

## AGENDA ORDINARY COUNCIL MEETING

Date: Wednesday, 22 January 2025

Time: 9am

Venue: *Simeon Lord Room  
Esk Library Building  
19 Heap Street  
Esk*

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2.	Leave of absence	-
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6.	Declarations of Interest	-
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### FINANCE

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## **CORPORATE AND COMMUNITY SERVICES**

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## **OPERATIONS**

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## **HR AND CUSTOMER SERVICE**

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## **CHIEF EXECUTIVE OFFICER**

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24.	Community Assistance Grants – Somerset Excellence Bursaries approved by CEO – December 2024	687

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25.	Meetings authorised by Council	-
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27.	Receipt of Petition	-
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## PLANNING

### SOMERSET REGIONAL COUNCIL - OFFICER'S REPORT

To: Andrew Johnson, Chief Executive Officer  
From: Michael O'Connor, Senior Planner  
Director: Luke Hannan, Director of Planning and Development  
Date: 10 January 2025  
Subject: Development Application No. 24481 – 2983 Forest Hill Fernvale Road, Lowood  
Combined Development Application for a Variation Approval to establish the Lowood Estate Development Code, a Development Permit for Stage One of the Subdivision, and a Development Permit for Early Bulk Works  
File No: DA24481 Action Officer: SP—MO  
Assessment No: 01467-00000-000

## 1.0 APPLICATION SUMMARY

### Property details

Location: 2983 Forest Hill Fernvale Road, Lowood  
Real property description: Lot 56 SP197415 and Lot 57 SP197415  
Site area: 41.7 hectares  
Current land use: Pastoral or cropping land  
Easements/encumbrances: Nil identified

### South East Queensland Regional Plan

Land use category: Urban footprint

### Planning scheme details

Planning scheme: Somerset Region Planning Scheme (Version 4.2)  
Zone: Emerging community zone  
Precinct: Not applicable  
Desired settlement pattern: Future residential  
Future park residential  
Constrained land  
Overlays: OM4 Bushfire hazard overlay  
OM7 Flood hazard overlay  
OM8 High impact activities management area overlay  
OM9 Infrastructure overlay

### Application details

Category of assessment: Impact assessment and variation request  
Applicant details: Lowood One Pty Ltd  
C/- Sargeant Planning  
2563 Gold Coast Highway  
MERMAID BEACH QLD 4218  
Owner details: Lowood One Pty Ltd  
Date application received: 13 December 2023  
Date application properly made: 19 January 2024

### Referrals

State Assessment and Referral Agency

### Public notification

Required  
Notification period: 16 May 2024 to 27 June 2024  
Submissions received: Seven received, including a petition.  
All opposing the development

## RECOMMENDED DECISION

Approve the development application subject to the development conditions and requirements contained in the schedules and attachments of this report.





**Locality Plan of Lot 56 SP197415 and Lot 57 SP197415  
Situated at 2983 Forest Hill Fernvale Road, Lowood**

## **2.0 PROPOSAL**

### **2.1 Background**

This combined development application seeks approval for a preliminary approval that includes a variation request, development permit for Stage one of the subdivision and development permit for early works, on land at 2983 Forest Hill Fernvale Road, Lowood, formally described as Lot 56 SP197415 and Lot 57 SP197415.

The application comprises four aspects which seek:

1. Preliminary Approval (including a Variation Request) for Material Change of Use for Dwelling Houses and Dual Occupancies (vary the Planning Scheme with the Lowood Estate Development Code);
2. Preliminary Approval (including a Variation Request) for Reconfiguring a Lot by Subdivision (358 Residential Lots, Open Space, Road and Drainage in accordance with the Lowood Estate Development Code);
3. Development Permit for Reconfiguring a Lot by Subdivision (Two Lots into 48 Lots plus One Balance Lot, Road, Open Space, and Drainage); and
4. Development Permit for Operational Works for Earthworks and Vegetation Clearing (associated with Stage One).

The intent of the preliminary approval is to facilitate future development applications that ultimately create 358 residential allotments, a new local park, and a linear drainage reserve. It does so by establishing appropriate zoning and provisions for residential development and the open space areas for future development applications to be assessed against. The stage one subdivision forms part of this application, and regard to the proposed variations is given to the assessment of this stage of the subdivision.

### **2.2 Proposed zoning and alignment with the settlement pattern**

The proposal seeks to apply the provisions of the General residential zone (not part of a precinct) to the developable part of the site, through a new zone called the Lowood Estate Residential Zone. Additionally, the proposal seeks to zone the open space and drainage areas as the Lowood Estate Open Space Zone. The current zoning of the site is Emerging



community zone, which provides for land in the urban footprint that may be suitable for development for urban purposes.

The planning scheme, through the strategic framework, sets the requirements that apply to the conversion of Emerging community zoned land for an urban purpose. This includes the indication of suitable future land uses that support the desired settlement pattern. For this site, the desired settlement pattern includes Future General Residential and Future Park Residential areas, as well as areas that are shown as being subject to constraint (in this instance, due to flood hazard). The portion of the land that is shown as suitable for future residential uses is on the south-western side of the land, generally adjoining the already developed park residential lots off Reinbotts Road. The balance of the land is shown as being suitable for park residential uses, provided that flooding can be addressed, including areas that adjoin the existing general residential properties in the Haslingden Park estate and along Daniel Street.

The proposed zoning strategy does not reflect the desired settlement pattern, as the proposal is for residential development and open space, with no park residential development provided. However, the proposal does align with the provisions within the strategic framework, and the overall outcomes of the Emerging community zone code. This is because the use of Park Residential Development is intended to be limited to areas that cannot be serviced by necessary infrastructure. The application has demonstrated that the area is well located, readily serviceable and achieves the compact urban form and affordable housing choice elements of the planning scheme. Most notably, the land is bordered on the east by existing traditional and suburban development at general residential densities, with the land to the south intended for future residential development at general residential densities (adjoining the existing Eagle Rise estate).

Additionally, the South East Queensland Regional Plan requires new rural residential development (such as park residential development) to only be provided in locations where urban development is not suitable. Having sufficiently addressed the constraints of the site, the proposal demonstrates urban residential outcomes are appropriate on the land.

### **2.3 Proposed masterplan layout**

The masterplan provides for a variety of lot sizes, generally between 450m<sup>2</sup> and 850m<sup>2</sup> (a small number of larger lots exists in areas that would otherwise require irregular shaped lots), with 16 allotments planned to be dual occupancies. The design prioritises providing larger allotments where adjoining existing residential allotments, such as providing minimum 600m<sup>2</sup> allotments on the eastern boundary and providing generally 800m<sup>2</sup> allotments where adjoining the western boundary adjoining existing park residential and future park residential allotments.

The planning scheme provides that general residential development in planned estates have minimum lot sizes down to 450m<sup>2</sup>. As such, the masterplan is compliant with the minimum lot size provided in the planning scheme. However, as the planning scheme does not provide for amended design requirements for the smaller allotments, the proposal requires alternative outcomes for the lot frontages (which should generally be 18m). Lot frontages within the estate are generally 15m, 17m, 18m and 20m (with wider frontages on the larger allotments adjoining the park residential area). These lot frontages provide for suitable space to construct detached dwellings on a lot and provide separation between buildings. Of note, they are sufficiently wide to avoid built to boundary walls.

The layout provides for direct access to Forest Hill Fernvale Road, with a central collector street, that circles the proposed local park and central drainage area. Additionally, a road connection to Williams Street and a pedestrian connection to the Bray Street Park (Haslingden Park) integrates into the established neighbourhood. Passive provision for a future connection to Reinbotts Road is provided at the first Emerging community zoned allotment on Reinbotts Road, as well as protection of a future road corridor to the lot to the north should that land be able to be developed in the future.



