tr> </thead> <tbody> <tr> <td>Water supply</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wastewater</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Transport (roads)</td> <td>e.g. TRF127</td> <td>e.g. Sub-Arterial Road - 4 Lane Median divided with parking – <i>FNQROC Development Manual Standard Drawing S1008</i></td> <td>e.g. Prior to the commencement of the Use</td> </tr> </tbody> </table>			Necessary infrastructure to be provided	LGIP Item No.	Standard and specifications	Timing	Water supply				Wastewater				Transport (roads)	e.g. TRF127	e.g. Sub-Arterial Road - 4 Lane Median divided with parking – <i>FNQROC Development Manual Standard Drawing S1008</i>	e.g. Prior to the commencement of the Use	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
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Transport (pedestrian and cycle movement)			
Stormwater			
Public parks and land for community facilities		e.g. Transfer to Council in fee simple on trust for the community purpose of park, the land shown on the Approved Subdivision Proposal Plan, Plan Reference: 1234, dated: 1 July 2021 (amended in Red 1 August 2021) for the Public parks and land for community facilities network.	

<p>3.</p>	<p>Necessary Trunk Infrastructure – Not Identified in LGIP – Section 128(2) <i>Planning Act 2016</i></p> <p>[Condition name] e.g. Necessary Trunk infrastructure (not identified in the LGIP)</p> <p>[State legislation reference] This condition is imposed under section 128(2) of the <i>Planning Act 2016</i> (Qld).</p> <p>[State requirement to provide infrastructure consistent with table below] e.g. Provide the below-described necessary infrastructure to the specified standard, in accordance with the timing identified for each infrastructure item:</p> <table border="1" data-bbox="288 642 1177 1646"> <thead> <tr> <th data-bbox="288 642 585 775">Necessary infrastructure to be provided</th> <th data-bbox="585 642 882 775">Standard specifications</th> <th data-bbox="882 642 1177 775">and Timing</th> </tr> </thead> <tbody> <tr> <td data-bbox="288 775 585 907">Water supply</td> <td data-bbox="585 775 882 907"></td> <td data-bbox="882 775 1177 907"></td> </tr> <tr> <td data-bbox="288 907 585 976">Wastewater</td> <td data-bbox="585 907 882 976"></td> <td data-bbox="882 907 1177 976"></td> </tr> <tr> <td data-bbox="288 976 585 1077">Transport (roads)</td> <td data-bbox="585 976 882 1077"></td> <td data-bbox="882 976 1177 1077"></td> </tr> <tr> <td data-bbox="288 1077 585 1279">Transport (pedestrian and cycle movement)</td> <td data-bbox="585 1077 882 1279"></td> <td data-bbox="882 1077 1177 1279"></td> </tr> <tr> <td data-bbox="288 1279 585 1411">Stormwater</td> <td data-bbox="585 1279 882 1411"></td> <td data-bbox="882 1279 1177 1411"></td> </tr> <tr> <td data-bbox="288 1411 585 1646">Public parks and land for community facilities</td> <td data-bbox="585 1411 882 1646"></td> <td data-bbox="882 1411 1177 1646"></td> </tr> </tbody> </table>	Necessary infrastructure to be provided	Standard specifications	and Timing	Water supply			Wastewater			Transport (roads)			Transport (pedestrian and cycle movement)			Stormwater			Public parks and land for community facilities			<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
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Public parks and land for community facilities																							
<p>4.</p>	<p>Extra Payment Condition – Section 130 <i>Planning Act 2016</i></p> <p>[Condition name] e.g. Extra Payment Condition for Trunk Infrastructure – Transport Network – Smith Road</p> <p>[State legislation reference] This condition is imposed under section 130 of the <i>Planning Act 2016</i> (Qld).</p> <p>[State amount and payment time] e.g. Pay to Council the extra trunk infrastructure costs in the amount of \$324,198, payable at the</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p>																					

	<p>payment time, being by the day the work associated with the development starts.</p> <p>[insert here why the condition has been imposed] e.g. This extra payment condition has been imposed as:</p> <ul style="list-style-type: none"> A. The development is for premises completely outside the priority infrastructure area; B. The development would impose extra trunk infrastructure costs on the Council after considering the levied charges for the development; and C. The trunk infrastructure is made necessary by the development of the land and is necessary to service the emerging community area, being an area intended for future development for purposes other than rural or rural residential purposes of which the premises is a part. <p>[State details of the infrastructure] The details of the trunk infrastructure for which the extra payment is required, are as follows:</p> <ul style="list-style-type: none"> A. [insert here the details of the trunk infrastructure for which the payment is required] B. E.g. Land and works necessary to construct the full width of Smith Road from the western boundary of Lot 1 on RP12345 west for a length of 123 metres, to a 2-lane sub-arterial road standard in accordance with X; <p>[State that the applicant/landowner can undertake the works and details of the works out] e.g. The applicant/landowner may, instead of making the payment, elect to provide all or part of the trunk infrastructure detailed above. If the applicant/landowner makes this election, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows:</p> <ul style="list-style-type: none"> A. [insert here the requirements for providing the trunk infrastructure, and when it must be provided (if the applicant/landowner decides to provide all or part of the infrastructure, instead of making the extra payment).] 	<p>OR</p> <p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
5.	<p>Existing Infrastructure, Structures and Services</p> <p>Remove or relocate existing infrastructure, structures and services identified on the approved plan(s) [insert reference] as follows:</p> <ul style="list-style-type: none"> A. [insert]; B. E.g. Remove redundant vehicular crossing; C. E.g. Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and 	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to approval of Plan of Subdivision.</p> <p>OR</p>

	<p>channel (including any associated pipework across the footpath); and</p> <p>D. E.g. Remove/seal/cap any redundant sewer property service.</p>	<p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Works Acceptance. Prior to Council approval of the Plan of Subdivision</p>
6.	<p>Private Infrastructure</p> <p>Ownership, operation and maintenance of the following private infrastructure is to vest at all times with [insert relevant party e.g. Body Corporate, landowner and/or legal authority]:</p> <p>A. [insert];</p> <p>B. E.g. All rear allotment drainage pits and associated pipework contained within the lot boundaries of this development site must be private infrastructure and must not become an asset of Council;</p> <p>C. E.g. Private pump station and private rising main;</p> <p>D. E.g. Stormwater management devices and infrastructure monitor and managed in accordance with FNQROC Development Manual;</p> <p>E. E.g. Gross pollutant trap (GPT) ensuring it functions for its intended purpose; and</p> <p>F. E.g. A privately owned water pump such that minimum pressure can be provided at the approved development. Any pump required must be located within the property it serves and be supplied, installed and maintained at the owner's expense.</p> <p><i>Note: If, at any time, Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.</i></p>	At all times.
7.	<p>Other Utility Services</p> <p>If during construction, non-Council utility services and Council infrastructure are found to not comply with the FNQROC Development Manual in relation to clearances or setbacks from services such as streetlights, stormwater drainage pits and driveways, amended drawings must be provided to Council for</p>	At all times.

	approval with a clear indication of affected services and adjustments required to achieve compliance.	
8.	<p>Existing Services</p> <p>Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved prior to the commencement of the proposed work. Existing infrastructure impacted by the development shall be subject to the maintenance period provisions, unless otherwise approved in writing.</p> <p><i>Note: Construction works include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.</i></p>	At all times.
9.	<p>Existing Services Locations</p> <p>All existing services within the approved development area must be pot-holed and levels confirmed prior to commencement of work. In areas where site specific constraints apply, such as high trafficked roads which could not be closed for long periods, approval for the use of other technologies, such as Ground Penetrating Radar, to locate existing services can be undertaken with the written approval of Council prior to undertaking the work.</p>	Prior to Commencement of Work.
10.	<p>Condition Audits</p> <p>An inspection in accordance with Water Services Association of Australia WSA 05-2008 Conduit Inspection Reporting Code of Australia Version 2.2, is required for all stormwater, sewer and water infrastructure affected by the proposed works. A copy of the Inspection report is to be submitted to Council.</p> <p><i>Note: A separate permit for Alternation or Improvement to Local Government-controlled Areas and Roads is required for any maintenance activity on Council infrastructure that will affect the roadway in order to undertake a condition audit.</i></p>	Prior to Commencement of Work.

LANDSCAPING

1.	<p>Landscaping</p> <p>Landscape the subject land and street frontage in accordance with the FNQROC Development Manual and associated Development Permits, and in accordance with a landscaping plan submitted for endorsement. The landscaping must align with the approved civil component of the Operational Work and be endorsed by Council.</p> <p>OR</p> <p>The landscaping must be installed in accordance with the approved plan(s) and the conditions stated in this Approval.</p>	<p>Prior to Commencement of Work.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
2.	<p>Existing Landscaping</p> <p>All existing landscaping as shown on approved plan(s) [insert] located on the subject land must be retained and maintained by the owner.</p>	<p>At all times.</p>
3.	<p>Boundary Landscaping</p> <p>A landscaped area not less than [insert] metres wide must be provided and maintained within the site for the full length of the [insert type of boundary] boundary.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
4.	<p>Street Frontage Landscaping</p> <p>A landscaped area not less than [insert] metres wide must be provided and maintained within the site along the full length of all street frontage boundaries, excluding areas required for vehicular and pedestrian access.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
5.	<p>Landscaping Buffer</p> <p>A [insert] metre wide landscape buffer along the [insert street address] frontage of the land must be established generally in accordance with the approved plan(s) [or with the Visual Amenity Report dated (insert)].</p> <p>The buffer must be planted out so that it comprises a minimum of [insert]% ground cover of native and endemic species, planted in an irregular and random fashion to blend or enhance existing vegetation.</p> <p>OR</p> <p>Provide to Council for endorsement, the proposed planting layout, planting schedule and edging, including species, quantity, spacing, and container size for the on-street garden bed fronting [insert]. The specified shrubs and groundcovers must be able to be maintained at a</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>

	height less than [insert] and must not encroach onto the footpath.	
6.	<p>Landscaping Protection</p> <p>Landscaped areas adjoining parking and manoeuvring areas must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.</p>	Prior to Commencement of Use.
7.	<p>Landscape Installation and Maintenance</p> <p>Ensure all plants, materials, hardscape and watering systems identified on the approved plan(s) are installed in a manner consistent with AS 2303:2018 Tree stock for landscape use and AS 4419:2003 Soils for landscaping and garden use and maintained at all times.</p>	Prior to Commencement of Use.
8.	<p>Landscaping Plan (MCU)</p> <p>Provide a Detailed Landscape Plan to Council in accordance with the FNQROC Development Manual, demonstrating:</p> <ul style="list-style-type: none"> A. [insert]; B. E.g. The retention of as many existing trees and shrubs as possible; C. E.g. The location and species of all existing trees, with an indication as to whether each tree is proposed to be retained or removed, and natural construction works are proposed to occur such as filling in the vicinity of any tree, the natural and finished ground levels and Tree Protection Zones must be detailed; D. A planting schedule including species, quantity, container size; E. Deep planting with a mixture of shade trees and low shrubs within the street front setback area, adjacent to the car parking area; F. Details and specification for planting within the building setback areas [insert]; G. Specifications for planting, mulching, permanent irrigation; H. Landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar; 	Prior to Commencement of Use.

