



**Manager Planning and Environment  
Planning and Environment Department**

Phone: 1300 005872 (LVRC)

Facsimile: (07) 5462 3269

Lockyer Valley Regional Council

Head Office: Gatton

PO Box 82, Gatton QLD 4343

## Reconfiguring a Lot 1 into 2 RiskSmart Application

# This is a RiskSmart Application

Planning Officer to:

- Check that all parts of application are received
- Lodge and receipt application
- Immediately place application in 'RiskSmart In-Tray' and advise Admin (if possible)

**Prior to submitting your application, please ensure that you have included all of the following:**  
(Please Tick)

- This cover sheet must remain on the front of your RiskSmart application
- The application can ONLY be lodged in person at the Enquiries Desk on the Ground Floor of the Lockyer Valley Regional Council Head Office - Gatton
- Please provide three (3) copies of complete sets of the application
- Completed versions of the RiskSmart Report, and current versions of IDAS forms 'A', 'F', and 'IDAS Referral Checklist'
- Correct owners consent
- Councils RiskSmart Checklist
- Plans (Survey Plan and Plan of Development Type B drawn to an appropriate scale, numbered and dated)
- Site photos
- Referral Agency Responses (if required)

For the application to proceed, the correct fee must be paid at the Gatton Customer Service Desk

**Council will resolve this application within ten (10) working days and mail you a Decision Notice**

If at any point you are instructed that a full assessment will be required by Council, it means that your application **does not** meet the requirements for RiskSmart. It will therefore be subject to the standard IDAS timeframes and procedures and a standard Reconfiguring a Lot application with Council.

|               |
|---------------|
| DATE RECEIVED |
|---------------|



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**Reconfiguring a Lot 1 into 2 RiskSmart Application**

|  |  |   |               |
|--|--|---|---------------|
| <b>Contact Details</b>   | Name   |   |               |
|  | Postal Address   |   |               |
|  | Email Address  |   |               |
|  | Phone Number   | Fax Number  | Mobile Number |
|  |  |   |               |
|  |  |   |               |
| <b>Property Details</b>  | Lot Number   | Registered Plan Number  | Site Address  |
|  |  |   |               |
| <b>Zoning</b>  | 1. Will the proposal include lands designated as <i>Rural Landscape Rural Production Area</i> under the SEQ Regional Plan and create lots less than 100 hectares in size?              | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, full assessment required (critical issue 7),<br>If no, proceed to Q2          |               |
| <b>Referral Agencies</b>   | 2. Is a referral agency triggered by the development proposal?<br><a href="#">Does my application trigger referral?</a>  | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, proceed to Q3,<br>If no, proceed to question 4                                |               |
| The IDAS referrals Checklist is mandatory for all RiskSmart Applications | 3. Has a referral agency response been attached?   | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, proceed to Q4,<br>If no, full assessment required (critical issue 4)          |               |
| <b>Land Constraints</b>  | 4. Is the subject land affected by any overlay?  | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, (critical issue 10),<br>if no, proceed to Q5                                  |               |
|  | 5. Is the subject land identified as being in an area subject to flooding and adjacent to or adjoining the Lockyer Creek (See Figure 1)?   | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, full assessment required (Critical Issue 1)<br>If no, proceed to Q6           |               |
|  | 6. Is the site located adjacent to or adjoining an Industrial Zone, Environmental Area or other incompatible Land Use?   | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, Q7,<br>If no, proceed to Q8   |               |
|  | 7. Do the internal road layout and access provisions allow the required building envelope to be developed with adequate separation and buffering away from the land use (see Table 2)? | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, proceed to Q8,<br>If no, full assessment required (critical issue 8)          |               |
|  | 8. Is the subject land affected by an easement?  | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, proceed to Q9,<br>If no, proceed to question 10                               |               |
|  | 9. Will the creation of the proposed lot infringe on this easement or prevent a minimum building envelope (as per Table 1) from being provided?  | Yes <input type="checkbox"/> No <input type="checkbox"/><br>If yes, full assessment required (critical issue 5),<br>If no, proceed to question 11 |               |

Proposal

10. Are there any existing buildings to be retained on the subject land?

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11. Are buildings straddling the proposed boundary or located less than 6m from the front and rear boundaries and 1.5m from the side boundaries?

