

Development in the **Central Highlands**

..... STANDARD DEVELOPMENT APPROVAL CONDITIONS

INTRODUCTION

This document provides suite of standard conditions to be included in development approvals as issued by the Central Highlands Regional Council. This document provides for the circumstances of when the standard conditions should be applied and guidance on the preparation of conditions.

Conditions are a key element of development approvals. Along with approved plans and reports, conditions are the mechanism for on the ground realisation of the development and land use aspirations of the region as expressed in *Central Highlands Regional Council Planning Scheme 2016* (the Planning Scheme).

Council recognises the importance of promoting consistency in condition writing and application. Standard conditions can be applied across a variety of circumstances, whereas unique conditions will still be required where specific circumstances require. Given this, the conditions contained herein is not an exhaustive list that anticipates every development scenario. In order to improve efficiency, consistency and ease of understanding a standard suite of conditions is required that is also complemented by a consistent philosophy to preparing conditions.

Section 60 of the *Planning Act 2016* (the Act) provides council the power to impose conditions to development approvals. This document provides a suite of standard conditions to be included in development approvals, where relevant, for Material Change of Use, Building Work, and Reconfiguring a Lot. Conditions relating to Operational Works development approvals are not included.

The conditions have been drafted with consideration of sections 65 to 67 of the Act, relating to development conditions and common law tests. Council officers will be required to ensure any conditions relating to infrastructure comply with sections 127 and 128 of the Act in relation to whether it is *trunk infrastructure* or *non-trunk infrastructure*. This is further discussed in the below rules.

This document is grouped into three parts:

- Part A – Material Change of Use and Building Work; and
- Part B – Reconfiguring a Lot.
- Part C – Standard Condition Groupings for certain development.

The standard conditions have been categorised into seven (7) groups, as follows:

1. General;
2. Property;
3. Engineering;
4. Landscaping;
5. Environment, Health and Operation;
6. Overlays; and
7. Uses.

When using the standard conditions, the following rules should generally be applied:

1. **Conditions do not need to replicate approved plans** – to the extent an aspect of development (e.g. fencing type and height, maximum building height, building materials etc.) are reflected on approved plans, in most instances it is unnecessary to condition the same.

2. **The need to obtain a further development permit for Operational Work should only be conditioned if the development constitutes assessable Operational Work under the Planning Scheme** – for example, the need to obtain a development permit for Operational Work for Excavating and Filling is only required, and should only be conditioned, where the development constitutes assessable Excavating and Filling.
3. **Conditions relating to overlays under the Planning Scheme should only be applied where the corresponding overlay code is an assessment benchmark for the application.**
4. **Where an *infrastructure*¹ condition relates to *trunk infrastructure*², in accordance with section 63 (2)(e)(iv) of the Act, the condition must state the infrastructure is deemed trunk infrastructure. Section 127 and 128 of the Act relate to conditions about trunk infrastructure** – most infrastructure conditions will be for non-trunk infrastructure. Given this, a condition is included in the ‘planner parameters’ section stating that all infrastructure conditions should be read as being non-trunk infrastructure conditions, *unless otherwise stated*. Therefore, it is only necessary to specify, in the infrastructure condition, whether it is trunk infrastructure.

When reading the following document, the following is taken to mean:

Annotation	Meaning
Wording highlighted	Provides suggested direction on the conditions application (i.e. for use in all development approvals) and in what circumstances it should be applied (for use where development is staged, or for specific use i.e. Home-based business).
Wording in Red	Requires the Council officer to insert information to complete the condition, generally a number (e.g. for car parking spaces, metres, years etc.) or a standard (e.g. CMDG standard drawing reference).
Wording in Green	Is possible wording that may be included in the condition, depending on the scenario (e.g. for timing of a condition, whether the condition reflects what is shown on the approved plans, whether the development is within a certain overlay etc.).
Wording in Blue	Are editor’s notes, which are used to clarify or explain a condition and are for internal information purposes only. Editor’s notes should be removed from a development condition and/or the relevant part of the Decision Notice (i.e. Property Note or Advisory Note) when it is inserted into the Decision Notice.

¹ *Infrastructure* is defined under the Act as **Infrastructure** does not include land, facilities, services or works for an environmental offset.

² *Trunk infrastructure* is defined under the Act

Document Control:

Rev #	Author	Approved By	Date
1.1 – FINAL DRAFT	Development and Planning	N/A	October 2021
1.2 – FINAL	Development and Planning	Kirstin Byrne Manager – Planning and Environment	April 2022

Review date:

REVIEW DUE DATE	Responsibility	Approved By	Date
October 2022	Development and Planning		

Note: Should a Council officer wish to provide any additions or make any amendments to the standard conditions document, it must be discussed with and approved by the Coordinator Development & Planning and listed in the document control table. Relevant Council officers (e.g. planners, engineers, environmental health etc.) must be notified of the revised version in writing. It is recommended that any changes to the document occur twice yearly.

PART A

Material Change of Use and Building Work

#	CONDITION	TIMING
PARAMETERS OF APPROVAL		
<i>For use in all development approvals</i>		
1.	COMPLIANCE WITH CONDITIONS The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
3.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	WORKS – APPLICANT’S RESPONSIBILITY The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
<i>For use in all development approvals where involving Operational Work</i>		
6.	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.
APPROVED PLANS AND DOCUMENTS		
<i>For use in all development approvals</i>		
7.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents including any amendments where made in red on the approved plan(s) or document(s).	At all times.
8.	CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.	At all times.
<i>For use in all development approvals where changes are required to approved plans or documents</i>		
9.	APPROVED PLANS & DOCUMENTS – REQUIRED CHANGES	Prior to lodgement of a development application

	<p>a) Submit to and have approved in writing by Council the following changes to the approved plans and documents:</p> <p>(i) <INSERT CHANGE>; and</p> <p>(ii) <INSERT CHANGE>.</p> <p>b) Once approved, the amended plans and documents will become the approved plans and documents.</p>	for development approval for <Building Work> OR <Operational Work> .
DEVELOPMENT IN STAGES		
<i>For use in all development approvals where development is to be undertaken in stages, where the staging is required to be undertaken in chronological order</i>		
10.	<p>STAGED DEVELOPMENT – TIMING</p> <p>Undertake the development in accordance with the sequence of staging as indicated on the approved plans and documents, with the stages to be developed in chronological order of each stage as identified on the approved plans. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.</p>	<p>At all times.</p> <p><u>Advisory Note:</u> The stages may be undertaken concurrently, unless otherwise specified by a condition of this development approval.</p>
<i>For use in all development approvals where development is to be undertaken in stages, but the staging is not required to be undertaken chronologically</i>		
11.	<p>STAGED DEVELOPMENT – TIMING</p> <p>The stages as indicated on the approved plans and documents are not required to be undertaken in chronological order. Unless otherwise expressly stated, the conditions must be read as being applicable at all stages.</p>	At all times.
<i>The below condition can be applied in accordance with s88 of the Planning Act 2016. Some councils hold the view that once the first stage is completed, the development approval for the remaining stages runs in perpetuity with the land. The below condition can be used to ensure there is no ambiguity around when the development approval lapses</i>		
12.	<p>STAGED DEVELOPMENT – LAPSING OF DEVELOPMENT APPROVAL</p> <p>Any stages not completed within <INSERT #> years from the date of this decision notice are taken to have lapsed.</p>	As specified within the wording of this condition.
CESSATION OF USE		
<i>For use in all development approvals where the use must cease within a certain time from commencement (e.g. in some instances this may include solar farms where on GQAL, non-resident workers accommodation etc.)</i>		
13.	<p>CESSATION OF USE</p> <p>The development must cease use on or before <INSERT # YEARS> from the date of commencement of the use.</p>	As specified within the wording of this condition.
14.	<p>CESSATION OF USE – NOTIFICATION OF COMMENCEMENT</p> <p>The Applicant is required to submit formal written notification to Council confirming the date of commencement of the use, within 10 business days the day after the use commences.</p>	As specified within the wording of this condition.
<i>Where a sunset clause condition is required for a development, you would typically also expect the decision would include a rehabilitation and exit plan condition (if the buildings,</i>		

works and structures approved could not be reasonably re-used for a separate and acceptable use).

2. PROPERTY

#	CONDITION	TIMING
COMMUNITY TITLE SCHEMES		
<i>For use in all development approvals where there is likely to be a Community Titles Scheme. E.g. Dual occupancy, Shopping centre, Commercial/ Industrial uses with multiple tenancies etc.</i>		
1.	COMMUNITY TITLE SCHEMES Ensure that any Community Management Statement submitted to Council for endorsement is consistent with any lawful requirement of, or development approval granted by, Council. Without limiting the content of the Community Management Statement, it must: <ul style="list-style-type: none"> (i) Include any obligations, responsibilities or controls imposed on the Body Corporate in a condition of any relevant development approval; and (ii) Include equal access to all visitor car parking spaces, communal recreation areas, access driveways and the like intended to be available to all lots in the Community Titles Scheme. 	At lodgement of <approval from Council for the plan of subdivision>.
DEVELOPMENT ENVELOPE		
<i>For use in all development approvals where development involves a development envelope.</i>		
2.	DEVELOPMENT ENVELOPE AREA PEGGING Place by survey on each lot controlled by a development envelope area, survey pegs on each corner or change in direction of the development envelope area after all operational works on the lot have been completed.	Prior to submission of development application for Building Work.
3.	DEVELOPMENT ENVELOPE CERTIFICATION Submit to Council certification from a cadastral surveyor that <Condition X> has been complied with.	Prior to submission of development application for Building Work.
4.	DEVELOPMENT WITHIN ENVELOPE AREA Ensure all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation is confined within the approved development envelope, unless for an accessway from a road to the development envelope or otherwise approved on the approved plans or a condition of this development approval. Alternatively, obtain written approval for any other development which is proposed to be located outside the approved development envelope.	At all times.
5.	DEVELOPMENT ENVELOPE – EFFLUENT DISPOSAL An effluent disposal area for above ground irrigation is permitted outside the development envelope area where no vegetation clearing is required for the installation or maintenance of the effluent disposal	At all times.

	system and the system is located in accordance with a Plumbing and Drainage Works approval.	
Property Note Section of Decision Notice: [To advise that a development envelope area encumbers the property. To be inserted into Property Notes section of Decision Notice not at the bottom of the condition] The property note is to read as follows: Development envelope area restrictions apply in respect to the use and development of this property. A copy of the development envelope area plan is available from Council. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Unit.		
EASEMENTS – ACCESS AND SERVICES		
<i>For use in all development approvals where access to the development site from a gazetted road relies on another lot (which should also be included in the application), and the access easement is shown on the approved plans</i>		
6.	EASEMENTS – ACCESS & SERVICES Register and retain an access and services easement as per the approved plans having a minimum width of <INSERT # METRES> , burdening <INSERT RPD> to the benefit of <INSERT RPD> .	Prior to commencement of the use.
<i>For use in all development approvals where an access easement is required for a development, but is not shown on the plans before a decision is made, there are two options</i>		
Option 1: Condition at the start of the condition package (as per the standard condition for where changes are required to approved plans or documents), that an amended plan(s) be provided showing the required easement. This condition should clearly list the easement parameters (e.g. location, width etc.). If this condition is included, then you would include condition 2.7 below. OR Option 2: Clearly condition where the easement should be provided as per condition 2.8 below.		
7.	EASEMENTS – ACCESS & SERVICES Register and retain an access and services easement/s at the following locations: (i) <INSERT LOCATION/ DESCRIPTION> ; and (ii) <INSERT LOCATION/ DESCRIPTION> .	Prior to commencement of the use.
8.	EASEMENTS – ACCESS & SERVICES The access and services easement/s, having a minimum width of <INSERT # METRES> , burdening <INSERT RPD> to the benefit of <INSERT RPD> .	At all times.
EASEMENTS – STORMWATER DRAINAGE		
9.	STORMWATER DRAINAGE A stormwater drainage easement to be provided having a minimum width <INSERT # METRES> as shown on the approved plan(s) of development or as determined in any approval for Operational Works, whichever is greater, to the benefit of Council that includes: (i) All stormwater overland flow paths traversing the land; (ii) Any stormwater main existing or proposed to traverse the land centrally located within the easement; and	Prior to commencement of the use.

	(iii) All stormwater overland flow paths downstream of the land to an agreed lawful point of discharge.	
10.	STORMWATER DRAINAGE EASEMENT A stormwater drainage easement to be provided over the proposed stormwater detention basin and associated treatment facilities as shown on the approved plan(s) of development or as determined in any approval for Operational Works to the benefit of Council.	Prior to commencement of the use.
EASEMENTS - SEWERAGE		
11.	SEWERAGE EASEMENT Register a sewerage easement having a minimum width <INSERT # METRES> as shown on the approved plan(s) of development or as determined in any approval for Operational Works to the benefit of Council that includes any sewerage main existing or proposed traversing the land. The sewer main must be located centrally within the easement.	Prior to commencement of the use.
EASEMENTS – WATER SUPPLY		
12.	Register an easement for water supply having a minimum width of <INSERT # METRES> as shown on the approved plan(s) of development or as determined in any approval for Operational Works to the benefit of Council that includes any water main existing or proposed traversing the land. The infrastructure must be located centrally within the easement.	Prior to commencement of the use.
LAND DEDICATIONS AND TRANSFERS		
13.	LAND DEDICATION GENERALLY Dedicate land shown on the approved plan of development as proposed Lot # as follows: (i) Land identified as public open space/park/proposed Lot # must be dedicated as park; (ii) Land identified as drainage must be dedicated as drainage; and (iii) Land identified as environmental reserve must be dedicated as reserve.	Prior to <approval from Council for the plan of subdivision>
14.	LAND DEDICATION TO COUNCIL a) The land is to be dedicated at no cost to Council [use if a non-trunk infrastructure condition][Assessment Officer to determine whether the condition is imposed under section 128 of the <i>Planning Act 2016</i> (necessary infrastructure conditions) or section 145 of the <i>Planning Act 2016</i> (non-trunk infrastructure conditions). If this condition requires land to be dedicated for different networks, determine each land dedication separately and if not all are necessary infrastructure or non-trunk, then insert a separate statement under each specific land dedication identifying the section under which the sub-condition is imposed].	Prior to <approval from Council for the plan of subdivision>

	<p>b) This condition is imposed under section 128 of the <i>Planning Act 2016</i> [Use if necessary infrastructure condition]</p> <p>c) This condition is imposed under section 145 of the <i>Planning Act 2016</i> [Use if a non-trunk infrastructure condition]</p> <p><u>Advisory Note:</u> Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense. [Add to Advisory Note section of Decision Notice]</p>	
15.	<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE</p> <p>a) Transfer land shown [INPUT - on the approved plan of development as ##### as proposed Lot #] to the Council in fee simple and as trustee for a park, at no cost to Council [use if non-trunk infrastructure condition].</p> <p>b) This condition is imposed under section 128 of the <i>Planning Act 2016</i> [use if a necessary infrastructure condition]</p> <p>c) [Determine whether the condition is imposed under section 128 of the <i>Planning Act 2016</i> (necessary infrastructure condition) or section 145 of the <i>Planning Act 2016</i> (non-trunk infrastructure condition).]</p>	Prior to <approval from Council for the plan of subdivision>

3. ENGINEERING

#	CONDITION	TIMING
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
<i>For use in all development approvals</i>		
1.	<p>STORMWATER DRAINAGE WORKS</p> <p>Lawful point of discharge for the development is <INSERT LOCATION>. Discharge all minor stormwater flows that fall or pass onto the site to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).</p>	At all times.
<i>For use in all development approvals where development is "minor" (e.g. dwelling house) and does not constitute assessable Engineering Work (Stormwater Drainage Works)</i>		
2.	<p>STORMWATER DRAINAGE WORKS</p> <p>Undertake the development such that all stormwater, with the exception of rainwater captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person. All works must be designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual (QUDM).</p>	At all times.
<i>For use in all development approvals where development involves assessable Engineering Work (Stormwater Drainage Works) where SWMP has been provided as part of application material</i>		
3.	OPERATIONAL WORK – STORMWATER DRAINAGE	Prior to the commencement of any