	<p>I. E.g. Planting of the footpath with street trees in accordance with the FNQROC Development Manual Standard Drawing for S2410 and Street Tree Planting and Design Manual D9 Landscaping and the FNQROC Development Manual, Cairns Regional Council Specific Requirements;</p> <p>J. E.g. Details and specifications for any disturbed areas such as weed eradication and grassing/turfing internally and externally and Natural Area Restoration in accordance with the FNQROC Regional Development Landscaping Specifications and the FNQROC Development Manual, Cairns Regional Council Specific Requirements; and</p> <p>K. E.g. Inclusion of all requirements as detailed in other relevant conditions included in this Approval, with a copy of this Development Approval to be given to the relevantly qualified person.</p>	
9.	<p>Detailed Landscape Plan (Detailed MCU – Large Scale)</p> <p>Provide a Detailed Landscape Plan in accordance with the FNQROC Development Manual, prepared by a suitably qualified Landscape Architect or Landscape Designer to Council, demonstrating:</p> <p>A. [insert];</p> <p>B. E.g. A Landscape Design which is generally in accordance with that shown on the proposed Landscape Plan; including deep planting and landscaping with a minimum width of 1.5 metres along the western side boundary (excluding basement areas);</p> <p>C. E.g. A detailed planting design and schedule for all proposed landscaped areas including but not limited to street frontages and vertical landscape features;</p> <p>D. E.g. The retention of as many existing trees and shrubs as possible;</p> <p>E. E.g. The location and species of all existing trees, with an indication as to whether each tree is proposed to be retained or removed. If construction works are proposed to occur such as filing in the vicinity of any tree, the natural and finished ground levels and Tree Protection Zones must be detailed;</p>	Prior to Commencement of Use.

- F. E.g. A planting schedule including species, quantity, container size;
- G. E.g. Deep planting with a mixture of shade trees and low shrubs within the street front setback area, adjacent to the car parking area;
- H. E.g. Details and specification for planting within the building setback areas [insert];
- I. E.g. Specifications for planting, mulching, permanent irrigation;
- J. E.g. Landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar;
- K. E.g. Planting of the footpath with street trees in accordance with the FNQROC Development Manual Standard Drawing for S2410 Street Tree Planting, Design Manual D9 Landscaping and the FNQROC Development Manual, Cairns Regional Council Specific Requirements;
- L. E.g. Details and specifications for any disturbed areas such weed eradication and grassing/turfing internally and externally and Natural Area Restoration in accordance with FNQROC Development Manual, Landscaping Specifications and the FNQROC Development Manual, Cairns Regional Council Specific Requirements;
- M. E.g. Planter boxes, podium and vertical walls, must be designed in consultation with the building designer and structural engineer to ensure the building is capable of accommodating these landscape features and be sustained through the life of the development. The detailed landscape design must include relevant engineering, soil medium, mulching and irrigation specifications to demonstrate that the species selected is appropriate and will achieve the desired visual outcome;
- N. E.g. Details of the size and location of the planter boxes including engineering and management of the planter boxes, and any associated irrigation system;
- O. E.g. Any landscaped areas adjoining car parking and manoeuvring areas must be protected by a

	<p>150mm high vertical concrete kerb or similar obstruction. The kerb must be sufficiently setback from the edge of the landscaped area to prevent vehicular encroachment and damage to plants and vehicles;</p> <p>P. E.g. Details of the climatic conditions of the locality which will inform the species selection;</p> <p>Q. E.g. Details of any fencing and retaining walls associated with the development;</p> <p>R. E.g. Detail how the proposed landscape treatments respond to the design principals of tropical urbanism as detailed within Planning Scheme Policy SC6.16; and</p> <p>S. E.g. A clearly delineate internal pedestrian pathway and link to [insert e.g. Lake Street].</p>	
<p>10.</p>	<p>Landscaping (ROL)</p> <p>Provide a Detailed Landscape Plan in accordance with the FNQROC Development Manual, prepared by a suitably qualified Landscape Architect or Landscape Designer or Council, demonstrating:</p> <p>A. Details for the locations of existing vegetation to remain, street lighting, footpaths, services and infrastructure;</p> <p>B. Weed management practices to be implemented across the site;</p> <p>C. Provision for treatment to boundaries to provide vehicle access restriction and to provide Council access for maintenance machinery adjacent to natural areas in accordance with the FNQROC Development Manual and the FNQROC Cairns Regional Council Specific Requirements and Standard Drawings;</p> <p>D. Rehabilitation management details and specifications for any Waterway Corridors and parts of the corridors that are degraded and require rehabilitation in accordance with the FNQROC Development Manual, Cairns Regional Council Specific Requirements;</p> <p>E. Details and specifications for street trees located at maximum of 1 tree per 15 metres each side of a new road in accordance with the Planning (Walkable Neighbourhoods) Amendment Regulation 2020 and in accordance with the</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>

	<p>FNQROC Development Manual Standards Drawings for Street Trees and Verge Planting;</p> <p>F. Street tree verge species in accordance with the FNQROC Development Manual, Cairns Regional Council Specific Requirements; and</p> <p>G. Details and specifications for the verge and any batter treatment.</p>	
11.	<p>Amended Landscape Plans</p> <p>Provide Amended Detailed Landscape Plans for endorsement. The landscaping plans [insert plan details] are to be amended in accordance with the following requirements:</p> <p>A. E.g. Provide a footpath located adjacent to the waterway vegetation within the proposed park, located within the grassed zone of the revegetation works, setback from vegetation to ensure no damage occurs;</p> <p>B. E.g. Provide one (1) bench seat where fronting the streetscape. Seating must be located where it is fully accessible by a connecting footpath to the streetscape and linear footpath;</p> <p>C. E.g. Provide a single mulched garden bed with a grouping of feature semi advanced specimen trees in a suitable location (as opposed to multiple beds) to provide for ease of access, maintenance and achievement of CPTED;</p> <p>D. E.g. Provide all specifications for grassing, planting and establishment; and</p> <p>E. E.g. Provide treatment to all boundaries of the Park where accessible from a road reserve. Treatment must be of post and rail where street trees are not provided. Bollards must be installed where post and rail or street trees are not able to be installed in accordance with the specifications.</p>	Prior to Works Acceptance.
12.	<p>Carpark Shade Landscaping</p> <p>A tree island or shade tree in a linear internal garden bed must be provided every [insert] carparks to provide carparking shade where overhead shade structures are not provided. Permanent irrigation must be provided.</p> <p>A concrete tree island must be constructed in accordance with the FNQROC Development Manual, Standard Drawing S4100 Tree Protection Within Carriageway and be a minimum area of [insert] x [insert] metre to house the tree. The dimension for the traffic</p>	Prior to Commencement of Use.

	<p>facing kerb title 'Eminence kerb' must be in accordance with FNQROC Development Manual Standard Drawing S1000 Maintenance kerb to the reduced dimensions.</p> <p>A linear internal garden must be a minimum [insert] metres wide.</p> <p>Carparking shade trees must be supplied in a minimum [insert] litre container size and a minimum [insert] to [insert] metres in height, unless otherwise approved in writing by Council.</p>	
<p>13.</p>	<p>Landscape Maintenance and Management Plan</p> <p>In conjunction with the submission of a Detailed Landscape Plan, provide to Council for endorsement a Landscape Maintenance and Management Plan.</p> <p>This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the landscape features of the development are retained for the life of the development.</p> <p>The approved Landscape Maintenance and Management Plan must be referenced within the Community Management Statement for the development.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
<p>14.</p>	<p>Vertical Landscape Maintenance and Management Plan</p> <p>In conjunction with the submission of a Detailed Landscape Plan, provide to Council for endorsement a Vertical Landscape Maintenance and Management Plan.</p> <p>This plan must detail the maintenance and management regime(s) that are to be implemented to ensure the vertical landscape features of the development are retained for the life of the development.</p> <p>The approved Vertical Landscape Maintenance and Management Plan must be referenced within the Community Management Statement for the development.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
<p>15.</p>	<p>Landscaping Construction Standard</p> <p>The landscaping must be constructed in accordance with the approved [amended] landscaping plans, the FNQROC Development Manual and the conditions stated in this approval. If at any stage it is considered necessary to vary the work, approval must be sought in writing prior to commencing the work.</p> <p><i>Note: Variations can be sent to PlanningAdmin@cairns.qld.gov.au.</i></p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>

		OR Prior to Council approval of the Plan of Subdivision.
16.	Necessary amendments Any Council endorsed changes to the landscaping must be noted (preferably in red ink) and submitted as an amendment so that Council has an accurate record of as-constructed drawings.	At any time.
17.	Street Tree Planting Construction Standard All street trees must be planted in accordance with the FNQROC Development Manual Tree Planting Standard Drawing S4210. All trees planted in vicinity of services and footpaths are to have root barrier installed in accordance with Standard Drawing S4210 on both sides of the tree and a minimum of two (2) metres in length. The root barrier must be finished maximum 20mm proud of the finished ground.	Prior to Final Works Acceptance. OR Prior to Works Acceptance. OR Prior to Commencement of Use. OR Prior to Council approval of the Plan of Subdivision.
18.	Street Tree Establishment All street trees must be installed in accordance with the following requirements: A. Be well established at the time of planting and have a minimum of 1.5m height; B. Each tree must be staked in accordance with the Specification S8.14 (9) of the FNQROC Development Manual with hessian ties; C. All trees must be well established in their root and branch formation as per AS2303 Tree Stock for Landscape Use; D. All on-street trees must be formatively pruned and presenting a clear trunk and canopy at the time of planting and at the Final Works Acceptance [or Insert timing].	Prior to Final Works Acceptance. OR Prior to Works Acceptance. OR Prior to Commencement of Use. OR Prior to Council approval of the Plan of Subdivision.
19.	Watering of Landscaping The landscaping [specify elements] must be watered in accordance with the FNQROC Development Manual Specification S8, Part S8-14, Item 13 at the [rate of 10L per plant every third day]. This rate must be adjusted to ensure the long-term health and survival of plants during	At all times. OR Prior to Final Works Acceptance.