The centrally located local park, to be delivered in Stage 4, provides for the local recreation needs of the residential area, with most lots within a 400m radial distance. The masterplan provides footpaths through the estate on each street and will be provided with street trees in accordance with the *Planning Regulation 2017* walkable neighbourhood provisions.

Importantly, only stage one is proposed to be approved as part of this application. Future development applications are required for each subsequent stage, in which the designs of each future stage are subject to further assessment and refinement as the development progresses.

## **2.4 Proposed dwellings and dual occupancies**

The proposal includes varied provisions for the design and siting of future dwelling houses and dual occupancies. Currently, the town planning design requirements for dwelling houses are primarily contained within the Queensland Development Code, noting that the proposal does not involve variations to the planning scheme's Dwelling house code. For dual occupancies, the development proposes variations to both Council's Multiple dwelling and dual occupancy code and the Queensland Development Code.

With respect to setbacks, there are two primary changes. Firstly, the proposal does not allow for built-to-boundary walls to occur, unless in accordance with an approval given by Council. Built-to-boundary walls are an option for any dwelling house under the Queensland Development Code. As each lot is a minimum of 15m wide, reasonable sized dwellings can occur without built-to-boundary walls, with the proposed plans of development providing a minimum 1.5 metre side setback on all allotments. This helps ensure that, whilst the lots have less area than other parts of Lowood, the estate retains standard residential setbacks consistent with these areas.

The other primary change is that dual occupancies, and dwelling houses on lots less than 600m<sup>2</sup> in size are afforded an alternative frontage setback. The Queensland Development Code provides that dwelling houses and dual occupancies should be at least six metres (on new streets where no other development exists). This provision will continue to apply to lots 600m<sup>2</sup> and over. The proposed change enables the front wall of the building to be 5 metres from the street frontage, other than garages which must remain 6 metres. This design provision allows for the habitable parts of dwellings to be brought closer to the road, improving the variation in built form along the streetscape.

For dual occupancies, the plan of development provides additional controls around fencing and open space areas beyond the requirements of the planning scheme, to ensure that private open in road setbacks (which is permitted by the planning scheme) has a lessened impact on the streetscape, whilst also enabling an appropriate level of privacy onsite.

It is intended that the plan of development be approved as part of the reconfiguration approvals for each stage, and as such only the stage one plan of development is to be approved as part of this development application. The recommended development conditions reflect this requirement, and provide that each stage must include a plan of development that compiles with the requirements of this variation approval.

## **2.5 Flooding and stormwater**

The development application has been accompanied by detailed technical reporting for the stormwater and hydraulic (flooding) impacts, with preliminary consideration given for the entire development site, and detailed consideration given for the stage one development. Further to these strategies will be required prior to the commencement of works for stage one, as well as detailed assessments as part of future development applications for each stage.

To ensure that the stormwater and flooding strategies are appropriately managing the impact of stormwater and flooding, Council engaged a suitably qualified consultant to peer review the three submitted reports (master stormwater, master hydraulic, and stage one reports). The



peer review found that the ultimate strategy is generally acceptable, with further refinements required as the development progresses.

The peer review also found that stage one and early works strategies also require further refinement to ensure that downstream impacts are managed. As such, the recommended development conditions require that amended reporting be provided prior to the commencement of the early works, or as part of the application for stage one civil works, whichever occurs first. Council will also have such reporting peer reviewed.

The flooding strategies ensure that the flood flows along the watercourse is fully contained within the widened channel during the design event (1% AEP), with all lots to be raised above this level to achieve the required floor levels at future houses.

## **2.6 Access and traffic impact**

The development application was accompanied by a Traffic Impact Assessment Report that demonstrates that the proposed intersection with Forest Hill Fernvale Road, as well as the increased traffic placed on Forest Hill Fernvale Road at Peregrine Drive intersection, and the Prospect Street and Park Street intersection, meet the relevant requirements of the Department of Transport and Main Roads.

The State Assessment and Referral Agency has undertaken an assessment of the development application and offered no objection to the approval of the application, subject to the imposition of development conditions. These conditions will be included on any development approval, as required by the *Planning Act 2016*.

The internal road network complies with the requirements of the Somerset Region Planning Scheme with respect of an appropriate road hierarchy for the number of allotments being serviced, road widths and connections (including future connections) to surrounding developments.

As part of the State Assessment and Referral Agency response, the internal collector road must be designed to allow for a single rigid bus to facilitate a future bus route, should one be required in the future.

It is noted that the application includes a connection to Williams Street as part of the first stage. Given the layout of the Haslingden Park estate and the route through to Walters Street, it is not anticipated that this connection will provide an undue impact on the local road network due to through-running traffic.

It is considered that the development application has demonstrated compliance with the relevant Council and State Government requirements with respect to traffic impact.

## **3.0 SITE DETAILS**

### **3.1 Description of the land**

The development land comprises two allotments with a combined area of 41 hectares. The lots front to Forest Hill Fernvale Road on the southern boundary, has a connection to Williams Street on the south east boundary, and shares a common boundary with 57 allotments.

The land is relatively flat and largely cleared of vegetation, having been previously used as cropping and pastoral land. A waterway bisects the property, with the land draining to the north.

Land adjoining the development site on the south east is a suburban housing area developed in the early 2000s (Haslingden Park estate) where single residential housing on residential lots (typically 800m<sup>2</sup>, being 20m wide by 40m deep). To the east of the site is a traditional residential area, originally developed in the 1920s, again improved within single residential character houses on larger residential lots (typically 1,000m<sup>2</sup> in a 20m wide by 50m deep arrangement).



Land to the north is emerging community zoned land currently used as cropping land. Land to the west comprises a mixture of park residential lots, and emerging community land for further park residential development.

### **3.2 Site approval history**

The development approval history for planning applications over the subject site is as follows:

<b>Reference:</b>	<b>Decision date:</b>	<b>Description:</b>
DA4338	16 November 2005	Development Permit for Reconfiguring a Lot by Realignment of Boundaries (4 lots into 4 lots)

### **3.4 Connection to electricity and telecommunications**

The land is within the Emerging community zone, with the development proposing a General residential outcome. As such the recommended development conditions require the development to connect to the reticulated electricity and telecommunications networks in line with the planning scheme requirements.

### **4.0 PLANNING LEGISLATION**

The application will be assessed against the matters set out in sections 45 and 61 and decided in accordance with sections 60 and 61 of the *Planning Act 2016*.

Unlike with code assessment, Council is afforded a broad planning discretion in making its decision under the *Planning Act 2016*. The Planning and Environment Court established that there are three requirements to exercising planning discretion, summarised as follows:

- (a) it must be based on the assessment of the application;
- (b) the decision-making function must be performed in a way that advances the purpose of the *Planning Act 2016*; and
- (c) the discretion is subject to any implied limitation arising from the purpose, scope and subject matter of the *Planning Act 2016*.

### **5.0 VARIATION REQUEST ASSESSMENT**

The *Planning Act 2016* provides separate rules to the assessment and decision of variation requests to those that apply to 'standard' development applications made under the Act. These are contained with section 61 of the Act.

The following headings reflect the matters that Council must consider when assessing a variation request.

#### **5.1 The result of the assessment of the balance of the development application**

The assessment of the balance of the development application is contained within section 6.0 of this report.

The proposal is considered to be generally consistent with the planning intention of the Somerset Region Planning Scheme, noting that further development approvals are required at each stage that demonstrate the specific detail of the proposed allotments are compliant with the relevant planning requirements.

#### **5.2 The consistency of the variations sought with the rest of the planning scheme**

##### **5.2.1 Underlying planning instrument**

The variation request seeks to preserve the provisions of the Somerset Region Planning Scheme (Version 4.2), despite any future amendments to the planning scheme. Officers have reviewed multiple variation approvals in other local government areas and identified that there is no consistent approach between preserving planning schemes as part of the variation, or applying the variation over the planning scheme as amended from time to time.