	Obtain a Development Permit for Operational Work for Engineering Work for Stormwater Drainage Works.	Stormwater Drainage Works.
4.	STORMWATER DRAINAGE WORKS – DESIGN, CONSTRUCTION & MAINTENANCE Design, construct and maintain all Stormwater Drainage Works for the development generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual (QUDM) and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).	Prior to the commencement of any stormwater works and at all times thereafter.
<i>For use in all development approvals where development involves assessable Engineering Work (Stormwater Drainage Works) where SWMP has not been provided as part of application material</i>		
5.	OPERATIONAL WORK – STORMWATER DRAINAGE Obtain a Development Permit for Operational Work for Engineering Work (Stormwater Drainage Works).	Prior to the commencement of any Stormwater Drainage works.
6.	SUBMIT STORMWATER MANAGEMENT PLAN Submit to Council a detailed site-based stormwater management plan certified by a suitably Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity and quality management issues, the report must include the following <i><or as otherwise determined by the Development Assessment Engineer></i> : <ul style="list-style-type: none"> (i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios; (ii) Include full calculations, including where necessary electronic files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy; (iii) Include detailed engineering plans with details of any new drainage systems, or amendments and upgrading of existing drainage systems to implement the proposed drainage strategy; and (iv) Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems. 	Prior to or at the same time as a development application for Operational Work.
7.	STORMWATER MANAGEMENT PLAN The stormwater management plan must demonstrate the development: <ul style="list-style-type: none"> (i) Achieves no increase in peak stormwater runoff for a selected range of storm events up to and including the one in one-hundred-year storm event (100-year Average Recurrence Interval) for the post development condition; and (ii) Provides for achievable stormwater quality treatment measures meeting the design 	Prior to or at the same time as a development application for Operational Work.

	objectives listed in Table 8.4.5.3.2 (construction phase – stormwater management design objectives) and Table 8.4.5.3.3 (post-construction phase – stormwater management design objectives) of the Central Highlands Regional Council Planning Scheme 2016 and the Capricorn Municipal Development Guidelines.	
8.	STORMWATER DRAINAGE WORKS Design, construct and maintain all stormwater drainage works for the development generally in accordance with the endorsed stormwater management plan required by <INSERT CONDITION #> , Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual (QUDM) and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).	At all times.
OR (instead of Condition 3.6(ii)) where the design objectives listed in Planning Scheme have been superseded by the design objectives in a version of the State Planning Policy, which has not yet been appropriately integrated into the Planning Scheme, the following condition may be included:		
9.	STORMWATER QUALITY TREATMENT The approved development must provide for achievable stormwater quality treatment measures meeting the design objectives listed in Part G, Appendix 2 (Stormwater management design objectives) of the State Planning Policy <INSERT RELEVANT VERSION OF SPP> .	At all times.
EROSION AND SEDIMENT CONTROL		
<i>For use in all in all development approvals where development does involve assessable Operational Work</i>		
10.	SUBMIT EROSION & SEDIMENT CONTROL PLAN Submit an Erosion and Sediment Control Plan (ESCP) as part of the Operational Works application for council approval. The ESCP must: (i) Demonstrate the release of sediment-laden stormwater is avoided for the nominated design storm and minimised where the design storm is exceeded such that target contaminants are treated to the design objectives specified in Table 8.4.5.3.2 (Construction phase – stormwater management design objectives) of the Central Highlands Regional Council Planning Scheme 2016 and the Capricorn Municipal Development Guidelines. (ii) Include erosion and sediment control measures that are to be designed and constructed in accordance with the document 'Best Practice Soil and Erosion Control' (IECA 2008).	As specified within the wording of this condition.
11.	IMPLEMENT EROSION & SEDIMENT CONTROL PLAN Implement and maintain the approved ESCP for the duration of the construction works, and until such time	As specified within the wording of this condition.

	all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted on landscaped etc.).	
<i>For use in development approvals where development does not involve assessable Operational Work (e.g. smaller, "low risk" developments etc.)</i>		
12.	EROSION & SEDIMENT CONTROL PLAN Implement and maintain the approved ESCP on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted, and landscaped etc.). The ESCP must be available on-site for inspection by Council Officers during the works.	As specified within the wording of this condition.
ENGINEERING WORK – WATER SUPPLY		
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP) and involving assessable Engineering Work (Water supply). Generally, this would include where a new or augmented connection is required</i>		
13.	WATER SUPPLY Connect the development to Council's reticulated water network.	Prior to commencement of the use and at all times thereafter.
14.	OPERATIONAL WORKS – WATER SUPPLY Obtain a Development Permit for Operational Works for Engineering Work – Water Supply.	Prior to the commencement of any Water Supply Works on site.
15.	SERVICE CONNECTIONS & WATER METER Ensure the property service connections and water meters servicing the development are installed by Council at the applicant's cost.	Prior to commencement of the use.
16.	WATER SUPPLY – DESIGN, CONSTRUCTION & MAINTENANCE Design, construct and maintain all Water Supply Works generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, <i>Water Supply (Safety and Reliability) Act 2008</i> , <i>Plumbing and Drainage Act 2018</i> and the provisions of a Development Permit for Operational Works (Engineering Work – Water Supply).	Prior to commencement of the use and at all times thereafter.
<i>For use in all development approvals where a new or augmented connection is required, resulting in redundant services/connections</i>		
17.	REDUNDANT WATER INFRASTRUCTURE Remove all redundant water supply infrastructure, including but not limited to pipes and connection points.	Prior to commencement of the use.
<i>For use in all development approvals where development is not located within a water supply services catchment (as shown on the LGIP)</i>		
18.	WATER SUPPLY – FIREFIGHTING PURPOSES Provide the development with appropriate on-site rainwater collection for domestic and firefighting purposes to service the needs of the use.	At all times.
19.	WATER SUPPLY – DRINKING SUPPLY a) Provide and maintain a minimum potable water supply of 47,000 litres for the dwelling. This water supply should be provided by means of a rainwater tank or tanks.	<Prior to the sealing of the survey plan for existing dwellings> OR <prior to the construction of a dwelling> OR <construction of the

		proposed development> and at all times thereafter.
	<p>a) Submit to Council a Drinking Water Quality Management Plan endorsed by a suitably qualified person. The Plan must: [When more than one dwelling]</p> <p>(i) Make recommendations in relation to the extent of works that will be undertaken to provide a potable water supply to the development;</p> <p>(ii) Detail the monitoring, treatment and maintenance works that will be carried out to ensure the quality of the drinking water is achieved; and</p> <p>(iii) Address the risk management aspects require by Queensland Health to comply with Australian Drinking Water Guidelines.</p>	Prior to the commencement of use.
ENGINEERING WORK – SEWERAGE INFRASTRUCTURE		
<i>For use in all in all development approvals where development is located within a sewerage services catchment (as shown on the LGIP) and involving assessable Engineering Work (Sewerage Works). Generally, this would include where a new or augmented connection is required</i>		
20.	RETICULATED SEWERAGE NETWORK Connect the development to Council's reticulated sewerage network.	At all times.
21.	OPERATIONAL WORKS – SEWAGE INFRASTRUCTURE Obtain a Development Permit for Operational Works for Engineering Work – Sewage Infrastructure.	Prior to commencement of any sewerage works onsite.
22.	SEWERAGE WORKS – DESIGN CONSTRUCTION & MAINTENANCE Design, construct and maintain all sewerage works generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, <i>Water Supply (Safety and Reliability) Act 2008</i> , <i>Plumbing and Drainage Act 2018</i> and the provisions of a Development Permit for Operational Works (Engineering Work – Sewage Infrastructure).	Prior to commencement of the use and at all times thereafter.
<i>For use in all development approvals where a new or augmented connection is required, resulting in redundant services/connections</i>		
23.	REDUNDANT SEWERAGE INFRASTRUCTURE Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.	Prior to commencement of use.
24.	ON-SITE SEWERAGE TREATMENT & DISPOSAL Provide and maintain on-site sewerage treatment and disposal in accordance with the requirements of the <i>Plumbing and Drainage Act 2018</i> , including the Queensland Plumbing and Wastewater Code.	At all times.
ENGINEERING WORK – CAR PARKING AND ACCESS		
<i>For use in all development approvals where development involves assessable OPW (Engineering Work – Car Parking and Access)</i>		
25.	OPERATIONAL WORK – PARKING & ACCESS	Prior to the commencement of any

	Obtain a Development Permit for Operational Work for Engineering Works - Parking and Access Works.	car parking or access works.
26.	ON-SITE CAR PARKING Design, construct and maintain all car parking and access works generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Parking and Access Works).	At all times.
Also include the conditions contained below where relevant (except for the first condition as it already includes the added wording ‘...and provision of a Development Permit...’) as they relate to car parking and access, which is not deemed by Council to be assessable Engineering Work.		
<i>For use in all development approvals where involving car parking and access works, but deemed by Council not to constitute assessable OPW (Engineering Work - Car Parking and Access Works)</i>		
27.	CAR PARKING & ACCESS Design, construct and maintain all car parking and access works generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, and Manual of Uniform Traffic Control Devices (Queensland).	At all times.
28.	VEHICULAR ACCESS Design, construct and maintain the approved vehicular access, as per the approved plans and documents, in accordance with the Capricorn Municipal Development Guidelines Standard Drawing <INSERT STANDARD DRAWING DEPENDING ON REQUIRED STANDARD OF ACCESS>.	At all times.
29.	ON-SITE CAR PARKING Provide and retain a minimum <INSERT NUMBER> car parking spaces on-site in accordance with the approved plans. All car parking spaces must be given <INSERT SURFACE TREATMENT STANDARD> surface treatment.	At all times.
30.	OFF STREET CAR PARKING Provide vehicle parking spaces that are of a dimension consistent with AS2890.1: 2004 Parking facilities – Off-street car parking except that the minimum width of any car parking space must be 2,750mm.	At all times.
31.	OFF STREET CAR PARKING – DISABLED PARKING Provide the number of parking spaces for people with disabilities required by the Building Code of Australia and in any case must provide a minimum of one (1) space.	At all times.
32.	OFF STREET CAR PARKING – DISABLED PARKING Ensure parking spaces for people with disabilities and access to them complies with AS1428.1:2009 Design for access & mobility – General requirements for access – New building work and AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities.	At all times.

A condition should also be included relating to the standard of surface treatment for all vehicle parking and manoeuvring areas. Generally, this will be determined on a case-by-case basis depending on the location and scale and intensity of the approved development.

For use in all development approvals where development involves the use of service vehicles

33.	SERVICE VEHICLES Provide and retain <INSERT NUMBER> service vehicle parking bay/s in accordance with the approved plans.	At all times.
34.	DRIVEWAYS AND ON SITE MANOUEVRING Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.	At all times.

For use in all development approvals where vehicles entering or exiting the site in reverse gear would not be acceptable / compromise the safety or efficiency of the local road network – this would apply to most development except for dwelling houses and some dual occupancy

35.	ACCESS & EGRESS All vehicles associated with the development are only permitted to enter and exit the site in a forward gear.	At all times.
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For use in all development approvals

36.	VEHICULAR ACCESS Vehicular access is only permitted at the approved crossover locations as shown on the approved plans. Vehicles are not permitted to enter or exit the site in any other location.	At all times.
37.	REINSTATEMENT OF KERB AND CHANNEL Any redundant driveway crossovers must be removed, and new kerb and channel reinstated to be consistent with the adjacent kerb and channel provide, where relevant.	At all times.

ENGINEERING WORKS – ROAD WORKS

For use in all development approvals where involving assessable OPW (Engineering Works – Road Works), including pedestrian/ bicycle pathways

38.	OPERATIONAL WORK – ROAD WORKS Obtain a Development Permit for Operational Work for Engineering work – Road works.	Prior to the commencement of any road works required by this development.
39.	ROAD WORKS – DESIGN & CONSTRUCTION Design and construct the road along <INPUT ALL FRONTAGES/ THE STREET NAME FRONTAGE> of the site as a <SUB-ARTERIAL/ ARTERIAL/ MAJOR URBAN COLLECTOR/ MINOR URBAN COLLECTOR/ ACCESS STREET/ ACCESS PLACE> in accordance with the Capricorn Municipal Development Guidelines, relevant Australian Standards, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works).	Prior to commencement of the use.

<i>For use where there is existing kerb and channel, or the standard moving forward is that there should be kerb and channel</i>		
40.	OPERATIONAL WORK – KERB & CHANNEL Construct kerb and channel for the full length of the road frontage of the site.	Prior to commencement of the use.
<i>For use where pedestrian/ bicycle pathway is required or shown on the approved plans</i>		
41.	PEDESTRIAN/BICYCLE PATHWAY(S) Design and construct a <1.2 METRE OR 2 METRE DEPENDING ON ROAD HIERARCHY> wide concrete pathway within the road verge as shown on the approved plans and that connects into any existing paths adjacent to the site in accordance with the Capricorn Municipal Development Guidelines Standard Drawing CMDG - [R-051] and the provisions of a Development Permit for Operational Work (Engineering work – Road works).	Prior to commencement of the use.
<i>For use where pedestrian/ bicycle pathway is required as per the above condition, and the pathway crosses a road</i>		
42.	PEDESTRIAN/BICYCLE PATHWAY(S) Design and construct a kerb ramp in accordance with the Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-050 at the following locations: (i) <INSERT LOCATION DESCRIPTION> ; and (ii) <INSERT LOCATION DESCRIPTION> .	Prior to commencement of the use.
<i>For use where intersection/ turning lane is required or shown on the approved plans or documents</i>		
43.	OPERATIONAL WORK – ROAD INTERSECTION Design and construct the intersection of <INSERT ROAD NAME AND ROAD NAME> in accordance with the approved plans, AUSTROADS 2009 Guide to Road Design, Part 4A, Unsignalised and Signalised Intersections and the provisions of a Development Permit for Operational Work (Engineering work – Road works).	Prior to commencement of the use.
EXCAVATING AND FILLING		
<i>For use in all development approvals where development involves assessable Excavating and Filling</i>		
44.	OPERATIONAL WORK – EXCAVATING & FILLING Obtain a development permit for Operational work for Excavating and Filling.	Prior to the commencement of any Excavation or Filling on the site.
45.	OPERATIONAL WORK – EARTHWORKS PLAN (i) Provide an earthworks plan that clearly identifies the following: (ii) The location of cut and/or fill; (iii) The type of fill to be used and the manner in which it is to be compacted; (iv) The quantum of fill to be deposited or removed and finished cut and/or fill levels; (v) Retaining structures (if necessary); and (vi) Surface and sub-surface drainage controls (if applicable).	As part of a development application for Operational Work (Excavating and Filling).
46.	EXCAVATING & FILLING	At all times.

	Carry out Excavating and Filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798-2007 Guidelines on earthworks for residential and commercial developments, the approved plans and the provisions of a development permit for Operational Work (Excavating and Filling).	
47.	EXCAVATING & FILLING Ensure the Excavating or Filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	At all times.
48.	EXCAVATING & FILLING Ensure the Excavating or Filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times.
49.	EXCAVATING & FILLING Ensure areas of fill and excavation are graded, compacted and planted and/or mulched, unless otherwise approved, immediately after the dumping operation is complete and at all times thereafter.	As specified within the wording of the condition.
TELECOMMUNICATIONS AND ELECTRICITY		
<i>For use where the development is not already / may not be connected to electricity or telecommunications services</i>		
50.	ELECTRICITY & TELECOMMUNICATIONS Connect the development to reticulated electricity supply and telecommunications to the standard of the relevant service provider.	Prior to commencement of the use and at all times thereafter.