	dry weather conditions. Semi-mature plants will be required to be watered each day whilst establishing.	<p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
20.	<p>Separation to Infrastructure</p> <p>If at the time of planting, the proposed locations of the street trees do not comply with the FNQROC Development Manual Design Guideline D9, Part D9.07, particularly setbacks from services and infrastructure, such as streetlights and driveways, these proposed locations of street trees must be adjusted to achieve compliance with these requirements.</p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
21.	<p>Landscaping Practical Completion Inspection – Street Trees</p> <p>At the time of Street Tree installation completion, Council must be advised in writing that the 13-week establishment period has commenced and arrange for the Landscaping Practical Completion Inspection (Street Trees).</p> <p>The final landscaping inspection after the 13-week establishment period must be no earlier than the civil works Final Works Acceptance inspection.</p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
22.	<p>Landscaping Practical Completion Inspection – Park</p> <p>The Park must be installed and inspected by Council a minimum of 13 weeks prior to the Final Works Acceptance. The Park must be maintained and established by the applicant in accordance with the FNQROC Development Manual until Final Works Acceptance.</p> <p>At the time of Park installation completion, Council must be advised in writing that the 13-week establishment</p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p>

	<p>period has commenced and arrange for the Landscaping Practical Completion Inspection (Park).</p> <p>The final Park inspection after the 13-week establishment period must be no earlier than the civil works Final Works Acceptance inspection.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
23.	<p>Landscaping Works Acceptance (General)</p> <p>Landscaping works acceptance standard must be in accordance with the specifications listed in the FNQROC Development Manual Part D9 and Part S8 unless otherwise approved by Council.</p> <p><i>Note: Landscaping acceptance is subject to achieving the standard criteria for Planting S8.14 (15) specified in the FNQROC Development Manual for Landscaping.</i></p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
24.	<p>Landscape Practical Completion Inspection (General)</p> <p>Council must be advised in writing of the completion of the landscaping and arrange for a Landscape Practical Completion Inspection. All landscaping must be established, maintained and acceptable to Council at a combined Final Works Acceptance Inspection following completion of the establishment period.</p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
25.	<p>Landscaping Works (Material Change of Use)</p> <p>Landscaping associated with the Development Permit for Material Change of Use [Insert Permit Ref] must be inspected by Council at the time of landscaping completion.</p> <p>At all times, the property owner is responsible for the maintenance of the landscaping associated with the subject site and development.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>As stated.</p>
26.	<p>Landscaping Work prior to Final Works Acceptance</p> <p>All Landscaping (excluding street tree planting) must be inspected by Council and achieve Works Acceptance in accordance with CP1 of the FNQROC Development</p>	<p>As stated.</p>

	Manual – Construction Procedures. Upon acceptance, the landscaping must be maintained and established by the applicant/property owner until Final Works Acceptance.	
27.	<p>Verges</p> <p>All verges for the full frontage to [insert frontage] of the development site must be reinstated in accordance with the FNQROC Development Manual Landscaping Design Guidelines for Verges D9.06 and be fully covered with topsoil in accordance with Australian Standard AS4419: Soils for Landscaping and Garden Use, to a depth of not less than 40mm, lightly compacted and grassed.</p>	<p>Prior to Final Works Acceptance.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
28.	<p>Public Open Space and Landscape Master Plan</p> <p>Prepare and provide to Council for endorsement a Public Open Space and Landscape Master Plan to detail and identify the following matters:</p> <p>A. Park locations, park minimum areas and park minimum improvements required by the Local Government Infrastructure Plan (specifically items OSF [insert], OSF [insert]) and the Public Open Space Policy;</p> <p>B. Compliance with the provisions of Schedule 12A of the <i>Planning Regulation 2017</i> (Qld), CairnsPlan 2016, Council's Public Open Space Policy and, in particular, it must be demonstrated that each lot is located within 400 metres of a park or open space;</p> <p>C. All parks are to have an area between 2,500m² and 5,000m². They must have a mode with a minimum of 2,000m² and located within the park on levelled, readily accessible and previously cleared land that is suitable for recreation. The park must include a play space, open kick about area, all abilities access, and have a minimum of 1,000m² located above the ARI 50 flood level;</p> <p>D. The location of restricted vegetation damage areas (vegetation for preservation) as shown on the Vegetation Management Plan, prepared by Queensland Government, [insert] and Attachment to Vegetation Management Plan [insert] SRA Derived Reference Points for GPS;</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Works.</p>

	<p>E. A Rehabilitation Management Plan for any Waterway Corridors and parts of the corridors that are degraded and require rehabilitation;</p> <p>F. The setting of a landscape character to ensure species diversity through design and early species selection within the development. A species palette must include a diverse range of species selected that are suitable for verge street trees, park shade trees and revegetation planting specific to the stage and are appropriate for the aspect, climate and topography;</p> <p>G. Provision for treatment to boundaries to provide vehicle access restriction and to provide Council access for maintenance machinery adjacent to natural areas in accordance with the FNQROC Development Manual and the FNQROC Cairns Regional Council Specific Requirements and Standard Drawings;</p> <p>H. Weed management practices to be implemented across the site;</p> <p>I. Maintenance schedules to support the embellishment of park land;</p> <p>J. Indicative staging and delivery of open space, drainage and landscaped areas, considering interim management arrangements and the long-term management and embellishment of public use land; and</p> <p>K. All parks must be accessible on foot and by persons with disabilities via the footpath network shown on the approved Footpath Master Plan.</p>	
29.	<p>Park Improvement Plan</p> <p>Prepare and provide to Council a Park Improvement Plan. The following items, as a minimum, are required to be demonstrated on the Park Improvement Plan:</p> <p>A. Provision for treatments to boundaries to provide vehicle restrictions and provide Council access for maintenance machinery in accordance with the FNQROC Development Manual and the FNQROC Cairns Regional Council Specific Requirements and Standard Drawings including:</p> <ul style="list-style-type: none"> i. 125mm Black Recycled Plastic Bollard @ 1.5 metres above ground. ii. Within 1km of the ocean, Aluminium Tube 63.5 x 6.35 @ 6.5 metre length as railing. 	As stated.

Greater than 1km from the ocean, Galvanized 50nb Med Tubing 60.3 x 3.6 @ 6.5 metre length as railing. At Esplanades and high provide areas, 145mm Black Recycled Plastic Bollards with Aluminium caps;

- B. Minimum of one play space/playground (including recycled plastic edging and sand soft fall) to be designed with and agreed to by Council. the play space must provide a suitable range of play items for areas 2 to 10 and include some all abilities play items. The play space is to be setback as far as possible from the adjacent roads to improve safety for children;
- C. Two Aluminium Powder Coated 2 metre bench seats with arm rests. Seats must be surface mounted (bolted to a concrete slab) or inground with concrete and located adjacent to the path and/or within the play space in a shaded position;
- D. One all abilities drinking fountain and tap combination located adjacent to the path designed and installed in accordance with Cairns Regional Council Specific Standard Drawing PWD Drinking Fountain S9050-CRC and with an isolation tap dedicated to the fountain only in an underground irrigation box;
- E. The play space/playground, seating and bubbler should be located within close proximity of one another;
- F. Shade structures are required over the play space (existing trees can be used to perform this role if they are present);
- G. Landscaping indicating location of turfed areas, shade trees, revegetation and buffer plantings and including a species list and location. The provision of trees to provide future shade and aesthetics to the park will be required to be a prominent feature of the landscaping plan. A species palette must include a diverse range of species selected that are suitable for verge street trees, park shade trees and revegetation planting specific to the site and are appropriate for the aspect, climate and topography. In ground irrigation of the landscaped areas is not permitted;
- H. Compliance with the provisions of Schedule 12A of the *Planning Regulation 2017* and Council's Public Open Space Policy. It must be

	<p>demonstrated that one street tree per 15 metres is located adjacent to new footpaths;</p> <p>I. Weed management practices to be implemented across the site;</p> <p>J. Maintenance schedules to support the embellishment of public use land/park;</p> <p>K. Indicative staging and delivery of open space, drainage and landscaped areas, considering interim management arrangements and the long-term management and embellishment of public use land;</p> <p>L. 1,000m² of the park is to be sited above the ARI 50 flood level. If necessary, this may require appropriate filling. The areas to be embellished for the playground equipment and improvements must be located within this area;</p> <p>M. Boundary fencing located on any boundary with a private property to a maximum height of 1.8 metres;</p> <p>N. Park signage in accordance with the FNQROC Development Manual including park name sign with regulations and a sign in the playground advising that dogs are not permitted in the playground; and</p> <p>O. The park must be accessible on foot and by persons with disabilities. A 2-metre-wide concrete pathway linking from the nearest street footpath to the proposed playground, seating and drinking fountain must be provided.</p> <p>The Park Improvement Plan must be submitted with an application for Operational Work and be approved by Council.</p> <p><i>Note: Utilities such as electricity substations, sewer and pump stations and the like, are not permitted to be located within the parks. It is recommended that a separate utility lot or road opening be sited in a suitable location to enable provision of these services if necessary.</i></p>	
30.	<p>Park Improvement Work</p> <p>All Park improvements must be completed to the satisfaction of Council in accordance with the approved Park Improvement Plan [insert details]. The Park improvements are to be completed prior to Council</p>	<p>Prior to Council Approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>

	approval of the Plan of Subdivision, unless otherwise approved by Council.	
31.	<p>Land Dedication</p> <p>The land identified as Park and identified as Lot [insert] on plan titled [insert], Drawing Number [insert] must be transferred to Council as freehold land for park / drainage purposes. The land must be transferred to Council at the same time as registering the Plan of Subdivision for the stage the Park lot is contained within.</p>	As stated.

LIQUID WASTE DISPOSAL

1.	<p>Liquid Waste Disposal</p> <p>Trade waste discharge to sewer must meet the requirements of Cairns Infrastructure and Assets' Trade Waste Environmental Management Plan (TWEMP).</p> <p>Detailed Hydraulic Plan(s) must be provided accompanied by a report which demonstrates that the facility complies with the TWEMP and must be approved by Council prior to the issue of a Development Permit for Building Work.</p> <p>All measures for pre-treatment in accordance with the approved plan(s) must be installed prior to Commencement of Use.</p>	As stated.
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LIMITATION OF USE

1.	<p>Limitation of Use – Nature of Use</p> <p>The [insert use e.g. Caretaker's Accommodation] must only be occupied by a person or persons directly associated with the [insert corresponding use] occurring at the premises.</p> <p>OR</p> <p>The [insert use] is limited to the activities permitted pursuant to the definition contained in CairnsPlan 2016.</p>	At all times.
2.	<p>Limitation of Use – Operational</p> <p>The approved use(s) are limited to the following:</p> <p>A. All activities of the [insert use e.g. service station], can be conducted 24 hours a day, Monday to Sunday; and</p> <p>B. The [insert ancillary use e.g. Shop] must remain ancillary to the approved use, being a [insert e.g. service station].</p> <p>OR</p> <p>A. The approved use is permitted to operate Monday to Friday from 6:30am to 6:30pm.</p> <p>OR</p> <p>A. Undertake all activities (including loading and unloading activities) associated with the operation of the use only between the hours of [insert time] am to [insert time] pm on [insert days here and advise if public holidays are included/excluded].</p> <p>OR</p> <p>A. Undertake all activities (unless specifically addressed below) associated with the operation of the use only between the hours of [insert time] am to [insert time] pm on [insert days here and advise if public holidays are included/excluded];</p> <p>B. Conduct loading and unloading activities between the hours of [insert time] am to [insert time] pm on [insert days here and advise if public holidays are included/excluded];</p>	At all times.