Officers have determined that the appropriate avenue in this instance is to enable the underlying planning scheme to be amended from time to time, whilst the applicant benefits



from the specific variations that were requested in the variation request. As such, the recommended variations drafted for approval provide that, if the planning scheme is amended, the amended provisions would apply to development of the land, unless a conflicting variation exists.

### **5.2.2 Proposed zoning**

The primary purpose of the variation is to apply a zone called the Lowood Estate Residential Zone to the future stages of subdivision, dwelling houses, and dual occupancies under the Variation Approval. This zone generally aligns with the General residential zone, with further specific variations, as identified in the sections below. Additionally, the open space area is to be included in the Lowood Estate Open Space Zone, which generally mirrors the Recreation and open space zone in the planning scheme.

It is important to note that the zoning of the land under the planning scheme does not change because of a Variation Approval (unless Council was to separately rezone the land as a planning scheme amendment), and that the benefits of the amended zoning sought would only apply whilst the Variation Approval is in effect.

Additionally, any development that is not consistent with the Variation Approval does not benefit from the variations and must be assessed against the relevant planning instruments at the time the application is made.

As the proposed zonings are generally consistent with the planning scheme zones (except as described below), it is considered that the variation request is generally consistent in this respect.

### **5.2.3 Reconfiguration provisions**

The Lowood Estate Development Code seeks to codify (as an acceptable outcome) the allotment mix presented in the masterplan, including the use of 15% lots measuring 450-499m<sup>2</sup> and 40% of lots measuring 500-599m<sup>2</sup>. The planning scheme provides for lots between 450m<sup>2</sup> and 600m<sup>2</sup> to be used as part of a masterplan estate, however there are no ratio or design requirements for the inclusion of the 450-600m<sup>2</sup> product.

Additionally, the proposed acceptable outcome provides that the predominant lot size of 600m<sup>2</sup> is used where adjoining existing general residential allotments and 800m<sup>2</sup> is used where joining the park residential allotments. Officers consider that the proposed lot mixture and integration with surrounding development appropriately balances the variety of lot types in a way that is generally consistent with the planning scheme.

### **5.2.4 Proposed dwelling houses and dual occupancy**

The proposal seeks to create a plan of development for each stage, which will control the design and siting of dwellings and dual occupancies. Where a conflict exists between the planning scheme or the Queensland Development Code and the plan of development, the plan of development will prevail.

The proposed changes (which are described generally at section 2) are considered generally in accordance with the intention of the current provisions, or otherwise seek to secure a particular outcome to improve the streetscape appearance of development in the estate.

## **5.3 The effect of the variations on submission rights for later applications**

The proposed variations include a lowering of the category of assessment for subdivisions as well as dual occupancies. This will impact on the submission rights for later development applications, as discussed below.

### **5.3.1 Future subdivision stages**

Currently, the land is within the Emerging community zone where the creation of lots less than 10 hectares in area requires impact assessment. The proposal seeks to apply the provisions



of the General residential zone to the site, which does not have an impact assessment trigger for subdivision.

The applicant has proposed a specific variation that requires impact assessment where the reconfiguration would create a lot less than 450m<sup>2</sup>, with code assessment to apply otherwise.

This additional impact trigger ensures that the minimum lot sizes presented to the community during consultation are maintained, or otherwise additional consultation will be required.

### **5.3.1 Future dual occupancies**

Currently, any dual occupancy on the site would require an impact assessment due to the site being in the Emerging community zone. In the General residential zone, the development of a dual occupancy requires code assessment.

The applicant has proposed a specific variation to the table of assessment that allows dual occupancies to occur as accepted development when on a lot identified on an approved Plan of Development (or POD) or requiring code assessment otherwise.

### **5.4 Other matters prescribed by *Planning Regulation 2017***

The *Planning Regulation 2017* establishes that Council must consider the common material of the application, the relevant regional plan, the State Planning Policy (to the extent the State Planning Policy is not identified as being integrated into the planning scheme) and any temporary State planning policy as part of the variation request.

These matters are discussed in later parts of this report.

## **6.0 ASSESSMENT BENCHMARKS**

The proposal requires assessment against the following assessment benchmarks.

### **6.1 State Planning Policy 2017**

The State Planning Policy 2017 (SPP) came into effect on 3 July 2017 and is not identified as being reflected in the Somerset Region Planning Scheme. The application requires an assessment against the assessment benchmarks contained within Part E, and Council must have regard to each of the State Interests within the SPP, to the extent relevant to the application.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply (to the extent relevant).

#### **SPP assessment benchmarks**

<b>Assessment benchmark – Liveable communities</b>
The development does not involve private common title.
As such, the assessment benchmark is not relevant to the assessment of this application.
<b>Assessment benchmark – Mining and extractive resources</b>
The proposal does not involve development in, near, or associated with a key resource area, including a processing area, separation area, transport route or transport route separation area.
As such, the assessment benchmark is not relevant to the assessment of this application.
<b>Assessment benchmark – Water quality</b>
The proposed development requires stormwater treatment in accordance with the State Planning Policy. A detailed assessment of stormwater quality has been carried out as part of the application, and the proposal is considered to (subject to the recommended



development conditions package) comply with the SPP benchmarks for water quality of receiving waters.
To the extent that the benchmark applies to water supply buffer areas, the proposal is wholly within an urban area, and therefore that aspect of the assessment benchmark does not apply.
<b>Assessment benchmark – Natural hazards, risk and resilience</b>
The site is not affected by mapping for natural hazards as part of the SPP.
Flood hazard is considered in the local planning scheme assessment later in this report.
<b>Assessment benchmark – Strategic airports and aviation facilities</b>
The site is not within proximity to any strategic airports or aviation facilities identified by the State Planning Policy.
As such, the assessment benchmark is not relevant to the assessment of this application.

## 6.2 South East Queensland Regional Plan 2023

The site is located within the urban footprint. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

As the application requires impact assessment, Council must assess the application against the matters in Chapter 3, Part A (Outcomes and strategies) and Part C (Sub-regional outcomes) of the regional plan.

It is important to note that the dwelling supply targets, diversity sub-targets, and social housing and affordable housing targets and sub-targets contained within the regional plan (including where referenced in an assessment benchmark) are not relevant to the assessment of development applications (refer to Chapter 4 of the regional plan).

### Shaping SEQ 2023 Chapter 3, Part A Outcomes and strategies

<b>Theme 1 – Grow</b>
The Grow theme provides for outcomes regarding efficient land use, the provision of adequate housing supply and diversity, providing social and affordable housing, and growing rural towns.
The proposal is considered to advance the relevant strategies under these outcomes, noting that the proposal provides for a well located residential development, that provides a mixture of lot sizes to support a variety of housing typologies, including dual occupancies. The proposal is on a well located site that support appropriate growth of Lowood supported by existing infrastructure, and has been designed to integrate into the surrounding neighbourhoods and respect the local character of Lowood.
<b>Theme 2 – Prosper</b>
The Prosper theme provides for the ongoing economic development of South East Queensland, and accordingly provides for outcomes that relate to major commercial, industry, tourism, and economic clusters. The development therefore does not directly relate to any of the strategies identified for this theme.
<b>Theme 3 – Connect</b>
The Connect theme relates the importance of land use planning with transport planning, and accordingly provides for outcomes and strategies that integrate development with road, public and active transport. The development has demonstrated integration with the local road network with access directly to a state-controlled road and the provision of active transport connections within and connecting to the site.



Additionally, the internal road network is designed to facilitate a future bus route (as required by the State Assessment and Referral Agency referral agency response) should the need ever arise.