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12. Do you comply with the minimum lot size, frontage and building envelope requirements as set out in Table 1?

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13. Have the outcomes for Neighbourhood Design been incorporated into the layout of each Lot?

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| <b>Water and Sewerage</b> | 14. Is the subject land (including the proposed lot) connected to or close to a Council's Sewer service?                        | Yes <input type="checkbox"/> No <input type="checkbox"/><br><br>If yes, insert standard condition AB3 and F4 and proceed to Q15<br>If no, insert standard condition W2 and Z5 and proceed to Q15   |
|                           | 15. Is the subject land (including the proposed lot) connected to Council's reticulated water system?                           | Yes <input type="checkbox"/> No <input type="checkbox"/><br><br>If yes, insert Standard Condition F3<br>If no, proceed to question 16  |
|                           | 16. Is an adequate water supply capable of servicing the Lot, either by bore water or tanks with a minimum capacity of 22,500L? | Yes <input type="checkbox"/> No <input type="checkbox"/><br><br>If yes, insert standard condition AB4 and F3 and proceed to question 17<br>If no, insert standard condition Z7 and proceed to question 17  |
| <b>Infrastructure</b>     | 17. Has electricity and telecommunications been established to the subject land?  | Yes <input type="checkbox"/> No <input type="checkbox"/><br><br>If yes, insert standard condition S4 and proceed to question 18<br>If no, insert standard condition S8 and proceed to question 18<br><i>internal check by officer to determine if underground electricity is to be provided)</i> |
|                           | 18. Are the probable solutions for pathway requirements met by the proposal?  | Yes <input type="checkbox"/> No <input type="checkbox"/><br><br>If yes, proceed with application<br>If no, insert standard condition A5 and A10 and proceed with application   |
| <b>Other Conditions</b>   | Conditions relevant to RiskSmart Reconfiguring a Lot (1 into 2) that are always applicable                                      | Insert Standard Conditions M1, M3, M4, M6, J2, C1, F1, F2, F5, U2, U5, U8, U14<br><br>Insert <i>Further Advice to the Applicant and Building Advice</i>  |

**Thank you for completing this checklist. Please refer to the coversheet for all necessary inclusions prior to submitting your application.**

### Terminology

RAL – Reconfiguring a Lot

Referral Agency – In accordance with the Referral’s Checklist, is an agency triggered as a referral?

AMCORD – Australian Model Code of Residential Development

QDC – Queensland Development Code

Full Assessment Required – Assessment by Council Officers required; application falls out of the Risk Smart Process and normal Development Assessment process followed

Critical Issue – A significant issue which causes an application to fall out of the RiskSmart process thereby requiring full assessment by Council

QUDM – Queensland Urban Drainage Manual

ARI – Average Recurrence Interval. Used in conjunction with the Q100 Flood level event

Subordinate Legislation – Subordinate Legislation may include the Building Code of Australia, Building Act and Regulation, where applicable.

Internal Check by... – Specified Council Officer to do a quick assessment of issue and if deemed a suitable solution will include any appropriate conditions into decision

#### Australian Model Code of Residential Development (AMCORD) Checklist

| Criteria<br>(Section 5)  | Compliance<br>(✓ or *) |
|--|------------------------|
| 1 Plan of Development shows adequate areas for living, garages, private open space   |                        |
| 2 Plan of Development gives consideration to north/northeast aspect in design  |                        |
| 3 Setbacks as shown on Plan of Development are in accordance with Planning Scheme requirements and Queensland Development Code and relevant Building Codes |                        |
| 4 Open space for each lot has a minimum area of 20% of site area with minimum dimension of 3m  |                        |
| 5 The primary private open space has a north/northeast aspect and has the capability of being directly accessible off living areas of the dwellings        |                        |
| 6 Parking is shown in a convenient location, not dominating the street frontage (minimum of two spaces, 1 covered, can be provided)                        |                        |
| 7 Appropriate levels of privacy is maintained for the new lots (ie living areas/primary open space areas are not adjacent to each other)                   |                        |

#### Definitions

*Plan of Development* otherwise known as the Building Envelope is a site plan showing the building footprint indicating areas for building, landscaping, open space, carparking and includes design/construction notes.