	<p>C. Conduct outdoor and footpath dining associated with the commercial component of the development between the hours of [insert time] am to [insert time] pm on [insert days here and advise if public holidays are included/excluded]; and</p> <p>D. Ensure communal open space activities [insert specific location] are between the hours of [insert time] am to [insert time] pm on [insert days here and advise if public holidays are included/excluded].</p> <p>OR</p> <p>A. Units are to be occupied for a short-term period of time not exceeding more than [insert #] (#) consecutive months.</p> <p>OR</p> <p>A. [insert any other matters that should apply to limit the use].</p>	
3.	<p>Limitation of Use – Sport and Recreation</p> <p>The use of the premises for Indoor Sport and Recreation is limited as follows:</p> <p>A. [insert];</p> <p>B. E.g. Opening hours are limited to the following:</p> <p>i. 5:00 am to 7:30am and 4:00pm to 8:00pm Monday to Friday;</p> <p>ii. 6:00am to 5:00pm Saturdays; and</p> <p>iii. No opening hours Sundays;</p> <p>C. E.g. Patron access is not permitted outside of opening hours (i.e. 24-hour swipe card access is not permitted), unless otherwise approved by Council;</p> <p>D. E.g. Training classes are limited to a maximum of twelve (12) people per session;</p> <p>E. E.g. A maximum of two (2) coaches on site at any given time; and</p> <p>F. E.g. Only one (1) class is to be conducted at any one time.</p>	At all times.

	<p>Any future provision of food and drink is to be ancillary to the sport and recreation use and only serves member/clients or staff.</p> <p><i>Note: Any food and drink service not ancillary to the use will require a separate development approval for a Food and Drink Outlet.</i></p>	
4.	<p>Hours of Delivery</p> <p>[insert matters – i.e. fuel deliveries] to the premises in association with the approved [insert use e.g. service station and food and drink outlet] must only occur between the following hours:</p> <p>A. [insert];</p> <p>B. E.g. Fuel deliveries, 7:00am to 10:00pm, seven (7) days a week;</p> <p>C. E.g. MRV/RCV or larger truck, 7:00am to 10:00pm, seven (7) days a week; and</p> <p>D. E.g. Deliveries by van and SRV, at any time.</p>	At all times.
5.	<p>Capacity</p> <p>[insert – e.g. for an educational facility "The maximum number of students approved to attend the educational establishment at any one time is limited to insert # in words (insert #) students."]</p>	At all times.
6.	<p>Limitation of Use – Animal Husbandry</p> <p>This Development Permit limits the total [insert – e.g. head of cattle] over the site to [insert]. Any further increase to the number of [insert – e.g cattle] onsite will require further approval.</p>	At all times.
7.	<p>Limitation of Use – Animal Keeping</p> <p>The development is limited to a maximum of [insert – e.g. 30 dogs] within the Animal Keeping area onsite at all times.</p>	At all times.
8.	<p>Limitation of Use – Animal Enclosures</p> <p>Animals must be kept in enclosures inside the building/s between the hours of [insert] and [insert].</p>	At all times.
9.	<p>Limitation of Use – High Impact Industry</p> <p>The High Impact Industry use is limited to the following aspects of waste, stockpiling, mechanical reprocessing and recycling activities:</p> <p>A. [insert and list these];</p>	At all times.

	<p>B. E.g. This approval does not permit material be received from individual households;</p> <p>C. E.g. This approval allows for the storage, mechanical reprocessing, and recycling of non-putrescible solid inert waste, construction and demolition waste, general waste (including mattresses), end-of-life tyres, and green waste;</p> <p>D. E.g. The stockpiling and mechanical reprocessing activities, including the location and amount of material, must be undertaken generally in accordance with the defined Resource Recovery Areas as identified on [insert relevant plan], except where stockpiles are to be relocated in response to a flood warning, where applicable, issued by the Bureau of Meteorology;</p> <p>E. E.g. The location and extent of the fill platform, weighbridge and office areas must be generally in accordance with the Flood Impact Assessment [insert relevant plan];</p> <p>F. E.g. Materials (organic, chemical or otherwise) are not permitted to be blended and/or mixed into any green waste received, stockpiled or processed on site; and</p> <p>G. E.g. This approval does not permit the receipt, storage, disposal, reprocessing and/or recycling of any oils, lubricants, fuels or any other liquid chemicals.</p>	
10.	<p>Limitation of Use – Utility Installation</p> <p>The Utility Installation [insert – e.g. Water Pump Station] must be operated at all times in accordance with the following:</p> <p>A. [insert];</p> <p>B. E.g. The standby generator must only operate, (excluding for back-up power supply purposes) for testing purposes between the hours of 9.00am and 5.00pm, Monday to Friday and exclusive of all public holidays;</p> <p>C. E.g. All doors to the pump station must be closed during generator testing and operation of the pump;</p> <p>D. E.g. Signage on the building must be provided with information on how to manage any noise related complaints; and</p>	At all times.

	<p>E. E.g. Where practical to do so, normal operational requirements of the pump are to be during the hours of 7:00am to 7:00pm Monday to Friday for example.</p> <p>Except where otherwise agreed to in writing by Council.</p>	
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LOCATION OF DEVELOPMENT

1.	<p>Location of Development</p> <p>Ensure that the proposed development, being [insert E.g. garage, deck and retaining walls] and its foundations are wholly located within the boundary of the subject land and do not result in adverse impacts on an adjoining property.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to the issue of a Final Certificate for the Building Work</p> <p>AND</p> <p>At all times.</p>
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BULK EARTHWORKS

1.	<p>Earthworks Construction</p> <p>All earthworks must be constructed in accordance with AS 3798: Guidelines on earthworks for commercial and residential developments. At the completion of works, RPEQ Certification of the works and test results are required to be provided to Council.</p>	Prior to Works Acceptance.
2.	<p>Batters</p> <p>All batters must be designed to be 1 in 4 - or flatter, for batters fronting the road reserve and located wholly within private land. [All batters must be less than 1.8m in height and stepped where exceeding 1.8m height].</p> <p>All earthworks batters steeper than 1 in 2 (50%) and higher than 1.5 metres require geotechnical certification.</p>	At all times.
3.	<p>Impact on Existing Infrastructure</p> <p>Excavation and filling is clear of the zone of influence of public utilities, unless otherwise approved.</p>	At all times.
4.	<p>Maximum Extent of Work</p> <p>The maximum volume of material subject to excavation and filling on the land must not exceed [insert volume m³].</p>	At all times.
5.	<p>RPEQ Certification for Earthworks</p> <p>Within 5 business days of the completion of the work, provide RPEQ certification to Council that confirms that all earthworks have been constructed in accordance with the certified drawings.</p>	As stated.
6.	<p>Contaminated Fill</p> <p>All fill material must not include the use of contaminated material.</p>	At all times.

RETAINING WALLS AND STRUCTURE

1.	<p>Finished Retaining Wall Colour</p> <p>All retaining walls must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment or existing retaining walls contained on the land.</p>	<p>Prior to the issue of Final Certificate for the Building Work.</p>
2.	<p>Structural Certification for Retaining Wall</p> <p>All retaining walls or structures higher than 1 metre must be structurally certified.</p> <p>Where the profile or height of the wall is redesigned during structural certification, amended plan(s) must be approved by Council.</p>	<p>Prior to the issue of Final Certificate for the Building Work.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>
3.	<p>Retaining Structures – Design and Construction</p> <p>Retaining structures that do not form a structural part of the Dwelling House must be structurally certified by a Registered Professional Engineer of Queensland (RPEQ), where any of the following apply:</p> <ul style="list-style-type: none"> A. The total height of the wall and/or the fill and cut retained by the wall exceed 1 metre above the wall's natural ground surface; or B. There is surcharge loading over the zone of influence for the wall; or C. The wall is closer than 1.5 metres to a building or another retaining wall. <p>Any such walls must be designed and constructed in accordance with the requirements of AS 4678:2002 Earth-retaining structures and the requirements and/or specifications of the FNQROC Development Manual.</p>	<p>Prior to the issue of Final Certificate for the Building Work.</p> <p>OR</p> <p>Prior to Commencement of Work.</p>
4.	<p>Retaining Wall Drainage Protection</p> <p>Retaining walls must include adequate drainage behind the top of the wall to ensure surface stormwater flows do not flow over the top of the wall but are contained in a designed system to pass the wall and include appropriate scour protection to the base of the wall.</p>	<p>At all times.</p>

RECONFIGURATION OF A LOT – ACCESS

1.	<p>Access to Lot</p> <p>Vehicle access to Lot [insert] is to be achieved via the shared driveway (Easement X) over Lot [insert].</p> <p>Direct vehicle access and/or an additional access crossover for Lot X from [insert] is not permitted.</p> <p><i>Note: A Rates Notation to this effect will be placed on the property file.</i></p>	At all times.
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RECONFIGURATION OF A LOT – BOUNDARY RE-ALIGNMENT

1.	<p>Existing Services</p> <p>Written confirmation of the location of existing services for the land must be provided to Council.</p> <p>In any instance where existing services are contained within another lot, the following applies, either:</p> <ul style="list-style-type: none"> A. Relocate the services to comply with this requirement; or B. Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of the Plan of Subdivision creating the lot. <p>Exceptions to the above requirements – [list any].</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
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RECONFIGURATION OF A LOT – COMPLEX

1.	<p>Water Supply and Sewerage Master Plan</p> <p>A Water Supply and Sewerage Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be serviced.</p> <p>The Water Supply and Sewerage Master Plan must be provided to and endorsed by Council.</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p>
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RECONFIGURATION OF A LOT – GENERAL