4. LANDSCAPING

#	CONDITION	TIMING
LANDSCAPING		
<i>For use where a Landscaping Plan has not been provided as part of the MCU, but one is required</i>		
1.	OPERATIONAL WORK - LANDSCAPING Submit as part of the Operational Works application a Landscaping Plan, prepared in accordance with the planning scheme policy SC6.3.6 – Landscaping Plan contained in the Central Highlands Regional Council Planning Scheme 2016. <The extent and location of landscaping must be generally in accordance with the approved plans and documents.> Landscaping areas should at least be shown on the approved plans.	As specified within the wording of the condition. Advisory Note: In determining the acceptability of the Landscaping Plan, Council will also have regard to the Acceptable Outcomes of the Landscaping Code contained in the Central Highlands Regional Council Planning Scheme 2016. [To be added into the Advisory Note section of Decision Notice]
<i>For use in all instances where a Landscaping Plan has been provided (either before or after a decision)</i>		

2.	ESTABLISHMENT OF LANDSCAPING WORKS Establish, maintain and retain all landscaping generally in accordance with the approved Landscaping Plan. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).	Prior to the commencement of the use and at all times thereafter.
<i>For use where no Landscaping Plan is deemed necessary (generally for smaller, "low risk" applications), but some landscaping required/shown on the approved plans</i>		
3.	ESTABLISHMENT OF LANDSCAPING WORKS Establish, maintain and retain all landscaping generally in accordance with the approved plans. The landscaping must predominantly contain plant species that are endemic to the Central Queensland region due to their low water dependency.	At all times.
4.	LANDSCAPING - MAINTENANCE Ensure the landscaped areas include a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme.	At all times.

5. ENVIRONMENT, HEALTH AND OPERATION

#	CONDITION	TIMING
WASTE MANAGEMENT		
<i>For use where waste storage area is required (e.g. industry, commercial, multi-unit residential etc.)</i>		
1.	WASTE STORAGE Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums etc.) <i><as shown on the approved plans> (where approved plans show a waste storage area)</i> . The waste storage area must be: <ul style="list-style-type: none"> (i) Designed <i><and located> (where location not shown on approved plans)</i> to not cause nuisance to neighbouring properties; (ii) Screened from any road frontage or adjoining property; (iii) Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning; (iv) Provided with a suitable hosecock and hoses at the waste storage area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the provisions of a Trade Waste Permit and the <i>Plumbing and Drainage Act 2018</i>. 	At all times.
2.	LIQUID WASTE STORAGE Store all liquid waste (e.g. oil, waste oil, paint tins, acid drums, batteries etc.) that cannot be disposed of in Council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is contained in a manner capable of containing the liquids in case of spillage.	At all times.

3.	WASTE DISPOSAL All waste must be collected by a Council approved commercial contractor within the site. Kerb side collection will not be accepted for the approved development.	At all times.
AMENITY - GENERAL		
<i>For use in commercial, industrial, multi-unit residential etc. development (generally not used for small (e.g. dual occupancy, home-based business etc.) development)</i>		
4.	AMENITY – GENERAL Install and maintain suitable screening to all air conditioning and plant and service facilities located on the top or external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.	At all times.
AMENITY - LIGHT		
<i>For use in all development approvals</i>		
5.	AMENITY - LIGHTING Maintain outdoor lighting to comply with AS4282:2019 - Control of the obtrusive effects of outdoor lighting.	At all times.
<i>For use in development approvals requiring street lighting</i>		
6.	STREET LIGHTING All street lighting, path or public lighting is to be designed and installed to a minimum of “P4” standard in accordance with AS1158.3.1:2020 – Lighting for roads & public open spaces. Lighting is to be designed and certified by a Registered Professional Engineer of Queensland.	Prior to commencement of use. [This condition is imposed under section 145 of the Planning Act 2016]
AMENITY – BUILDING WORKS		
<i>For use in all development approvals</i>		
7.	AMENITY – BUILDING WORKS Ensure all buildings and structures associated with the development are constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level that does not cause excessive glare.	At all times.
HOURS OF OPERATION		
8.	HOURS OF OPERATION Undertake all activities associated with the approved development <except for the loading and unloading of delivery vehicles> where development will involve service vehicles, between the hours of <INSERT HOURS> and <INSERT HOURS> on <INSERT DAYS AND ADVISE IF PUBLIC HOLIDAYS ARE INCLUDED/EXCLUDED>	At all times.
<i>For use development involves service vehicles and the accepted hours for service vehicles differ to standard hours of operation for the use</i>		
9.	HOURS OF OPERATION – LOADING & UNLOADING The loading and unloading of delivery vehicles must only occur between the hours of: (i) <INSERT HOURS AND DAYS>; and (ii) <INSERT HOURS AND DAYS>.	At all times.
CONSTRUCTION ACTIVITY & NOISE		
<i>For use in all development approvals</i>		

10.	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN</p> <p>The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will:</p> <ul style="list-style-type: none"> (i) How traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity; (ii) Implement best practice waste management strategies during the construction phase; and (iii) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment and stormwater run-off on ALC Class A and B land, flora and fauna management, pest and weed management and cultural heritage. 	Prior to commencement of construction.
[When more detail is needed – utilise the below and choose items need to include]		
11.	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN</p> <p>The works identified in this Decision Notice will be required to be carried out in accordance with a Construction and Environmental Management Plan prepared by a suitably qualified professional and reviewed and approved by Council. In particular, the Construction and Environmental Management Plan should address the following:</p> <ul style="list-style-type: none"> (i) A Traffic Management Control Plan <ul style="list-style-type: none"> (i) Detailing all temporary signage and traffic control measures prior to construction; and (ii) <Mitigation measures to ensure the safety and operational integrity of the railway level crossing including rail transport infrastructure; and> (iii) Proposed fencing to the site during the construction phase of the development. (ii) A Pre and Post Construction Dilapidation Survey and Report involving the road network between <ROAD NAME> and <ROAD NAME> entrance to the project site, prepared by a suitably qualified professional must be submitted to Council prior to the commencement of use. <ul style="list-style-type: none"> (i) An Operational Works application is to be submitted to Council for any remedial works identified within the Post Dilapidation Report. (ii) Any remedial works identified within the report need to be undertaken at no cost to Council. (iii) Maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of 	Prior to commencement of construction and to be maintained prior to the commencement of the use or as specified in the wording of the condition.

	<p>appropriate erosion and sediment control measures.</p> <p>(iv) Works programme identifying key components of the works and their respective durations. Advisory note: this should include any requirements for temporary structures such as demountable buildings directly associated with the construction activities and/or construction workers accommodation.</p> <p>(v) Establishment of a communication protocol with the general public, adjoining owners, rail authority, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues.</p> <p>(vi) Identification of complaint management procedures including contact details for the on-site manager and dispute resolution procedures.</p>	
FAUNA MANAGEMENT		
<i>For use where development results in vegetation clearing. Note – more onerous and detailed conditions may need apply for vegetation within the Biodiversity Overlay and should be considered on a case-by-case basis.</i>		
12.	<p>FAUNA MANAGEMENT</p> <p>Ensure all vacant hollows and nests are relocated or rendered unusable to prohibit return during clearing works. All fauna is to be suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing, as required.</p>	As specified within the wording of this condition.
VEGETATION MANAGEMENT		
<i>For use in all development approvals requiring vegetation removal</i>		
13.	<p>ONSITE VEGETATION MANAGEMENT – CLEARING</p> <p>Undertake vegetation clearing in accordance with the approved plan(s) and documents only.</p>	At all times.
14.	<p>VEGETATION DISPOSAL</p> <p>Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of:</p> <ul style="list-style-type: none"> (i) on the premises for landscaping and sediment and erosion control purposes (for example as mulch); and/or (ii) at a waste disposal facility operated by Council provided that the waste is delivered to the waste disposal facility in a manner and form which allows it to be mulched at the facility; and/or (iii) in such other environmentally responsible manner as meets with the written approval of the Council; and (iv) ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except for the purpose of domestic heating inside a dwelling on the subject site. 	At all times during construction of the development.
15.	<p>VEGETATION CLEARING & MANAGEMENT PLAN (VMP)</p>	Prior to the commencement of any clearing works.

	<p>Develop a Vegetation Clearing and Management Plan (VMP), prepared by a suitably qualified person, that addresses all activities associated with construction of the development (including Building Works, Operational Works and Plumbing and Drainage Works) as they relate to existing vegetation on site. The VMP must comply with all other conditions of this approval and must include, but is not limited to, the following items:</p> <ul style="list-style-type: none"> (i) A clear indication of all trees to be removed and retained; (ii) Details of all Operational Works likely to impact on existing vegetation; (iii) Temporary and permanent exclusion and protection fencing; (iv) Roles and responsibilities for site contractors, the proponent, and the consultant group; (v) Stockpiling and reuse of cleared vegetation; (vi) A clearing sequencing plan showing the commencement of clearing and the direction of removal (this should be in conjunction with the Fauna Management Plan to allow the appropriate flushing of fauna to surrounding safe haven areas) (vii) Ongoing weed management; (viii) A detailed ongoing rehabilitation and maintenance plan including the restoration and enhancement of disturbed areas in the post construction phase and processes to maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas; and (ix) Specific details on the removal of potential habitat trees. 	
16.	<p>VEGETATION CLEARING & MANAGEMENT PLAN (VMP) – IMPLEMENTATION</p> <p>Implement any approved Vegetation Clearing and Management Plan and ensure a legible copy of the approved VMP and approval conditions are available on site.</p>	At all times during construction and earthworks
HOURS OF OPERATION - CONSTRUCTION		
17.	<p>HOURS OF OPERATION – CONSTRUCTION</p> <p>Carry out construction work only between the hours of 6.30 am and 6.30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work must at all times comply with the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p><i>Note:- Council approval would be required for any works outside of these hours.</i></p>	As specified within the wording of this condition.

6. OVERLAYS

#	CONDITION	TIMING
AIRPORT ENVIRONS OVERLAY – WILDLIFE HAZARD		

<p><i>For use where the following uses are located between 3km and 8km of airport runways, as identified on the Airport environs overlay map:</i></p> <ul style="list-style-type: none"> - Aquaculture, except where using a recirculating aquaculture system contained within sheds; - Cropping, where involving fruit tree farming or turf farming; - Intensive animal industry; - Animal keeping, where involving a wildlife or bird sanctuary; and - Industrial uses, where involving food processing plants or stock handling or slaughtering 		
1.	AIRPORT ENVIRONS – WILDLIFE Ensure potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife.	At all times.
2.	AIRPORT ENVIRONS – WILDLIFE Incorporate wildlife deterrence measures, which may include bird scarers and netting, to ensure potential food and waste sources do not present a food source for domestic or other wildlife.	At all times.
AIRPORT ENVIRONS OVERLAY – LIGHTING & REFLECTION		
<p><i>For use where development is within the Lighting and Reflective Surfaces layer, as identified on the Airport environs overlay map</i></p>		
3.	AIRPORT ENVIRONS – LIGHTING & REFLECTION Outdoor lighting, including street lighting and security lighting does not include upward shining lights, flare plumes, flashing lights, laser lights, sodium lights <or straight parallel lines of lighting between 500 metres to 1,000 metres in length> where relevant to the development.	At all times.
4.	AIRPORT ENVIRONS – LIGHTING & REFLECTION Ensure the development does not emit light (including reflective light) that exceeds <0 candela (for Zone A), 50 candela (for Zone B), 150 candela (for Zone C) or 450 candela (for Zone D)>.	At all times.
AIRPORT ENVIRONS OVERLAY – ANEF CONTOURS		
<p><i>For use where development is within the ANEF contour layers, as identified on the Airport Environs Overlay Map</i></p>		
5.	NOISE ATTENUATION Incorporate noise attenuation measures into the approved development to achieve compliance with the indoor design sound levels identified in Table 7.2.1.3.2 of the Central Highlands Regional Council Planning Scheme 2016.	At all times.
BUSHFIRE HAZARD OVERLAY		
<p><i>For use where a Bushfire Hazard Assessment and Management Plan has been provided and approved (if the land is obviously affected by bushfire hazard and mapped as such, a BHA&MP should be provided prior to a decision being made)</i></p>		
6.	Locate, design, construct and operate the approved development in accordance with the approved Bushfire Hazard Assessment and Management Plan, unless otherwise varied by a condition of this development approval.	At all times. To be provided to the property notes of the decision notice: A Property Record Notation will be imposed on < INPUT – real property description >

		<p>advising that an approved Bushfire Management Plan encumbers the property. The Property Record notation is to read as follows:</p> <p><i>A Bushfire Management Plan is associated with the property to ensure protection from bushfire risk as far as practicable through mitigation and maintenance measures. Landowners or purchasers are strongly advised to seek further details by contacting Council's Development Assessment Branch.</i></p> <p>Ensure the details of construction requirements and associated recommendations of the Fire Management Plan relating to lots # are to be included in all sales literature relating to the site.</p>
For use where the development is not located within the water supply services catchment		
7.	<p>ONSITE WATER SUPPLY</p> <p>Provide the development with a minimum of <10,000L (for residential activities), 45,000L (for industrial activities) or 20,000L (for other uses)> on-site water supply capacity dedicated for firefighting purposes. The water supply for firefighting purposes may be sourced from separate tanks or a dedicated reserve section of the main water supply network.</p>	At all times.
8.	<p>6.8 WATER SUPPLY FOR FIREFIGHTING</p> <p>The water supply tank and outlet for firefighting purposes must:</p> <ul style="list-style-type: none"> (i) Be located remote from any potential fire hazards such as venting gas bottles; (ii) Not be constructed of flammable materials or is located below ground level; (iii) Provided with an outlet pipe: <ul style="list-style-type: none"> (i) 50mm in diameter and fitted with a 50mm ball valve and male camlock (standard rural fire brigade fitting) where above ground; or (ii) An access hole of 200mm width (minimum) to accommodate suction lines; (iv) Be connected to a pump that is independent of mains electricity supply; 	At all times.

	(v) Clearly identified by directional signage provided at the street frontage entrance; and (vi) Provided with a hardstand area for fire vehicles, which is located within 6 metres of the outlet.	
FLOOD HAZARD OVERLAY		
<i>For use where development includes habitable rooms</i>		
9.	HABITABLE ROOMS WITHIN FLOOD HAZARD AREA Construct the development such that finished floor levels for habitable rooms are a minimum of 300mm above the Defined Flood Event < INPUT ie.181.3m).	At all times.
<i>For use where development includes non-habitable rooms</i>		
10.	DESIGN & CONSTRUCTION NON-HABITABLE FLOOR AREAS Floor areas below the nominated defined floor event must be design and constructed using flood resilient materials.	At all times.
11.	CONSTRUCTION MATERIALS Construct all parts of the development below the defined flood level using flood resilient materials.	At all times.
<i>For use where either of the above two scenarios apply</i>		
12.	DESIGN & CONSTRUCTION HABITABLE & NON-HABITABLE FLOOR AREAS Submit to Council "As-Constructed" drawings prepared by a registered surveyor. The registered surveyor must certify that the development has been constructed in accordance with <INSERT CONDITION #>.	Prior to issue of building permit.
<i>For use where the development is likely to involve the storage of hazardous materials</i>		
13.	Undertake the development such that the manufacture or storage in bulk of hazardous materials or hazardous chemicals occurs above the defined flood event. Alternatively, structures used for the manufacturing or storage of hazardous materials or hazardous chemicals are: <ul style="list-style-type: none"> (i) Anchored to prevent off-site transport of the structure during a flood event; and (ii) Any tank openings not provided with a liquid tight seal (e.g. an atmospheric vent) are extended so the opening is above the defined floor event. 	At all times.
<i>For use where the development includes a development envelope proposed in an approved flood study</i>		
14.	DEVELOPMENT ENVELOPE Locate all buildings and structures within any development envelope areas proposed in the approved flood study.	At all times.
15.	ELECTRICAL BOXES & METERS Electrical boxes and meters are required to be mounted above the DFE level.	At all times.
WATER RESOURCES CATCHMENT		
16.	Provide an on-site waste water treatment system that includes the following:	At all times.