#### **Theme 4 – Sustain**

The Sustain theme brings together biodiversity, koala habitats, water sensitive design, indigenous cultural heritage, resilience to climate change and natural hazards. The development has been designed to respond to the specific benchmarks for each of these themes provided in the State Planning Policy, Planning Regulation 2017 and planning scheme, and it is considered that the development appropriately advances the relevant strategies from this theme.

#### **Theme 5 – Live**

The Live theme provides the outcomes that value quality urban design principles, creating legible and connected places that respect local character, and the value of place making. The proposal advances the Live theme and the relevant strategies by providing a quality street layout, appropriate open spaces and landscaping (including a central local park) and a mixture of lots that contribute to affordable housing.

### **ShapingSEQ 2023 Chapter 3, Part C Sub-regional directions**

#### **Grow**

The Grow outcome acknowledges that the Somerset Region will grow through expansion that is at densities reflective of their rural localities, and that development in rural towns, including Lowood, occurs in a sustainable way that ensures community resilience and meets local needs.

The proposal is considered to advance these outcomes.

#### **Proposer**

There are no outcomes for Prosper relevant to the assessment.

#### **Connect**

There are no outcomes for Connect relevant to the assessment.

#### **Sustain**

There are no outcomes for Sustain relevant to the assessment.

#### **Live**

The Live outcome acknowledges that Lowood is a Great Place in SEQ, with traditional min streets supporting vibrant and successful town centres. The development supports the growth of Lowood, by providing additional housing that enables the continued viability of rural centres.

### **6.3 Schedule 10 of the Planning Regulation 2017**

Schedule 10 of the *Planning Regulation 2017* establishes assessment triggers, requirements, and assessment benchmarks. An assessment of the development against an assessment benchmark from the Regulation was required and is discussed below. Where a referral agency undertakes an assessment against a matter as required by the Regulation, this is discussed in section 7.0 of this report.

The proposal:

- (a) does not impact on any regulated vegetation;
- (b) does not impact on any koala habitat areas;
- (c) is not located within a koala priority area;
- (d) is not located in proximity to a Queensland heritage place or local heritage place;
- (e) is not on land designated for infrastructure;



- (f) does not involve any environmentally relevant activities.

### **6.3.1 Schedule 12A – Reconfiguring a lot**

The proposal involves the subdivision of land involving new road in the General residential zone, and under the provisions of schedule 10, part 14, requires assessment against the assessment benchmarks within Schedule 12A of the regulation.

The proposal has demonstrated compliance with, or has been conditioned to comply with, each of the relevant requirements of Schedule 12A.

It should be noted that all lots are within 400m radial distance of land that is open space, however not all lots are within 400m radial distance of the proposed local park. This is compliant with the requirement of the *Planning Regulation 2017*.

### **6.4 Temporary local planning instruments**

There are currently no temporary local planning instruments in effect within the Somerset Region.

### **6.5 Variation approvals**

The property is not benefitted by any variation approvals.

### **6.6 Somerset Region Planning Scheme (Version 4.2)**

#### **6.6.1 Relevant assessment benchmarks from the planning scheme**

As an impact assessment, the assessment is to be carried out against the entire planning scheme, to the extent relevant. The following are the relevant sections of the planning scheme for the assessment of this application:

- (a) Part 3 Strategic framework;
- (b) 6.2.3 Emerging community zone code;
- (c) 7.2.4 Bushfire hazard overlay code;
- (d) 7.2.7 Flood hazard overlay code;
- (e) 8.2.6 Dwelling house code;
- (f) 8.2.11 Multiple dwelling and dual occupancy code;
- (g) 8.3.4 Reconfiguring a lot code;
- (h) 8.3.5 Services works and infrastructure code; and
- (i) 8.3.6 Transport access and parking code.

The above relevant sections may be supported by additional information contained within the balance of the planning scheme.

The site is mapped within the OM008 High impact activities management area overlay. As the use is not a high impact activity, as defined in the planning scheme, the overlay code does not apply.

The site is also mapped as within a buffer to a main road on OM009 Infrastructure overlay. As the land is within an urban area, the overlay code does not apply to the assessment of the application.

#### **6.6.2 Strategic framework assessment**

The development application has been assessed against the strategic framework of the planning scheme and is considered to support Council's strategic intent for the region.

The framework is set out in seven themes that collectively represent the policy intent of the planning scheme. Each theme contains strategic outcomes and elements, with the elements containing specific outcomes and land use outcomes.

A summary of the assessment of relevant provisions from the strategic framework is set out below.



### 6.6.2.1 Settlement pattern

The strategic outcomes for settlement pattern require that urban growth and development is directed towards compact urban expansion within the region's five towns, in order to promote efficient use of services and infrastructure, support the town centres network, protect environment and scenic values, and minimise risk from natural hazards. The outcomes continue that urban growth within established towns contribute to the achievement of a compact urban form that is efficiently serviced by a range of urban infrastructure, and that affordable living opportunities are provided through the provision of housing in compact towns, with industrial activities providing employment opportunities located in industrial development areas, operating without conflict to sensitive land uses. Land use separation of incompatible activities is to occur to minimise land use conflicts.

This theme contains 13 elements that advance the strategic outcomes, with those relevant to the application described below.

<b>Element—Urban growth management</b>
<p>Urban growth in Somerset is anticipated to be concentrated in the orderly expansion of Fernvale, Kilcoy and Lowood. The proposal provides advances the specific outcomes by providing for the logical and orderly expansion of the town in areas where infrastructure and services are readily available, managing the risks to life and property from natural hazards (particularly flooding), and minimising the need for the further growth of the urban footprint to areas of environmental or economic values (such as agricultural land).</p> <p>This element contains further land use outcomes that deal with the transition of emerging community zoned to its ultimate urban land use. The land use outcomes require that the development for urban purposes must be accompanied by detailed investigations that demonstrate:</p> <ul style="list-style-type: none"><li>a. the need for the proposed purpose of the land, in this case being future residential;</li><li>b. the compatibility of the proposed purpose of the land with the planned intention shown on the Strategic Framework Map—Desired Settlement Pattern: Emerging Community Areas (<b>Desired Settlement Pattern Map</b>) for the relevant town;</li><li>c. satisfactory management of the relevant constraints where the land is identified as a constrained area on the Desired Settlement Pattern Map;</li><li>d. the mitigation or avoidance of relevant natural hazards;</li><li>e. suitable mitigation or offset on impacts on matters of state environmental significance (MSES) environmental values;</li><li>f. infrastructure and servicing arrangements and sequencing.</li></ul> <p>The desired settlement pattern map has the land being partially future residential, with the balance being future park residential. The land is also shown as being constrained, owing to the flood hazard associated with the minor watercourse that traverses the site.</p> <p>The proposal seeks to develop that land for residential purposes, rather than park residential, owing to the availability of urban infrastructure, the proximity to the town centre, and the adjoining general residential area to the east. Additionally, the application has demonstrated that the flooding constraint can be managed entirely within the proposed drainage channel through the centre of the site.</p> <p>The proposal is, despite the alternative outcome to the intention show on the Desired Settlement Pattern Map, considered to be generally consistent with the intention of this element, and when considered on balance with the other elements in this theme, is recommended to be supported.</p>
<b>Element—Compact urban form</b>
<p>The compact urban form element requires development to maximise the efficient and timely use of designated land to provide more housing choice, including the provision of affordable</p>



housing, and with sufficient density to support Lowood and Fernvale having viable public transport options in the future. The element requires that park residential development be separated away from the town centres, on land that does not demonstrate suitable infrastructure or has other constraints on development.

The proposal is considered to advance the consolidated urban form element and provides for the logical expansion of general residential development to the west of the existing residential area.

#### **Element—Affordable living**

The affordable housing element seeks to ensure that a variety of residential types are developed (including dwellings on a variety of sizes and well-located dual occupancies) to support housing choice and affordability, with greenfield neighbourhoods to promote accessibility, particularly using active transport, to the town centre and designed around Crime Prevention Through Environmental Design (CPTED) principles.