<p>1.</p>	<p>Water Supply and Sewerage Works Internal</p> <p>Undertake the following water supply and sewerage works internal to the premises:</p> <ul style="list-style-type: none"> A. [insert requirements]; B. E.g. Provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual; C. E.g. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures; D. E.g. Water supply sub-metering must be designed and installed in accordance with the <i>Plumbing and Drainage Act 2018</i> (Qld) and the <i>Water Supply (Safety and Reliability) Act 2008</i> (Qld); E. E.g. Provide easements having a nominal width of 3 metres over sewers which are on a non-standard alignment; F. E.g. Existing water connections and internal plumbing must be contained within the lot it serves. If not, then the connection and internal plumbing must be relocated to within the lot serviced; G. E.g. Provide conduits for water and other services located beside the driveway of Lots X and X and finishing within the body of the allotments; and H. E.g. Any redundant sewer property connection and water connection must be decommissioned and removed. <p>All the above works must be designed and constructed in accordance with the FNQROC Development Manual.</p> <p>All works must be carried out generally in accordance with the approved plan(s), to the requirements and satisfaction of Council.</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
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RECONFIGURATION OF A LOT – SIMPLE

<p>1. Demolish Structures</p> <p>Undertake the following work:</p> <p>A. [insert and list out]; and</p> <p>B. E.g. Demolish and/or remove all existing structures, buildings, and building encroachments, including disused services and utilities.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
<p>2. External Works (Non-trunk infrastructure)</p> <p>Undertake the following external works:</p> <p>A. [insert];</p> <p>B. E.g. Provide new concrete crossovers and footpaths to [insert street] at the locations shown on the Approved Plan(s), in accordance with FNQROC Development Manual Standard Drawing S1015. Where this cannot be achieved a separate Operational Work Permit will be required;</p> <p>C. E.g. Remove the redundant crossover and driveway section within the verge along [insert street] and reinstate neatly matching the adjacent kerb and dwelling in place;</p> <p>D. E.g. Make good any damaged kerbs;</p> <p>E. E.g. Re-turf any damaged verge areas;</p> <p>F. E.g. Linemark parking spaces in front of and adjacent to the subject land at [insert street];</p> <p>G. E.g. Relocate/erect traffic/parking signs outside the subject land (and/or adjacent properties) where necessary as a result of the development; and</p> <p>H. E.g. Provide a means of speed control at the entry exit point to the carpark at the property boundary to [insert street].</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
<p>3. Subdivision Drainage</p> <p>The development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties.</p> <p>Stormwater drainage infrastructure must be designed and certified by an RPEQ Engineer to ensure that:</p> <p>A. [insert];</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>

	<p>B. E.g. The development will not worsen the impact of the overland flow of stormwater on the buildings constructed on proposed lots [insert], compared to the position as at the date of registration of the Plan of Subdivision ; and</p> <p>C. E.g. All stormwater generated by each lot is to be directed to a point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development.</p> <p><i>Note: All rear allotment drainage pits and associated pipework contained within the lot boundaries of this development site will be private infrastructure and will not become an asset of Council.</i></p>	
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SEDIMENT AND EROSION CONTROL

1.	<p>Sediment and Erosion Control – Water Discharge</p> <p>Soil and water management measures must be installed/implemented prior to discharge of water from the land, such that no external stormwater flow from the land adversely affects surrounding or downstream properties (in accordance with the requirements of the <i>Environmental Protection Act 1994</i> (Qld), the FNQROC Development Manual and the International Erosion Control Association 2008 Guidelines).</p>	At all times.												
2.	<p>Runoff Generally</p> <p>All reasonable and practicable measures must be taken to prevent pollution entering existing creeks, waterways or drainage lines, as a result of silt run-off, oil and grease spills from any machinery. Wastewater as a result of cleaning equipment must not be discharged directly or in-directly to any watercourses, stormwater systems or private properties (in accordance with the requirements of the <i>Environmental Protection Act (1994)</i>, the FNQROC Development Manual and Best Practice Erosion & Sediment Control – IECA Australasia).</p>	At all times.												
3.	<p>Sediment and Erosion Control Plan</p> <p>Prepare and provide to Council for approval an Erosion and Sediment Control Plan (ESCP) to manage the site during construction and the defect liability period until Final Works Acceptance.</p> <p>The submitted plan is to be substantially in accordance with the submitted Erosion and Sediment Control Strategy listed below, but modified in accordance with the following requirements:</p> <table border="1" data-bbox="288 1469 1011 1729"> <thead> <tr> <th data-bbox="288 1469 707 1525">Drawing</th> <th data-bbox="707 1469 919 1525">Drawing No.</th> <th data-bbox="919 1469 1011 1525">Rev</th> </tr> </thead> <tbody> <tr> <td data-bbox="288 1525 707 1619">[INSERT Drawings which were submitted as concept]</td> <td data-bbox="707 1525 919 1619"></td> <td data-bbox="919 1525 1011 1619"></td> </tr> <tr> <td data-bbox="288 1619 707 1675"></td> <td data-bbox="707 1619 919 1675"></td> <td data-bbox="919 1619 1011 1675"></td> </tr> <tr> <td data-bbox="288 1675 707 1729"></td> <td data-bbox="707 1675 919 1729"></td> <td data-bbox="919 1675 1011 1729"></td> </tr> </tbody> </table> <p>a. The Contractor's Erosion and Sediment Control (ESC) Plan must be submitted to Council and endorsed by the Consulting Engineer;</p> <p>b. The ESC Plan must address Engineering Best Practice, the <i>Environment Protection Act 1994</i> (Qld) and Clauses CP1.05, CP1.13</p>	Drawing	Drawing No.	Rev	[INSERT Drawings which were submitted as concept]									Prior to Commencement of Work.
Drawing	Drawing No.	Rev												
[INSERT Drawings which were submitted as concept]														

	<p>and D5.10 of the FNQROC Development Manual. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progresses;</p> <ul style="list-style-type: none"> c. During the construction period, the Consulting Engineer must randomly audit and inspect the ESC measures for compliance with the Engineer endorsed Contractor's ESC Plan, derived from the Engineers ESC Strategy (As per FNQROC CP1 Appendix A); d. It is the Contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments must be approved by the Engineer and presented to Council; e. During construction, the Contractor must implement a suitable dust management strategy to minimise dust nuisance on adjacent properties. Details of the dust management strategy must be incorporated into the Erosion and Sediment Control Strategy and be noted on the Contractor's ESC plan; f. The developer must be held responsible for any rectification works required to clean up dust, pollutants and sediments that may leave the site as a result of construction activities; g. The developer or their representative must be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site; h. Upon completion of earthworks and prior to Works Acceptance, all exposed surfaces are to be treated (i.e., drill seeding, hydro mulching) to prevent erosion. Temporary ESC measures must remain in place during construction and until the site is stabilised to prevent and sediment entering the adjacent stormwater systems or properties; and <p>The Erosion and Sediment Control (ESC) measures must be installed and maintained for the duration of</p>	
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the works in accordance with the approved Plan until Final Works Acceptance.

[Alternate wording where no ESC Strategy is given as part of application]

Prepare and provide to Council for approval an Erosion and Sediment Control Plan (ESCP) to manage the site during construction and the defect liability period until Final Works Acceptance. The submitted plan is to be substantially in accordance with the approved Erosion and Sediment Control Strategy, and must be in accordance with the following requirements:

- i. An Erosion and Sediment Control (ESC) Plan must be submitted to Council and endorsed by the Consulting Engineer;
- j. The ESC Plan must address Engineering Best Practice, the *Environment Protection Act 1994* (Qld) and Clauses CP1.05, CP1.13 and D5.10 of the FNQROC Development Manual. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progresses;
- k. During the construction period, the Consulting Engineer must randomly audit and inspect the ESC measures for compliance with the Engineer endorsed Contractor's ESC Plan, derived from the Engineers ESC Strategy (As per FNQROC CP1 Appendix A);
- l. It is the Contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments must be approved by the Engineer and presented to Council;
- m. During construction, the Contractor must implement a suitable dust management strategy to minimise dust nuisance on adjacent properties. Details of the dust management strategy must be incorporated into the Erosion and Sediment Control Strategy and be noted on the Contractor's ESC plan;
- n. The developer must be held responsible for any rectification works required to clean up dust, pollutants and sediments that may

	<p>leave the site as a result of construction activities;</p> <ul style="list-style-type: none"> <li data-bbox="359 297 1018 495">o. The developer or their representative must be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site; and <li data-bbox="359 533 1018 797">p. Upon completion of earthworks and prior to Works Acceptance, all exposed surfaces are to be treated (i.e., drill seeding, hydro mulching) to prevent erosion. Temporary ESC measures must remain in place during construction and until the site is stabilised to prevent and sediment entering the adjacent stormwater systems or properties. <p>The Erosion and Sediment Control (ESC) measures must be installed and maintained for the duration of the works in accordance with the approved Plan until Final Works Acceptance.</p>	
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SITE BASED MANAGEMENT PLAN

1.	<p>Implementation of Plan</p> <p>The development must be carried out in accordance with the approved [Insert Details of Plan] and all recommendations implemented, [Optional - except where modified by these conditions].</p>	At all times.
2.	<p>Site Based Management Plan</p> <p>Develop, implement and comply with a Site Based Management Plan for the operation and maintenance of the [insert use – e.g. Service Station] including relevant procedures for the management of potential human safety and environmental hazards.</p> <p>The Site Based Management Plan is to be provided to and endorsed by Council.</p> <p><i>Note: Planning Scheme Policy – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the Code.</i></p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
3.	<p>Dust Management Plan</p> <p>Prepare and comply with a Dust Management Plan for acceptance by Council prior to any works commencing.</p> <p>The Dust Management Plan must be prepared by a suitably qualified person and include:</p> <p>A. [insert details here that are unique to this proposal];</p> <p>B. E.g. Provide details of sources of dust and particulate emissions;</p> <p>C. E.g. Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the <i>Environmental Protection Act 1994</i> (Qld)) at any sensitive receptor stated in schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i> (Qld);</p> <p>D. E.g. Identify the procedures to be adopted for monitoring and reporting air emissions;</p> <p>E. E.g. Provide details of complaint response procedures that will be adopted; and</p>	<p>At all times.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>As stated.</p>

	<p>F. E.g. Identify the procedures to be adopted for revision and review of the Dust Management Plan.</p> <p>Implement the Dust Management Plan during all construction work.</p>	
4.	<p>Site Based Management Plan – Columbarium Wall</p> <p>Prepare and provide to Council a Site Based Operational Plan (SBOP) for the management of the activities associated with the Columbarium Wall. The plan must include and identify the following:</p> <p>A. [insert];</p> <p>B. E.g. That the owner of the land is responsible for the continued ongoing maintenance and repair of the Columbarium Walls;</p> <p>C. E.g. That the owner of the land is required to ensure a suitable practice is established and implemented that the human remains can be disposed of appropriately:</p> <ul style="list-style-type: none"> i. With authorisation of the person lawfully able to on behalf of the deceased; ii. They are only placed in the Columbarium Wall in a sealed receptacle; and iii. A memorial identifying the deceased affixed to the niche; <p>D. E.g. A suitable practice is established and implemented after the interred if disinterment is required; and</p> <p>E. E.g. Details of the proper records are made and retained in a secure location on the site, and be available for inspection by Council on request, including the following details:</p> <ul style="list-style-type: none"> i. Name of the deceased person; ii. The date of the interment; iii. The specific site of the interment; 	Prior to Commencement of Use.