	<p>(i) A disinfection process to achieve the microbiological quality and processes specified in the Queensland Plumbing and Wastewater Code Version 1: 2019; and</p> <p>(ii) An emergency storage capacity of 1,000L and adequate buffering for shock loading/ down time and the like.</p>	
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7. SPECIFIC USES

#	CONDITION	TIMING
CARETAKER'S ACCOMODATION		
1.	INTERIOR NOISE LEVELS Design and construct the Caretaker's accommodation so that interior noise levels comply with Australian Standard AS2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors.	At all times.
2.	ON-SITE PARKING Provide at least <INSERT NUMBER> car parking spaces on-site in accordance with the approved plans for the use of the Caretaker's accommodation.	Prior to commencement of use.
COMMUNITY ACTIVITIES		
3.	NEW BUILDING WORK – DESIGN FOR ACCESS & MOBILITY Ensure changes of levels between sites and at the site boundary must allow access to the community activity from the road and to adjoining community activities in accordance with Australian Standard AS1428.1-2019 – Design for access and mobility – General requirements for access – new building work.	At all times.
OPEN STRUCTURE (CARPORTS & PATIOS)		
4.	OPEN STRUCTURE - CARPORT Ensure the carport is not enclosed unless further written approval from Council is obtained.	At all times.
5.	OPEN STRUCTURE - PATIO Ensure the patio is not enclosed unless further written approval from Council is obtained.	At all times.
DUAL OCCUPANCY		
6.	REFUSE STORAGE AREAS Provide separate waste storage areas for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers. Alternatively, a shared waste storage area over which each dwelling has control via access rights or ownership may be provided.	At all times.
7.	WATER METERS Provide a separate water meter for each dwelling.	At all times.
<i>For use in all development approvals where the approved plans do not show street frontage fencing (including design specifications and maximum height)</i>		
8.	FENCING AND WALLS Construct any fences or walls adjacent to a street frontage such that they have a maximum height of: <p>(i) 1.2 metres if solid;</p>	At all times.

	(ii) 1.8 metres for a maximum of 75% of the frontage that fronts a private open space area for a dwelling, as shown on the approved plans.	
EXTRACTIVE INDUSTRY		
<i>Extractive Industry developments often also require an Environmental Authority for an ERA under the Environmental Protection Act 1994. The EA typically has standard conditions, like the below. Unless Council wants to apply more onerous/ different conditions than the EA, the conditions in the EA should be relied on and some of the below conditions may not be required</i>		
9.	PERMITTED USE – EXTRACTIVE INDUSTRY Undertake the extractive industry such that maximum annual extraction per annum does not exceed <INSERT #>. Alternatively, this could be reflected in the development description in the approval e.g. 'Development Permit for Material Change of Use for Extractive Industry (X,XXX tonnes per annum)'.	At all times.
10.	ENVIRONMENTAL MANAGEMENT PLAN Undertake the extractive industry in accordance with the approved environmental management plan.	At all times.
11.	SITE SECURITY - FENCING Provide security fencing for the full length of the perimeter of the site, and encloses all extraction pits, stockpiles, or any areas of ponded water deeper than one (1) metre. Security fencing must be designed, constructed and maintained in accordance with the Capricorn Municipal Development Guidelines Standard Drawing <INSERT STANDARD DRAWING>. The CMDG has standard drawings for different fence types. Select the appropriate standard depending on a fence deemed reasonable to the development.	At all times.
12.	BLASTING Ensure blasting does not result in materials escaping or being ejected beyond the site boundaries.	At all times.
13.	HOURS OF OPERATION Blasting operations are limited to 07:00 to 19:00 Monday to Saturday. No site operations are carried out on Sundays or Public Holidays.	At all times.
14.	HEAVY VEHICLE HAULAGE ROUTES Ensure heavy vehicles associated with the development only use those haulage routes indicated in the approved plans and documents. Heavy vehicles associated with the development are not permitted to use any other roads under the control of Council.	At all times.
OR where haulage routes are unclear from the approved plans and documents, or Council does not agree with proposed haulage routes:		
15.	HEAVY VEHICLE HAULAGE ROUTES Ensure heavy vehicles associated with the development only use the following haulage routes: (i) <INSERT DESCRIPTION OF HAULAGE ROUTE>; and (ii) <INSERT DESCRIPTION OF HAULAGE ROUTE>.	At all times.
<i>For use in all development approvals involving transport of soil/fill/excavated materials during construction works</i>		

16.	<p>HAULAGE ACCESS/SITE MANAGEMENT PLAN Submit to and have approved by Council a Haulage Access/Site Management Plan prepared by a suitably qualified professional that includes: Insert details here that are unique to the proposal, examples include:</p> <ul style="list-style-type: none"> (i) Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers. (ii) Provide loading/unloading operations. (iii) Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. (iv) Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. (v) Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of an approved waste facility. Combustion of any material is not permitted on the subject site without the prior approval of Council. (vi) Identify measures and work procedures to ensure any gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. 	Prior to commencement of the use and implemented at all times thereafter.
17.	<p>IMPLEMENTATION OF HAULAGE/ SITE MANAGEMENT PLAN Implement the approved haulage/site management plan, at no cost to Council.</p>	At all times.
18.	<p>LADEN VEHICLES Any laden vehicle must have its load fully covered and secured prior to leaving the site.</p>	At all times.
19.	<p>WEED & PEST MANAGEMENT PLAN Submit to and have approved by Council a Weed and Pest Management Plan. This Plan, in addition to Council's Area Pest Management Plan, must address an identification strategy and frequency for locating any weeds or pests, methods of eradication, preventative measures that will be undertaken, including practices followed to ensure vehicles entering or leaving the site are not contaminated. At the time the Plan is deemed satisfactory to Council, it will form part of the approved plans and documents. The strategies and actions included in the Plan must be implemented.</p>	Prior to commencement of the use and implemented at all times thereafter.
20.	<p>SITE REHABILITATION & WORKS EXIT PLAN Provide to Council a Rehabilitation and works decommissioning plan. Ensure this Plan includes details on progressive rehabilitation and revegetation of the quarry pit, processing areas and other disturbed</p>	Prior to commencement of the use and implemented at all times thereafter.

	areas following the completion of each stage of extraction, and abandonment of the site. The Plan should include details on species used, maturation times and any maintenance requirements. Implement the rehabilitation and revegetation measures outlined in the Plan as required by this condition.	
21.	SAFETY SIGNAGE Public signage must be erected to all boundaries of the site, at regular intervals, warning of the safety hazards associated with the approved use.	At all times.
22.	SITE FACILITIES Site facilities must be provided for staff to include at a minimum but not limited to: (i) Site office (ii) Access and carparking (iii) Ablution facilities (iv) Potable water (v) Power & lighting	At all times during the use onsite.
<i>For use in all development approvals involving transport of soil/fill/excavated materials</i>		
23.	TRANSPORT OF SOIL/FILL/EXCAVATED MATERIAL During the transportation of soil and other fill/excavated material: (i) All trucks hauling soil, or fill/excavated material must have their loads secure and covered. (ii) Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and must being deposited on public roads.	At all times.
HOME BASED BUSINESS		
24.	NUMBER OF CUSTOMERS OR CLIENTS Undertake the development so there are no more than <INSERT #> customers or clients present on-site at any given time and no more than <INSERT #> customers or clients are present on any given day.	At all times.
25.	HAZARDOUS MATERIALS Ensure quantities of hazardous chemicals or gases or other hazardous materials do not exceed the limits normally associated with a residential activity.	At all times.
26.	STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS Ensure the storage of flammable and combustible liquids complies with the minor storage provisions of Australian Standards AS1940:2017 – The storage and handling of flammable and combustible liquids.	At all times.
<i>For use in all development approvals except bed and breakfast or the office activities of a home based business</i>		
27.	HOURS OF OPERATION a) Undertake the approved development within the following hours of operation in accordance with the Central Highlands Planning Scheme 2016 (Amendment No. 5): (i) Between 08:00 and 18:00, Monday to Fridays; (ii) Between 08:00 and 17:00, Saturdays; and	At all times.
28.	DISPLAY/SALE OF GOODS	At all times.

	There must be no public display of the sale of goods from the premises, aside from that indicated on the approved or accepted signage.	
<i>For use where the development involves bed and breakfast accommodation</i>		
29.	BED AND BREAKFAST ACCOMMODATION Guests associated with the approved development must stay no longer than 14 consecutive nights.	At all times.
30.	HOME BASED BUSINESS SIGNAGE Signage associated with the home based business is limited to one (1) sign per premises and does not exceed a maximum sign face of 0.3m ² where erected in an urban area or 0.6m ² where erected other than in an urban area [delete whichever does not apply] .	At all times.
31.	ON-SITE CAR PARKING On-site car parking is located wholly within the site and provided at the front of the site, or at a convenient and easily accessible location.	At all times.
<i>For use where the development involves a high impact home based business. Examples of high impact home based business include (1) any form of vehicle repairs, services, detailing (2) panel beating (3) spray painting (4) engine reconditioning, repairs (5) wood manufacturing involving the use of power tools (6) furniture manufacturing (7) metal work (8) welding</i>		
32.	HIGH IMPACT HOME BASED BUSINESS The high impact home based business activity is carried out entirely within an enclosed part of the dwelling or other structure associated with the dwelling.	At all times.
<i>For use where the development involves a high impact home based business adjoining sensitive land use</i>		
33.	HIGH IMPACT HOME BASED BUSINESS – SETBACKS The high impact home based business is set back or located within a part of the dwelling or structure associated with the dwelling, a minimum of 10m from any boundary with adjoining sensitive land use or land included in a residential or centre zone.	At all times.
<i>For use where the development involves a high impact home based business adjoining sensitive land use in a residential or centre zone</i>		
34.	SCREENING FROM SENSITIVE LAND USES Erect a minimum 1.8m high solid screen fence and a minimum 3m wide landscaping strip for the full length of the common boundary of <INSERT RPD> .	At all times.
35.	WASTES, SPILLS & CONTAMINANTS Clean up any spillage of wastes, contaminants or other materials as soon as practicable to prevent contamination. Provision is to be made for spills to be banded and retained on-site for removal and disposal by approved means.	At all times.
36.	ONSITE CLEAN UP Provide appropriate materials and equipment on site at all times to contain and clean up spills of potentially polluting materials.	At all times.
37.	ODOUR EMISSIONS Ensure the development does not produce any odour emissions in excess of one (1) odour unit beyond the	At all times.

	site boundaries as per the Central Highlands Planning Scheme 2016 (Amendment No. 5).	
38.	ILLUMINATION Ensure that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the site boundaries and at any level from ground level upwards as per the Central Highlands Regional Planning Scheme 2016 (Amendment No. 5).	At all times.
39.	HUMAN EXPOSURE TO VIBRATIONS Undertake the development such that vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz).	At all times.
<i>For use where adjoining a sensitive use or land in the residential zone, and the approved plans do not show fence height or specifications, and the conditions of a noise impact assessment do not recommend specific fencing condition/s</i>		
40.	SCREENING Construct and maintain solid screen fence with a minimum height of 1.8 metres and maximum height of <INSERT MAX HEIGHT> metres along the common boundary where adjoining a sensitive land use, or land included in a residential zone.	At all times.
41.	CAR PARKING SHADE TREES Shade trees are provided, maintained and retained in car parking areas at a ratio of 1 tree for every 4 car parking spaces.	Prior to commencement of use and at all times thereafter.
42.	LANDSCAPING STRIP Provide a three (3) metre wide landscape strip adjacent to the frontage of the site within the site boundaries.	Prior to commencement of use.
43.	LANDSCAPE PLAN Submit as part of the first Operational Works application a Landscaping Plan, prepared in accordance with the planning scheme policy SC6.3.6 – Landscaping Plan contained in the Central Highlands Regional Council Planning Scheme 2016. <The extent and location of landscaping must be generally in accordance with the approved plans and documents.> Landscaping areas should at least be shown on the approved plans.	As specified within the wording of the condition. Advisory Note: In determining the acceptability of the Landscaping Plan, Council will also have regard to the Acceptable Outcomes of the Landscaping Code contained in the Central Highlands Regional Council Planning Scheme 2016. [To be added into the Advisory Note section of Decision Notice]
<i>To be used where the proposed industrial use has frontage to or overlooks a main road</i>		
44.		
MULTI-UNIT RESIDENTIAL		

For use where the approved plans do not show street frontage fencing (including design specifications and maximum height)

45.	ROAD FRONTAGE FENCES & WALLS Ensure that any fences and walls along a road frontage have a maximum height of: (i) 1.2 metres if solid; or (ii) 1.5 metres where the fence has openings or uses building materials that provide for the fence to be visually transparent for 50% of its length.	At all times.
46.	SCREENING OF SERVICES & MECHANICAL PLANT Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.	At all times.
47.	REFUSE DISPOSAL AREAS & STORAGE AREAS Refuse disposal areas and storage areas are screened by a solid fence having a minimum height of 1.5m and refuse storage areas are not visible from the road.	At all times.

NATURE-BASED TOURISM

48.	GUEST MAXIMUM STAY Guests associated with the approved development must stay no longer than 14 consecutive nights.	At all times.
49.	FACILITY REQUIREMENTS Provide a minimum of one (1) unisex toilet on-site for every 10 campsites <i><and cabins></i> .	At all times.

NON-RESIDENT WORKFORCE ACCOMMODATION

In some instances, a 'Sunset Clause' condition (included under General in this document) may be imposed where the non-resident workers accommodation is only required for a specific period or project.

50.	REHABILITATION & DECOMMISSIONING PLAN Provide to Council a Rehabilitation and Decommissioning Plan for approval. Ensure this Plan includes, but is not limited to the following: (i) Detail on how the accommodation areas, roads, detention basins, potable water supply infrastructure, sewerage treatment plan and disposal areas will be removed at cessation of the use; and (ii) Detail on how the site will be restored to a state acceptable to Council, being the pre-developed scenario.	One (1) year prior to cessation of the development.
51.	REHABILITATION & DECOMMISSIONING PLAN Implement the Rehabilitation and Decommissioning Plan endorsed by Council.	Upon cessation of the development.

For use in all development approvals where an OEMP has not been provided before a decision. Generally, one is only required for "larger" non-resident workforce accommodation

52.	OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN Submit to and have approved by Council an Operational Environmental Management Plan. The Plan must include but is not limited to: (i) The ongoing operation of onsite effluent disposal system/s and management of associated treated wastewater;	Prior to commencement of use.
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	<ul style="list-style-type: none"> (ii) House rules and codes of conduct for all staff and occupants; (iii) Litter control practices; (iv) Fire prevention practices; (v) Complaints procedures and management contact details; (vi) Emergency procedures; and (vii) Procedures to ensure all staff and occupants be given and/or all rooms have details of facility rules summarising key information above. 	
53.	OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN Undertake the development in accordance with the endorsed Operational Environmental Management Plan.	At all times.
<i>For use in all development approvals where a Drinking Water Quality Management Plan has not been provided before a decision – for use only where the site is not located within the water supply services catchment</i>		
54.	DRINKING WATER QUALITY MANAGEMENT PLAN Submit to Council a Drinking Water Quality Management Plan. The Plan must: <ul style="list-style-type: none"> (i) Make recommendations in relation to the extent of works that will be undertaken to provide a potable water supply to the development; (ii) Detail the monitoring, treatment and maintenance works that will be carried out to ensure the quality of the drinking water is achieved; and (iii) Address the risk management aspects require by Queensland Health to comply with Australian Drinking Water Guidelines. 	Prior to commencement of the use.
55.	DRINKING WATER QUALITY MANAGEMENT PLAN Undertake the development in accordance with the Drinking Water Quality Management Plan.	At all times.
TOURIST PARK		
56.	APPROVED PERIOD OF GUEST STAY Guests associated with the approved development must stay no longer than 14 consecutive nights.	At all times.
<i>For use where the development adjoins an existing residential use or land included in the existing residential zone</i>		
57.	SCREEN FENCING Provide a 1.8-metre-high solid screen fence for the full length of any property boundary adjoining an existing residential use or land included in a residential zone.	At all times.
RESIDENTIAL CARE FACILITY AND RETIREMENT FACILITY		
58.	Ensure that any fences and walls along a road frontage have a maximum height of: <ul style="list-style-type: none"> (i) metres if solid; or (ii) 1.5 metres where the fence has openings or uses building materials that provide for the fence to be visually transparent for 50% of its length. 	At all times.
59.	SERVICE STRUCTURES & MECHANICAL PLANT Services structures and mechanical plant are screened or designed as part of the building.	At all times.
RURAL USES		

<i>For use where involving 'intensive rural uses' as defined by the Planning Scheme</i>		
60.	WATER SUPPLY Provide a reliable water supply with capacity to store a minimum of two weeks supply.	At all times.
SALES OFFICE		
61.	APPROVED PERIOD OF USE The approved development is permitted to operate for a maximum of two (2) years from commencement of the use.	As specified within the wording of this condition.
62.	TEMPORARY BUILDING OR STRUCTURE Remove any temporary building or structure associated with the operation of the sales office from the site within 14 days of the end of the period of operation. The site must be left in a clean and tidy condition.	As specified within the wording of this condition.
63.	HOURS OF OPERATION Undertake use of the approved development between 08:00 and 18:00 only.	At all times.
SERVICE STATION		
64.	LOCATION OF FUEL PUMPS Locate all fuel pumps in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.	At all times.
65.	INLETS – BULK FUEL STORAGE TANKS Locate inlets to bulk fuel storage tanks that ensures tankers, while discharging fuel, are standing wholly within the site and are on level ground.	At all times.
66.	INDUSTRIAL CROSSOVERS Construct and maintain reinforced industrial crossovers, suitable for fuel delivery vehicles, in the approved crossover locations.	Prior to commencement of the use and at all times thereafter.
67.	IMPERVIOUS AREAS Provide and maintain sealed impervious surfaces in areas where potential spills of contaminants may occur.	Prior to commencement of the use and at all times thereafter.
68.	FORECOURT AREAS Construct and maintain all uncovered forecourt areas liable to contamination from vehicular activities using impermeable materials, free of gaps or cracks. Suitable materials include asphalt, reinforced concrete or equivalent.	At all times.
69.	FUEL DISPENSING AREAS Construct and maintain all Fuel Dispensing Areas (FDA) using impermeable materials, free of gaps or cracks. Suitable materials include waterproofed and reinforced concrete.	At all times.
<i>For use the service station adjoins a residential use or land included in the residential zone and the fence height and design specifications are not shown on the approved plans (and where a recommendation of a noise impact assessment does not alter the below)</i>		
70.	SCREEN FENCING Construct and maintain a 1.8-metre-high solid screen fence along all common property boundaries where the site adjoins a residential use or land included in the residential zone.	Prior to commencement of the use and at all times thereafter.