### Lot Size & Shape Requirements

#### **Minimum Area and Frontage of Allotments**

- The minimum Lot Size, Frontage to a road and Building envelope (above Q100 flood level and free from slope issues) within the Gatton Planning Scheme zones, section is specified in Table 1.

**Table 1**

| Zone/Locality                                       | Minimum Lot Size (m <sup>2</sup> )           | Minimum Frontage                                      | Minimum Building Envelope Area<br>(above Q100, level and <15% slope) |
|---|--|---|--|
| Emerging Communities                                | 100ha  | 500m  | N/A  |
| Urban Residential                                   |  |   |  |
| • Gatton Town                                       | 600  | 18  | 15m x 15m  |
| • Withcott  | 3000   | 40  | 1000m <sup>2</sup><br>(min. dimensions 25m)                          |
| • Helidon   | 800  | 18  | 15m x 15m  |
| Village   | 2000   | 40  | 1000m <sup>2</sup><br>(min. dimensions 25m)                          |
| Park Residential                                    | 3000   | 40  | 1000m <sup>2</sup><br>(min. dimensions 25m)                          |
| Rural Residential                                   |  |   |  |
| • No water  | 8000   | 60  | 2500m <sup>2</sup><br>(min. dimensions 40m)                          |
| • With Town Water                                   | 6000   | 60  | 2500m <sup>2</sup><br>(min. dimensions 40m)                          |
| Existing Rural Residential                          | The average of existing lots in the locality | The average of existing lot frontages in the locality | 1000m <sup>2</sup><br>(min. dimensions 25m)                          |
| Commercial  | 400  | 30  | N/A  |
| Industrial  | 2000   | 40  | N/A  |
| Open Space and Recreation                           | No nominated minimum                         | N/A   | N/A  |
| Community Facilities                                | No nominated minimum                         | N/A   | N/A  |
| Rural Uplands<br>Rural General<br>Rural Agriculture | 100ha  | 200   | 5000m <sup>2</sup><br>(min. dimension 50m)                           |

### Residential Separation from Incompatible Land Uses

Table 2

| LAND USE          | MINIMUM SEPARATION DISTANCE  |
|-------------------|--|
| Industrial        | 10m separation distance where adjoining rural residential or residential land or other noise sensitive purpose |
| Abattoir          | 200m   |
| Cattery           | 100m   |
| Kennel            | 150m   |
| Poultry Farm      | 200m   |
| Rural Agriculture | 200m or 40 where a densely vegetated buffer exists   |

### Critical Issues

Where and application encounters a Critical Issue it is deemed to be outside the provisions of a low-risk application and will require a full assessment by Council. A full assessment is subject to the normal IDAS timeframes, costs and procedures.

#### CRIT1.

The proposal is deemed to be outside of the provisions of a low-risk application and will require a full technical assessment by Council. A full assessment is to submitted to Council along with a Stormwater and hydrological Report and plans indicating suitable building envelopes above Q100 flood levels.

#### CRIT2.

The proposal is not compatible with the requirements for lots in this zone. Lots must meet the minimum requirements for Lots to ensure the continuity of character in the locality and preservation of preferred uses.

#### CRIT3.

The proposal is deemed to be outside of the provisions of a low-risk application. Please liaise with Council staff for further details.

#### CRIT4.

The proposal is deemed to be outside the provisions of a low-risk application. Where development falls into the jurisdiction of another government agency referral to said agency is required. Correspondence must be forwarded to Council from the appropriate agencies before an application can proceed.