	<ul style="list-style-type: none">iv. Any dealing with the cremated remains following interment, including disinterment; andv. Name and contact details of the recognised undertaker or other person performing the interment.	
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STANDARD ADVICE

1.	<p>Planning Laws</p> <p>Information relating to the <i>Planning Act 2016</i> (Qld), <i>Planning Regulation 2017</i> (Qld) and Development Assessment Rules is located on the Queensland Government’s planning website.</p>	
2.	<p>Further Approvals Required to Carry out the Development</p> <p>The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:</p> <p>[insert].</p>	
3.	<p>Definitions</p> <p>All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016</i> (Qld) and <i>Planning Regulation 2017</i> (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.</p> <p>To the extent of any inconsistency, the order of precedence of the above instruments is as follows:</p> <ul style="list-style-type: none"> A. <i>Planning Act 2016</i> (Qld); B. <i>Planning Regulation 2017</i> (Qld); C. Queensland Development Code; D. CairnsPlan 2016; and E. FNQROC Development Manual. 	
4.	<p>FNQROC Development Manual</p> <p>Access to FNQROC Development Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council’s website – www.cairns.qld.gov.au.</p>	
5.	<p>Infrastructure Charges Notice</p> <p>A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council’s Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only.</p> <p>The original Infrastructure Charges Notice will be provided under cover of a separate letter.</p>	

	<p>The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.</p> <p>Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The <i>Planning Act 2016</i> (Qld) confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.</p> <p>The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained within the Infrastructure Charges Notice.</p>	
6.	<p>Weeds, Pest Animals and Ants</p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>	
7.	<p>Removal of Protected Vegetation</p> <p>This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:</p> <ul style="list-style-type: none"> A. <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth); B. <i>Nature Conservation Act 1999</i> (Qld); and C. <i>Vegetation Management Act 1999</i> (Qld). <p>For further information see: https://www.qld.gov.au/environment/land/management/vegetation/damage.</p>	
8.	<p>Native Wildlife</p> <p>Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a</p>	

	<p>suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the <i>Nature Conservation (Wildlife Management) Regulation 2006</i> (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.</p>	
9.	<p><i>Environmental Protection and Biodiversity Act (Cth)</i></p> <p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance.</p> <p>Further information on the EPBC Act and a copy of the Significant Impact Guidelines 1.1 – Matters of Environmental Significance (2013) can be obtained from the Department of Agriculture, Water and Environment at https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance.</p> <p>This approval does not negate the requirement for compliance with other relevant State and Federal statutory requirements, particularly with respect to the disturbance of Spectacled Flying Fox communities. For further information consult with the Queensland State Department of Environment and Science and the Federal Department of Agriculture, Water and Environment.</p>	
10.	<p><i>Environmental Protection and Biodiversity Conservation Act 1999 (Cth) Lowland Tropical Rainforest of the Wet Tropics Ecological Community</i></p> <p><i>Environmental Protection and Biodiversity Conservation Act 1999</i> (Cth) approval may be required for projects that may have a significant impact on the rainforest, typically projects involving significant vegetation damage and/or hydrological changes from new roads and large residential subdivisions.</p>	

11.	<p>Yellow Crazy Ants</p> <p>Yellow crazy ants are designated as invasive biosecurity matter under the <i>Biosecurity Act 2014</i> (Qld). All parties (whether landholders or not) are required to take all reasonable measures to prevent the movement of yellow crazy ants. This includes restrictions on the movement of any materials deemed to be infested with yellow crazy ants. For further information contact the Department of Environment and Science – https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/biosecurity-matter-report/restricted-matter.</p>	
12.	<p>Electric Ant Quarantine Area</p> <p>The <i>Biosecurity Act 2014</i> (Qld) and the <i>Biosecurity Regulation 2016</i> (Qld) places restrictions on the movement of electric ants and “high risk items” within and out of the zone, and places certain obligations and restrictions on landowners within the zone. For further information consult the following website – https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/pests/electric-ants/movement-controls.</p>	
13.	<p>Environmental Nuisance</p> <p>Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an ‘environmental nuisance’ within the meaning of the <i>Environmental Protection Act 1994</i> (Qld) to any sensitive receptor as stated within Schedule 1 of the Environmental Protection (Noise) Policy 2019 (Qld).</p> <p>Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would in the opinion of an Authorised Person (officer) of Council, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the <i>Environmental Protection Act 1994</i> (Qld).</p>	
14.	<p>Cyclone Watch Site Management</p> <p>All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.</p>	

15.	<p>Connections to, Alteration or Realignment of Council Infrastructure</p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost.</p> <p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>	
16.	<p>Building Works Near Sewer Mains</p> <p>Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referrable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.</p>	
17.	<p>Bushfire</p> <p>The Building Certifier is responsible for assessing whether the proposed development meets the relevant construction requirements in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas.</p>	
18.	<p>Dial Before You Dig</p> <p>Undertake a 'Dial Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.</p>	

19.	<p>Building Work</p> <p>This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.</p>	
20.	<p>Future Compliance</p> <p>This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.</p>	
21.	<p>Restrictions regarding Council Easements and Infrastructure</p> <p>No building work or deep landscaping is permitted over or within any Council public utility easement.</p> <p>Ensure all proposed buildings, structures and footings are a minimum distance of [insert] horizontal metres from Council infrastructure.</p> <p>Ensure a minimum [insert] metres unobstructed vertical clearance from the finished surface level above Council infrastructure.</p>	
22.	<p>Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> (Qld).</p> <p>Under the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure that the activity is properly managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed at the following webpage – https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care.</p>	
23.	<p>Road Closures and Works on a Local Government Road</p> <p>Road Closures and Works on a Local Government Road require further approvals from Cairns Regional Council that are not covered by this Permit. An Application for a Temporary Road Closure is required where an activity on Council managed road or footpath occurs and where the activity will create an interference with the normal flow of traffic or pedestrian movement. An activity pertains to</p>	

	<p>construction works undertaken within the road reserve. Applicants should allow additional time before planned works commence to obtain the required approvals.</p>	
<p>24.</p>	<p>Environmentally Relevant Activity</p> <p>All development involving an Environmentally Relevant Activity as defined by the <i>Environmental Protection Regulation 2008</i> (Qld) requires that an application for a material change of use for an environmentally relevant activity be submitted to the relevant administering authority (State Government Agency or Cairns Regional Council), in accordance with the <i>Environmental Protection Act 1994</i> (Qld) and the <i>Planning Act 2016</i> (Qld).</p>	

STORAGE OF MATERIAL

1.	<p>Storage of Material</p> <p>All machinery, materials and vehicles associated with the approved use must be wholly located within the subject site.</p>	At all times.
2.	<p>Storage</p> <p>Each dwelling must be provided with a minimum [insert]m² (minimum [insert]m³ volume) of lockable storage space within the building.</p>	Prior to Commencement of Use.

STORAGE OF HAZARDOUS MATERIALS

1.	<p>Spillage – Materials and Equipment to Contain and Clean Up</p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials.</p> <p>An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p>	At all times.
2.	<p>Storage of Hazardous Materials</p> <p>Any storage of hazardous materials and chemicals must be located a minimum of 300mm above the 1% AEP defined inundation event ([insert] metres AHD).</p>	At all times.
3.	<p>Liquid Contaminants – Storage</p> <p>Provide and maintain adequate storage areas for potential liquid contaminants such as paints, thinners, cleaning solvents, detergents and oils to prevent contaminated washdown waters and material from entering waterways, soil or ground water.</p>	At all times.
4.	<p>Tank Vents</p> <p>The underground tank vent pipes, as shown on the approved plan(s), are to be constructed at the [insert e.g. southern corner of the site and the fuel vent pipes be constructed to a minimum height of 4 metres above ground level in accordance with AS 1940:2017 – The Storage and handling of flammable and combustible liquids. As a minimum, Stage 1 vapour recovery system (“VR1”) to minimise emissions from the underground tank vent pipes when bulk refilling is occurring must also be installed].</p>	Prior to Commencement of Use.
5.	<p>Early Fire Detection</p> <p>Buildings and package stores containing fire-risk hazardous chemicals must be provided with a 24-hour monitored fire detection system for early detection of a fire event.</p>	Prior to Commencement of Use.
6.	<p>Management of Dangerous Goods and Waste</p> <p>Dangerous goods, hazardous wastes and wastewaters are to be managed having regard to the following:</p> <p>A. [insert];</p> <p>B. E.g. Ensure the Class 8 chemicals (ie. NaOH & KOH) are stored and handled in accordance with</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>

	<p>AS 3780–2008 <i>The storage and handling of corrosive substances</i>;</p> <p>C. E.g. Ensure all dangerous goods and waste products are stored in roofed and bunded areas that prevents contamination of the receiving environment in a spill, leak or flood event;</p> <p>D. E.g. Ensure all waste products are collected for disposal by licensed waste contractors; and</p> <p>E. E.g. Ensure the capacity of the wastewater tank does not exceed 10,000L.</p>	
7.	<p>Quantities of Dangerous Goods</p> <p>The following quantities of dangerous goods are permitted on the site:</p> <p>A. [insert];</p> <p>B. E.g. Anhydrous Potassium Hydroxide Class 8 PG II 100kg; and</p> <p>C. E.g. Anhydrous Sodium Hydroxide Class 8 PG II 150kg.</p>	At all times.

