

Our Reference: OW/2018/6192
Contact Officer: Lilly Paterson
Contact: 4688 6327
Email: development@tr.qld.gov.au

**Development Application Decision Notice
APPROVAL**

Planning Act 2016 Section 63

Glenvale Devine Road Development Pty Ltd
PO Box 517
PARADISE POINT QLD 4216

Email: michael@pinnacleeng.com.au CC: rebekah@smsf.me

17 April 2019

Dear Sir/Madam

Location: 390 Drayton Wellcamp Road, GLENVALE QLD 4350 and Lots 10-12 SP30052
Property Description: Lot 13 RP839447, Lot 10 SP300552, Lot 11 SP300552, Emt A SP300552, Emt C SP300552, Emt D SP300552, Lot 12 SP300552, Emt B SP300552, Emt E SP300552
Relevant Planning Scheme: *Toowoomba Regional Planning Scheme 2012*

The Development Application for Operational Works - Roadworks, Stormwater, Water Infrastructure, Drainage Works, Earthworks, Sewage Infrastructure and Signage, for the abovementioned property has been assessed and approved in full with Conditions. It is considered that the approved development generally complies with the relevant assessment benchmarks or can be conditioned to comply. The decision was made on 17 April 2019. The following provides all the relevant details:

Details of Approval

Development Permit – Operational Works – Roadworks, Stormwater, Water Infrastructure, Drainage Works, Earthworks, Sewage Infrastructure and Signage

Conditions and Advices

Assessment Manager's Conditions: As per attached Schedule 1

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding this decision.

The *Planning Act 2016* is available on the Department of State Development, Manufacturing, Infrastructure and Planning via:
<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/P/PlanningA16.pdf>.

Yours faithfully



Adam Gould
Principal Engineer, Development Engineering and Plumbing Services

SCHEDULE 1

DEVELOPMENT PERMIT FOR OPERATIONAL WORKS

APPLICATION NUMBER:	OW/2018/6192
APPLICANT:	Glenvale Devine Road Development Pty Ltd
LOCATION:	390 Drayton Wellcamp Road, GLENVALE QLD 4350 and Lots 10-12 SP30052
PROPERTY DESCRIPTION:	Lot 13 RP839447, Lot 10 SP300552, Lot 11 SP300552, Emt A SP300552, Emt C SP300552, Emt D SP300552, Lot 12 SP300552, Emt B SP300552, Emt E SP300552
APPROVED USE:	Roadwork, Stormwater, Water Infrastructure, Drainage Work, Earthworks, Sewage Infrastructure and Signage
ZONING / PRECINCT:	Emerging Community

A. ASSESSMENT MANAGER'S CONDITIONS:

GENERAL

APPROVED DEVELOPMENT

1. This Development Approval is for carrying out operational work for:
 - 1.1 Earthworks;
 - 1.2 Roadworks;
 - 1.3 Stormwater Infrastructure;
 - 1.4 Water Supply;
 - 1.5 Wastewater Reticulation;
 - 1.6 Signage; and
 - 1.7 Driveway Crossovers.

CARRY OUT AND MAINTAIN DEVELOPMENT

2. The development must comply with the provisions of Toowoomba Regional Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this Development Approval.
3. Unless otherwise stated, all conditions must be complied with prior to acceptance of the works on maintenance, and thereafter.
4. All work associated with this Development Approval must be completed within two (2) years of this Development Approval starting to have effect.

APPROVED DRAWINGS

5. The development must be carried out generally in accordance with the Approved Drawings listed below, subject to the conditions of this Development Approval and the amendments listed below:

Drawing No: PEG0481-S1A-000 revision D
Description: Cover Sheet, Locality Layout and Drawing Index, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-001 revision E
Description: General Notes, prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-002 revision D
Description: Road Alignment Layout, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-003 revision D
Description: Road Alignment Layout, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-100 revision D
Description: Typical Details, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-101 revision D
Description: Typical Details, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Conditions 47, 59 & 63 of approval.

Drawing No: PEG0481-S1A-102 revision D
Description: Typical Details, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Condition 48 of approval.

Drawing No: PEG0481-S1A-200 revision E
Description: Erosion and Sediment Control Layout, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-201 revision E
Description: Erosion and Sediment Control Layout, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-202 revision E
Description: Erosion and Sediment Control Layout, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-203 revision D
Description: Erosion and Sediment Control Notes and Details prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-204 revision E
Description: Bulk Earthworks Layout, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-205 revision F
Description: Bulk Earthworks Layout, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-206 revision F
Description: Bulk Earthworks Layout, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-207 revision D
Description: Bulk Earthworks Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-208 revision D
Description: Bulk Earthworks Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-300 revision E
Description: Roadworks and Drainage Layout, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: As required by Condition 63 of approval.