**CRIT5.**

The proposal is deemed to be outside of the provisions of a low-risk application. A full assessment is required to determine the nature and purpose of the easement and its compatibility with the proposed development

**CRIT6.**

The proposal is deemed to be outside of the provisions of a low-risk application and will require a full technical assessment by Council. A full assessment is required to assess the compatibility of the proposal within the overlay areas.

**CRIT7.**

The proposal is deemed to be outside the provisions of a low-risk application as it does not meet the requirements of the SEQ Regional Plan. Part E – Regional Land Use Pattern, *Regional Landscape Rural Production Area – Regulations* sets out that no new lots can be created in the Regional Landscape Rural Production Area where the proposal is to create lots less than 100 hectares in size.

**CRIT8.**

The proposal does not meet the provisions of a low-risk application. Separation distance between incompatible Land Uses can be found in Table 2.

**CRIT9.**

The proposal is deemed to be outside the provisions of a low-risk application as it does not meet the Neighbourhood design Requirements.

**CRIT10.**

The proposal is deemed to be outside the provisions of a low-risk application. The subject land is affected by an overlay and will require a full assessment against the respective overlay code and any applicable provisions and criteria of relevant codes and legislation.

**Standard Conditions**

**Site Plan**

C1. The site must be developed generally in accordance with Plan Number/s XXXX prepared by XXXXXXXX, dated XXXXXX. This plan hereafter shall be known as the "approved plan"

**Access and Roadworks**

A13. Vehicular access must be provided to the subject land. Construction of this access must not interfere with the flow of stormwater within the road reserve.

A10. A concrete footpath (1.2 metres wide) must be provided along the full frontage of the Development.

**Waste and Waste Water**

- *Applicable where reticulated water is available*

AB4. The Developer shall pay Council the sum of \$..... to make provision for a water supply to each newly created allotment.

- *Applicable only where no reticulated service is available*

Z7. The development is required to be provided with a potable water supply by way of a water storage tank with a minimum capacity of 22,500 litres.

- *Applicable where sewerage is available*

AB3. The Developer will pay Council the sum of \$..... to provide sewerage house connection branches to each newly created allotments.

- *Applicable only where no sewerage service is available*

W2. Each allotment within the development must contain an area large enough to accommodate a septic system and required disposal area.

Z5. On-Site effluent disposal is to be achieved through subsurface irrigation of effluent through raised garden beds, in accordance with Council Standards.

## **Stormwater**

U2. The Applicant must provide all necessary stormwater drainage to effectively drain all stormwater falling on and coming to the proposed subdivision to a point of legal discharge (and in accordance with Council's Stormwater Drainage Scheme) such drainage works (except for roofwater systems) must be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with a ARI of 100 years. All stormwater drainage design and construction will include but not be limited to:

- All drainage easements related to piped drainage, must be centrally located over such underground pipe system and must not be less than 4 m wide (except for drainage easements required for side boundaries which may be 3 m wide).
- Overland flow paths must be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.
- An easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to road reserves, drainage reserves, registered drainage easements or parkland.
- Downstream discharge receival areas must not be adversely effected by the developed catchment flows. Engineering plans lodged with the subsequent Operational Works Development Application must indicate the location and type of stormwater control devices to ensure that there is no increase in velocity in watercourses. Such control devices must be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- Pollutant control devices must be installed in the stormwater system to minimise the potential for the release of contaminants into the environment.
- Where concentrated stormwater flows are to discharge onto neighboring land, written approval will be required from the owners of the affected land.

U5. Ponding of stormwater must not occur on the subject land or adjoining allotments unless specifically conditioned as part of this development approval or subsequent Development Application for Operational Works.

U8. Pollutant control devices must be installed in the stormwater system to minimise the potential for the release of contaminants into the environment.

## **Land & Buildings**

N8. The developer must ensure that any existing and all proposed structures comply with boundary clearances prescribed within the Building Code of Australia and subordinate legislations.

AB2. The Developer will undertake a flood survey to determine the 100 year flood level to ensure that all allotments have a suitable building envelope outside the flood area. Where a suitable building envelope cannot be provided the development will not be able to proceed.