TRANSPORT

1.	<p>Roads and Footpaths</p> <p>Roads and Footpaths as shown on the Approved Plan(s), must be constructed in accordance with relevant design and specifications sections FNQROC Development Manual and the following requirements:</p> <p>A. [insert further requirements];</p> <p>B. E.g. RRPMs must be placed on centre lines and on the traffic lane side of edge lines;</p> <p>C. E.g. All new line marking work must be a two-coat application of waterborne paint/reflective line marking;</p> <p>D. E.g. Where existing line marking is proposed to be removed, the obsolete lines must be first painted with black line marking paint and then mechanically ground down 5mm or use a seal with 7mm aggregate over the existing line marking;</p> <p>E. E.g. All road and footpath works must be in accordance with relevant design and specifications sections of the FNQROC Development Manual, unless approved otherwise by Council;</p> <p>F. E.g. Concrete infill traffic islands and medians must be treated with a Terracotta epoxy surface colour;</p> <p>G. E.g. All works are to be designed and constructed in accordance with AS 1428.1:2021 Design for access and mobility, Part 1 - General requirements for access - New building work, and associated standard AS/NZS 1428.4.1:2009 Design for access and mobility, Part 4.1. The design is required to provide equal access for people with disability and include the provision of suitable ramps and landing areas and the installation of Tactile Ground Surface Indicators (TGSI's) where required; and</p> <p>H. E.g. A temporary vehicle turnaround at the end of all partially constructed roads where the length of road exceeds sixty (60) metres (being the maximum acceptable reversing distance for a waste collection vehicle) must be provided. The turning facility must be of sufficient size to turn around a waste collection vehicle either in a</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
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	continuous forward movement or by a three-point-turn.	
2.	Pedestrian Access The design of the building must be such that any ramping or step up into the property is wholly contained within the land and does not occur within the road reserve. No grade change for pedestrian access is permitted to occur within the road reserve.	Prior to Commencement of Use.
3.	Prioritised Pedestrian Pathway Provide a prioritised pedestrian pathway internal to the subject land that provides a link between the [insert use e.g. Rooming Accommodation] building to the existing bus stop pathway located on the [insert boundary e.g. northern boundary]. The pathway must be differentiated in; colour, texture, and/or line marking, from the driveway surface finish.	Prior to Commencement of Use.
4.	Retain Footpath Retain the existing footpath within the [insert] frontage. Where the existing footpath is damaged as a result of the construction activities the footpath must be reinstated ensuring the same surface finish is used and there is no change in level of new and existing sections.	At all times. OR Prior to Commencement of Use. OR Prior to Works Acceptance.
5.	New Footpath A minimum [insert #] (#) metre wide footpath must be provided for the full frontage of the property in [insert] in accordance with FNQROC Development Manual Standard Drawing 1035D. The new section of footpath must match neatly to the existing footpath at both extents in relation to alignment and grade.	Prior to Commencement of Use. OR Prior to Council approval of the Plan of Subdivision. OR Prior to Works Acceptance.
6.	Kerb Ramps Create a safe pedestrian crossing point across the new internal road by constructing kerb ramps in accordance with FNQROC Development Manual Standard Drawing S1016D.	Prior to Commencement of Use. OR Prior to Council approval of the Plan of Subdivision. OR Prior to Works Acceptance.

7.	<p>Bicycle Parking Provision</p> <p>Provide a minimum of [Insert No.] onsite bicycle parking spaces for the exclusive use of the approved development. Bicycle parking must be secure, sheltered and accessible to potential users. All required bicycle spaces must be available for the permitted uses and be maintained.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>At all times.</p>
8.	<p>Redundant Crossovers</p> <p>Remove the existing access from [Insert Road] and replace with a kerb and channel to match the existing with landscaping to be reinstated within the verge along [Insert Road].</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Works Acceptance.</p>
9.	<p>Car Parking</p> <p>The car parking within the premises must be maintained exclusively for the development. The parking must not be made available to the general public and there must not be signage erected on or in the vicinity of the land advertising the availability of car parking to the general public.</p>	<p>At all times.</p>
10.	<p>Car Parking Levels</p> <p>Finished surface levels of car parking areas are to be constructed at a minimum of the 5% AEP defined inundation event level.</p>	<p>Prior to Commencement of Use.</p>
11.	<p>Parking Signage</p> <p>Place signs at the frontage of the land advising the location of off-street parking.</p>	<p>Prior to Commencement of Use.</p>
12.	<p>Car Parking Requirements</p> <p>The amount of car parking must be as per the approved plan(s), being [insert] spaces.</p> <p>The car parking layout must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design.</p> <p>[for disability parking – if required]</p> <p>The disability off-street car parking must be designed in accordance with AS 2890.6:2009 Parking facilities, Part 6: Off-Street parking for people with disabilities, including parking bay dimensions and shared area. The vehicle access and parking design must be approved by a suitably qualified RPEQ Engineer.</p>	<p>Prior to Commencement of Use.</p>

	<p>In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.</p>	
<p>13.</p>	<p>Car Parking Requirements – Detailed</p> <p>Design and construct imperviously sealed, drained and line-marked off street vehicle facilities in accordance with the CairnsPlan 2016 – 9.3.8 Parking and access code, AS 2890.1:2004 Parking facilities – Off-street car parking, AS 2890.2:2018 Parking facilities, Part 2: Off-street commercial vehicle facilities and AS 2890.6:2009 Parking facilities, Part 6: Off-Street parking for people with disabilities, and AS/NZS 1428.4.1:2009 Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators and include:</p> <p>A. [insert];</p> <p>B. E.g. Provide a compliant crossover in accordance with FNQROC Development Manual Standard Drawing No. S1015 Access Crossovers;</p> <p>C. E.g. Provide a compliant driveway in accordance with FNQROC Development Manual Standard Drawing No. S1110 Concrete Driveway for Allotment Access;</p> <p>D. E.g. Provide a minimum of [insert] car parking spaces/[insert] service bay/[insert] motorcycle parking spaces, comprising:</p> <p style="padding-left: 20px;">i. [insert details here that are unique to this proposal. Examples might be a table break-down of spaces for the use, freely accessible visitor spaces, service bays pooled (unbundled) car parking etc];</p> <p>E. E.g. Clearly identified signage and directional markings including:</p> <p style="padding-left: 20px;">i. [insert details here that are unique to this proposal. Examples might be: where directional signage should be, line marking requirements and the like];</p> <p>F. E.g. All parking, driveway and vehicular manoeuvring areas are imperviously sealed, drained and line marked;</p>	<p>Prior to Commencement of Use.</p>

	<p>G. E.g. The driveway serving the parking area includes a physical means of speed control at the exit point;</p> <p>H. E.g. Provision for the loading/unloading of vehicles;</p> <p>I. E.g. Provision of a vehicle wash bay;</p> <p>J. E.g. Provision must be made for loading/unloading of vehicles on-site (no loading or unloading is permitted within the Road Reserve); and</p> <p>K. E.g. Sufficient manoeuvring space, and suitable design, which will ensure that all vehicles (including refuse and service/delivery vehicles) enter and exit the land in a forward gear.</p>	
14.	<p>Off-Street Vehicle Facilities</p> <p>Ensure any security gates remain open to allow vehicular and pedestrian access for employees and visitors at all times / during business hours / the following hours:</p> <p>A. [insert hours].</p> <p>Queuing of vehicles must be contained on the land.</p>	At all times.
15.	<p>End of Trip Facilities</p> <p>End of trip facilities must be provided, designed and constructed in accordance with AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking and the Queensland Development Code MP4.1.</p>	Prior to Commencement of Use.
16.	<p>Wheel Stops</p> <p>Install wheel stops in accordance with AS/NZS 2890.1/2014 Parking facilities – Off-street car parking to provide vehicle parking with consistent dimensions and reversing environments with existing parking in the street.</p>	Prior to Commencement of Use.
17.	<p>Speed Control</p> <p>The driveway serving the parking area must include a physical means of speed control at the exit point onto [insert e.g. Smith Street].</p>	Prior to Commencement of Use.

18.	<p>Turning Area</p> <p>Space must be provided on site for vehicles to turn around so that all vehicles, including service vehicles [and RCV's], can enter and exit in a forward direction.</p>	At all times.
19.	<p>Internal Manoeuvring</p> <p>All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas associated with the approved use(s) must be undertaken on the land.</p>	At all times.
20.	<p>On-Street Parking</p> <p>The on-street car parking must be designed in accordance with AS 2890.5:2020 Parking facilities On-street parking, including parking bay dimensions, line marking and signage, etc.</p> <p>The parking design must be certified by a suitably qualified RPEQ Engineer.</p>	Prior to Commencement of Use.
21.	<p>Redundant Crossovers</p> <p>Any redundant crossovers are to be removed and replaced with kerb and channel.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
22.	<p>Kerb and Channel</p> <p>Existing current kerb and channel to the frontage of the land must be checked to ensure it is fit for purpose. Any sections showing ponding, significant cracking, etc, must be deemed as not fit for purpose and are to be replaced.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
23.	<p>Provision for On-Street Parking</p> <p>A minimum of [insert] spaces must be available on-street to accommodate parking in accordance with Section 4.3 of IPWEAQ Street Design Manual: Walkable Neighbourhoods. A plan demonstrating that this can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure must be provided.</p>	Prior to the issue of a Development Permit for Operational Work.
24.	<p>Property Access Location</p> <p>Individual property access must be designed in accordance with the requirements of AS 2890.1. Appropriate distances are required from intersections.</p>	Prior to Council approval of the Plan of Subdivision.

	Where a property has two or more road frontages, access must be achieved off the lower order road.	
25.	<p>Temporary Turn-Around</p> <p>A temporary vehicle turn-around at the end of all partially constructed roads must be provided. The turning facility must be of sufficient size to turn around a waste collection vehicle either in a continuous forward movement or by a three-point-turn.</p>	Prior to Council approval of the Plan of Subdivision.
26.	<p>Road Shoulder</p> <p>Construct pavement and asphalt the shoulder between the kerb and existing traffic lanes along the frontage of the land on [insert] in accordance with Council's FNQROC Development Manual.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>
27.	<p>Pavement Testing</p> <p>Falling weight and/or destructive testing is required to determine suitability of the existing pavement for the proposed use and increase in traffic volumes on [insert street].</p> <p>If the pavement is suitable for the new use/increased traffic volumes, replace the wearing course with 50mm high resistance asphalt over the full width of the affected area of [insert street] and reinstall line marking.</p> <p>If the pavement is not suitable, then a full pavement rebuild in accordance with the FNQROC Development Manual will be required for the affected area of [insert street].</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
28.	<p>Traffic Management</p> <p>Conduct a Risk Management Assessment of all safety risks likely to arise during the course of undertaking works on the road including the setting up, operating, changing and dismantling of a traffic guidance scheme. This assessment is to consider the general behaviour of road users, cyclists and pedestrians. Where the Risk Management Assessment determines works will impact the normal operations of the Local Government Managed Areas and Roads, the applicant must implement a Traffic Guidance Scheme and a copy of the plans must be submitted to Council prior to implementation of the Traffic Guidance Scheme.</p> <p><i>Note: Where the Local Government Road is required to be partially or fully closed, please note that additional</i></p>	Prior to Commencement of Work.