Drawing No: PEG0481-S1A-301 revision E
Description: Roadworks and Drainage Layout, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-302 revision E
Description: Roadworks and Drainage Layout, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-303 revision D
Description: Road A and Road B Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-304 revision D
Description: Road C, Road D and Road N Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-305 revision D
Description: Drayton Wellcamp Road Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-306 revision D
Description: Road A Cross Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-307 revision D
Description: Road A Cross Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-308 revision D
Description: Road B and Road D Cross Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-309 revision D
Description: Road C and Road F Cross Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-310 revision D
Description: Drayton Wellcamp Road Cross Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-311 revision D
Description: Drayton Wellcamp Road Cross Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-312 revision D
Description: Intersection Details, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-313 revision D
Description: Intersection Details, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-314 revision D
Description: Drayton Wellcamp Road Widening Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-315 revision D
Description: Drayton Wellcamp Road Alignment Tables, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-316 revision D
Description: Drayton Wellcamp Road Linemarking Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-400 revision E
Description: Stormwater Catchment Layout, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-401 revision F
Description: Stormwater Longitudinal Sections, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-402 revision D
Description: Stormwater Longitudinal Sections, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-403 revision D
Description: Stormwater Longitudinal Sections, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-404 revision D
Description: Stormwater Calculation Tables, Sheet 1 of 4, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-405 revision D
Description: Stormwater Calculation Tables, Sheet 2 of 4, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-406 revision D
Description: Stormwater Calculation Tables, Sheet 3 of 4, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-407 revision E
Description: Stormwater Calculation Tables, Sheet 4 of 4, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-408 revision E
Description: Stormwater Structure Details, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-409 revision E
Description: Stormwater Basin Layout and Details, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-410 revision D
Description: Road A Culvert Layout and Section, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-411 revision D
Description: Road N Culvert Layout and Section, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-412 revision F
Description: Drainage Channel Alignment Layout, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-413 revision F
Description: Drainage Channel Cross Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-414 revision F
Description: Drainage Channel Cross Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-415 revision F
Description: Drainage Rock Invert Alignment Layout, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-416 revision F
Description: Drainage Channel Longitudinal Section, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-500 revision E
Description: Sewer Reticulation Layout, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-501 revision E
Description: Sewer Reticulation Layout, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-502 revision E
Description: Sewer Longitudinal Sections, Sheet 1 of 3 prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-503 revision E
Description: Sewer Longitudinal Sections, Sheet 2 of 3 prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-504 revision E
Description: Sewer Longitudinal Sections, Sheet 3 of 3 prepared by Pinnacle Engineering Group and dated 04.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-600 revision E
Description: Water Reticulation Layout, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: As required by Condition 62 of approval.

Drawing No: PEG0481-S1A-601 revision E
Description: Water Reticulation Layout, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-602 revision E
Description: External Water Reticulation Layout, Sheet 1 of 3 prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: As required by Conditions 61 & 62 of approval.

Drawing No: PEG0481-S1A-603 revision E
Description: External Water Reticulation Layout, Sheet 2 of 3 prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-604 revision E
Description: External Water Reticulation Layout, Sheet 3 of 3 prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1A-605 revision B
Description: External Water Main Master Layout, prepared by Pinnacle Engineering Group and dated 08.04.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-000 revision D
Description: Cover Sheet, Locality Layout and Drawing Index, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-001 revision D
Description: General Notes, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-002 revision D
Description: Road Alignment Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-100 revision D
Description: Typical Details, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Conditions 59 & 63 of approval.

Drawing No: PEG0481-S1B-200 revision D
Description: Erosion and Sediment Control Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-201 revision D
Description: Erosion and Sediment Control Notes and Details prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-202 revision D
Description: Bulk Earthworks Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-203 revision D
Description: Bulk Earthworks Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-204 revision D
Description: Bulk Earthworks Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-300 revision D
Description: Roadworks and Drainage Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Condition 63 of approval.

Drawing No: PEG0481-S1B-301 revision D
Description: Road C, Road E and Road H Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-302 revision D
Description: Road C Cross Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-303 revision D
Description: Road E and Road H Cross Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-304 revision D
Description: Intersection Details, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-400 revision D
Description: Stormwater Catchment Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-401 revision D
Description: Stormwater Longitudinal Sections, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-402 revision D
Description: Stormwater Longitudinal Sections, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-403 revision D
Description: Stormwater Calculation Tables, Sheet 1 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-404 revision D
Description: Stormwater Calculation Tables, Sheet 2 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-405 revision D
Description: Stormwater Calculation Tables, Sheet 3 of 3, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-500 revision D
Description: Sewer Reticulation Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-501 revision D
Description: Sewer Longitudinal Sections, Sheet 1 of 2 prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S1B-502 revision D
Description: Sewer Longitudinal Sections, Sheet 2 of 2 prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Condition 47 of approval.

