

CONDITIONS OF APPROVAL

Conditions	Condition Timing
Administrative	
This approval is subject to the following conditions, which must be met prior to the commencement of the use, or at such other time as may be specified in any particular condition. These conditions must be implemented at no cost to Council or Wide Bay Water (WBW) unless specified in any particular condition.	
1. Carry out the development in accordance with the approved plans unless otherwise approved in writing by the Assessment Manager.	At all times.
2. Submit a Subdivision Plan Compliance Report and supporting documentation to Council demonstrating compliance with each relevant conditions of this approval.	Prior to the approval of the subdivision plan
Operational Works	
3. Submit an Operational Works application to Council	Prior to the commencement of works.
4. Lodge a General Performance Bond with Council in accordance with Planning Scheme Policy Schedule 6.3 (Planning scheme policy for development works) for the amount of \$10,000.00 (minimum) prior to the commencement of any building or operational works associated with the development. AUTHORITY???	Prior to the commencement of works.
The bond (less any deductions) will be refunded when:	
(i) works to revert to Council have been accepted 'On Maintenance'; and	
(ii) all building and operational works on the site have been completed and a Final Certificate (if applicable) has been issued to Council.	
SITE WORKS	
Construction and Environmental Management	
5.	
Erosion and Sediment Control	
6.	
7.	
Stormwater Management	
8.	

Conditions	Condition Timing
9.	
10.	
Flood Immunity	
11.	
12.	
Vehicle Access	
13. Construct a sealed access driveway to each allotment within the allotment's road frontage, from the edge of the road pavement to the property boundary, in accordance with the Planning Scheme and standard drawing No FC-230-03.	Prior to the lodgement of the subdivision plan
14.	Prior to the approval of the subdivision plan
Telecommunications	
15.	Prior to approval of the subdivision plan
Property Damage & Council Infrastructure	
16.	Prior to the approval of the subdivision plan
Location of Services and Structures	
17.	Prior to the approval of the subdivision plan
Telecommunications	
18. Each lot of this approval is to be provided with a telecommunication connection	Prior to the approval of the subdivision plan
Electricity	
19. Each lot of this approval is to be provided with a reticulated power connection	Prior to the approval of the subdivision plan
Water Supply	
20.	As part of a building application
Wastewater Treatment	

Conditions	Condition Timing
21.	Prior to the commencement of use
Granting Easements	
22. Grant the following easement(s), as part of the registration of the survey plan where required: (i) Easements for stormwater, electricity and telecommunications services <u>as may be required to service the development.</u>	Prior to the lodgement of the subdivision plan
Infrastructure and Services	
23.	Prior to the approval of the subdivision plan.
24.	Prior to the approval of the subdivision plan.
Disclosures to future purchasers	
25. Include in any Contract of Sale for the lots, a copy of Conditions 26 and 27 of the approval. 26. Include in any Contract of Sale for lot 5, a copy of the State Assessment and Referral Agency response, 2212-26497 SRA and dated 21 November 2024. AUTHORITY????	At all times

ADVISORY NOTES	
1. Carry out the development in accordance with the Planning Scheme, Planning Scheme Policies and Local Laws.	
2. Council policy is not to fund works associated with development approval	
3 All works associated with this development accepted by Council are 'on maintenance' prior to the approval of the subdivision plan unless approved otherwise by Assessment Manager.	

<p>4 In accordance with Schedule 18 of the planning Regulations all outstanding rates and charges due to Council must be paid before council will approve the plan of subdivision.</p> <p><i>Note: please contact Council's Property Rating Department at rates@frasercoast.qld.gov.au and Development Department at development@frasercoast.qld.gov.au prior to payment to confirm any outstanding rates and charges amounts.</i></p>	
<p>Administrative advice on submittal of DA for OW</p> <p>TO INCLUDE - detailing all civil engineering site works, earthworks, and roadworks, within and external to the site and any other works as required by conditions of this approval??? (for an operational works approval). The design of these works must be approved by Council before any works commence on the site. All such works are to be completed to <u>Council's satisfaction</u> prior to the commencement of the approved use. All final ENGINEERING designs must be designed, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).</p>	
<p>Superfluous and unreasonable</p> <p>Submit to Council, a plan identifying the locations of all buildings, services, structures, water bodies/dams, effluent disposal areas and other improvements on the land in relation to the proposed new and existing boundaries and the distances there from. The plan must contain the following certification duly completed by the surveyor:-</p> <p><i>"I..... being a cadastral surveyor hereby certify as follows:-</i></p> <ul style="list-style-type: none"> <i>(a) The information contained in this plan is accurate at the time of survey and may be relied on by Council.</i> <i>(b) The distances from the proposed new boundaries of all buildings and structures shown hereon generally conform to the boundary clearance requirements for side and rear boundaries as specified the Building Act 1975 and Council's Planning Scheme.</i> <i>(c) All services to the existing dwelling from the reticulation mains are contained wholly within the subject lot.</i> <p><i>..... (Signature)"</i></p> <p>Part 3, Division 1, Section 16 of the Survey and Mapping Infrastructure Act 2003. cadastral surveyors in Queensland are required to sign a statement on the survey plan to the affect that they</p>	