	<i>permits and approvals may be required. Please see Further Advice notes attached to this Permit.</i>	
29.	<p>Vehicle Parking Management Plan</p> <p>A Vehicle Parking Management Plan to manage the Vehicle Parking Station must be prepared, approved, and carried out to the satisfaction of the Council.</p> <p>The Vehicle Parking Management Plan must include, but not be limited to, the following contents:</p> <p>A. [insert];</p> <p>B. E.g. the method of regulation and/or management of vehicle parking (including the use of a boom gate, pay stations, ticketing, annual permitting or other mechanisms to permit the use of the vehicle parking);</p> <p>C. E.g. The inclusion of a minimum of [insert # in words] [insert #] spaces, of which [insert # in words] [insert #] spaces can be provided in tandem. The tandem car parks must be allocated to staff of specific tenancies and must not be included in a general pool of regulated parking and be assigned accordingly;</p> <p>D. E.g. Ensure that all times, the parking spaces within the vehicle parking station must remain accessible to its users and maintained to the relevant standards;</p> <p>E. E.g. Outline signage advising of the location of the off-street parking area, access thereto and occupancy. The signs must be erected prior to Commencement of Use. One (1) sign must be located on the [insert] Street frontage; and</p> <p>F. E.g. Ensure CPTED is incorporated into the management of the facility.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
30.	<p>Street Numbering</p> <p>The development is to provide clear and legible street numbering and must be maintained at all times while the use is occurring on the site.</p>	At all times.
31.	<p>Traffic Impact Assessment</p> <p>Comply with and implement the recommendations of the Traffic Impact Assessment [insert details] including:</p> <p>A. [insert details]</p>	<p>Prior to Commencement of Use.</p> <p>OR</p>

		<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
32.	<p>Bus Stop(s)</p> <p>All bus stops that are moved or altered, and all new bus stops must be compliant with [insert].</p> <p>Identify any potential future bus stop locations along [insert] Road / the future bus route.</p>	<p>Prior to Commencement of Use.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
33.	<p>Identification Display Board</p> <p>An Identification Display Board must be installed in a visually prominent position at the main vehicular entry generally in accordance with the approved plan(s) which includes the following:</p> <ul style="list-style-type: none"> A. Contains an accurate site plan showing the overall layout of the development, including but not limited to communal facilities, manager's residence/office location, internal access ways and visitor carparking spaces; B. Provide lighting to allow for 24-hour viewing; and C. Identify the location of fire hydrants. 	<p>Prior to Commencement of Use.</p>

WASTE AND REFUSE

1.	<p>Refuse Collection</p> <p>The development must be serviced by kerbside collection. [insert amount] refuse collection bins must be provided for each unit. The refuse bin enclosure must be convenient to the occupants and screened from view from the street and adjoining properties.</p>	Prior to Commencement of Use.
2.	<p>Refuse Collection Other</p> <p>The development must be designed to be serviced by private bulk bin collection for both waste and recycling.</p> <p>A roofed bin enclosure must be provided in accordance with Council's requirements and waste contractors requirements.</p> <p>Details of the location of the bin enclosure must be shown on the plan of works and must be approved by Council.</p> <p>The bin enclosure must be constructed in accordance with the approved plan(s).</p> <p>OR</p> <p>Refuse storage is required to service the land in accordance with Council requirements as follows:</p> <p>A. [insert];</p> <p>B. E.g. Provide a wheelie bin concrete hard stand area sized for six (6) bins. The owner of the property will be responsible for ownership and maintenance of their designated hardstand;</p> <p>C. E.g. Provide a wheelie bin hard stand area sized for six (6) bins located at the kerbside near the access driveway to Lots X and X; and</p> <p>D. E.g. The hard stand area is to be a concrete stencilled pattern in order to differentiate the refuse area from other concrete areas.</p> <p>All works must be carried out in accordance with the approved plan(s), to the requirements and satisfaction of Council.</p>	Prior to Commencement of Use.
3.	<p>Private Waste Collection</p> <p>The development is to be serviced by a private waste collection contractor and is not entitled to Council's kerbside collection service.</p>	Prior to Commencement of Use.

	<p>The refuse bin enclosure is to be in accordance with Council requirements and designed to accommodate bulk bins.</p> <p>Details must be shown on the plan of works and must be approved by Council.</p> <p>The bin enclosure must be constructed in accordance with the approved plan(s).</p>	
4.	<p>Private Road Waste Access</p> <p>Obtain a consent agreement from the owners of the private road to allow Council's waste services to utilise the private road/common property for refuse collection from [insert lots e.g. Lots 1, 2 and 3].</p> <p>If a consent agreement is unable to be obtained, a dedicated bin hard stand area sized for [insert e.g. six (6) bins within the verge of [insert street] adjacent to Lot X is to be provided.]</p> <p>Details of the waste bin siting plan is to be provided to Council for endorsement.</p>	<p>Prior to the issue of a Development Permit for Operational Work.</p> <p>OR</p> <p>Prior to Commencement of Use.</p>
5.	<p>Waste Collection Commercial</p> <p>Waste collection from the land in association with the approved use(s) must only occur between the following hours:</p> <p>[insert – e.g. Service Station and Food and Drink Premises: 7:00am to 10:00pm seven days a week.]</p>	At all times.
6.	<p>Waste Screening</p> <p>Loading areas, waste and recyclable material storage and other service areas must be screened from street view.</p>	Prior to Commencement of Use.

WATER SUPPLY AND SEWERAGE WORK

1.	<p>Water Supply and Sewerage</p> <p>Each lot must be connected to Council's Water Supply and Sewerage network, including all internal and external work, in accordance with the FNQROC Development Manual and the Council Approved Water Supply and Sewerage Master Plan.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
2.	<p>Water Supply and Sewerage Work Internal</p> <p>Undertake the following water supply and sewerage works internal to premises:</p> <p>A. [insert requirements];</p> <p>B. E.g. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;</p> <p>C. E.g. Water supply sub-metering must be designed and installed in accordance with the <i>Plumbing and Drainage Act 2018</i> (Qld) and the <i>Water Supply (Safety and Reliability) Act 2008</i> (Qld); and</p> <p>D. E.g. Any redundant sewer property connection(s) and water connection(s) must be decommissioned and removed.</p> <p>All the above works must be designed and constructed in accordance with the <i>FNQROC Development Manual</i>.</p> <p>All works must be carried out in accordance with the approved plan(s), to the requirements and satisfaction of Council.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
3.	<p>Sewer and Water Work</p> <p>All water and sewerage works must be in accordance with Sections D6 and D7 of the FNQROC Development Manual, and must comply with the following:</p> <p>A. [insert requirements – consider any report recommendations or requirements];</p> <p>B. E.g. Provide to Council confirmation of the location of all existing sewer, water and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such infrastructure or services must be obtained prior to the commencement of work and be available for Council inspection if required;</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>

- C. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Council prior to the commencement of the proposed works;
- D. Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures;
- E. Any direct connection to live gravity sewer mains up to and including [insert] are to be performed under the direct supervision of Council's plumbing inspector. Any connection involving trunk infrastructure or sewer rising mains will require at least six (6) weeks' notice and submission of a work methodology statement to Council with the notice;
- F. The Inspection and Test Plan must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate;
- G. Minimum clearances between sewer mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual;
- H. Where a manhole is located in a batter, a flat area of 1.5 metre radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three sides;
- I. Where an easement is required the property connection branch must be extended at least 1 metre from the easement boundary;
- J. As-constructed sewerage drawings must be approved prior to Issue of a Works Acceptance Certificate whichever occurs first. The as-constructed submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue;
- K. Council must be contacted to perform any direct connection to live water mains whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate

	<p>applications on the prescribed forms shall be made to Council for connections, together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Council's "Application for a Water Service Connection or Application for a Commercial Water Service, Fire Hydrant or Subdivision Connection". Any connection involving trunk infrastructure will require at least six (6) weeks' notice;</p> <p>L. Minimum clearances between water mains and other services must be in accordance with the clearance requirements in the FNQROC Development Manual in particular the minimum clearance between water mains and sewer mains must be 500mm with the sewer under the water main; and</p> <p>M. As-constructed water drawings must be approved prior to Issue of a Works Acceptance Certificate. The as-constructed submission is to include the "Statement of Compliance – As-constructed Documentation" and must be the final issue.</p>	
4.	<p>Water Supply and Sewerage Works External</p> <p>Undertake the following water supply and sewerage work external to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <p>A. [insert];</p> <p>B. E.g. Extend water infrastructure to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development.</p> <p>OR</p> <p>C. In accordance with Council's approved Water Supply and Sewerage Master Plans</p> <p>All the above work must be designed and constructed in accordance with the FNQROC Development Manual.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p> <p>OR</p> <p>Prior to the issue of a Development Permit for Operational Work.</p>
5.	<p>Onsite Effluent Disposal</p> <p>The method of on-site effluent disposal for [insert e.g. Lot 1, 2 & 3] must be in accordance with the <i>Plumbing and Drainage Act 2018</i> (Qld) and the Queensland Plumbing and Wastewater Code.</p> <p>Details of the wastewater treatment system to be installed for each lot must be in accordance with the</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>

	<p>approved [insert report reference from approved documents, e.g. Onsite Sewerage Assessment Report, Report No. GT18-479-002R, prepared by ETS Geotechnical].</p> <p><i>Note: A Rates Notation to the above effect will be placed on the property file.</i></p>	
6.	<p>Removal of Existing Septic System</p> <p>The existing septic sewer system (including all tanks and pipework) is to be removed from the site in accordance with any requirements under the <i>Plumbing and Drainage Act 2018 (Qld)</i>.</p>	Prior to Council approval of the Plan of Subdivision.
7.	<p>Water Supply and Sewerage Master Plan</p> <p>Provide a Water Supply and Sewerage Master Plan (the Plan) in accordance with the FNQROC Development Manual. The Water Supply and Sewerage Master Plan must be accompanied by supporting calculations that demonstrates how the development will be serviced.</p>	Prior to the issue of a Development Permit for Operational Work.
8.	<p>Inspection of Sewers</p> <p>CCTV inspections of all constructed sewers must be undertaken.</p> <p>An assessment of the CCTV records must be undertaken by a suitably qualified person and a report along with the footage submitted to Council for review.</p> <p>Identified defects are to be rectified to the satisfaction of Council at no cost to Council. CCTV Report – Sewer</p> <p>The CCTV report, video files and a digital file with coding information (WinCan format), must be submitted during Work Acceptance Submission in accordance with the clause S6.29 (3) FNQROC Development Manual.</p>	<p>Prior to Works Acceptance.</p> <p>OR</p> <p>Prior to Council approval of the Plan of Subdivision.</p>
9.	<p>Pumping Stations</p> <p>All pumping stations, booster stations, storage tanks, reservoirs, water towers and the like are to be located on freehold land that is owned by or will be dedicated to Council at the time of plan sealing, except that small pumping stations may, with State Government's approval, be located in land that is or will become road reserve. This land must be provided to Council at no cost as freehold and zoned for water infrastructure purposes.</p> <p>Where Pumping Stations not sited beside a road reserve are to be provided with a 5-metre-wide access transferred to Council as freehold.</p>	Prior to Council approval of the Plan of Subdivision.