The proposal achieves the requirements, by providing a variety of residential lot sizes and housing types within an estate designed around a legible street network. The inclusion of a variety of lot sizes, and dual occupancies, allows for a variety of housing opportunities, at different price points, to support greater housing availability and choice in the Lowood area.

The lot layout provides for passive surveillance over the open space and drainage areas, with future dwelling house design requirements including a requirement for windows that overlook streets. The estate fronts to Forest Hill Fernvale Road, which provides a continuous pathway into the town centre, and connections are provided into Haslingden Park via the Williams Street extension and a new pedestrian path linking to the Bray Street Park, with future connections to the Brisbane Valley Rail Trail supported should the land to the north be developed.

#### **Element—Flooding**

The flooding element advances the requirements of the Flood hazard overlay mapping and the Flood hazard overlay code and establishes that development must ensure that residential land is above the flood extent at the designated flood event and demonstrates that the capacity of the flood plain at that event is not altered by the development. The application was accompanied by technical reporting demonstrating that flood impacts are managed on the site, with residential land to be constructed above the 1% AEP flood level, and no adverse impact of flooding downstream of the development site.

#### **6.6.2.2 Natural environment**

This theme contains 4 elements relating to the regional biodiversity network, watercourses and wetlands, the air and noise environment, and contaminated land.

The land is not shown on the strategic framework mapping for natural environment as being subject to regionally significant corridors and buffer areas, and the development has demonstrated compliance with the relevant development and overlay codes relating to the natural environment. Additionally, development conditions are recommended to be imposed that address noise and other airborne emissions to avoid creating environmental nuisances or environmental harm.

Of note, the land is not known to be on a register for contaminated land or other environmental management matters.

#### **6.6.2.3 Natural resources**

The natural resources theme contains five elements, being agricultural land, extractive resources, mining, forestry, and potable water resources. The proposal is considered to comply with each of these elements, and achieves the strategic outcomes of the theme, to the extent relevant.



It is noted that the planning scheme does not protect agricultural land from urban development in the urban footprint, as the land's highest and best use is for urban purposes as required by the State Planning Policy and SEQ regional plan.

#### **6.6.2.4 Community identity and regional landscape character**

This theme contains 10 elements, relating to town identity, cultural heritage, community activities, open space and recreation and scenic amenity. The proposal is consistent with the relevant elements and specific outcomes within this theme.

#### **6.6.2.5 Economic development**

The economic development theme contains six elements, regarding centres and industry areas, as well as rural production, tourism, and home-based businesses. None of the elements are directly relevant to the proposal, however it is noted that an expanded residential population is an important part of supporting the growth of town centres and economic activity in the region.

#### **6.6.2.6 Infrastructure and services**

This theme contains seven elements, regarding urban infrastructure, water supply network, sewerage network, stormwater network, major corridors, energy, and telecommunications. The proposed development is generally consistent with the relevant specific outcomes of each network element, noting that the proposed site is not located within the priority infrastructure area in the local government infrastructure plan.

The development has been designed to connect to reticulated water, wastewater, urban stormwater drainage, and electricity and telecommunications networks, with connections to be provided at the standards required by relevant authorities and as required by the development codes within the planning scheme.

#### **6.6.2.1 Transport**

The transport theme provides for road, active, and public transport networks, as well as the protection of aviation facilities. The proposal generally accords with each of the elements and overall, the strategic outcomes, to the extent relevant to the proposal. Importantly, the subdivision is designed with an appropriate internal road hierarchy to manage traffic, has connections (including provision for future connections) to adjoining areas, and has direct frontage to a state-controlled road.

### **6.6.3 Code compliance summary**

The assessment below identifies how the development proposal achieves the relevant assessment benchmarks from the planning scheme (other than the strategic framework) and the proposal seeks an alternative outcome:

- (a) to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; or
- (b) where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the performance outcome.

<b>Relevant code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Reconfiguring a lot code	Yes	PO1
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternatives outcomes proposed
Filling and excavation code	Yes	No alternatives outcomes proposed



Relevant overlay code	Compliance with overall outcomes	Performance outcomes
Flood hazard overlay code	Yes	No alternatives outcomes proposed

The assessment of the development proposal against the performance outcomes of the applicable code(s) is discussed below.

#### 6.6.4 Performance outcome assessment

##### Reconfiguring a lot code

Performance outcome	Acceptable outcome
<b>Lot size and subdivision design</b>	
<b>PO1</b> <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	<b>AO1.1</b> The minimum <i>lot</i> size and dimensions complies with <b>Table 8.3.4.3.B</b> – Minimum Lot Size and Dimensions.

##### Extract of Table 8.3.4.3.B—Minimum lot sizes and dimensions

Zone/Precinct	Minimum Lot Size	Minimum frontage
General residential zone (other than the park residential precinct)	600 square metres; or minimum lot size of 450 square metres where part of a planned estate with a diversity of lot sizes.	18 metres
General residential zone - park residential precinct	4,000 square metres	40 metres
Emerging community zone	10 hectares	200 metres

##### Alternative outcome assessment

The land is within the Emerging community zone, where the minimum lot size of 10 hectares and a minimum frontage of 200m applies. However, the proposal seeks to develop the land generally in accordance with the General residential zone, where the minimum lot size is 450m<sup>2</sup>, and the minimum frontage is 18 metres. As such, it is relevant to consider the design standards of the General residential zone in determining compliance with the performance outcome.

The proposal complies with the relevant lot sizes provided for General residential zone (not in the Park residential precinct, as the lots achieve the minimum lot size of 450m<sup>2</sup> as part of a planned estate. However, the estate incorporates a variety of lot frontages, with standard 15m, 17m, 18m and 20m used on the 450-600m<sup>2</sup> lots in Stage 1.

These lot frontages (and depths) provide for sufficient space to construct dwelling houses in accordance with the relevant design standards, have safe vehicle access and are appropriately levelled and graded to achieve lawful point of discharge and flood resilience.

As discussed in the strategic framework section above, it is considered that the masterplan is reflective of the intended character of an expanded residential area, consistent with the requirements of the strategic framework, as well as the South East Queensland Regional Plan.



Performance outcome	Acceptable outcome
It is recommended that the alternative outcome be accepted in this instance.	

### 6.6.5 Overall outcome assessment

The proposal is considered to comply with all the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

## 6.7 Local government infrastructure plan

### 6.7.1 Priority infrastructure area

The development land is not located within the priority infrastructure area as shown in the Local government infrastructure plan mapping.

### 6.7.2 Infrastructure charges

Infrastructure charges are able only to be levied against the development permit for reconfiguring a lot component of this application, as a preliminary approval does not authorise development to occur. As such, an infrastructure charges notice may only be given for Stage One, with future stages to be levied on subsequent development permits.

#### Stage 1

The proposed development is for a subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 2024*. The land is within Charge Area A for determining the relevant adopted charges.

The draft infrastructure charges notice is attached and identifies how the levied charge for the relevant local government networks have been worked out as required by the *Planning Act 2016*.

### 6.7.3 Trunk infrastructure requirements

#### 6.7.3.1 Drinking water and wastewater networks

The site is located outside of the connections area and future connections area for both the drinking water and wastewater networks as shown in Urban Utilities' Netserv Plan. As the development is seeking to create new residential allotments, the planning scheme requires that reticulated water and wastewater services are provided for each lot.

As such, the recommended conditions require the development to connect to both networks to the satisfaction of Urban Utilities.

Infrastructure charges for the drinking water and wastewater networks (where applicable) are managed by Urban Utilities separately from this development application.

#### 6.7.3.2 Stormwater network

Stormwater as a result of the development is not anticipated to result in an adverse impact on Council's trunk stormwater network infrastructure, and no additional trunk infrastructure has been identified as being necessary to deliver the development.

