



# Planning Committee Meeting

TRC Boardroom, 45 Mabel Street, Atherton Qld 4883

Thursday, 09 March 2023

at 9:00 AM

## MINUTES

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### 1. MEMBERS IN ATTENDANCE

**Members Present:** Cr R Marti (Mayor), Cr K Cardew (Deputy Mayor), Crs A Haydon, D Bilney, D Clifton, P Hodge and B Wilce.

### 2. OFFICERS IN ATTENDANCE

H Jackson (Acting Chief Executive Officer), M Vis (General Manager Infrastructure & Environmental Services), K Reaston (Acting Executive Manager Development Services), D O'Connor (Senior Planner), C Burgess (Development Engineer), T Vallance (Strategic Communications) A Loudon (Executive Support Officer) and J Hunter (Minute Secretary).

### 3. APOLOGIES/LEAVES OF ABSENCE

G Rinehart (Chief Executive Officer)

### 4. ACKNOWLEDGEMENT OF COUNTRY

The Mayor delivered the following Acknowledgement of Country: *'I acknowledge the Traditional Custodians of the land on which we work and live, and pay respect to Elders past, present and emerging.'*

## 5. DECLARATION OF ANY CONFLICT OF INTEREST BY COUNCILLORS AND SENIOR COUNCIL OFFICERS

There were no Conflicts of Interest declared by any Councillor or senior Council officer in relation to the items of business listed on the Agenda.

## 6. DEPUTATIONS & DELEGATIONS

No delegations.

## 7. MAYORAL MINUTE

No Mayoral Minutes.

## 8. CHIEF EXECUTIVE OFFICER

### 8.1. TROPICAL VETS PROPERTIES PTY LTD (TTE) - MATERIAL CHANGE OF USE - VETERINARY SERVICES - LOT 801 ON A3191 - 2 MABEL STREET, ATHERTON - MCU22/0034

Moved by Cr Hodge

Seconded by Cr Wilce

- (A) That Council resolve that the application does not conflict with a relevant instrument and approve a Development Permit for a Material change of use – Veterinary Services on land described as Lot 801 on A3191, situated at 2 Mabel Street, Atherton subject to the following plans, documents and conditions:

#### APPROVED PLANS/DOCUMENTS

Plan/Document Number	Plan/Document Title	Prepared by	Dated
001 Amendment No. F	Proposed Visual Illustrations	Elite Fitout Solutions	27-09-22
103 Amendment No. F	Proposed Site Plan	Elite Fitout Solutions	27-09-22
104 Amendment No. F	Proposed Floor Plan	Elite Fitout Solutions	27-09-22
105 Amendment No. F	Elevations	Elite Fitout Solutions	27-09-22
106 Amendment No. F	Elevations	Elite Fitout Solutions	27-09-22
Technical Note 999-2208-T-001	Stormwater Non-worsening	5KF	-

ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

1.	<p>Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:</p> <ul style="list-style-type: none"> <li>- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and</li> <li>- to ensure compliance with the following conditions of approval.</li> </ul>
2.	Timing of Effect
2.1	The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
2.2	Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3.	General
3.1	The Applicant/Developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
3.2	All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
3.3	The approved use will be limited to veterinary consulting for small animal species only (dogs, cats, and other small domestic pets or wildlife). The use will also include surgery and associated recovery that includes overnight hospitalisation and associated supervision by veterinary staff where required.
3.4	<p>Hours of Operation</p> <p>The public consulting hours shall be between 8:00am and 5:00pm Monday to Friday and between 8:00am to 12:00pm on Saturday. No public consulting is permitted on Sunday or Public Holidays.</p> <p>Note: These requirements do not extend to out-of-hours emergency treatment of sick, diseased or injured animals, or animals recovering from treatment or</p>