Drawing No: PEG0481-S1B-600 revision D
Description: Water Reticulation Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Condition 60 of approval.

Drawing No: PEG0481-S2A-000 revision D
Description: Cover Sheet, Locality Layout and Drawing Index, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-001 revision D
Description: General Notes, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-002 revision D
Description: Road Alignment Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-100 revision D
Description: Typical Details, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Conditions 59 & 63 of approval.

Drawing No: PEG0481-S2A-101 revision D
Description: Typical Details, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Conditions 47 & 48 of approval.

Drawing No: PEG0481-S2A-200 revision D
Description: Erosion and Sediment Control Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-201 revision D
Description: Erosion and Sediment Control Notes and Details, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-202 revision D
Description: Bulk Earthworks Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-203 revision D
Description: Bulk Earthworks Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-300 revision D
Description: Roadworks and Drainage Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: As required by Condition 63 of approval.

Drawing No: PEG0481-S2A-301 revision D
Description: Road E and Road F Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-302 revision D
Description: Road E and Road F Cross Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-303 revision D
Description: Intersection Details, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-400 revision D
Description: Stormwater Catchment Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-401 revision D
Description: Stormwater Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-402 revision D
Description: Stormwater Calculation Tables, Sheet 1 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-403 revision D
Description: Stormwater Calculation Tables, Sheet 2 of 2, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-500 revision D
Description: Sewer Reticulation Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-501 revision D
Description: Sewer Longitudinal Sections, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: PEG0481-S2A-600 revision D
Description: Water Reticulation Layout, prepared by Pinnacle Engineering Group and dated 15.03.2019.
Amendments: Nil

Drawing No: C-G0101 issue 4
Description: General Layout and Drawing Index Plan, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-R0101 issue 3
Description: Roadworks and Footpath Notes and Standard Details, prepared by RMA Engineers and dated 01/04/19.
Amendments: Nil

Drawing No: C-R0102 issue 3
Description: Roadworks and Footpath Details, prepared by RMA Engineers and dated 01/04/19.
Amendments: Nil

Drawing No: C-R0501 issue 2
Description: Concrete Channel Slab Joint Layout Plan, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-D0801 issue 2
Description: Stormwater Culvert Notes and Standard Details, prepared by RMA Engineers and dated 13/12/18.
Amendments: Nil

Drawing No: C-D0901 issue 2
Description: Culvert Layout Plan and Sections, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0101 issue 2
Description: Culvert Layout Plan and Sections, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0200 issue 2
Description: Detention Basin Setout Tables, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0201 issue 2
Description: Detention Basin Layout Plan, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0202 issue 2
Description: Basin Water Extents and Surface Treatment Plans, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0203 issue 2
Description: Detention Basin Access Plan, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-B0301 issue 2
Description: Detention Basin Sections, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-E0101 issue 2
Description: Bulk Earthwork Notes and Standard Details, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: C-E0201 issue 2
Description: Cut to Fill Extent Layout Plan, prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

Drawing No: 18.151 issue J
Description: Landscape Plan (Lot 501), Sheet 1 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: As marked in red by Council

Drawing No: 18.151 issue J
Description: Landscape Plan (Lot 501), Sheet 2 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: Nil

Drawing No: 18.151 issue J
Description: Landscape Plan (Lot 501), Sheet 3 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: Nil

Drawing No: 18.151 issue J
Description: Schedule and Notes, Sheet 4 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: As marked in red by Council

Drawing No: 18.151 issue J
Description: Details, Sheet 5 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: As marked in red by Council

Drawing No: 18.151 issue J
Description: Details, Sheet 6 of 6, prepared by Andrew Gold Landscaping Architecture and dated 08/04/19.
Amendments: Nil

6. Drawings to be amended must only incorporate the amendments listed within this Development Approval and must be resubmitted and approved by Council five (5) business days prior to a request for prestart.