71.	ONSITE SIGNAGE All vehicle operations associated with the development must be directed by suitable directional, informative, regulatory or warning signs in accordance with Australian Standard AS1742.10:2009 - Manual of uniform traffic control devices – Pedestrian control and protection and Australian Standard AS2890.1:2004 - Parking facilities – Off-street car parking.	Prior to commencement of the use and at all times thereafter.
TELECOMMUNICATIONS FACILITY		
72.	DESIGN & OPERATION Design and operate the approved development to restrict human exposure to electromagnetic radiation in accordance with the Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003 and the Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields.	At all times.
73.	SECURITY FENCING Provide security fencing around the approved development in accordance with the Capricorn Municipal Development Guidelines Standard Drawing CMDG – G- 011.	At all times.
74.	ASSET MANAGEMENT Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.	At all times.
RENEWABLE ENERGY FACILITY (SOLAR FARM)		
75.	LOCATION OF ALL BUILDINGS, STRUCTURES & INFRASTRUCTURE All buildings, structures and infrastructure, including solar panels, associated with the development, <minus the transmission line>, must be located entirely within the bounds of the <maximum development envelope/ building footprint or otherwise described on the plans and documents>, as shown on the approved plans.	At all times.
76.	WRITTEN NOTICE OF COMMENCEMENT The Applicant must provide written notice to Council no less than 30 business days before commencement of construction, providing advice of intention of commencement of construction and the relevant conditions are satisfied.	As specified within the wording of this condition.
<i>For use where the development proposes new buildings or structures</i>		
77.	BUILDING/STRUCTURE HEIGHT To maintain the rural character and amenity of the zone, any new buildings or structures (excluding powerlines, communications towers and some isolated structures within the substation) associated with the use must not exceed 8.5 metres above the natural ground level in accordance with the Central Highlands Planning Scheme 2016 (Amendment No. 5).	Prior to commencement of use.
78.	REHABILITATION & DECOMMISSION PLAN	One (1) year prior to cessation of the use.

	<p>Submit and have endorsed by Council a Rehabilitation and Decommission Plan prepared by a suitably qualified person that, at a minimum:</p> <ul style="list-style-type: none"> (i) Demonstrates the site will be restored to a standard capable of the level of productivity that was available prior to the development occurring; (ii) Clearly establishes the objectives of the Plan; (iii) Show adopted performance criteria for rehabilitation efforts; (iv) Includes an Action Plan, with timing for remedial work such as the removal of structures, removal of import materials, such as gravel and soil; (v) Outlines a program for monitoring rehabilitation success using appropriate indicators. 	
79.	<p>REHABILITATION & DECOMMISSION PLAN Implement the Rehabilitation and Decommission Plan endorsed by Council.</p>	Upon cessation of the development.
80.	<p>INTERNAL DRIVEWAYS All internal driveways and Solar Farm access tracks must be constructed of compacted gravel or approved equivalent and must be to a suitable standard to sustain all traffic during construction.</p>	During construction of the development.
81.	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN The works identified in this Decision Notice will be required to be carried out in accordance with a Construction and Environmental Management Plan prepared by a suitably qualified professional and reviewed and approved by Council. In particular, the Construction and Environmental Management Plan should address the following:</p> <ul style="list-style-type: none"> (i) A Traffic Management Control Plan <ul style="list-style-type: none"> i. Detailing all temporary signage and traffic control measures prior to construction; and ii. <Mitigation measures to ensure the safety and operational integrity of the railway level crossing including rail transport infrastructure; and> iii. Proposed fencing to the site during the construction phase of the development. (ii) A Pre and Post Construction Dilapidation Survey and Report involving the road network between <ROAD NAME> and <ROAD NAME> entrance to the project site, prepared by a suitably qualified professional must be submitted to Council prior to the commencement of use. <ul style="list-style-type: none"> i. An Operational Works application is to be submitted to Council for any remedial works identified 	Prior to commencement of construction and to be maintained prior to the commencement of the use or as specified in the wording of the condition.

	<p>within the Post Dilapidation Report.</p> <p>ii. Any remedial works identified within the report need to be undertaken at no cost to Council.</p> <p>(iii) Maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures.</p> <p>(iv) Works programme identifying key components of the works and their respective durations. <i>Advisory note: this should include any requirements for temporary structures such as demountable buildings directly associated with the construction activities and/or construction workers accommodation.</i></p> <p>(v) Establishment of a communication protocol with the general public, adjoining owners, rail authority, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues.</p> <p>(vi) Identification of complaint management procedures including contact details for the on-site manager and dispute resolution procedures.</p> <p>Timing: Prior to commencement of construction and to be maintained prior to the commencement of the use or as specified in the wording of the condition.</p>	
DOMESTIC OUTBUILDINGS		
82.	<p>LIMITS ON USE</p> <p>The use of the approved structure is for domestic non-habitable purposes only.</p>	At all times.

PART B

Reconfiguring a Lot

1. GENERAL

#	CONDITION	TIMING
PLANNING PARAMETERS		
<i>For use in all development approvals</i>		
1.	COMPLIANCE WITH APPROVAL The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANTS EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider.	At all times.
3.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about <i>infrastructure</i> under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	DAMAGE TO COUNCIL ASSETS & SERVICES The Applicant is required to have repaired any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN, CONSTRUCTION & MAINTENANCE Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
6.	ENDORISING OR RELEASE OF SURVEY PLAN Undertake all below actions prior to Council endorsing or releasing the Survey Plan for this development: (i) All conditions attached to this development approval have been fulfilled; (ii) All outstanding rates and charges relating to the site have been paid; (iii) Where a condition requiring infrastructure upgrades or works has not been carried out to Council's satisfaction, Council may accept a bond for the incomplete works. The bond must be 150% of the value of the works to be completed; and (iv) A statement demonstrating compliance with all conditions has been submitted to Council.	As specified within the wording of this condition.
<i>For use in all development approvals where involving Operational Work</i>		
7.	ENGINEERING SPECIFICATIONS, DESIGN & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be	At all times.

	approved, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).	
APPROVED PLANS AND DOCUMENTS		
<i>For use in all development approvals</i>		
8.	APPROVED PLANS Undertake the approved development generally in accordance with the approved plans and supporting documents.	At all times.
9.	CONDITIONS OF APPROVAL/APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	At all times.
10.	PLAN & DOCUMENT AMENDMENTS Submit to and have approved in writing by Council the following changes to the approved plans and documents: (i) <INSERT CHANGE>; and (ii) <INSERT CHANGE>.	Prior to lodgement of a development application for development approval for <Operational Work> or endorsement of Survey Plan, whichever occurs first.
PLAN CERTIFICATION		
<i>For use in all development approvals</i>		
11.	PLAN CERTIFICATION Submit to Council certification from a Cadastral Surveyor that the lots have been created generally in accordance with the approved plans.	Prior to the endorsement of the Survey Plan.
DEVELOPMENT IN STAGES		
<i>For use in all development approvals where development is to be undertaken in stages, where the staging is required to be undertaken in chronological order</i>		
12.	STAGED DEVELOPMENT Undertake the development in accordance with the sequence of staging as indicated on the approved plans and documents, with the stages to be developed in chronological order of each stage as identified on the approved plans. Unless otherwise expressly stated, the conditions must be read as being applicable to all stages.	At all times.
<i>For use in all development approvals where development is to be undertaken in stages, but the staging is not required to be undertaken chronologically</i>		
13.	STAGED DEVELOPMENT The stages as indicated on the approved plans and documents are not required to be undertaken in chronological order. Unless otherwise expressly stated, the conditions must be read as being applicable at all stages.	At all times.
<i>The below condition can be applied in accordance with s88 of the Planning Act 2016. Some councils hold the view that once the first stage is completed, the development approval for the remaining stages runs in perpetuity with the land. The below condition can be used to ensure there is no ambiguity around when the development approval lapses</i>		

14.	LAPSING OF STAGED DEVELOPMENT Any stages not completed within <INSERT #> years from the date of this decision notice are taken to have lapsed.	As specified within the wording of this condition. Advisory Note: 'Completed' in relation to Condition <INSERT #> is taken to mean that Council has endorsed the Survey Plan for that stage.
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2. PROPERTY

#	CONDITION	TIMING
DEVELOPMENT ENVELOPE		
<i>For use in all development approvals where development involves a development envelope</i>		
1.	DEVELOPMENT ENVELOPE Place by survey on each lot controlled by a development envelope as per the approved plans, survey pegs after all operational works on the lot have been completed.	Prior to endorsement of Survey Plan
2.	CADASTRAL SURVEYOR CERTIFICATION Submit certification from a cadastral surveyor that the previous condition with respect to the placement of survey pegs in respect to the development envelope area has been complied with.	Prior to endorsement of Survey Plan
3.	LOCATION OF DEVELOPMENT Ensure all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation is confined within the approved development envelope, unless for an accessway from a road to the development envelope or otherwise approved on the approved plans. Alternatively, obtain written approval for any other development which is proposed to be located outside the approved development envelope.	At all times.
EASEMENTS		
<i>For use where easements are required for access and services, stormwater drainage, sewerage and water supply</i>		
4.	LAND REGISTRY Register with the Land Registry the following easements: <ul style="list-style-type: none"> (i) An access and services easement <as per the approved plans>, having a minimum width of <INSERT # METRES>, burdening proposed lot <INSERT #> to the benefit of proposed lot <INSERT #>. (ii) A stormwater drainage easement over <INSERT STORMWATER INFRASTRUCTURE DESCRIPTION> <shown on the approved plans> having a minimum width of <INSERT 	At all times.

	<p>#> metres <as shown on the approved plans>, or as determined in any approval for operational works, whichever is the greater, to the benefit of Council that includes:</p> <ul style="list-style-type: none"> (i) All stormwater overland flow paths traversing the site; (ii) any stormwater main existing or proposed to traverse the land centrally located within the easement; and (iii) all stormwater overland flow paths downstream of the land to an agreed lawful point of discharge. <p>(iii) A stormwater drainage easement over the proposed stormwater detention basin and associated treatment facilities <as shown on the approved plans> or as determined in any development approval for operational works, to the benefit of Council.</p> <p>(iv) A sewerage easement having a minimum width of <INSERT #> metres OR <as shown on the approved plans> or as determined in any development approval for operational works, to the benefit of Council that includes any sewerage main existing or proposed traversing the land to be centrally located within the easement.</p> <p>(v) A water supply easement having a minimum width of <INSERT #> metres OR <as shown on the approved plans> or as determined in any development approval for operational works, to the benefit of Council that includes any water main existing or proposed traversing the site to be centrally located within the easement.</p>	
5.	<p>EASEMENT DOCUMENTATION Provide copies of the signed easement documentation for easements required by condition/s <INSERT #>.</p>	With request for Survey Plan endorsement.
LAND DEDICATION AND TRANSFERS		
6.	<p>LAND DEDICATION GENERALLY Dedicate to Council, land shown [INPUT – on the approved plan of development identified as ----- / as proposed Lot #] as follows:</p> <ul style="list-style-type: none"> (i) land identified as [INPUT – public open space / park / proposed Lot #] must be dedicated as park; (ii) land identified as road must be dedicated to the state as road reserve; and 	<p>With request for Survey Plan endorsement.</p> <p><i>Assessment Officer to add to Advisory Notes section of the Decision Notice</i></p> <p><u>Advisory Notes:</u> <i>Documentation in relation to any park land required to be registered to the</i></p>

	(iii) land identified as drainage must be dedicated to the state as drainage reserve.	<i>benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense.</i>
BUILDING AND CERTIFICATION		
<i>For use where existing building/s or structure is located in any of the locations specified within the wording of the below condition</i>		
7.	EXISTING BUILDINGS & STRUCTURES Demolish or relocate off site any existing buildings and/or structures on the site that are located: <ul style="list-style-type: none"> (i) Over any proposed lot boundary; (ii) On land proposed to be dedicated to Council as trustee or transferred to Council in fee simple; and (iii) Within any easement required to be registered across any part of the land. 	Prior to endorsement of Survey Plan.
<i>For use where on-site treatment or disposal system / services exist and are to remain to service some/all of the lots (note, if it is intended to serve more than one lot, an easement would be required).</i>		
8.	BUILDINGS, STRUCTURES & SERVICES Submit to Council evidence from a Cadastral Surveyor that all existing on-site treatment or disposal systems, or services, are fully contained within the lot they serve. Where any part of an existing on-site treatment or disposal system or service is found to cross a lot boundary, the encumbrance must be resolved by either: <ul style="list-style-type: none"> (i) Removing the encumbrance; (ii) Submitting an amended plan identifying the encumbrance and showing a revised boundary alignment; or (iii) Registering an easement in accordance with the <i>Land Title Act 1994</i> over the encumbrance such it burdens/benefits the respective lots where required. 	Prior to endorsement of Survey Plan.
<i>For use where development results in the creation of new roads.</i>		
9.	OPERATIONAL WORKS – ROADWORKS Submit to and have approved by Council a request for naming any proposed new road prior to or concurrently with any application to Council for operational works for constructing the proposed new road. The request must include: <ul style="list-style-type: none"> (i) A minimum of three (3) proposal names for each new road; (ii) The reasons for selection of the proposed names; (iii) Proposed names that: <ul style="list-style-type: none"> (i) Are not offensive, profane or racist; 	As specified within the wording of the condition.

	<ul style="list-style-type: none"> (ii) Are not the name of another road in the local government area; (iii) Are not difficult to spell; (iv) Allow for logical and unambiguous street number in accordance with the road/street hierarchy; (v) Are single names rather than double or hyphenated names; and (vi) Enable Emergency Services to readily locate properties. 	
<i>For use where an existing dwelling will be retained</i>		
10.	PLUMBING & DRAINAGE CERTIFICATE The applicant is required to submit a final plumbing and drainage certificate to verify the disconnection and reconnection of an existing dwelling.	Prior to or at the time of plan sealing.