	surgery that are so ill that they require onsite overnight kennelling and supervision.
3.5	Noise Nuisance
3.5.1	The approved veterinary clinic must operate so that animal noise does not cause an unreasonable nuisance in accordance with 'Division 4 Minimum standards' contained in <i>Council Local Law No. 2 (Animal Management) 2019</i> .
3.5.2	Any new refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3 dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8 dB(A) above background levels as measured from commercial locations.
3.5.3	The Applicant/Developer is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.
3.5.4	Only animals that are recovering from treatment or surgery, and that are so ill that they require overnight supervision, will be kept overnight on the premises.
3.5.5	No more than twenty (20) animals will be kept overnight on any one night, which includes a maximum of ten (10) dogs.
3.5.6	Any animal hospitalised overnight will be housed in the rooms labelled 'Dog Ward' and 'Cat Ward' on the approved plan.
3.5.7	The walls and ceilings in rooms where animals are kept in overnight are to be insulated with a product that is designed for sound reduction, such as high fire resistance sheeting products (that being 9mm cement sheets on walls that are fully insulated) to assist with acoustic impacts and climatic comfort for animals.
3.5.8	To minimise the potential for noise impacts on adjoining neighbours, the exercise yard is to be partially enclosed. This includes the southern wall being constructed floor to ceiling and fully insulated and the western wall being partially enclosed and insulated as shown by the approved plans. The walls must be insulated with a product that is designed for sound reduction, such as high fire resistance sheeting products (that being 9mm cement sheets on walls that are fully insulated) to assist with acoustic impacts.

3.5.9	The applicant/operator will maintain a register of animals hospitalised overnight that records the number and type of animals kept overnight and the dates. The register will be available for inspection by Council's delegated officer at all times.
3.5.10	<p>Building appearance</p> <p>All external wall-mounted plant, including air-conditioning motors and the like, are either to be located on non-street facing walls or are to be provided with screening that compliments the materials and finishes of the subject building. Building finishes (excluding signage) must not comprise un-painted or un-rendered surfaces.</p>
3.5.11	To ensure the development contributes to an active streetscape and creates an attractive and distinctive façade, the faux window panels along the façade addressing Mabel Street must be provided with glass, perspex or similar insets and removable decals to provide a suitable level of articulation and visual interest.
3.5.12	<p>Building Design</p> <p>(a) Prior to seeking a development permit for Building Work, the Applicant/Developer is to submit amended building plans for the endorsement of Council's delegated officer that incorporate appropriately designed building facades to both the Cook Street and Mabel Street frontages comprising:</p> <ul style="list-style-type: none"> <li>(i) Cantilevered awnings for the full length of the facades; and</li> <li>(ii) The face of the awnings setback 600mm from the face of the kerb save that the awning set back may be relaxed, to the satisfaction of Council's delegated officer, as is necessary to achieve compliance with (iii) and</li> <li>(iii) Awnings that demonstrate compliant clearances to the overhead power lines, certified by an appropriately qualified Registered Professional Engineer of Queensland (Electrical).</li> </ul> <p>(b) In lieu of compliance with (a)(i), a self-supporting, detached, awning structure(s) may be erected over the Cook Street footpath provided that architectural plans for the proposed structure(s) are provided for the endorsement of Council's delegated officer prior to seeking further development permits (i.e. Building Work, Operational Work).</p>
4.	Infrastructure Services and Standards
4.1	Waste Management

4.1.1	An on-site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer OR a 1.8m high solid fence, to the satisfaction of Council's delegated officer.
4.1.2	<p>Service Vehicles &amp; Waste Collection</p> <p>Service and delivery vehicle activity and refuse collection by any Medium Rigid Vehicles or larger vehicles is limited to the hours of 7am and 6pm, Monday to Friday inclusive. Deliveries are not permitted on Saturdays, Sundays and Public Holidays. Where bulk bins are used, the bins must be collected from a location within the boundaries of the site that enables refuse vehicles to enter and exit the site safely in forward gear.</p>
4.1.3	Any animal waste must be appropriately and efficiently disposed of in a timely and hygienic manner at all times.
4.1.4	<p>Trade Waste</p> <p>A Trade Waste Permit will be required prior to the commencement of use.</p>
4.3	Stormwater Drainage
	<p>(a) The Applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.</p> <p>(b) During construction, temporary drainage, erosion and sediment control infrastructure must be installed to direct run-off to a lawful point of discharge clear of works.</p> <p>(c) Stormwater drainage works must be completed to the satisfaction of Council's delegated officer prior to the commencement of any approved use.</p>
4.4	Access, Car Parking/Internal Driveways & Traffic Management
4.4.1	The developer must ensure that the development is provided with a minimum of 9 on-site car parking spaces, inclusive of one (1) Persons with Disabilities (PWD) space and one (1) Small Rigid Vehicle (SRV). The car parking spaces are to be kept available for the parking of vehicles associated with the use of the premises as per approved plans, prior to the commencement of use.
4.4.2	All car parking areas must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated

	<p>officer. The type of seal is to be approved by Council's delegated officer prior to any works on the car parking/manoeuvring area being undertaken.</p>
4.4.3	<p>All car parking facilities, associated ramps, and driveways must be provided in accordance with the following latest amendments of the Australian/New Zealand Standards:</p> <ul style="list-style-type: none"> <li>(i) compliant with Australian Standard AS2890.1: 2004 Parking facilities - Off-street car parking;</li> <li>(ii) compliant with Australian Standard AS2890.6: 2022 Parking facilities - Off-street car parking for people with disabilities; and</li> <li>(iii) compliant with Australian Standard AS2890.2: 2018 – Off-street parking commercial vehicle facilities.</li> </ul>
4.4.4	<p>A sign must be erected in proximity to the Cook Street access driveway indicating the location of on-site car parking.</p>
4.4.5	<p>Parking areas are to be kept and used exclusively for parking and maintained in a suitable condition for the parking and circulation of vehicles.</p>
4.4.6	<p>The car parking area must be designed with sufficient circulation for all vehicles to be able to enter and exit the site in a forward gear.</p>
4.4.8	<p>Access and Footpath Works</p> <ul style="list-style-type: none"> <li>(a) Concrete access driveways and crossovers must be constructed from the existing kerb and channel to the property boundary on Cook and Mabel Streets generally in accordance with the FNQROC Development Manual and the approved plans.</li> <li>(b) The existing vehicle access including crossover in the kerb and channel at the location shown on the approved plans must be removed and replaced with new kerb and channel.</li> </ul> <p>Any damage to the kerb and channelling must be reconstructed/repaired for the full frontage of the site in accordance with the FNQROC Development Manual.</p> <ul style="list-style-type: none"> <li>(c) A clay-paved footpath must be constructed for the full length of the site's Cook Street frontage (excluding access driveway/crossover) substantially in accordance with the TRC Footpath Paving Policy 10, to the satisfaction of Council's delegated officer.</li> <li>(d) The existing concrete footpath along the site's Cook Street frontage must be removed and the above-described footpath paving must be constructed to the kerb.</li> </ul>

	<p>(e) During the construction phase, any damage to infrastructure in the road reserve (e.g. footpaths, kerb and channel, signage) must be repaired/replaced in accordance with FNQROC Development Manual standards.</p> <p>(f) The Applicant/Developer is responsible for all footpath earthworks, topsoiling and turf reinstatement of all disturbed footpath/verge areas fronting adjoining lots.</p> <p>(g) Footpath earthworks and paving must achieve a level transition between adjoining footpath and grassed verge surfaces.</p> <p>(h) The Applicant/Developer is responsible for all costs associated with adjustments and relocations necessary to public utility services and Council infrastructure resulting from frontage/access works, including (but not limited to) relocation of the existing traffic signage, water meter and fire hydrant (where required).</p> <p>Prior to works commencing, plans for the above-described works must be approved as part of an Operational Works application.</p>
4.4.9	<p>The development must be provided with all applicable signage and line marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and Australian Standards to ensure safe one-way traffic movements onto the site via Cook Street and egress onto Mabel Street.</p>
4.4.10	<p>During construction 90mm rock or similar material must be used to armour vehicle entrance/exit points to the property to minimise soils and earth entering the roadside gutter.</p>
4.5	<p>Landscaping and Fencing</p>
4.5.1	<p>Prior to seeking a Development Permit for Building Works, the Applicant/Developer must provide a landscape plan for the site to Council's delegated officer for consideration and approval. The plan will provide for the following buffer screen plantings:</p> <p>(a) Landscaping strips are to be provided as per approved Site Plan; and</p> <p>(b) This includes a landscaping strip along the entire rear boundary of the site and the frontage of Cook Street excluding the access crossover, with consideration given to existing buildings and structures that may already be within the 1.5m setback area.</p>
4.5.2	<p>All landscaping on-site, including any planter pits, must be carried out in accordance with the endorsed landscaping plan, irrigated, mulched and maintained to the satisfaction of Council's delegated officer for the life of the approved use.</p>