APPROVED DOCUMENT

7. The development must be carried out generally in accordance with the Approved Document listed below, subject to the conditions of this Development Approval:

Document: 14070 Subdivision – Trunk Infrastructure Drayton Wellcamp Road Glenvale – Detailed Stormwater Management Plan, Revision 1
Description: Detailed Stormwater Management Plan report prepared by RMA Engineers and dated 03/04/19.
Amendments: Nil

FEES, CHARGES AND SECURITIES

8. The following estimates of construction costs have been used to determine the amounts provided in the 'Statement of Fees':

8.1	Roadworks:	\$2,493,546.61
8.2	Drainage:	\$1,312,376.71
8.3	Water Reticulation:	\$1,001,837.01
8.4	Wastewater Reticulation:	\$ 947,498.66

9. Following satisfactory inspection of the completed works, and acceptance of the works “on maintenance”, a minimum of 12 month “defects liability period” will apply. During this time, a security will be retained to ensure correction of any defects in the constructed works. The fees, charges and securities detailed in the attached ‘Statement of Fees’ must be paid prior to Council accepting the works on-maintenance. The following security against defects will apply:

9.1	Roadworks:	\$ 249,354.66
9.2	Drainage:	\$ 131,237.67
9.3	Water Reticulation:	\$ 100,183.70
9.4	Wastewater Reticulation:	\$ 94,749.86

CONSTRUCTION REQUIREMENTS

PRE-START MEETING

10. Prior to a pre-start meeting RPEQ is to confirm that there is no conflict between sewer rising main and the works associated with this development.
11. A pre-start meeting as outlined in *Planning Scheme Policy No 2 SC6.2.7.9* attended by Council's officers, the Supervising Engineer and the Contractor, must be arranged by the Supervising Engineer and held at a time and place mutually convenient to all attendees.

Note: Pre-Start prerequisites include but are not limited to the provisions of Planning Scheme Policy No 2 SC6.2.7.9, 6.2.7.7.2 and the conditions of this approval.

12. At the pre-start meeting, the Supervising Engineer must provide to Council a Project Quality Plan and have received approval from Council prior to works commencing.

Note: Examples of typical Development Project Quality Plans are included in the Appendices of PSP No 2 Engineering Standards – Roads and Drainage Infrastructure. Please contact Council if you require assistance locating or compiling example Development Project Quality Plans for water and sewer.

HOURS OF CONSTRUCTION

13. Unless otherwise approved in writing by Council approved hours of construction are between the hours of 6.30AM to 6.30PM Monday to Saturday (excluding public holidays).
14. Any activities which cause noise nuisance must not be carried out on the subject land outside the approved hours of construction or on Sundays or Public Holidays.

CONSTRUCTION WORKS

15. The construction works shall be in accordance with the requirements outlined in *Planning Scheme Policy No 2 SC6.2.7.7*.
16. During the course of construction works:
- 16.1 Ensure that the works are carried out by a qualified contractor;
 - 16.2 Accept responsibility for all aspects of the works, including public safety; and
 - 16.3 Ensure adequate barricades, signage and other warning devices are in place at all times.
17. A minimum of \$10 million of Public Liability Insurance and Workers Compensation Insurance must be secured at all times throughout the construction and maintenance periods by the developer /contractor.

VERGE WORKS

18. All work carried out in the road reserve must be carried out during daylight hours only unless approved otherwise by Council. No excavations, stockpiles of material or other hazards or obstructions are to be left on the verge during hours of darkness.

Note: Should access to footpaths, verge or road need to be restricted, a separate 'Temporary road or footpath closure' must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works.

GEOTECHNICAL STABILITY

19. Development must be carried in accordance with the Geotechnical Assessment listed within OW/2018/1821 Development Approval.

DAMAGE TO SERVICES & ASSETS

20. Protect Council and public utility services and assets during construction of the development.
21. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner in accordance with the following timing:
 - 21.1 Where the damage would cause a hazard to pedestrian or vehicle safety or interrupts a service to the community, immediately; or
 - 21.2 Where otherwise, as soon as reasonably possible, but no later than completion of the works associated with the development or prior to the commencement of use, whichever is the earlier.
22. Any repair work which includes alteration to the alignment or the level of existing services and assets must first be referred to the relevant service authority for approval.
23. Construction, alterations and any repairs to Council infrastructure is undertaken in accordance with Council's relevant policies and requirements at no cost to Council.

Note: Council must be notified of any damage to water and sewer immediately 131 872.

PEDESTRIAN AND CYCLIST SAFETY

24. Safe pedestrian and cyclist access along Council's footpaths must be maintained at all times.

Note: Should access to footpaths need to be restricted, a separate 'Temporary road or footpath closure' must be obtained from Council's Principal Engineer Road Operations, prior to the commencement of the works.

EROSION AND SEDIMENT CONTROL

25. Erosion and sediment control measures in accordance with *Planning Scheme Policy PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure* must be implemented as necessary, and must be maintained at all times during the works period.
26. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of wind or running water must be stored clear of drainage paths and not within the road reserve at any time.
27. Measures such as sediment fences, earth berms, temporary drainage, temporary sediment basins, dewatering or stormwater filtering devices to prevent eroded material, sediment or sediment laden water from being transported to adjoining properties, roads or stormwater drainage systems must be provided.
28. Where erosion and sediment control measures have been damaged, fail or are inadequate and erosion or the release of sediment or sediment laden stormwater has occurred from the subject land or associated works, any resultant property or environmental damage or interference caused must be repaired or cleaned up within 24 hours or upon the direction of Council, at no cost to the affected parties.