3. ENGINEERING AND INFRASTRUCTURE

#	CONDITION	TIMING
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
<i>For use in all development approvals</i>		
1.	LAWFUL POINT OF DISCHARGE Lawful point of discharge for the development is <INSERT LOCATION> . Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).	At all times.
<i>For use in all development approvals where development involves assessable Engineering Work (Stormwater Drainage Works) where SWMP has been provided as part of application material</i>		
2.	OPERATIONAL WORK – STORMWATER DRAINAGE WORKS Obtain a Development Permit for Operational Work for Engineering Work – Stormwater drainage works.	Prior to the commencement of any stormwater drainage works.
3.	DESIGN, CONSTRUCTION & MAINTENANCE – STORMWATER DRAINAGE WORKS Design, construct and maintain all stormwater drainage works for the development generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational Works (Engineering works – Stormwater drainage works).	Prior to the commencement of any stormwater works and at all times thereafter.
<i>For use in all development approvals where development involves assessable Engineering Work (Stormwater Drainage Works) where SWMP has not been provided as part of application material</i>		
4.	OPERATIONAL WORK – STORMWATER DRAINAGE WORKS Obtain a Development Permit for Operational Work for Engineering Work – Stormwater Drainage Works.	Prior to the commencement of any stormwater drainage works.

5.	<p>STORMWATER MANAGEMENT PLAN</p> <p>Submit to Council a detailed site-based stormwater management plan certified by a suitably Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity and quality management issues, the report must include the following <or as otherwise determined by the Development Assessment Engineer>:</p> <ul style="list-style-type: none"> (i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios; (ii) Include full calculations, including where necessary electronic files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy; (iii) Include detailed engineering plans with details of any new drainage systems, or amendments and upgrading of existing drainage systems to implement the proposed drainage strategy; and (iv) Incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems. 	Prior to endorsement of Survey Plan or at the same time as a development application for Operational Work, whichever occurs first.
6.	<p>STORMWATER MANAGEMENT PLAN</p> <p>The stormwater management plan must demonstrate the development:</p> <ul style="list-style-type: none"> (i) Achieves no increase in peak stormwater runoff for a selected range of storm events up to and including the one in one-hundred-year storm event (100-year Average Recurrence Interval) for the post development condition; and (ii) Provides for achievable stormwater quality treatment measures meeting the design objectives listed in Table 8.4.5.3.2 (construction phase – stormwater management design objectives) and Table 8.4.5.3.3 (post-construction phase – stormwater management design objectives) of the <i>Central Highlands Regional Council Planning Scheme</i> and the <i>Capricorn Municipal Development Guidelines</i>. 	Prior to endorsement of Survey Plan, or at the same time as a development application for Operational Work, whichever occurs first.
7.	<p>DESIGN, CONSTRUCTION & MAINTENANCE – STORMWATER DRAINAGE WORKS</p>	Prior to endorsement of Survey Plan and at all times thereafter.

	Design, construct and maintain all stormwater drainage works for the development generally in accordance with the endorsed stormwater management plan required by <INSERT CONDITION #> , <i>Capricorn Municipal Development Guidelines</i> , <i>Queensland Urban Drainage Manual</i> and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Drainage Works).	
OR (instead of Condition 4.6.2) where the design objectives listed in Planning Scheme have been superseded by the design objectives in a version of the <i>State Planning Policy</i> , which has not yet been appropriately integrated into the Planning Scheme, the following condition may be included:		
8.	STORMWATER MANAGEMENT DESIGN The approved development must provide for achievable stormwater quality treatment measures meeting the design objectives listed in Part G, Appendix 2 (Stormwater management design objectives) of the <i>State Planning Policy</i> <INSERT RELEVANT VERSION OF SPP> .	
EROSION AND SEDIMENT CONTROL		
All use in all in all development approvals where development involves assessable OPW		
9.	EROSION & SEDIMENT CONTROL PLAN (ESCP) Submit an ESCP as part of the Operational Works application. The ESCP must: <ul style="list-style-type: none"> (i) Demonstrate the release of sediment-laden stormwater is avoided for the nominated design storm and minimised where the design storm is exceeded such that target contaminants are treated to the design objectives specified in Table 8.4.5.3.2 (Construction phase – stormwater management design objectives) of the <i>Central Highlands Regional Council Planning Scheme</i> and the <i>Capricorn Municipal Development Guidelines</i>. (ii) Include erosion and sediment control measures that are to be designed and constructed in accordance with the document <i>Best Practice Soil and Erosion Control</i> (IECA 2008). 	As specified within the wording of this condition.
10.	ESCP – IMPLEMENT & MAINTAIN Implement and maintain the ESCP for the duration of the construction works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted on landscaped).	As specified within the wording of this condition.
For use in development approvals where development does not involve assessable Operational Work (i.e. smaller, “low risk” RoLs involving limited site works)		
11.	ESCP – IMPLEMENT & MAINTAIN Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro	As specified within the wording of this condition.

	mulched, concreted, and landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.	
ENGINEERING WORK – STORMWATER WORKS (INTER-ALLOTMENT DRAINAGE WORKS)		
<i>For use in development approvals where development involves/ results in inter-allotment drainage works</i>		
12.	STORMWATER WORKS - INTER-ALLOTMENT DRAINAGE Obtain Development Permit for Operational Work for Engineering Work – Stormwater Works (Inter-allotment Drainage).	Prior to the commencement of any inter-allotment drainage work on the site.
13.	INTER-ALLOTMENT DRAINAGE Design and construct inter-allotment drainage to any lot where it cannot be satisfactorily demonstrated that roof and allotment drainage runoff associated with the development on that lot could not reasonably be directed to the frontage kerb and channel.	Prior to endorsement of Survey Plan.
14.	INTER-ALLOTMENT DRAINAGE - Design and construct all inter-allotment drainage work in accordance with the approved plans, <i>Capricorn Municipal Development Guidelines</i> , <i>Queensland Urban Drainage Manual</i> and the provisions of a Development Permit for Operational Work (Engineering Work – Stormwater Works (Inter-allotment Drainage)).	Prior to endorsement of Survey Plan.
15.	EASEMENTS – INTER-ALLOTMENT DRAINAGE Provide easements, wholly containing inter-allotment drainage systems and overlay flow paths, with a minimum width of <INSERT #> metres. Easement documents must accompany the Survey Plan for endorsement by Council.	Prior to endorsement of Survey Plan.
GENERAL WATER & SEWERAGE INFRASTRUCTURE		
16.	WATER & SEWERAGE – GENERAL Ensure that each lot is serviced by Council's [water supply and sewerage] infrastructure.	Prior to endorsement of Survey Plan.
17.	WATER & SEWERAGE INFRASTRUCTURE Ensure that any live works to Council's water supply and/or sewerage infrastructure are performed by Council at the applicant's cost unless otherwise approved by Council in writing.	Prior to endorsement of Survey Plan.
18.	SEWERAGE INFRASTRUCTURE - CONNECTION Obtain and lodge written consent from any property affected by any external works required to connect the proposed development to Council's sewerage infrastructure network.	Prior to endorsement of Survey Plan.
19.	OPERATIONAL WORKS – SEWERAGE INFRASTRUCTURE An operational works permit is required for the construction of sewerage infrastructure assets to be owned and/or operated by Council.	
20.	SEWERAGE INFRASTRUCTURE – CONNECTION POINT Ensure that the connection point for the proposed development to the Council's sewerage infrastructure is	Prior to endorsement of Survey Plan.

	[manhole/main description and location], unless otherwise approved by Council.	
21.	REDUNDANT SEWERAGE INFRASTRUCTURE Ensure that any redundant sewerage property connections are removed by Council at the applicant's cost.	Prior to endorsement of Survey Plan.
22.	REDUNDANT SEWERAGE INFRASTRUCTURE <ul style="list-style-type: none"> a) Extend the Council's water supply infrastructure generally in accordance with [INPUT - Plan/Drawing identification] subject to Operational Works approval [INPUT – identify when the work is required to be provided] [at no cost to Council] [use if a non-trunk infrastructure condition]. b) <i>[Determine whether the condition is imposed under section 128 of the Planning Act 2016 (necessary infrastructure condition) or section 145 of the Planning Act 2016 (non-trunk infrastructure condition)]</i> c) This condition is imposed under section 128 of the <i>Planning Act 2016</i>. [Use if a necessary infrastructure condition] 	Prior to endorsement of Survey Plan.
23.	EXTENSION OF EXISTING SEWERAGE INFRASTRUCTURE <ul style="list-style-type: none"> a) Extend Council's existing sewerage infrastructure from [INPUT - existing network location description] to [INPUT - location description] subject to Operational Works approval [at no cost to Council] [use if a non-trunk infrastructure condition]. b) <i>[Determine whether the condition is imposed under section 128 of the Planning Act 2016 (necessary infrastructure condition) or section 145 of the Planning Act 2016 (non-trunk infrastructure condition).]</i> c) This condition is imposed under section 128 of the <i>Planning Act 2016</i>. [Use if a necessary infrastructure condition] 	Prior to endorsement of Survey Plan.
24.	EXTENSION OF EXISTING SEWERAGE INFRASTRUCTURE <ul style="list-style-type: none"> a) Ensure the extension of Council's sewerage infrastructure makes allowance for any adjacent property requiring future connection, subject to Operational Works approval [at no cost to Council] [use if a non-trunk infrastructure condition]. b) <i>[Determine whether the condition is imposed under section 128 of the Planning Act 2016 (necessary infrastructure condition) or section 145 of the Planning Act 2016 (non-trunk infrastructure condition).]</i> c) This condition is imposed under section 128 of the <i>Planning Act 2016</i>. [Use if a necessary infrastructure condition] 	Prior to endorsement of Survey Plan.

25.	EXTERNAL SEWERAGE INFRASTRUCTURE a) Establish any external sewerage infrastructure required to connect the development to the Council's sewerage network [at no cost to Council] [use if a nontrunk infrastructure condition]. b) [Determine whether the condition is imposed under section 128 of the <i>Planning Act 2016</i> (necessary infrastructure condition) or section 145 of the <i>Planning Act 2016</i> (non-trunk infrastructure condition).] c) This condition is imposed under section 128 of the <i>Planning Act 2016</i> . [Use if a necessary infrastructure condition]	Prior to endorsement of Survey Plan.
ENGINEERING WORK – WATER SUPPLY		
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP)</i>		
26.	WATER SUPPLY Connect all lots within the development to Council's reticulated water network. Each of the approved lots must be provided with its own separate water connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
27.	WATER SUPPLY CONNECTION POINT Ensure that the [INPUT – water main size description] diameter water main within [INPUT – location description] is used as the water supply connection point for the proposed development.	Prior to endorsement of Survey Plan.
28.	WATER SUPPLY – DESIGN & CONSTRUCTION Design and construct all water supply in accordance with the approved plans, Capricorn Municipal Development Guidelines, <i>Water Supply (Safety and Reliability) Act 2008</i> , <i>Plumbing and Drainage Act 2018</i> and the provisions of a Development Permit for Operational Works (Engineering Work – Water Works).	Prior to endorsement of Survey Plan.
29.	WATER SUPPLY INFRASTRUCTURE Extend the Council's water supply infrastructure generally in accordance with [INPUT – Plan/Drawing identification] subject to Operational works approval INPUT – identify when the work is required to be provided] [at no cost to Council] [use if a non-trunk infrastructure condition]	Prior to endorsement of Survey Plan.
30.	REDUNTANT WATER INFRASTRUCTURE Remove all redundant water infrastructure, including but not limited to pipes and connection points.	Prior to endorsement of Survey Plan.
31.	WATER METER BOXES Raise or lower, where required, water meter boxes located within trafficable areas to suit the finished surface level. Water meter boxes must be provided with heavy duty trafficable lids.	Prior to endorsement of Survey Plan.
<i>For use in all development approvals where development is not located within a water supply services catchment (as shown on the LGIP)</i>		
32.	POTABLE WATER	Prior to commencement of the first use on the lot.

	Provide each lot with potable water from an on-site water storage sufficient to meet demand for potable water and fire-fighting purposes, unless approved otherwise by a development approval for Material Change of Use.	
ENGINEERING WORK – SEWERAGE WORKS		
<i>For use in all development approvals where development is located within a sewerage services catchment (as shown on the LGIP)</i>		
33.	RETICULATED SEWERAGE NETWORK Connect all lots within the development to Council's reticulated sewerage network. Each of the approved lots must be provided with its own separate sewerage connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
34.	OPERATIONAL WORK – SEWERAGE WORKS Obtain a Development Permit for Operational Works for Engineering Work – Sewerage Works.	Prior to the commencement of any sewerage works on the site.
35.	DESIGN & CONSTRUCTION – SEWERAGE WORKS Design and construct all sewerage works in accordance with the approved plans, Capricorn Municipal Development Guidelines, <i>Water Supply (Safety and Reliability) Act 2008, Plumbing and Drainage Act 2018</i> and the provisions of a Development Permit for Operational Works (sewerage works).	Prior to endorsement of Survey Plan.
36.	SEWER INFRASTRUCTURE Raise or lower, where required, sewer infrastructure including connections located within trafficable areas to suit the finished surface levels. Provide sewer infrastructure with trafficable lids where required.	Prior to endorsement of Survey Plan.
37.	REDUNDANT SEWER INFRASTRUCTURE Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.	Prior to endorsement of Survey Plan.
<i>For use in all development approvals where development is not located within a sewerage services catchment (as shown on the LGIP)</i>		
38.	ON-SITE SEWERAGE TREATMENT & DISPOSAL Provide and maintain on-site sewerage treatment and disposal in accordance with the requirements of the <i>Planning and Drainage Act 2018</i> , including the Queensland Plumbing and Wastewater Code.	Prior to commencement of the first use on the lot.
ENGINEER WORK - ACCESS		
<i>For use in all development approvals where access (deemed to be assessable Engineering Work) is required</i>		
Note, this is generally only required for smaller subdivisions where the crossover and access for each lot are determined as part of the RAL, or where a development envelope is approved and access is required to be provided to that development envelope. It is normally considered illogical to construct an access without knowing the requirements of a future land use. Typically, for larger subdivisions, crossover and access is sited and constructed as part of the first change of use of the land.		
39.	OPERATIONAL WORK – ACCESS WORK Obtain a Development Permit for Operational Work for Engineering Work – Access Work.	Prior to the commencement of any access works on the site.
40.	VEHICULAR CROSSEOVERS	Prior to endorsement of Survey Plan OR

	Provide each proposed lot with a vehicular crossover in the crossover locations shown on the approved plans, constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing <INSERT DRAWING #>.	commencement of the first change of use on the proposed lot.
41.	ACCESS WORKS Design, construct and maintain all access works in accordance with the approved plans, Capricorn Municipal Development Guidelines, Australian Standard AS2890.1: 2004 "Parking facilities – Off-street car parking", Manual of Uniform Traffic Control Devices (Queensland) and the provisions of a Development Permit for Operational Work (Engineering Work – Access Works).	Prior to endorsement of Survey Plan OR commencement of the first change of use on the proposed lot.
<i>For use in all development approvals where access (deemed not to be assessable Engineering Work) is required</i>		
42.	CROSSOVERS Provide each proposed lot with a vehicular crossover in the crossover locations shown on the approved plans, constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing <INSERT DRAWING #>.	Prior to endorsement of Survey Plan OR commencement of the first change of use on the proposed lot. Advisory Note: An 'Application to Carry Out Works in a Road Reserve' must be submitted and approved by Council prior to the commencement of any access works.
<i>For use in all development approvals</i>		
43.	REDUNDANT CROSSOVERS Any redundant driveway crossovers at the site must be removed and new kerb and channel reinstated to be consistent with the adjacent kerb and channel provide, where relevant.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – ROAD WORKS		
<i>For use in all development approvals where road works (including pedestrian/ bicycle pathways) are shown on the approved plans or condition as part of the development approval</i>		
44.	OPERATIONAL WORKS – ROAD WORKS Obtain a Development Permit for Operational Work for Engineering Works – Road Works.	Prior to the commencement of any road works.
45.	OPERATIONAL WORKS - ROADWORKS Design and construct the road along <INPUT ALL FRONTAGES/ THE STREET NAME FRONTAGE> of the site as a <Sub-Arterial/ Arterial/ Major Urban Collector/ Minor Urban Collector/ Access Street/ Access Place> in accordance with the Capricorn Municipal Development Guidelines, relevant Australian Standards, approved plans and the provisions of a Development Permit for Operational Work (Engineering Work – Road Works).	Prior to endorsement of Survey Plan.
46.	KERB, CHANNEL & DRAINAGE INFRASTRUCTURE Design and construct <INSERT ROAD DESCRIPTION BASED ON PLANS> to a <INSERT ROAD	Prior to endorsement of Survey Plan.