Standard development conditions are recommended to ensure no actionable nuisances occur and discharge to a lawful point of discharge is achieved, as required by the Queensland Urban Drainage Manual (QUDM).

An adopted charge for the stormwater network applies.

#### 6.7.3.3 Public parks and community land network

The proposal is not considered to result in an unreasonable impact on Council's trunk public park and community land network infrastructure, and no trunk infrastructure has been identified as being required to support the development.

An adopted charge for the public parks and community land network applies.



#### **6.7.3.4 Transport network**

The proposal is not anticipated to result in an adverse impact on Council's trunk transport network infrastructure, and no additional trunk infrastructure has been identified as being required to deliver the development.

The local government infrastructure plan does not identify any trunk infrastructure on or adjoining the site, and the primary access point is to Forest Hill Fernvale Road, which is a state controlled road. The State Assessment and Referral Agency has assessed the impact of the development on the state controlled road, which is discussed in section 7.0 of this report.

An adopted charge for the transport network applies.

### **7.0 REFERRAL**

#### **7.1 Referral agencies**

In accordance with the *Planning Regulation 2017*, the application required referral to the State Assessment and Referral Agency (SARA) for matters relating to state-controlled roads. SARA advised that they had no objections to the approval of the development application, subject to the imposition of development conditions. SARA's referral agency response will be attached to Council's decision notice and a copy has been attached to this report for Council's reference.

The State Assessment and Referral Agency has assessed the proposed development for the performance of the new intersection with Forest Hill Fernvale Road and determined that proposal complies with their assessment criteria.

#### **7.2 Third party advice**

Council did not seek any third-party advice for this application.

### **8.0 PUBLIC NOTIFICATION**

#### **8.1 Notification requirements**

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- (a) a notice was published in The Lockyer Somerset Independent newspaper on 15 May 2024;
- (b) a notice in the prescribed form was placed on the premises on 15 May 2024 and maintained for the minimum period of 30 business days; and
- (c) a notification was served to all adjoining landowners on 13 May 2024.

The public notification period was from 16 May 2024 to 27 June 2024.

Council received the notice of compliance on 28 June 2024, confirming that public notification had been undertaken in accordance with the statutory requirements.

#### **8.2 Matters raised in submissions**

The following matters were raised by the submitters.

The full content of the submissions, as well as the applicant's response, can be viewed on Council's eServices website, by searching the development application reference.

<b>Submission concern – Preference for park residential development (4,000m<sup>2</sup>, one acre or one-hectare sized and generally unserviced allotments)</b>
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An explanation of how the proposal to develop standard residential allotments, as well as the lot sizes and lot mix, has been assessed is provided at section 2 of this report.
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Several submissions raised a preference for the estate to be developed for park residential development, including by being fully self-sufficient with onsite wastewater treatment and
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water tanks, with a variety of lot sizes starting from 2,000m<sup>2</sup>. Whilst a detailed explanation is provided in section 2, the location of the development land relative to the urban area of town, the availability of necessary urban services, and the demonstrated ability to manage flooding risks, enable the land to be used for further residential development.

One submission noted that the 'Lowood Estate Development Code' refers to 'very low scale density development' which implies that the code was not intended to facilitate 'tiny house lots' or dual occupancies. It is important to contextualise that this term exists when considered against scales of development more generally (for example, an estate of 400m<sup>2</sup> sized allotments is consistent with low density zoning in most adjoining local government areas). The purpose of the wording is to ensure that there is a recognition in the code that the character of Lowood does not support what is accepted as low-density development in surrounding Council areas, and that this estate must transition the urban area to the east and south/south-west of the site, with the rural residential to the west.

#### **Submission concern – Inclusion of duplexes**

Several submissions advised that they do not support the inclusion of dual occupancies.

The proposal incorporates 16 dual occupancies to assist in providing an additional housing type to support greater housing choice in the Lowood area, noting that there are currently limited housing options (and availability) for people who don't wish to have a detached house.

The proposed arrangement is considered to be an appropriate balance of housing products and remains an appropriate development density given the location of the development site.

#### **Submission concern – Traffic**

An explanation of how traffic impact has been assessed is provided at section 2 of this report.

Submitters raised concerns regarding Hooning and other poor behaviour driving activities, particularly with respect of connecting Haslingden Park to the development via an extension of Williams Street.

Poor driver behaviour is not a planning scheme matter. The new estate is designed to have a permeable and legible road network as required by the planning scheme and the *Planning Regulation 2017*, including by providing relevant connections to adjoining areas.

One submitter was concerned that the development would also require Haslingden Park Drive to be connected to Forest Hill Fernvale Road. This connection does not form part of the development application.

The petition raised concerns that emergency services are unable to access parts of the existing Daniel Street area during flooding due to water over the crossing in Walters Street. This is not a matter that can be addressed in the development application, however it is noted that the extension to Williams Street provides an alternative access point into the area which can assist in providing access for emergency services generally.

#### **Submission concern – Stormwater and flooding impact**

Submitters raised concern regarding the impact of stormwater and flooding on the development and surrounding land. An explanation of how stormwater and flooding impacts have been assessed is provided at section 2 of this report.

With respect of the interface to park residential development to the west, the preliminary plans identify that the western interface incorporates cut-off drains for the conveyance of stormwater from adjoining land through the development. The design of these cut-off drains is to be assessed as part of future development applications for each of the relevant stages,



<p>to ensure that compliance with the Queensland Urban Drainage Manual, the State Planning Policy, and Council's planning scheme is achieved.</p> <p>With respect to Daniel Street, the development also provides for the continued conveyance of stormwater from the Daniel Street stormwater network via extended underground pipes where development interferes with the existing stormwater gully. The detailed design for this, as well as the requirement for other cut-off drains or inter-allotment drainage, will form part of future development applications to ensure compliance with the Queensland Urban Drainage Manual and relevant planning scheme and State Planning Policy requirements.</p> <p>Some submitters also raised concern about existing crossings being inundated during storm events, particularly Walters Street near the former SES Depot, and Forest Hill Fernvale Road in front of the development site, including the pedestrian pathway. These infrastructure items are existing, and are not impacted by the development works, and as such Council is unable to require infrastructure upgrades. Additionally, the Forest Hill Fernvale Road culvert forms part of the State-controlled road which is outside of Council's jurisdiction.</p>
<p><b>Submission concern – Water and sewerage infrastructure</b></p> <p>Submitters, including the petition, raised concern about the capacity of existing infrastructure to service the development, with particular concern of existing sewerage infrastructure in Daniel Street.</p> <p>Prior to carrying out operational works for the civil works for each stage, the developer will be required to obtain a Water Approval from Urban Utilities. This assessment and approval process will require the developed to demonstrate that the development can be serviced with water and sewerage at the required standard and ensuring that the required service standards for areas affected by the development are maintained.</p> <p>This process is separate to the development approval, and it should be noted that developers are not necessarily responsible for correcting existing faults that are not related to the development approval. Residents with concerns with existing Urban Utilities services and infrastructure should address those concerns to Urban Utilities.</p>
<p><b>Submission concern – Light, noise and dust</b></p> <p>Submitters raised concern about impact of light, noise and dust during the construction of the development, as well future impacts from the ongoing development as dwelling houses.</p> <p>The development approval includes development conditions to ensure light, noise and dust during construction are mitigated in accordance with the requirements of the planning scheme and the relevant Environmental Protection Policies. Appropriate compliance tools exist under the <i>Environmental Protection Act 1994</i> for the control and enforcement of environmental nuisances should issues arise during construction.</p> <p>The ongoing use of the land for future residential development is consistent with the planning scheme, and whilst this may represent a change from the existing conditions, it is not anticipated to result in undue adverse impacts on residential amenity.</p>
<p><b>Submission concern – Need for the development</b></p> <p>One submission questioned the need for the development, noting that there are currently two estates under construction in Lowood and the balance of Eagle Rise remains undeveloped. Another acknowledged that there is a critical housing shortage but commented that improving housing availability shouldn't come at the expense of the existing residents.</p> <p>The proposed development is to occur on land identified as being suitable for further residential growth and is well located in proximity to the town centre and necessary services.</p>



It is not considered that the proposal would result in out-of-sequence development or unreasonably displace any demand for other similar development from occurring in the area, noting that there is limited approved residential development in Lowood beyond the approvals mentioned above.