4.5.3	A 1.8m high solid screen fence must be in place for the full length of the common boundary with adjoining lots for privacy screening to ensure minimal impact on the amenity of adjoining properties.
4.6	Outdoor Lighting
4.6.1	Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1:2020 – Lighting for Roads and Public Spaces.
4.6.2	Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282:2019 – Control of the Obtrusive Effects of Outdoor Lighting.
4.7	Water Supply
4.7.1	The development must be connected to Council's reticulated water system, and a water meter installed, in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer. Where the existing water supply connection is not adequate to service the proposed development, the Applicant is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended), to the satisfaction of Council's delegated officer.
4.8	<p>Sewerage Connection</p> <p>The Applicant must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer prior to the commencement of use. Where the existing sewerage connection is not adequate to service the proposed development, the Applicant/Developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended), to the satisfaction of Council's delegated officer.</p>
4.9	Electricity and Telecommunications

	Electricity and telecommunications must be provided in accordance with the FNQROC Development Manual prior to the commencement of use.
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## ASSESSMENT MANAGER’S ADVICE

### (a) Infrastructure Charges Notice

An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

### (b) Charges & Payments

The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council’s Fees & Charges Schedule for each respective financial year.

### (c) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

### (d) Advertising devices

Advertising signage for the proposed development may require a Development Permit for Operational Works. Please contact Development Services prior to installing any advertising signage on the premises.

### (e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council’s Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

### (f) Compliance with Acts and Regulations

The erection and use of the building must comply with the *Building Act 1975* and all other relevant Acts, Regulations and Laws, and these approval conditions.

### (g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted

cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.derm.qld.gov.au](http://www.derm.qld.gov.au).

(h) Specifications and Drawings

Details of Council's specifications and standard drawings can be viewed on the FNQROC website.

(i) Connection to Council Water Supply

A copy of this permit and the approved water reticulation design must be submitted to Council with the appropriate application form for connection to council's water supply. Council will respond to the application with a quotation for the work and upon payment will schedule the works for connection.

(j) Connection to Council Sewer

A copy of this permit and the approved sewer reticulation design must be submitted to council with the appropriate application form for connection to council's sewer supply. Council will respond to the application with a quotation for the work upon payment will schedule the works for connection.

(k) Building Work Noise

The hours of audible noise associated with construction and building work on site must be limited to between the hours of:

- 6.30 a.m. to 6.30 p.m. Monday to Saturday; with
- No work on Sundays or Public Holidays.

(l) Building Over/Adjacent to Services

The developer is advised that any proposed building structures located over or adjacent to existing services will, in accordance with QDC MP1.4, be required to make an application to Council for consent under Section 191 of the *Water Supply (Safety and Reliability) Act 2008* for building over or adjacent to services.

THIRD PARTY ADVICE

Third party advice was provided by Ergon Energy with suggested conditions.

A copy of the third party advice dated 20 January 2023 is attached.

CURRENCY PERIOD

The development approval lapses at the end of the following period (the *currency period*)—

- for a material change of use—if the first change of use does not happen within **6 years** after the approval starts to have effect;

The approval, to the extent it relates to the development or aspect not completed, lapses at the end of the currency period. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

**FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Building Work
- Development Permit for Operational Works

**OTHER APPROVALS REQUIRED FROM ASSESSMENT MANAGER (COUNCIL)**

- Compliance Permit for Plumbing and Drainage Work
- Trade Waste Permit

(A) That Council issue an Infrastructure Charges Notice for the following infrastructure charge/s:

Calculation				
Catchment	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	\$22,500.00 Deemed credit	312.5m <sup>2</sup> Gross Floor Area + 899.3m <sup>2</sup> impervious area	Veterinary services: \$110.00 per m <sup>2</sup> of GFA + \$6.00 per m <sup>2</sup> impervious area	\$34,375.00 (GFA charge) + \$5,395.80 (impervious charge)
<b>Total Charge</b>				<b>\$17,270.80</b>

**CARRIED UNANIMOUSLY**

**8.2. R CIOBO - RECONFIGURATION OF A LOT (1 INTO 48 LOTS PLUS BALANCE LOT & PARK/DRAINAGE RESERVE) LOT 4 SP230973 - WEAVER STREET, ATHERTON - RAL23/0003**

Moved by Cr Cardew

Seconded by Cr Hodge

“That Council:

- (B) Resolve that the application does not conflict with a relevant instrument.
- (C) Approve a Development Permit for Reconfiguring a Lot (1 into 48 residential lots plus balance lot and drainage/park reserve) on land described as Lot 4 on SP230973 and located at Weaver Street, Atherton subject to the following:

APPROVED PLANS/DOCUMENTS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2750-C05, Revision B (Sheet 1 of 1)	Proposed Development Layout	Contour	19/12/22

ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

1	Development must be carried out substantially in accordance with the approved plans and the facts and circumstances submitted with the application, subject to any alterations: <ul style="list-style-type: none"> <li>- found necessary by Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and</li> <li>- to ensure compliance with the following conditions of approval.</li> </ul>
2	Timing of Effect The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in the conditions of approval.
3	General
3.1	The Applicant/Developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or works required by any condition of this approval.
3.2	All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
3.3	Any existing buildings, structures or incidental works that straddle the new boundaries must be altered, demolished or removed to address potential encroachments and to

	achieve compliance with the relevant setback requirements, unless otherwise approved by Council's delegated officer.
3.4	The Applicant/Developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
3.5	All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
3.6	Charges All outstanding rates, charges and expenses pertaining to the land are to be paid in full.
4	Development Staging & Lot-by-Lot Releases The development need not be staged in strict adherence to the staging arrangement indicated by the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022), however, any alternative staging arrangement or request to release titles on a lot-by-lot basis will be considered in the context of Council's Survey Plan Sealing Policy (CORP 051). Should it be determined that a request for plan endorsement is contrary to the policy, Council reserves the right to withhold endorsement until such time it has been demonstrated to the satisfaction of Council's delegated officer that the request would achieve the intent of the policy.
5	Stormwater Drainage/Water Quality (a) As part of a subsequent Operational Works application, the Applicant/Developer must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. (b) The Stormwater Management Plan/Report will be generally in accordance with the Engineering Servicing Report prepared by Contour Engineers (Ref. 2750-2750-01(A), dated 17 August 2021), must ensure a non-worsening effect on surrounding land as a consequence of the development, and all reasonable and practicable measures must be taken to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual. (c) The "Stormwater Management Area" and "Northern Drainage Reserve" shown on the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022) must be constructed and transferred to Council in freehold upon registration of the first plan of survey associated with this approval, whether it contains lots comprising Stage 1 or otherwise. (d) The Stormwater Management Plan/Report must include a Stormwater Quality Management Plan/Report, prepared and certified by a suitably qualified design engineer (RPEQ), which meets or exceeds the standards of design and construction set out in

	<p>the Urban Stormwater Quality Planning Guideline, the Queensland Water Quality Guideline and the FNQROC Development Manual (specifically, section D5) to the satisfaction of Council's delegated officer.</p> <p>(e) The Stormwater Quality Management Plan/Report must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), to the satisfaction of Council's delegated officer.</p> <p>(f) All constructed or retained stormwater channels through the balance area must be within a registered easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.</p> <p>(g) Stormwater drainage infrastructure must be designed and constructed to accept upstream developed flows in addition to those collected from the development site and all discharges must be to an approved legal point of discharge, being the proposed detention basin and existing drainage reserve in/to the north-west of the site.</p> <p>(h) Stormwater drainage infrastructure shall be incorporated and designed as a landscape feature within the open space corridors/areas of the development site to the satisfaction of Council's delegated officer.</p> <p>(i) Any detention basin(s) will be constructed to be free-draining and capable of being mowed, landscaped and maintained. All earthworks, finished surface levels and batter slopes must comply with the FNQROC Development Manual.</p> <p>(j) Any necessary temporary drains and associated drainage easements within the balance area will be provided as part of the relevant stage works and survey plans.</p> <p>(k) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site other than the approved drainage lot.</p>
6	<p><b>Easements</b></p> <p>Where Council is a party to a proposed easement, and/or if the proposed easement is in favour of Council, the Applicant/Developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents, using Council's standard form of easement. The approved easement documents must be submitted at the same time the Applicant/Developer seeks endorsement of the relevant plan of survey and must be lodged and registered with the Registrar of Titles in conjunction with the relevant plan of survey.</p>
7	<p><b>Bulk Earthworks Master Plan</b></p> <p>At the time of seeking a Development Permit for Operational Works:</p> <p>(a) A Bulk Earthworks Master Plan is to be submitted, prepared and certified by a suitably qualified RPEQ, which demonstrates compliance with the TRC Planning Scheme's Works, Services and Infrastructure Code, to the satisfaction of Council's delegated officer, and that includes the following details:</p>