29. Measures such as vehicle baths, wash-down and construction matting together with dust suppressants and wraps, exposed ground and stockpile sprinkling must be put in place to prevent site vehicles tracking sediment onto adjoining streets during the course of the construction period, and to prevent dust nuisance during construction and the ensuing 'on-maintenance' period.

WORKS

STORMWATER DRAINAGE

30. All stormwater drainage works carried out under this Development Approval must comply with *Planning Scheme Policy PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure*.
31. Stormwater from the subject land must be collected and discharged by way of sealed underground pipe to the street channel. The works must be constructed in accordance with the current version of the Institute of Public Works Engineering Australasia standard drawing *RS-081 'Kerb and Channel Residential Drainage Connections'*.
32. Stormwater quality must be ensured by the use of stormwater quality best management practice.
33. All land adjoining the development must be protected at all times from ponding or nuisance from stormwater resulting from the development.

LANDSCAPING WORKS (GENERAL)

34. Provide to Council for approval, three (3) weeks prior to commencement of works within the drainage channel, structural engineering drawings and a form 15 for proposed pedestrian bridges in the stormwater reserve.
35. Fences and walls adjacent to public places (stormwater / drainage areas and public open space) must not exceed a maximum height of 1.2 metres and be at least 50% transparent.
36. The subject land must be landscaped in accordance with works shown on the amended approved Landscape Plan listed within this Development Approval with the exception of the amendments marked in red by Council.
37. Submit to Council for endorsement, a Landscape Plan for new street trees in the road reserve required by RAL/2015/1868 prepared by a suitably qualified person that details in particular:
- 37.1 The species to be planted and their location;
 - 37.2 The number and container size of plants;
 - 37.3 The typical planting detail including preparation, backfill, staking and mulching;
 - 37.4 Internal dimensions of all planting areas;
 - 37.5 Location and height of fencing in the property frontage;
 - 37.6 Location and species of existing site vegetation including adjacent street trees; and
 - 37.7 North point, scale and drawing number.
38. The Landscape Plan must receive endorsement by Council prior to planting of new street trees in the road reserve.
39. The selection and planting of any street tree, including any street tree required to replace a removed street tree must be in accordance with the requirements of *Planning Scheme Policy No.8 - Street Trees*, the *Toowoomba Regional Council Street Tree Master Plan*, and the approved Landscape Plan.

Note: When detailing the layout of tree planting ensure property frontage is maximised to ensure room for driveway crossovers. This will minimise the need for lots to relocate/remove street trees.

40. All landscape works must be established by a suitably qualified person and maintained in accordance with the conditions of this Development Approval for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be replaced when its life expectancy is reached.
41. The drainage channel and detention basin is to be transferred to Council in freehold under trust for drainage purposes.

WASTEWATER INFRASTRUCTURE

42. Construction of the wastewater reticulation systems must be in accordance with Council's Waste Water Infrastructure Policy 2.04.
43. Where the location and levels of existing services are unknown, the contractor must pothole to establish the accurate location and level. The existing services must be included on amended detailed design drawings, which must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting. Required clearances and cover to the existing waste water infrastructure must be maintained unless otherwise approved by Council.
44. Any connection to or modification of Council's live wastewater infrastructure must be undertaken by Council.

Note: For a private works quotation for the required works Council's Water & Wastewater Department can be contacted on ph 131 872. Subject to payment of the quotation, a suitable time for this work to be carried out must be agreed with Council.

45. Sewerage maintenance hole construction methods are required to be carried out in accordance with WSA02-2014 CI 7.6.2. Pre-cast cover slabs are required to be used for all maintenance holes with compatible propriety pre-cast spacer ring and access cover components required to be used to achieve required finished surface levels. The components are required to allow for disassembly and reassembly of parts and include certified lifting points for maintenance activities to be undertaken.
46. All sewer House Connection Branches (Riser/Jump ups) must be extended 1.0m in to the individual serviced allotments (or 0.50m past the inter allotment drainage) when the sewers traverse in the neighbouring lot. When sewers traverse in the serviced allotment, the HCB must not be extended more than 0.5m from the sewer (or Inter allotment drainage if any). The House connection branches must not be extended 1.0m past the property boundaries or inter allotment drainages.
47. The 'Sewer House Connection Inspection Tee Location marker arrangement' detail must be deleted from drawings S1A-101, S1B-502 & S2A-101. Developer is to construct 'Y' junction from the sewer main & the vertical shaft extending 1.0m above the finished surface level. The amended design drawings must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.
48. The clearance between the service pipe and concrete slab must be increased to minimum 300mm in 'Service Bridging Detail' (Where Service has <1.0m Clearance). The amended design drawings must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.