	HIERARCHY STANDARD > standard, with kerb and channel and drainage infrastructure, in accordance with the Capricorn Municipal Development Guidelines, relevant Australian Standards, approved plans and the provisions of a Development Permit for Operational Work (Engineering Work – Road Works).	
47.	FOOTPATHS a) Construct a footpath along the full frontage of the site in accordance with the Capricorn Municipal Development Guidelines Standard Drawing CMDG-R-051. b) Obtain a Development Permit for Operational Work for Engineering Work – Road / Footpath works.	Prior to endorsement of Survey Plan. Prior to the commencement of any road / footpath works required by this development.
48.	LINE MARKING & SIGNAGE Establish line marking and signage in accordance with the Manual of Uniform Traffic Control Devices.	Prior to endorsement of Survey Plan.
Where a pedestrian pathway/ bike pathway is required:		
49.	ENGINEERING WORK – ROAD WORKS Design and construct a <1.2 metre OR 2 metre> (depending on road hierarchy) wide concrete pathway within the road verge as shown on the approved plans and that connects into any existing paths adjacent to the site in accordance with the Capricorn Municipal Development Guidelines Standard Drawing CMDG - [R – 051] and the provisions of a Development Permit for Operational Work (Engineering Work – Road Works)].	Prior to endorsement of Survey Plan.
Where intersection/ turning lane are shown or conditioned as part of the development approval:		
50.	ENGINEERING WORK – ROAD WORKS Design and construct the intersection of <INSERT ROAD NAME AND ROAD NAME> in accordance with the approved plans, AUSTROADS 2009 Guide to Road Design, Part 4A, Unsignalised and Signalised Intersections and the provisions of a Development Permit for Operational Work (Engineering Work – Road Works).	Prior to endorsement of Survey Plan.
STREET LIGHTING		
For use typically when new roads are constructed as part of the development		
51.	LIGHTING – DESIGN & CONSTRUCTION Design and construct street lighting to a minimum of “P4” Standard in accordance with AS/NZS 1158.3.1:2015 - Lighting for Roads and Public Areas. Lighting is to be designed and certified by a Registered Professional Engineer of Queensland.	Prior to endorsement of Survey Plan.
52.	3.52 STREET & PATH LIGHT SYSTEM Install a street and path light system on all roads within and bounding the site on footpaths/bikeways within park and road reserves associated with the development at no cost to Council. The street and path light system must be designed in accordance with the	Prior to endorsement of Survey Plan.

	'Crime prevention through environmental design: Guidelines for Queensland' produced by the Queensland Government unless otherwise approved by Council in writing, be powered using underground power.	
53.	STREET & PATH LIGHT SYSTEM <ol style="list-style-type: none"> The street and path light system is to be at no cost to Council [the last sentence to be used if non-trunk infrastructure] This condition is imposed under section 128 of the <i>Planning Act 2016</i> [Use if a necessary infrastructure condition] This condition is imposed under section 145 of the <i>Planning Act 2016</i> [Use if non-trunk infrastructure condition] [Determine whether the condition is imposed under section 128 of the <i>Planning Act 2016</i> (necessary infrastructure condition) or section 145 of the <i>Planning Act 2016</i> (non-trunk infrastructure condition)] 	Prior to endorsement of Survey Plan.
EXCAVATING AND FILLING		
<i>For use in all development approvals where involving assessable OPW for Excavating and Filling</i>		
54.	OPERATIONAL WORK – EXCAVATING & FILLING Obtain a Development Permit for Operational Work for Excavating and Filling.	Prior to the commencement of any excavating or filling on site
55.	OPERATIONAL WORK – EARTHWORKS PLAN Provide an earthworks plan that clearly identifies the following: <ol style="list-style-type: none"> The location of cut and/or fill; The type of fill to be used and the manner in which it is to be compacted; The quantum of fill to be deposited or removed and finished cut and/or fill levels; Retaining structures (if necessary); and Surface and sub-surface drainage controls (if applicable). 	As part of a development application for Operational Work (Excavating and Filling)
56.	EXCAVATING & FILLING Carry out excavating and filling activities in accordance with the Capricorn Municipal Development Guidelines, AS3798 "Guidelines on Earthworks for Residential and Commercial Developments", the approved plans and the provisions of a Development Permit for Operational Work (Excavating and Filling).	Prior to endorsement of Survey Plan.
57.	STORMWATER Ensure the excavating or filling does not concentrate or divert stormwater onto adjoining land to a degree which is worse than that which existed prior to the works.	Prior to endorsement of Survey Plan and at all times thereafter.

58.	SURFACE WATER Ensure the excavation or filling does not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	Prior to endorsement of Survey Plan and at all times thereafter.
59.	FILL AREAS & EXCAVATION Ensure areas of fill and excavation are graded, compacted and planted and/or mulched, unless otherwise approved, immediately after the dumping operation is complete and at all times thereafter.	As specified within the wording of the condition.
60.	EXISTING DAM A report certified by a Registered Professional Engineer Queensland (RPEQ) shall be provided to Council demonstrating that the existing dam located on approved Lot <INSERT LOT NUMBER> shall be filled and compacted in accordance with the Capricorn Municipal Development Guidelines. The report shall investigate whether the dam and filling is affected by groundwater infiltration (if any exists). The report shall make recommendations in relation to the suitability of the resulting compacted fill for the construction of dwellings and development associated with the use of the proposed lot as a <rural residential> OR <residential> OR <industrial> allotment".	As part of a development application for Operational Work (Excavating and Filling)
WORKS OVER OR NEAR COUNCIL INFRASTRUCTURE		
<i>For use in all development approvals where involving OPW near or over Council infrastructure</i>		
61.	WORKS NEAR OR OVER COUNCIL INFRASTRUCTURE Ensure building work or operational work near or over Council's stormwater, sewerage or water infrastructure complies with the 'Planning scheme policy for development works contained in the Central Highlands Regional Council Planning Scheme 2016 as it relates to works over or near sewerage, water and stormwater drainage infrastructure.	At all times.
TELECOMMUNICATIONS AND ELECTRICITY		
<i>For use in all development approvals</i>		
62.	ELECTRICITY & TELECOMMUNICATIONS Connect each lot to reticulated electricity and telecommunications to the standard of the relevant service provider. Submit to Council evidence of connection from the relevant service provider.	Prior to endorsement of Survey Plan.
<i>For use in all development approvals where development result in five (5) or more lots.</i>		
63.	ELECTRICITY INFRASTRUCTURE Electricity infrastructure must be provided underground. No overhead powerlines are permitted.	Prior to endorsement of Survey Plan.

4. LANDSCAPING

#	CONDITION	TIMING
LANDSCAPING		
<i>For use where a Landscaping Plan has not been provided as part of the RoL, but one is required</i>		

1.	<p>LANDSCAPING PLAN Submit as part of the Operational Works application a Landscaping Plan, prepared in accordance with the planning scheme policy SC6.3.6 – Landscaping Plan contained in the Central Highlands Regional Council Planning Scheme 2016. <The extent and location of landscaping must be generally in accordance with the approved plans and documents.> Landscaping areas should at least be shown on the approved plans.</p> <p>Advisory Note: In determining the acceptability of the Landscaping Plan, Council will also have regard to the Acceptable Outcomes of the Landscaping Code contained in the Central Highlands Regional Council Planning Scheme 2016</p>	As specified within the wording of the condition.
<i>For use in all instances where a Landscaping Plan has been provided (either before or after a decision)</i>		
2.	<p>LANDSCAPING PLAN Establish, maintain and retain all landscaping generally in accordance with the approved Landscaping Plan. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).</p>	Prior to endorsement of Survey Plan and at all times thereafter.
PLUMBING & DRAINAGE		
<i>For use in instances where an existing dwelling will be retained</i>		
3.	<p>PLUMBING & DRAINAGE The applicant is required to submit a final plumbing and drainage certificate to verify the disconnection and re connection of an existing dwelling.</p>	Prior to endorsement of Survey Plan
SITE ACCESS		
<i>To be used if NO OW is required and where development works may require extensive construction works and it is likely that the adjoining residents might be affected by heavy traffic.</i>		
4.	<p>SITE ACCESS Access to the site must be through [INPUT – street name] [INPUT – describe route or streets permitted to be used]. Trucks and other heavy machinery used in construction must use only the [INSERT] access/routes.</p>	<p>During construction. Advisory Note: [TO BE USED IF NO OW IS REQUIRED] <i>This approval does not include the sewer house drain/s for the proposed lot/s of development. The applicant is required to obtain a plumbing and drainage permit prior to commencement of any works on internal sewer (house drains) and water reticulation.</i></p>

PART C

Standard Condition Groupings

The following is an accumulation of the standard conditions which might be typically applied to the listed type of development. The assessment officer should use the standard condition grouping as a basis for conditioning however changes are likely to be required for non-standard, site specific matters.

**BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME
(SHEDS/DOMESTIC OUTBUILDINGS)**

#	CONDITION	TIMING
1.	COMPLIANCE WITH CONDITIONS The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
3.	DEVELOPMENT CONDITIONS – INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	WORKS – APPLICANT RESPONSIBILITY The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
6.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents including any amendments where made in red on the approved plan(s) or document(s).	At all times.
7.	LIMITS ON USE The use of the approved structure is for domestic non-habitable purposes only.	At all times.
8.	STORMWATER DRAINAGE WORKS Undertake the development such that all stormwater, with the exception of rainwater captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person. All works must be designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual (QUDM).	At all times.

9.	<p><<INSERT BELOW ONLY IF REQUIRED>></p> <p>OPEN STRUCTURE - CARPORT</p> <p>Ensure the carport is not enclosed unless further written approval from Council is obtained.</p>	At all times.
10.	<p><<INSERT BELOW ONLY IF REQUIRED>></p> <p>1.10 OPEN STRUCTURE - PATIO</p> <p>Ensure the patio is not enclosed unless further written approval from Council is obtained.</p>	At all times.

The following is an accumulation of the standard conditions which might be typically applied to the listed type of development. The assessment officer should use the standard condition grouping as a basis for conditioning however changes are likely to be required for non-standard, site specific matters.

DWELLING HOUSE WITHIN THE FLOOD HAZARD OVERLAY

#	CONDITION	TIMING
1.	COMPLIANCE WITH CONDITIONS The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
3.	DEVELOPMENT CONDITIONS – INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	WORKS – APPLICANT RESPONSIBILITY The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
6.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents including any amendments where made in red on the approved plan(s) or document(s).	At all times.
7.	CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.	At all times.
8.	STORMWATER DRAINAGE WORKS Undertake the development such that all stormwater, with the exception of rainwater captured on-site in rainwater tanks, is to be drained from the site and carried without causing annoyance or nuisance to any person. All works must be designed in accordance with the Capricorn Municipal Development Guidelines and the Queensland Urban Drainage Manual (QUDM).	At all times.

9.	EROSION & SEDIMENT CONTROL PLAN Implement and maintain ESCP on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted, and landscaped etc.). The ESCP must be available on-site for inspection by Council Officers during the works.	As specified within the wording of this condition.
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP). Generally, this would include where a new or augmented connection is required</i>		
10.	WATER SUPPLY Connect the development to Council's reticulated water network.	Prior to commencement of the use and at all times thereafter.
11.	SERVICE CONNECTIONS & WATER METER Ensure the property service connections and water meters servicing the development are installed by Council at the applicant's cost.	Prior to commencement of the use.
<i>For use in all development approvals where development is not located within a water supply services catchment (as shown on the LGIP)</i>		
12.	WATER SUPPLY – FIREFIGHTING PURPOSES Provide the development with appropriate on-site rainwater collection for domestic and firefighting purposes to service the needs of the use.	At all times.
<i>For use in all in all development approvals where development is located within a sewerage services catchment (as shown on the LGIP). Generally, this would include where a new or augmented connection is required</i>		
13.	RETICULATED SEWERAGE NETWORK Connect the development to Council's reticulated sewerage network.	At all times.
<i>For use where development includes habitable rooms</i>		
14.	HABITABLE ROOMS WITHIN FLOOD HAZARD AREA Construct the development such that finished floor levels for habitable rooms are a minimum of 300mm above the defined flood event.	At all times.
<i>For use where development includes non-habitable rooms</i>		
15.	DESIGN & CONSTRUCTION NON-HABITABLE FLOOR AREAS Floor areas below the nominated defined floor event must be design and constructed using flood resilient materials.	At all times.
16.	CONSTRUCTION MATERIALS Construct all parts of the development below the defined flood level using flood resilient materials. <u>Advisory Note:</u> Flood resilient materials may include cement, masonry, tiles and steel.	At all times.
<i>For use where either of the above two scenarios apply</i>		
17.	DESIGN & CONSTRUCTION HABITABLE & NON-HABITABLE FLOOR AREAS Submit to Council "As-Constructed" drawings prepared by a registered surveyor. The registered surveyor must certify that the development has been constructed in accordance with <INSERT CONDITION #> .	Prior to issue of building permit.

18.	ELECTRICAL BOXES & METERS Electrical boxes and meters are required to be mounted above the DFE level.	At all times.
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The following is an accumulation of the standard conditions which might be typically applied to the listed type of development. The assessment officer should use the standard condition grouping as a basis for conditioning however changes are likely to be required for non-standard, site specific matters.

TRANSPORT DEPOT

#	CONDITION	TIMING
PARAMETERS OF APPROVAL		
<i>For use in all development approvals</i>		
1.	COMPLIANCE WITH CONDITIONS The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.
3.	DEVELOPMENT CONDITIONS – INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	WORKS – APPLICANT RESPONSIBILITY The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
APPROVED PLANS AND DOCUMENTS		
<i>For use in all development approvals</i>		
6.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents including any amendments where made in red on the approved plan(s) or document(s).	At all times.
7.	CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.	At all times.
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
<i>For use in all development approvals</i>		
8.	STORMWATER DRAINAGE WORKS	At all times.

	Lawful point of discharge for the development is <INSERT LOCATION>. Discharge all minor stormwater flows that fall or pass onto the site to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the Queensland Urban Drainage Manual (QUDM).	
EROSION AND SEDIMENT CONTROL		
9.	EROSION & SEDIMENT CONTROL PLAN Implement and maintain ESCP on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted, and landscaped etc.). The ESCP must be available on-site for inspection by Council Officers during the works.	As specified within the wording of this condition.
ENGINEERING WORK – CAR PARKING AND ACCESS		
10.	CAR PARKING & ACCESS Design, construct and maintain all car parking and access works generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, AS2890.1: 2004 Parking facilities – Off-street car parking, and Manual of Uniform Traffic Control Devices (Queensland).	At all times.
11.	VEHICULAR ACCESS Design, construct and maintain the approved vehicular access, as per the approved plans and documents, in accordance with the Capricorn Municipal Development Guidelines Standard Drawing <INSERT STANDARD DRAWING DEPENDING ON REQUIRED STANDARD OF ACCESS>.	At all times.
12.	ON-SITE CAR PARKING Provide and retain a minimum <INSERT NUMBER> car parking spaces on-site in accordance with the approved plans. All car parking spaces must be given <INSERT SURFACE TREATMENT STANDARD> surface treatment.	At all times.
13.	DRIVEWAYS AND ON SITE MANOUEVRING Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking.	At all times.
<i>For use in all development approvals where vehicles entering or exiting the site in reverse gear would not be acceptable / compromise the safety or efficiency of the local road network – this would apply to most development except for dwelling houses and some dual occupancy</i>		
14.	ACCESS & EGRESS All vehicles associated with the development are only permitted to enter and exit the site in a forward gear.	At all times.
<i>For use in all development approvals</i>		
15.	VEHICULAR ACCESS Vehicular access is only permitted at the approved crossover locations as shown on the approved plans.	At all times.