<p>attest to the accuracy of the information provided and confirms that it may be relied upon by users of the plan.</p> <p>Further there are severe consequences for surveyors who fail to comply with legislative and guidelines requirements and any default in the delivery of services contrary to requirement can be enforced through the Queensland Building and Construction Commission</p> <p>This</p> <p><i>All new lot boundaries must be set out and surveyed by a Cadastral Surveyor and identified by pegs marked with lot numbers as identified on the approved plan.</i></p> <p>Is required under the above legislation</p>	
<p>Administrative advice on submittal of DA for OW approval</p> <p>Prepare and submit to Council in conjunction with any future Operational Works application a Construction and Environmental Management Plan (CEMP) for the development in accordance with the Planning Scheme Policy for Development Works SC6.3. {Prior to the approval of Operational Work???</p>	
<p>Administrative advice on submittal of DA</p> <p>Submit to Council as part of an Operational Works application, a Site-Specific Erosion and Sediment Control Plan. This Plan must be designed in accordance with Planning Scheme Policy for Development Works SC6.3, the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2018), the State Planning Policy objectives and other relevant legislative requirements (e.g. Environmental Protection (Water) Policy).</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Carry out the development in accordance with the approved Site-Specific Erosion and Sediment Control Plan and maintain monitor, and amend where necessary, erosion and sediment control measures during all phases of the construction to ensure all reasonable and practicable actions are taken to prevent environmental harm.</p>	
<p>Design advice</p>	

<p>Design the stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties, including road reserves, occurs as a result of the development, as set out in Schedule 6.3 – Planning scheme policy for development works.</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties.</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Any stormwater works associated with the development must not cause adverse effects external to the subject site arising from any increase in velocity, volume and/or redirection of flow; or an increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Carry out filling works to provide appropriate flood immunity to all new allotments. The 100yr ARI Storm Tide event is currently RL 2.40m AHD. This is likely to increase to RL 2.65m AHD as part of the current review of Storm Surge levels. To provide the required freeboard, surface levels should be RL 2.95m AHD (minimum). The developer should confirm these levels prior to the submission of an application for Operational Works.</p>	
<p>Administrative advice on submittal of Request for SP approval - if not indicated on OW approved plan and inspection certificates</p> <p>Submit documentation, as part of the Request for Approval of the Subdivision Plan Application from a Registered Professional Engineer of Queensland (RPEQ), which certifies that each completed allotment will achieve flood immunity in accordance with Schedule 6.3 – Planning scheme policy for development works.</p>	
<p>Council Request</p> <p>Remove all disused or redundant vehicular crossings on road reserve and reinstate the road verge as required. if applicable</p>	
<p>Condition of approval for OW - if not addressed in application</p>	

<p>Enter into an agreement with a licensed telecommunication provider to ensure that a telecommunication connection will be available to each proposed allotment under standard tariff conditions and without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning Letter as evidence of such an agreement to Council.</p>	
<p>Beyond scope of authority of applicant</p> <p>Any existing Council infrastructure or private property (including but not limited to, services, concrete structures, pits, channels, pavement, RCP's, RCBC's, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense prior to the issue of a Subdivision Certificate. The applicant must notify Council Development Engineering Unit immediately of the affected infrastructure. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the landowner accordingly.</p>	
<p>Beyond scope of automatic authority of applicant</p> <p>Relocate all services and structures as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement.</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Enter into an agreement with a licensed telecommunication provider to ensure that a telecommunication connection will be available to each proposed allotment under standard tariff conditions and without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning letter as evidence of such an agreement to Council.</p>	
<p>Condition of approval for OW - if not addressed in application</p> <p>Each lot of this approval is to be provided with a reticulated power connection and supply under *standard tariff conditions.</p> <p>*Tariffs are beyond scope of Applicant</p> <p>In this regard, the developer is to enter into an agreement with an approved electricity provider, prior to the approval of the subdivision plan, to ensure that electricity will be available to each allotment under standard tariff conditions</p>	

<p>and without further capital contributions. Evidence of such an agreement must be:</p> <ol style="list-style-type: none"> 1. Provision of a Certificate of Supply, or 2. Provision of a Certificate of Acceptance, or 3. Provision of a Negotiated Connection Establishment Contract, and evidence of the following; <ol style="list-style-type: none"> i. substantial commencement of the internal electrical work, and ii. evidence of contract with electrical contractor; and evidence of the ability to fund the contract value of the electrical works. 	
<p>DA for Building works</p> <p>Submit as part of a building application, details associated with the on-site collection, storage and treatment of a potable water supply.</p>	
<p>DA for Building works</p> <p>Each lot must install Advanced Secondary Treatment with Nutrient Reduction to Surface irrigation in accordance with the Qld Plumbing and Wastewater Code and relevant Australian Standards.</p>	
<p>Advisory Note for OW DP</p> <p>All existing services shall be relocated as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement. Any alteration of services to provide for the development shall be undertaken at no cost to Council.</p>	
<p>Advisory Note for OW DP</p> <p>All damage to Council infrastructure (including pavement and drainage damage) as a result of the development works is to be rectified to the satisfaction of Council prior to the issuing of the certificate of practical completion or approval of the plan of survey.</p>	