WATER SUPPLY INFRASTRUCTURE

49. Construction of the water supply reticulation systems must be carried out in accordance with Council's *Water Infrastructure Policy 2.03*.
50. Retro-reflective pavement markers (RRPM) and marker plates must be provided in accordance with the Eastern Downs Regional Organisation of Councils (EDROC) *Drawing Number EDROC-33*.
51. Hydrants and Valves must be installed in accordance with the Water Services Association of Australia (WSAA) *Standard Drawing WAT-1301*. Hydrant and valve covers must be supplied and installed in accordance with Council's *Standard Specification for Council Works and Development Installations - Supply of Hydrant and Valve Covers (and Identification/Marking)*.
52. Enveloping conduits for property service connections must be extended from the water main to the property boundary on the opposite side of the road where property service connections are required to cross the road. The enveloping conduit installation must be by the Contractor in

accordance with Council's *Standard Drawing Number 101214-001*. The property service connections must be installed by Council at no cost to Council.

53. All live connections to the existing water supply networks and water meter installations must be carried out by Council at no cost to Council.

Note: For a private works quotation for the required works Council's Water & Wastewater Department can be contacted on ph 131 872. Subject to payment of the quotation, a suitable time for this work to be carried out must be agreed with Council.

54. Where the location and levels of existing services are unknown, the contractor must pothole to establish the accurate location and level. The existing services must be included on amended detailed design drawings, which must be submitted to Council for approval a minimum of 5 days prior to the pre-start meeting. Required clearances to the existing water infrastructure (including thrust blocks), must be maintained unless approved by Council.

55. Where existing water main cover is less than the minimum required as per Council standards, suitable remedial action must be taken in consultation and agreement with Council.

56. A minimum 0.5 metres horizontal clearance is maintained to the water main alignment from the existing/constructed footpath unless otherwise agreed with Council.

57. Electrical pillars (green boys) must not be located in the same boundary as the water service.

58. Shared trenching with water supply infrastructure and any other services is not permitted.

59. Typical Water House Connection detail must be deleted from drawings S1A-101, S1B-100 & S2A-100. Water Service connections & meter installation will be done by Council during building stage.

Note: Note 7 under Water general notes must be deleted from drawings S1A-001, S1B-001 & S2A-001.

The amended design drawings must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.

60. The water service connection point for Lot 21 is under the proposed concrete footpath. The connection point must have minimum 500mm clear area for live service connection work. The amended design drawing (PEG0481-S1B-600) must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.

61. Drawing PEG0481-S1A-602 is to be amended to show joint deflections to raise water main between chainages 340 – 455 & 860 – 990 m while still adhering to the maximum cover criteria. The amended design drawing must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.

62. External Watermain – The applicant is required to install additional sluice valves on the external water main at 'TEE' locations given below;

1. Southern Leg of TEE between Chainages 10 - 20m
2. Northern & Southern Legs of TEE at chainage 305m.

The amended design drawing PEG0481-S1A-602 must be submitted to Council for approval a minimum of 5 days prior to the prestart meeting.

VEHICULAR ACCESS

63. The vehicle accesses (crossing of the verge) must be constructed for Lots 8, 21, 168, 171 and 215 generally in accordance with the Institute of Public Works Engineering Australasia Drawings *RS-049 Residential Driveways Plan 1 of 2 and RS-050 Residential Driveways Plan 2 of 2*, and in accordance with *Australian Standard AS 2890 – Parking Facilities (Part 1 and as relevant Part 2)*;

64. The vehicle accesses (crossing of the verge) must align neatly on both sides with the pedestrian footpath and verge with a maximum cross fall of 2.5%. The driveway is to be graded at not steeper than 2.5% for the width of the footpath.

65. The vehicle accesses (crossing of the verge) must be located a minimum 1 metre clear of existing maintenance holes, fire hydrants, power poles, streetlights, green buoys, street trees, water tapping bands, or signage (unless otherwise approved herein).
66. Undertake any necessary relocation of all existing services clear of the vehicle accesses (crossing of the verge) that will serve the subject land and contact all relevant service authorities and comply with their requirements in relation to these works.
67. Submit amended detailed design drawings that include driveway crossovers for lots 8, 21, 168, 171 and 215 as well as typical design detail, to Council for approval a minimum of 5 days prior to the prestart meeting.