	<ul style="list-style-type: none"> <li>- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- Preservation of all drainage structures from the effects of structural loading generated by the earthworks; and</li> <li>- Protection of adjoining properties and roads from ponding or nuisance from stormwater.</li> </ul> <p>(b) All site earthworks, drainage and pavement construction are to be designed and supervised by a RPEQ. Testing is to be carried out by NATA Registered Laboratories and results submitted as part of the “As Constructed” information. The Supervising Engineer must submit a certificate demonstrating that all work has been satisfactorily completed to the quality control criteria for the site and in accordance with AS3798 (as amended).</p>
8	<p>Water Supply</p> <p>(a) The Applicant/Developer is required to extend the reticulated water supply infrastructure to connect the proposed lots to Council’s existing infrastructure and water service connections (excluding meters) must be provided to each proposed residential lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer. Prior to works commencing, plans for the works must be approved as part of an Operational Works application.</p> <p>(b) As part of the first application for Operational Works, a water supply master planning report and supporting plans must be provided in accordance with the FNQROC Development Manual (as amended). The report/plans must be in accordance with any applicable Council strategies and clearly demonstrate that the applicable service levels can be delivered. NB: Water infrastructure delivered up front must be capable of servicing the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p>
9	<p>Sewerage connection</p> <p>(a) The Applicant/Developer must connect the proposed development to Council’s reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer. Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.</p> <p>(b) As part of the first application for Operational Works, a sewer master planning report and supporting plans must be provided in accordance with the FNQROC Development Manual (as amended). The report/plans must be in accordance with any applicable Council strategies and clearly demonstrate that the applicable service levels can be delivered. NB: Sewer infrastructure delivered up front must be cable of servicing the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p>



<p>10</p>	<p>Access</p> <p>(a) A residential access crossover must be constructed to the proposed Lot 9 in accordance with the FNQROC Development Manual (as amended) and to the satisfaction of Council's delegated officer.</p> <p>(b) A sealed driveway (bitumen, asphalt or concrete) must be provided within the battle-axe lot handle of the proposed Lot 9. The driveway must:</p> <ul style="list-style-type: none"> <li>- have a minimum sealed width of 3 metres;</li> <li>- be constructed for the full length of the access handle;</li> <li>- be formed with one-way crossfall to cater for stormwater drainage such that any stormwater runoff is contained within the access handle; and</li> <li>- be provided with service and utility conduits for the full length of the access handle.</li> </ul> <p>(c) Details of the above must be provided as part of the Operational Works application for Stage 2 and the access works must be delivered prior to the endorsement of the relevant plan of survey.</p> <p>(d) All proposed lots (including balance lots) are to be accessed via Quadrio Street.</p>
<p>11</p>	<p>Roadworks Internal/External</p> <p>(a) All internal roads and intersections must be designed and constructed in accordance with the FNQROC Development Manual (as amended), and the applicable standard drawings as is necessary to accommodate the ultimate residential lot yield of the parent parcel (i.e. approximately 100 residential lots).</p> <p>(b) Prior to Council endorsing a plan of survey containing any residential lot (proposed Lots 1 - 48), the unconstructed section of Quadrio Street must be constructed to an Urban Access Street standard in accordance with the FNQROC Development Manual (as amended), to the satisfaction of Council's delegated officer.</p> <p>(c) Temporary gravel turnarounds must be provided at road stubs in accordance with the FNQROC Development Manual (as amended).</p> <p>(d) Removable/lockable bollards, or similar measures to the satisfaction of Council's delegated officer, must be installed along the road frontage where the "Stormwater Management Area" and "Northern Drainage Reserve" shown on the approved plan of reconfiguration (Contour Drawing No. 2750-C05, Revision B, dated 19 December 2022) would interface with "Road B" and "Road C" in between the proposed Lots 47 and 48 and Lots 7 and 8. Any keys or combinations required for Council staff/vehicles to access the aforementioned areas, must be provided to Council prior to the assets being placed on Council's maintenance register.</p> <p>(e) Prior to the above works commencing, plans for the works must be approved as part of an application for Operational Works. At the time of seeking a Development Permit for the Stage 4 Operational Works, the plan of reconfiguration must show the intersection of "Road A" and "Road D" as a standard T-intersection.</p>