	Vehicles are not permitted to enter or exit the site in any other location.	
16.	REINSTATEMENT OF KERB AND CHANNEL Any redundant driveway crossovers must be removed, and new kerb and channel reinstated to be consistent with the adjacent kerb and channel provide, where relevant.	At all times.
WASTE MANAGEMENT		
<i>For use where waste storage area is required (e.g. industry, commercial, multi-unit residential etc.)</i>		
17.	WASTE STORAGE Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums etc.) <i><as shown on the approved plans> (where approved plans show a waste storage area)</i> . The waste storage area must be: <ul style="list-style-type: none"> (i) Designed <i><and located> (where location not shown on approved plans)</i> to not cause nuisance to neighbouring properties; (ii) Screened from any road frontage or adjoining property; (iii) Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning; (iv) Provided with a suitable hosecock and hoses at the waste storage area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the provisions of a Trade Waste Permit and the <i>Plumbing and Drainage Act 2018</i>. 	At all times.
18.	LIQUID WASTE STORAGE Store all liquid waste (e.g. oil, waste oil, paint tins, acid drums, batteries etc.) that cannot be disposed of in Council's sewerage system or an on-site industrial waste treatment system in a covered area on an impervious surface and ensure it is contained in a manner capable of containing the liquids in case of spillage.	At all times.
19.	WASTE DISPOSAL All waste must be collected by a Council approved commercial contractor within the site. Kerb side collection will not be accepted for the approved development.	At all times.
AMENITY - GENERAL		
<i>For use in commercial, industrial, multi-unit residential etc. development (generally not used for small (e.g. dual occupancy, home-based business etc.) development)</i>		
20.	AMENITY - GENERAL	At all times.

	Install and maintain suitable screening to all air conditioning and plant and service facilities located on the top or external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.	
21.	SITE FACILITIES Site facilities must be provided for staff to include at a minimum but not limited to: <ul style="list-style-type: none"> (i) Site office (ii) Access and carparking (iii) Ablution facilities (iv) Potable water (v) Power & lighting 	At all times during the use onsite.
AMENITY – LIGHT		
<i>For use in all development approvals</i>		
22.	AMENITY - LIGHTING Maintain outdoor lighting to comply with AS4282:2019 - Control of the obtrusive effects of outdoor lighting.	At all times.
AMENITY – BUILDING WORKS		
<i>For use in all development approvals</i>		
23.	AMENITY – BUILDING WORKS Ensure all buildings and structures associated with the development are constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level that does not cause excessive glare.	At all times.
HOURS OF OPERATION		
24.	HOURS OF OPERATION Undertake all activities associated with the approved development <except for the loading and unloading of delivery vehicles> where development will involve service vehicles, between the hours of <INSERT HOURS> and <INSERT HOURS> on <INSERT DAYS AND ADVISE IF PUBLIC HOLIDAYS ARE INCLUDED/EXCLUDED>	At all times.
CONSTRUCTION ACTIVITY & NOISE		
<i>For use in all development approvals</i>		
25.	CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will: <ul style="list-style-type: none"> (i) How traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity; (ii) Implement best practice waste management strategies during the construction phase; and (iii) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment and 	Prior to commencement of construction.

	stormwater run-off on ALC Class A and B land, flora and fauna management, pest and weed management and cultural heritage.	
INDUSTRY		
<i>For use in all development approvals for development involving a use within the industry activities use category</i>		
26.	WASTES, SPILLS & CONTAMINANTS Clean up any spillage of wastes, contaminants or other materials as soon as practicable to prevent contamination. Provision is to be made for spills to be bundled and retained on-site for removal and disposal by approved means.	At all times.
27.	ONSITE CLEAN UP Provide appropriate materials and equipment on site at all times to contain and clean up spills of potentially polluting materials.	At all times.
28.	ODOUR EMISSIONS Ensure the development does not produce any odour emissions in excess of one (1) odour unit beyond the site boundaries as per the Central Highlands Planning Scheme 2016 (Amendment No. 5).	At all times.
29.	ILLUMINATION Ensure that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the site boundaries and at any level from ground level upwards as per the Central Highlands Regional Planning Scheme 2016 (Amendment No. 5).	At all times.
30.	HUMAN EXPOSURE TO VIBRATIONS Undertake the development such that vibrations do not exceed the maximum acceptable levels identified in <i>Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i> .	At all times.
<i>For use where adjoining a sensitive use or land in the residential zone, and the approved plans do not show fence height or specifications, and the conditions of a noise impact assessment do not recommend specific fencing condition/s</i>		
31.	SCREENING Construct and maintain solid screen fence with a minimum height of 1.8 metres and maximum height of <INSERT MAX HEIGHT> metres along the common boundary where adjoining a sensitive land use, or land included in a residential zone.	At all times.
<i>For developments where twelve (12) or more car parking spaces are onsite</i>		
32.	CAR PARKING SHADE TREES Shade trees are provided, maintained and retained in car parking areas at a ratio of 1 tree for every 4 car parking spaces.	Prior to commencement of use and at all times thereafter.
<i>To be used where the proposed industrial use has frontage to or overlooks a main road</i>		
33.	LANDSCAPING STRIP	Prior to commencement of use.

	Provide a three (3) metre wide landscape strip adjacent to the frontage of the site within the site boundaries.	
34.	LANDSCAPE PLAN Submit as part of the first Operational Works application a Landscaping Plan, prepared in accordance with the planning scheme policy SC6.3.6 – Landscaping Plan contained in the <i>Central Highlands Regional Council Planning Scheme 2016</i> . <The extent and location of landscaping must be generally in accordance with the approved plans and documents.> Landscaping areas should at least be shown on the approved plans.	As specified within the wording of this condition. Advisory Note: In determining the acceptability of the Landscaping Plan, Council will also have regard to the Acceptable Outcomes of the Landscaping Code contained in the <i>Central Highlands Regional Council Planning Scheme 2016</i> . [To be added into the Advisory Note section of Decision Notice]
For use in all instances where a Landscaping Plan has been provided (either before or after a decision)		
35.	ESTABLISHMENT OF LANDSCAPING WORKS Establish, maintain and retain all landscaping generally in accordance with the approved Landscaping Plan. The landscaped areas must be subject to ongoing maintenance and replanting programme (if necessary).	At all times.
To be used where the proposed industrial use has frontage to or overlooks a main road		
36.	SECURITY FENCING Security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.	Prior to commencement of use.

The following is an accumulation of the standard conditions which might be typically applied to the listed type of development. The assessment officer should use the standard condition grouping as a basis for conditioning however changes are likely to be required for non-standard, site specific matters.

RECONFIGURING A LOT (LESS THAN 5 LOTS) ASSUMES NO NEW ROAD REQUIRED

#	CONDITION	TIMING
PLANNING PARAMETERS		
<i>For use in all development approvals</i>		
1.	COMPLIANCE WITH APPROVAL The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANTS EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider.	At all times.
3.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about <i>infrastructure</i> under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	DAMAGE TO COUNCIL ASSETS & SERVICES The Applicant is required to have repaired any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN, CONSTRUCTION & MAINTENANCE Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
6.	ENDORISING OR RELEASE OF SURVEY PLAN Undertake all below actions prior to Council endorsing or releasing the Survey Plan for this development: <ul style="list-style-type: none"> (i) All conditions attached to this development approval have been fulfilled; (ii) All outstanding rates and charges relating to the site have been paid; (iii) Where a condition requiring infrastructure upgrades or works has not been carried out to Council's satisfaction, Council may accept a bond for the incomplete works. The bond must be 150% of the value of the works to be completed; and 	As specified within the wording of this condition.

	(iv) A statement demonstrating compliance with all conditions has been submitted to Council.	
APPROVED PLANS AND DOCUMENTS		
<i>For use in all development approvals</i>		
7.	APPROVED PLANS Undertake the approved development generally in accordance with the approved plans and supporting documents.	At all times.
8.	CONDITIONS OF APPROVAL/APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	At all times.
PLAN CERTIFICATION		
<i>For use in all development approvals</i>		
9.	PLAN CERTIFICATION Submit to Council certification from a Cadastral Surveyor that the lots have been created generally in accordance with the approved plans.	Prior to endorsement of Survey Plan.
BUILDING AND CERTIFICATION		
<i>For use where existing building/s or structure is located in any of the locations specified within the wording of the below condition</i>		
10.	EXISTING BUILDINGS & STRUCTURES Demolish or relocate off site any existing buildings and/or structures on the site that are located: (i) Over any proposed lot boundary; (ii) On land proposed to be dedicated to Council as trustee or transferred to Council in fee simple; and (iii) Within any easement required to be registered across any part of the land.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
<i>For use in all development approvals</i>		
11.	LAWFUL POINT OF DISCHARGE Lawful point of discharge for the development is <INSERT LOCATION> . Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge without causing annoyance or nuisance to any person in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM).	At all times.
<i>For use in all development approvals where development involves assessable Engineering Work (Stormwater Drainage Works) where SWMP has been provided as part of application material</i>		
12.	OPERATIONAL WORK – STORMWATER DRAINAGE WORKS Obtain a Development Permit for Operational Work for Engineering Work – Stormwater drainage works.	Prior to the commencement of any stormwater drainage works.
13.	DESIGN, CONSTRUCTION & MAINTENANCE – STORMWATER DRAINAGE WORKS Design, construct and maintain all stormwater drainage works for the development generally in accordance with the approved plans, Capricorn Municipal Development Guidelines, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational	Prior to the commencement of any stormwater works and at all times thereafter.

	Works (Engineering works – Stormwater drainage works).	
EROSION AND SEDIMENT CONTROL		
14.	ESCP – IMPLEMENT & MAINTAIN Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site for the duration of the works, and until such time all exposed soil areas are permanently stabilised (for example, turfed, hydro mulched, concreted, and landscaped). The ESCP must be available on-site for inspection by Council Officers during the works.	As specified within the wording of this condition.
GENERAL WATER & SEWERAGE INFRASTRUCTURE		
15.	WATER & SEWERAGE – GENERAL Ensure that each lot is serviced by Council's [water supply and sewerage] infrastructure.	Prior to endorsement of Survey Plan.
16.	WATER & SEWERAGE INFRASTRUCTURE Ensure that any live works to Council's water supply and/or sewerage infrastructure are performed by Council at the applicant's cost unless otherwise approved by Council in writing.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – WATER SUPPLY		
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP)</i>		
17.	WATER SUPPLY Connect all lots within the development to Council's reticulated water network. Each of the approved lots must be provided with its own separate water connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – SEWERAGE WORKS		
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP)</i>		
18.	RETICULATED SEWERAGE NETWORK Connect all lots within the development to Council's reticulated sewerage network. Each of the approved lots must be provided with its own separate sewerage connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
ENGINEER WORK - ACCESS		
19.	REDUNDANT CROSSOVERS Any redundant driveway crossovers at the site must be removed and new kerb and channel reinstated to be consistent with the adjacent kerb and channel provide, where relevant.	Prior to endorsement of Survey Plan.
TELECOMMUNICATION AND ELECTRICITY		
<i>For use in all development approvals</i>		
20.	ELECTRICITY & TELECOMMUNICATIONS Connect each lot to reticulated electricity and telecommunications to the standard of the relevant service provider. Submit to Council evidence of connection from the relevant service provider.	Prior to endorsement of Survey Plan.

The following is an accumulation of the standard conditions which might be typically applied to the listed type of development. The assessment officer should use the standard condition grouping as a basis for conditioning however changes are likely to be required for non-standard, site specific matters.

RECONFIGURING A LOT (BOUNDARY REALIGNMENT)

#	CONDITION	TIMING
PARAMETERS OF APPROVAL		
<i>For use in all development approvals</i>		
1.	COMPLIANCE WITH APPROVAL The Applicant is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Applicant.	At all times.
2.	WORKS – APPLICANT’S EXPENSE The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider.	At all times.
3.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times.
4.	DAMAGE TO COUNCIL ASSETS & SERVICES The Applicant is required to have repaired any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
5.	WORKS – DESIGN, CONSTRUCTION & MAINTENANCE Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.	At all times.
6.	ENDORISING OR RELEASE OF SURVEY PLAN Undertake all below actions prior to Council endorsing or releasing the Survey Plan for this development: <ul style="list-style-type: none"> (i) All conditions attached to this development approval have been fulfilled; (ii) All outstanding rates and charges relating to the site have been paid; (iii) Where a condition requiring infrastructure upgrades or works has not been carried out to Council’s satisfaction, Council may accept a bond for the incomplete works. The bond must be 150% of the value of the works to be completed; and 	As specified within the wording of this condition.

	(iv) A statement demonstrating compliance with all conditions has been submitted to Council.	
APPROVED PLANS AND DOCUMENTS		
<i>For use in all development approvals</i>		
7.	APPROVED PLANS Undertake the approved development generally in accordance with the approved plans and supporting documents.	At all times.
8.	CONDITIONS OF APPROVAL/APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	At all times.
PLAN CERTIFICATION		
<i>For use in all development approvals</i>		
9.	PLAN CERTIFICATION Submit to Council certification from a Cadastral Surveyor that the lots have been created generally in accordance with the approved plans.	Prior to endorsement of Survey Plan.
BUILDING AND CERTIFICATION		
<i>For use where existing building/s or structure is located in any of the locations specified within the wording of the below condition</i>		
10.	EXISTING BUILDINGS & STRUCTURES Demolish or relocate off site any existing buildings and/or structures on the site that are located: <ul style="list-style-type: none"> (i) Over any proposed lot boundary; (ii) On land proposed to be dedicated to Council as trustee or transferred to Council in fee simple; and (iii) Within any easement required to be registered across any part of the land. 	Prior to endorsement of Survey Plan.
<i>For use where on-site treatment or disposal system / services exist and are to remain to service some/all of the lots (note, if it is intended to serve more than one lot, an easement would be required).</i>		
11.	BUILDINGS, STRUCTURES & SERVICES Submit to Council evidence from a Cadastral Surveyor that all existing on-site treatment or disposal systems, or services, are fully contained within the lot they serve. Where any part of an existing on-site treatment or disposal system or service is found to cross a lot boundary, the encumbrance must be resolved by either: <ul style="list-style-type: none"> (i) Removing the encumbrance; (ii) Submitting an amended plan identifying the encumbrance and showing a revised boundary alignment; or (iii) Registering an easement in accordance with the <i>Land Title Act 1994</i> over the encumbrance such it burdens/benefits the respective lots where required. 	Prior to endorsement of Survey Plan.
GENERAL WATER & SEWERAGE INFRASTRUCTURE		

12.	Ensure that each lot is serviced by Council's [water supply and sewerage] infrastructure.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – WATER SUPPLY		
<i>For use in all development approvals where development is located within a water supply services catchment (as shown on the LGIP)</i>		
13.	WATER SUPPLY Connect all lots within the development to Council's reticulated water network. Each of the approved lots must be provided with its own separate water connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
14.	REDUNTANT WATER INFRASTRUCTURE Remove all redundant water infrastructure, including but not limited to pipes and connection points.	Prior to endorsement of Survey Plan.
ENGINEERING WORK – SEWERAGE WORKS		
<i>For use in all development approvals where development is located within a sewerage services catchment (as shown on the LGIP)</i>		
15.	RETICULATED SEWERAGE NETWORK Connect all lots within the development to Council's reticulated sewerage network. Each of the approved lots must be provided with its own separate sewerage connection point, located wholly within its respective boundary.	Prior to endorsement of Survey Plan.
16.	REDUNDANT SEWER INFRASTRUCTURE Remove all redundant sewer infrastructure, including but not limited to pipes and connection point.	Prior to endorsement of Survey Plan.