## **Public Utilities**

AB5. The Developer must pay all costs to obtain a 'Certificate Of Supply' for submission to Council, verifying that telecommunications is available to all proposed allotments or that the applicant has entered into a suitable agreement with the relevant authority for the provision of telecommunications to the new lots prior to endorsement of the Survey Plan.

AB6. The Developer must pay all costs to obtain a 'Certificate Of Supply' for submission to Council, verifying that Electricity is available to all proposed allotments or that the applicant has entered into a suitable agreement with the relevant authority for the provision of Electricity to the new lots prior to endorsement of the Survey Plan.

AB8. The Developer shall provide suitable street lighting for the new allotment and if required, provide an additional street light.

## **General**

M1. If the applicant does not wish to undertake works required by a condition of this Development Permit prior to endorsement of the Survey Plan, they may lodge a bond with Council in accordance with Council's Policy

M3. Should the applicant wish to engage Council to carry out the construction of engineering works conditioned by this development approval, an agreement (which may include one or more payments) must be entered into to consider the relevant conditions complied with.

M4. The use must not commence until all conditions of this approval have been complied with.

M6. Any alterations which are necessary or damage which is incurred as a result of the proposed development, to any public infrastructure, must be carried out or repaired at the applicant's expense and with the approval of the relevant asset owner.

**Sealing of Plans**

J2. All conditions must be complied with or bonds must be lodged prior to the plan of survey being sealed by Council.

**Contributions (Where applicable)**

F1. A road contribution of \$XXXX.00 per equivalent tenement must be paid to Council, before the release of the plan of survey towards the upgrading and maintenance of roads (XX Equivalent Tenements are attributed to the development).

F2. A contribution of \$XXX.00 per equivalent tenement shall be paid to Council, before the release of the plan of survey towards the acquisition and development of public garden and recreation space (XX Equivalent Tenements are attributed to the development).

F3. Water supply headworks contributions must be paid to Council before the release of the plan of survey towards water supply headworks of \$XXXX.00 per equivalent tenement (XX Equivalent Tenements are attributed to the development).

F4. Sewerage supply headworks contributions must be paid to Council before the release of the plan of survey towards sewerage supply headworks of \$1550.00 per equivalent tenement (XX Equivalent Tenements are attributed to the development).

F5. The amounts noted in condition F1, F2, F3 or F4 reflect the current contribution rates, the total of which being; \$XXXX.00. The actual contribution amounts payable must be calculated at the rate prescribed the date of lodgement of the Survey Plan for endorsement.

Note: Contribution Rates are calculated as per the requirements of each allotment. Please insert required rate from the current Contributions Charges Schedule as Attached.

**Headworks Contributions Schedule**

| <b>3. HEADWORKS CONTRIBUTIONS</b> |   | <b>GST</b> | <b>2007/2008 FEE<br/>inclusive of GST<br/>(where applicable)</b> |
|-----------------------------------|---|------------|--|
| <b>3</b>                          | <b>HEADWORKS CHARGES - ROADS, PARKS, WATER &amp; SEWERAGE</b><br><i>SEE SEPARATE POLICIES FOR APPLICATION OF CHARGES.</i> |            |  |
| <b>3.1</b>                        | <b>ROADWORKS CONTRIBUTION SCALE</b>   |            |  |
|                                   | Calculated per additional new lot created in a subdivision or as a development condition                                  |            |  |
|                                   | <i>Existing Road Standard:</i>  |            |  |
|                                   | Bitumen sealed pavement 5.6m wide or more   | exempt     | \$ 1,300.00  |
|                                   | Bitumen sealed pavement 3.8 m wide or more  | exempt     | \$ 1,625.00  |
|                                   | Gravelled Pavement  | exempt     | \$ 2,600.00  |
|                                   | Formed Only   | exempt     | \$ 3,280.00  |
| <b>3.2</b>                        | <b>PUBLIC OPEN SPACE CONTRIBUTION</b>   | exempt     | \$ 3,150.00  |
|                                   | <i>Except where approved prior to 1.7.06, provided plan sealed by 1.7.08, fee will be \$615 + 3% CPI (\$635)</i>          |            |  |
| <b>3.3</b>                        | <b>WATER</b>  |            |  |
|                                   | Gatton - full pressure  | exempt     | \$ 4000.00   |
|                                   | Gatton Constant Flow  | exempt     | \$ 3,800.00  |
|                                   | Placid Hills  | exempt     | \$ 4000.00   |