EARTHWORKS AND RETAINING WALLS

68. All earthworks and retaining walls must be undertaken and constructed in accordance with:
 - 68.1 the approved drawings and documents; and
 - 68.2 where not otherwise specified in the approved drawings and documents, in accordance with *Planning Scheme Policy SC6.2.5 – Earthworks* in the *Toowoomba Regional Planning Scheme*.
69. All earthworks, including batters, must be fully contained within the subject land and must not in any way impact on the properties adjoining the subject land.
70. The transport routes for the haulage of material between the subject land and land receiving or sourcing fill shall be identified and submitted to Council's Roads Operation Branch for approval prior to the commencement of transport operations.
71. All retaining walls over 1m in height that share property boundaries between lots must have a minimum of temporary safety fencing installed prior to works being accepted on maintenance. The temporary safety fencing must be maintained by the Applicant until the property is disposed of or until permanent fencing is installed.

Note: The purpose of the temporary safety fencing is to prevent falls and injury to persons.

SIGNAGE AND LINEMARKING

72. All works on or near roadways must be adequately signed in accordance with Toowoomba Regional Council Planning Scheme Policy *PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure* as well as the Department of Transport and Main Roads *Manual of Uniform Traffic Control Devices (MUTCD)*.

Note: Any road or lane closures will require written application to Council, and all conditions of Council approval must be complied with throughout construction of the works.
73. All street signs and line marking must be installed and/or modified to suit the new works in accordance with Toowoomba Regional Council Planning Scheme Policy *PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure* as well as the Department of Transport and Main Roads *Manual of Uniform Traffic Control Devices (MUTCD)* prior to acceptance of the works on-maintenance.
74. Any removal or modification of any existing Council traffic signs and/or parking bays will require the separate written approval of Council's Principal Engineer – Road Operations.

PAVEMENT DESIGN

75. The pavement design for all roads must be confirmed after in-situ subgrade testing prior to construction of the pavement. Pavement design details and test results must be submitted and approved by Council a minimum of five (5) business days prior to the commencement of pavement works on the subject land.

STREET LIGHTING

76. The street lighting design and installation must comply with *Planning Scheme Policy SC6.2.6 – Road and public space lighting*.

WORKS INSPECTIONS

77. During the construction phase, Council must be given at least 48 hours' notice to carry out the following joint inspections:

- 77.1 Proof rolling and profile of subgrade;
- 77.2 Proof rolling and profile of subbase course;
- 77.3 Proof rolling and profile of base course;
- 77.4 Pre-seal inspection of pavements;
- 77.5 Underground pipework, including property connections and thrust blocks, prior to backfilling;
- 77.6 Pressure tests for water supply and wastewater pipes;
- 77.7 Pre-pour concrete footpaths or other concrete structures; and
- 77.8 Other inspections as deemed necessary by Council.

Note: No liability or warranty is implied or expressed by any inspection or the absence of any inspection, or by a Council decision relating thereto.

78. Prior to the on maintenance inspection, the completed and signed Project Quality Plan and all construction test results for earthworks, trench backfill, subgrade, pavement and seal, for quality and compaction, must be lodged with Council for review and Council records. If the results are incomplete or unsatisfactory, the works (including any necessary remedial works as applicable) will not be accepted on maintenance until complete and satisfactory testing is undertaken and/or results are lodged with Council.
79. For all joint inspections, an RPEQ or representative must be present on site.

CERTIFICATION OF CONSTRUCTION WORKS

80. A supervision certificate completed by a Registered Professional Engineer of Queensland – Civil must be provided upon completion of the works certifying that the works have been completed in accordance with the approved plans and specifications.
81. The Registered Professional Engineer of Queensland performing any task or function associated with the proposed works must hold professional indemnity insurance to the value of \$2 million.

AS-CONSTRUCTED DRAWINGS

82. Two (2) copies of as constructed drawings for filling and excavation, roadworks, stormwater drainage, water and wastewater infrastructure along with test results, completed inspection and test plan and RPEQ supervision certificate must be lodged with Council prior to acceptance of the works on-maintenance. At least one full set of as-constructed drawings is to be provided on A1 sized sheets as well as AutoCAD format which is compatible with Council's Geographic Information System.

Note: Requirements for as-constructed drawings for water supply and wastewater are contained in Toowoomba Regional Council's PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure and PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure.

83. Two (2) copies of as constructed drawings approved by a Registered Surveyor showing finished surface level information over the completed development must be lodged with Council prior to Council's approval for the Plan of Subdivision in accordance with the following requirements:
- 83.1 The survey information is required to show surface levels and site contours at 1 metre intervals. All levels are to be shown as Reduced Levels to the Australian Height Datum (AHD);
 - 83.2 At least one full set of as-constructed drawings is to be provided on A1 sized sheets as well as AutoCAD format which is compatible with Council's Geographic Information System; and
 - 83.3 Requirements for as constructed drawings are contained in Council's *PSP No. 2 - Engineering Standards – Roads and Drainage Infrastructure* in the *Toowoomba Regional Planning Scheme* and *PSP No. 3 – Engineering Standards – Water and Waste Water Infrastructure* in the *Toowoomba Regional Planning Scheme*.