Additionally, land that was marked for residential development on Bauer Street and Lowood Hills Road is being transitioned to park residential development (as a result of slope and servicing issues), which results in currently planned demand that will not be realised.

Detailed consideration of the economic need of bringing forward the residential development has not formed part of the assessment, as there are sufficient town planning matters that warrant supporting the proposal.

#### **Submission concern – Impact on land or property values**

Submitters raise that the reconfiguration may result in a reduction of land value to adjoining or neighbouring properties.

Whilst the *Planning Act 2016* affords Council a broad discretion in deciding applications requiring impact assessment, the decision must be based on the assessment of the application, including any relevant matters. The Act specifically provides that a relevant matter cannot include a person's personal circumstances, financial or otherwise.

As such, Council cannot consider the land valuation (or any potential change) as a relevant matter, and thus this cannot form part of Council's assessment, nor be included as a factor in Council's decision.

#### **Submission concern – Impact on views and privacy**

Submitters raise concerns with the loss of views over the current farming land and impacts on privacy where new lots are adjoining existing residential allotments. Some submitters mention that the outlook to rural land formed part of the reason for purchasing their properties.

The proposal provides for residential development on land within the Emerging community zone within the South East Queensland urban footprint and is generally consistent with the planning provisions. Additionally, there are no protected viewsheds in the planning scheme that would limit the ability for this land to be development.

Future development on the lot is to be developed in accordance with the setbacks provided in the variation approval, or otherwise in accordance with the Queensland Development Code. These setbacks provide for the level of privacy and residential amenity that can be reasonably achieved in urban developments and include mandatory privacy treatments where new building work occurs within identified distances to property boundaries.

#### **Submission concern – Building standards and ground conditions**

One submitter noted concerns with existing building standards in Haslingden Park estate, advising that changes and leveling of the ground over time has caused building defects.

As part of the operational works for each stage, new residential allotments may need to be filled to achieve the required flood level. Where this occurs, the land is required to be compacted in accordance with Australian Standards suitable for future residential development to be carried out.

New residential development is required to be carried out against the National Construction Code (incorporating the Building Code of Australia). Council is not able to provide provisions as part of the development approval that relate to building development standards. The design and construction standard of the building must be carried out against the National Construction Code, with relevant building approvals given by building certifiers.



**Submission concern – Availability of police, ambulance, doctors and similar services**

One submission raises concern that there are insufficient police, ambulance, doctors, (amongst a variety of other similar services) for the current town.

The growth of the town provides greater opportunity for these services to be provided. For example, many State funded services are provided on servicing particular populations or density levels, and the case to provide additional services grows with the growth of the town. Additional, private services may choose to develop in areas where a growing customer base is present.

Under the *Planning Act 2016*, the current availability of these services is not sufficient reason for the refusal of the application.

**Submission concern – Ongoing cost of development**

The petition notes that there are large areas of open space and drainage, as well as local parks that will need to be maintained by Council. Additionally, the collection of bins and similar maintenance costs will need to be borne by Council. The submission also notes that the local park provided is unlikely to be used by existing residents who have access to Clock Park in the Lowood Centre. The petition therefore requests that the development be a gated community (assumedly a community titled community where the open space areas are not available to the broader community) or otherwise additional levies be imposed on the rates in the new estate.

The ongoing maintenance cost matters for necessary infrastructure that complies with the desired service standards set out in Council's planning scheme is not a relevant matter in the assessment of a development application. The application does not propose, nor do the recommended development conditions provide, any infrastructure or embellishment above the design standards that would require special consideration.

Additionally, how Council recovers costs from ordinary maintenance and waste services is a matter for the Council of the day as part of the annual budget, and not a consideration for a development application.

**Submission concern – Period for public comments**

The petition requested that the period for public comments be extended until "say 27 June 2025" to "allow the State and Federal Governments to make their own submissions". As the public notification ended on 27 June 2024, the requested period was an additional year, or a further 249 business days.

The public notification period is a minimum period fixed by the Queensland Government in the *Planning Act 2016*. For this application, as it included a variation request, the period was 30 business days (instead of the normal 15 business days). Submissions were able to be made during the period 16 May 2024 to 27 June 2024, being 30 business days.

Council is not able to require a longer period for submissions to be received, and the applicant has carried out public notification in accordance with the statutory requirements from the *Planning Act 2016* and the Development Assessment Rules.

**Submission comment – Timeframe for development**

One submitter enquired about the potential timing for the stages of development.

The draft development conditions provide that the variations to have effect until 31 January 2035, provided that the first dwelling houses and dual occupancies are developed prior to 31 January 2031.



Under the *Planning Act 2016*, the first stage of the reconfiguration is current for four years from the date the approval takes effect whilst the bulk earthworks are current for two years from the date the approval takes effect.

The actual timing of the development is at the discretion of the developer. Additionally, the *Planning Act* provides that these periods may be extended through a further application to Council.

#### **Submission comment – Park embellishments**

One submitter enquired about the type of embellishments that would be available in the parks provided in the estate, including whether they would include dog parks.

The standard of embellishment within local parks will be determined as part of subsequent development applications. However, Councils design standards do not include designated off leash areas (dog parks) at local parks; these are typically provided at higher order parks and where determined by Council on a case-by-case basis (outside of the development assessment process).

## **9.0 OTHER RELEVANT MATTERS**

### **9.1 Public interest**

Fundamentally, the public has an interest in upholding the expectations that are laid out in the planning scheme. The Queensland Court of Appeal holds a view that the planning scheme is to be taken as an expression of the public interest for development assessment.

The planning scheme sets out that the land is to be used for residential purposes in the future, however as a mixture of future residential and future park residential.

The application has demonstrated appropriate integration and interfaces with land on all boundaries, provides the benefit to using existing infrastructure and supports the consolidated growth plan envisaged through the State Planning Policy, regional plan, and planning scheme.

Having carried out the assessment, officers consider that that the proposed development would not be contrary to the public interest.

### **9.2 Balanced decision advancing the Planning Act**

The *Planning Act 2016* requires that decision making process are ethical, and:

- (a) take into account short-term and long-term environmental effects;
- (b) applies precautionary principles to ensure that lack of scientific certainty doesn't result in serious or irreversible damage; and
- (c) provides for equity between present and future generations.

A decision that advances the purpose of the Act must also balance providing housing choice, diversity and affordability with encouraging investment, economic resilience, and diversity, whilst supplying infrastructure in a coordinated, efficient, and orderly way.

The proposal development is considered to represent an appropriate balance of all these matters, with the development providing for housing growth, further economic development of the Lowood area, with efficient and orderly integration into existing infrastructure.

## **10.0 REASONS FOR THE RECOMMENDED DECISION**

Council officers have undertaken the assessment of the application as required by sections 45 and 61 of the *Planning Act 2016*. The assessment of the proposed development has determined it to be generally:

- (a) consistent with the intent of the Somerset Region Planning Scheme (Version 4.2); and
- (b) achieving the outcomes identified in the applicable assessment benchmarks for which the application was required to be assessed.



Should Council decide to refuse the development application, or make material changes to the recommended development conditions, Council must provide reasons for the decision to satisfy section 63(5) of the *Planning Act 2016*.