|            |  |        |             |
|------------|--|--------|-------------|
|            | Grantham   | exempt | \$ 4000.00  |
|            | Helidon  | exempt | \$ 4000.00  |
|            | Postmans Ridge   | exempt | \$ 4000.00  |
|            | Withcott   | exempt | \$ 4000.00  |
|            | Table Top  | exempt | \$ 4000.00  |
|            | All areas - Existing Property contributing to infrastructure | exempt | \$ 1,625.00 |
|            |  |        |             |
| <b>3.4</b> | <b>SEWER</b>   |        |             |
|            | Gatton   | exempt | \$ 1,700.00 |
|            | Helidon  | exempt | \$ 1,700.00 |

#### Further Advice to the Applicant

- (i) The development must not commence until a Decision Notice is received and the Conditions of which are complied with. To ensure you are compliant with all the conditions listed above, it is recommended that prior to starting the use, you request Council officers undertake a compliance inspection.
- (ii) All works associated with this approval may not start until all subsequent approvals have been obtained, and their conditions complied with.
- (iii) It is considered essential that any consultants engaged to prepare any subsequent reports, plans or applications, liaise with the relevant Council Officers to ensure they are prepared in accordance with the conditions of approval and all relevant standards.
- (iv) Any additions or modifications to any approved (existing or future) use (not covered in this approval) may be subject to further application for development approval. To make this determination, please contact Council's Planning and Environment Department.
- (v) The Relevant Period for any Development Permit is four (4) years if it is for a Material Change of Use, two (2) years if it is for the Reconfiguration of a Lot (not involving Operational Works), or four (4) years if it is for the Reconfiguration of a Lot (involving Operational Works). After the Relevant Period expires, any approval will no longer be current and a new application will be required for lodgment with Council
- (vi) Section 3.5.21 of the Integrated Planning Act 1997 outlines the relevant periods for Development Approvals.
- (vii) Each further Development Permit (e.g. for Operational works or Building Works) required as a result of this approval, must be made to a local government or private certifier within the relevant period.
- (viii) All proposed structures and works should be positioned clear of any Council services which traverse the subject land. To determine where existing services are located, please contact council's Engineering Services Department.

#### General Building Advice to the Applicant

- (i) A Certificate of Classification (that reflects proposed use) must be applied for and obtained prior to occupation and use of all structures associated with this approval.
- (ii) The general Design Wind Velocity for Gatton Area is W41N. Consideration will be given to varying the wind rating depending on the conformation of the proposed building, dominant wind direction, terrain category, shielding and topographical classification in individual instances.

- (iii) All boundary clearances and setback distances must be shown on any site plan submitted with a building application.
- (iv) Contours at .25 metre intervals are to be shown on site plan, together with RL's for the proposed floor heights.
- (v) Proposed site drainage systems such as; stormwater pipelines, downpipes, surface run-off and seepage drains, falls to gullies in carparking areas, silt control and discharge points should be shown on site plan.
- (vi) Proposed retaining walls need to be shown on all site plans, together with Engineer's design details for any retaining wall that will be more than one meter in height.
- (vii) Consideration should be given to Energy Conservation at the design stage prior to submission of the formal Building Application. Such matters as the orientation of the building, use of high density/mass materials, insulation, marrying the construction with the environment, use of colours, micro-climate, ventilation, prevailing breezes and use of solar or energy saving devices, should be taken into account.
- (viii) The proposed form of termite treatment for all structures must be indicated in writing and submitted with the Development Application for Building Works. This may require the applicant to obtain technical details of the product from the supplier.

**FIGURE 1**