B. ADVICES:

RELIANCE ON ENGINEER'S CERTIFICATION

- 1) In approving plans and specifications for this project, Council has carried out an audit check of information submitted by Pinnacle Engineering Group. Accordingly, Council has placed reliance on the certificate of design signed by the Registered Professional Engineer Queensland (RPEQ) that the Approved Plans and specifications are correct and in accordance with required engineering standards. The RPEQ bears full responsibility for all aspects of the engineering design. Council reserves the right to require further amendments and/or additions at a later stage, should design errors become apparent.

WHEN APPROVAL STARTS TO HAVE EFFECT

- 2) This Development Approval starts to have effect in accordance with the provisions of Section 71 of the *Planning Act 2016*.

WHEN APPROVAL LAPSES

- 3) This Development Approval will lapse in accordance with the provisions contained in Sections 85 and 88 of the *Planning Act 2016*, unless otherwise stated elsewhere within this Development Approval.

OTHER LAWS & REQUIREMENTS

- 4) This Development Approval relates to development requiring approval under the *Planning Act 2016* only. It is the approval holder's responsibility to obtain any other necessary approvals, licenses or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licenses or permits may be found on the Toowoomba Regional Council website. For information about State and Federal requirements please consult with these agencies directly.
- 5) Any works impacting outside the property boundary will require a permit under Subordinate Local Law 1.15 (Carrying Out Works on a Road or Interfering with a Road or its Operation) 2011. Please contact Council's Road Operations Branch through our Customer Service Centre on 131 872. The application can be found on Council's website at <http://www.tr.qld.gov.au>.
- 6) The development has only been assessed in accordance with the provisions of the *Toowoomba Regional Planning Scheme*. No assessment has been made in respect of the provisions of the *Building Code of Australia* and/or the *Queensland Development Code*.

EXTRACTIVE ACTIVITIES

- 7) In accordance with the *Environmental Protection Act 1994*, a separate approval from the Department of Environment and Science (Department) to carry out Environmentally Relevant Activity: ERA16 - *Extractive and screening activities* may be required prior to commencing earthworks. You should contact the Department on 1300 130 372 (select Option 4) to seek advice if such an approval is required based on the specifics of this approval.

ENVIRONMENTAL HARM

- 8) The *Environmental Protection Act 1994* (EP Act) states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and operational phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm. Environmental harm is defined by the EP Act as any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value and includes environmental nuisance.

Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Administering Authority to cause undue disturbance or annoyance to persons or affect property not connected with the use.

ENVIRONMENT PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

- 9) An additional approval from the Commonwealth Government under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) may be required in relation to the approved development. The *Environment Protection and Biodiversity Conservation Act 1999* relates to actions that may have a significant impact on matters of national environmental significance (NES) or the environment generally if on Commonwealth land. These matters of NES include nationally listed threatened and migratory species, Ramsar wetlands, World Heritage, Commonwealth marine and nuclear actions.

The EPBC Act provides that a person must not take an action that has, will have or is likely to have a significant impact on matters of NES, without the approval of the Commonwealth Environment Minister. Such actions should be referred to the Minister for a decision on whether or not approval is required under the *Environment Protection and Biodiversity Conservation Act 1999*.

Contact the Australian Government Department of the Environment and Energy on 1800 803 772 to discuss any obligations under the EPBC Act.

WATER POLLUTION

- 10) In accordance with the *Environmental Protection Act 1994*, all sand, silt, mud, paint, cement, concrete, construction material and demolition material, and other such waste material must not be deposited or placed where it could reasonably be expected to travel into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

ABORIGINAL CULTURAL HERITAGE ACT 2003

- 11) There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003* ("ACH Act").

The ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage". It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the ACH Act may also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Department of Aboriginal and Torres Strait Islander Partnership (DATSIP) Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the ACH Act.

FIRE ANTS

- 12) The State of Queensland has been declared a quarantine area for the Red Imported Fire Ant. Should this approval involve the movement of restricted items from areas of known infestation the provisions of the *Plant Protection Act 1989* apply, compliance with statutory provisions must be achieved.

C. ATTACHMENTS:

- Approved Development Plans
- Approved Documents
- Appeal provisions pursuant to the *Planning Act 2016*.

Chapter 6, Part 1 of the Planning Act 2016 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The service period is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
 - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
 - (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section— decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.