12	<p>Electricity Supply</p> <p>(a) The Applicant/Developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.</p> <p>(b) Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of underground power reticulation.</p>
13	<p>Telecommunications</p> <p>The Applicant/Developer must enter into an agreement with a telecommunications carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.</p>
14	<p>Street Lighting</p> <p>(a) Street lighting must be provided to the development substantially in accordance with section D8.07 of the FNQROC Development Manual (as amended).</p> <p>(b) Prior to works commencing, street lighting plans must be approved as part of an application for Operational Works.</p>
15	<p>Street Trees</p> <p>The Applicant/Developer is to provide street trees substantially in accordance with section D9.07 of the FNQROC Development Manual (as amended) and a planting plan identifying species must be submitted to Council for approval as part of a subsequent application for Operational Works.</p>
16	<p>Pedestrian/Cycle Paths</p> <p>(a) A 2m wide concrete pedestrian/cycle path network must be provided generally in accordance with the requirements of the FNQROC Development Manual (as amended), and to the satisfaction of Council's delegated officer, prior to Council endorsing a relevant survey plan.</p> <p>(b) The Applicant/Developer must construct a 2m wide concrete pedestrian/cycle path between the proposed Lots 47 and 48 and Lots 7 and 8 prior to endorsement of the survey plan for the relevant stage.</p> <p>Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.</p>
17	<p>Conflicting Land Uses</p> <p>Cropping and/or animal husbandry activities must not occur on any balance lot, with the exception of hay production and/or low impact grazing on natural pasture. Any balance lot must be kept substantially free of noxious weeds and must not become overgrown or harbour vermin. The Applicant/Developer will ensure that a 5m wide buffer to the new lots is grassed, slashed and maintained to the satisfaction of Council's delegated officer at all times. Barbed wire fencing must not be used where a balance lot shares a common boundary with residential lots or road stubs.</p>

18	<p><b>Landscaping and Site Maintenance</b></p> <p>Landscaping/site maintenance must be carried out as per the conditions of this approval and substantially in accordance with section D9 of the FNQROC Development Manual (as amended) for all areas, including covenant areas, easements and road verges as follows:</p> <ul style="list-style-type: none"> <li>- replacement of trees/shrubs/plantings as required;</li> <li>- regular mowing/slashing of all areas outlined above; and</li> <li>- landscaping/site maintenance is to be continued throughout the Defects Liability Period until the date of Final Acceptance.</li> </ul>
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**ASSESSMENT MANAGER'S ADVICE**

- (a) This Decision Notice and the Infrastructure Charges Notice do not identify all charges associated with this approval. A number of other charges may be associated with the conditions of approval. The applicable fees are set out in Council's Fees & Charges Schedule for each respective financial year.
- (b) **Water Service Connection**
- Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged, and the required connection fee paid prior to the signing of the survey plan.
- (c) **Easement Documents**
- The Tablelands Regional Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning and Regulatory Services Section for more information regarding the drafting of easement documents for Council easements.
- (d) **Endorsement Fees**
- Please be advised that Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.
- (e) **Compliance with applicable codes/policies**
- The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(g) Cultural Heritage

In carrying out the activity the Applicant/Developer must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the “cultural heritage duty of care”). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.des.qld.gov.au](http://www.des.qld.gov.au).

CURRENCY PERIOD

When approval lapses if development not started (s. 85).

A part of a development approval lapses at the end of the following period (the currency period)-

- For any part of the development approval relating to a reconfiguring a lot – if a plan for the reconfiguration that, under the Land title Act, is required to be given to a local government for approval is not given to the local government within **4 years** after the approval starts to have effect.

The approval, to the extent it relates to the development or aspect not completed, lapses at the end of the currency period.

OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Operational Works

(C) Issues an Infrastructure Charges Notice for the following infrastructure charges:

Calculation				
Catchment/s	Existing credit	Additional demand	Charge Category	Charge amount
Atherton PIA	N/A	48 additional residential lots	\$22,500.00/additional residential lot	\$1,080,000.00
<b>Total Charge</b>				<b>\$1,080,000.00</b>

**CARRIED UNANIMOUSLY**



## 9. NOTICE OF MOTION

No Notice of Motions submitted

## 10. BUSINESS WITHOUT NOTICE

No Business without Notice.

## 12. CONFIDENTIAL ITEMS

No Confidential Motions.

## 13. NEXT MEETING OF COUNCIL

The next meetings of Council will be held in Atherton

Ordinary Meeting 9:00 am on 23 March 2023

There being no further business, the meeting closed 9.15am.

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Cr Rod Marti

Mayor

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Hilary Jackson

Acting Chief Executive Officer