## 11.0 CONCLUSION

The proposed development is for the planning framework for new residential estate in Lowood, a development permit for the first stage of the subdivision, and a development permit for early operational works (bulk earthworks and vegetation clearing).

The proposal has demonstrated compliance with the relevant assessment benchmarks as outlined in this assessment, or sufficient reasons exist to approve the development despite any noncompliance. Of note, the development seeks to create a new residential estate in a well located and well serviced location, sufficiently addressing relevant constraints and generally aligning with Council's planning and design standards.

In deciding the application, Council has a broad discretion in its decision as assessment manager, but must:

- (a) make a decision that is based on the assessment of the application;
- (b) perform the decision-making function in a way that advances the purpose of the *Planning Act 2016*; and
- (c) act within any implied limitation arising from the purpose, scope and subject matter of the *Planning Act 2016*.

Having undertaken the assessment, and considered the relevant matters identified within the report, the officer recommendation is to approve the application.

## 12.0 ATTACHMENT

Document Name	Aspect of application	Comment
1. Proposed Master Subdivision Layout	Variation Request	For noting
2. Stage 1 Plan of Reconfiguration	RAL Stage 1	For approval
3. Stage 1 Plan of Development	RAL Stage 1	For approval
4. Preliminary Approval Document	Variation Request	For approval in part, refer to condition 4
5. Statement of Landscaping Intent	Variation Request	For approval
6. Civil Engineering Report	Variation Request	For approval
7. Master Stormwater Management Plan	Variation Request	For approval
8. Traffic Impact Assessment Report	Variation Request	For approval
9. Bulk Earthworks	OPW Early Works	For approval
10. Stage 1 Hydraulic Impact Assessment	RAL Stage 1 and OPW Early Works	To be amended – refer to conditions 54 and 83
11. Stage 1 Stormwater Management	RAL Stage 1 and OPW Early Works	To be amended – refer to conditions 54 and 83
12. State Assessment and Referral Agency referral agency response	-	-
13. Draft infrastructure charges notice	-	-

## RECOMMENDATION

THAT Council:

1. approve Development Application No. 24481 on land situated at 2983 Forest Hill Fernvale Road, Lowood, formally described as Lot 56 SP197415 and Lot 57 SP197415, subject to the recommended conditions and requirements contained in the schedules and attachments to this report, by giving the following approvals:



- a. Preliminary Approval (including a Variation Request) for Material Change of Use for Dwelling Houses and Dual Occupancies (vary the Planning Scheme with the Lowood Estate Development Code);
  - b. Preliminary Approval (including a Variation Request) for Reconfiguring a Lot by Subdivision (358 Residential Lots, Open Space, Road and Drainage in accordance with the Lowood Estate Development Code);
  - c. Development Permit for Reconfiguring a Lot by Subdivision (Two Lots into 48 Lots plus One Balance Lot, Road, Open Space, and Drainage); and
  - d. Development Permit for Operational Works for Earthworks and Vegetation Clearing (associated with Stage One).
2. in accordance with section 89 of the *Planning Act 2016*, having given a variation approval under section 61 of the *Planning Act 2016*:
  - a. note the decision to give the variation approval on Council's planning scheme; and
  - b. give notice of the notation to the Chief Executive administering the *Planning Act 2016*.
3. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

<b>PART A: VARIATION APPROVAL</b>	
Relevant aspect of the development approval:	
<ul style="list-style-type: none"> <li>Preliminary Approval (including a Variation Request) for Material Change of Use</li> <li>Preliminary Approval (including a Variation Request) for Reconfiguring a Lot</li> </ul>	
<b>SCHEDULE 1—GENERAL CONDITIONS</b>	
Assessment Manager	
<b>VARIATIONS TO THE SOMERSET REGION PLANNING SCHEME</b>	
To avoid doubt, the variations described apply despite any amendment made to the Somerset Region Planning Scheme whilst this Variation Approval is in effect.	
<b>1</b>	<b>Zoning</b>
A	For land shown within the Lowood Estate Residential Zone on the Approved Zoning Plan, development under this Variation Approval shall be assessed as if the land was within the General residential zone (not with a precinct), as amended from time to time.
B	For land shown within the Lowood Estate Open Space Zone on the Approved Zoning Plan, development under this Variation Approval shall be assessed as if the land was within the Recreation and open space zone.
<b>2</b>	<b>Desired Settlement Pattern map</b>
	For land shown within the Lowood Estate Residential Zone on the Approved Zoning Plan, development under this Variation Approval shall be assessed as if the land was within the Future Residential Area on the Desired Settlement Pattern map.
<b>3</b>	<b>Overlays</b>
	There are no variations to any overlay maps or overlay codes under this Variation Approval.
<b>4</b>	<b>Approved Preliminary Approval Document (Lowood Estate Precinct Code)</b>
	The following parts of the Preliminary Approval Document are an Approved Document for the Variation Approval:



	<div>(a) The Lowood Estate Precinct Code, contained within Part 3 of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(b) The Access and Mobility Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(c) The Zoning Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(d) Landscape Character Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(e) Feature Fencing and Acoustic Fencing, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(f) Open Space Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(g) Allotment Diversity Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(h) Density Master Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;</div> <div>(i) Lowood Subdivision Staging Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023.</div>											
5	Categories of development and assessment											
A	Where an Assessment Category under this Variation Approval is higher than under the Local Planning Instrument, the Assessment Category under the Local Planning Instrument shall prevail, however the identified Assessment Criteria of the Variation Approval shall still apply.											
B	<div>For land shown within the Lowood Estate Residential Zone on the Approved Zoning Plan, the Assessment Category and Assessment Criteria for development that is material change of use shall be in accordance with Table 1.1 below.</div> <div>Table 1.1: Material Change of Use—Lowood Estate Residential Zone</div> <table><tr><th>Use</th><th>Assessment Category</th><th>Assessment Criteria</th></tr><tr><td rowspan="2">Dual Occupancy</td><td>Accepted development, subject to requirements, if:<div>(a) on a lot nominated as a Dual Occupancy Lot on an Approved Plan of Development; and</div><div>(b) complying with the identified assessment criteria.</div></td><td><div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</div></div></div></td></tr><tr><td>Code assessment if not Accepted development subject to requirements.</td><td><div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</div></div></div></td></tr><tr><td>Dwelling House</td><td>Accepted development, subject to requirements, if complying with the identified assessment criteria.</td><td><div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than</div></div></div></td></tr></table>	Use	Assessment Category	Assessment Criteria	Dual Occupancy	Accepted development, subject to requirements, if: <div>(a) on a lot nominated as a Dual Occupancy Lot on an Approved Plan of Development; and</div> <div>(b) complying with the identified assessment criteria.</div>	<div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</div></div></div>	Code assessment if not Accepted development subject to requirements.	<div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</div></div></div>	Dwelling House	Accepted development, subject to requirements, if complying with the identified assessment criteria.	<div><div><div>The relevant Assessment Criteria of the Local Planning Instrument, other than</div></div></div>
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		<p>Code assessment, if not Accepted development subject to requirements.</p> <p>Note—refer to Schedule 6, section 2(2) and Schedule 9, part 3 of the <i>Planning Regulation 2017</i> where development for a dwelling house may require a referral agency assessment instead of code assessment.</p>	<p>as varied by this Variation Approval.</p> <ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>											
	Any other material change of use	As per the Local Planning Instrument.	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>											
C	<p>For land shown within the Lowood Estate Residential Zone on the Approved Zoning Plan, the Assessment Category and Assessment Criteria for development other than material change of use shall be in accordance with Table 1.2 below.</p> <p><b>Table 1.2—Other Development—Lowood Estate Residential Zone</b></p> <table><tr><th>Development</th><th>Assessment Category</th><th>Assessment Criteria</th></tr><tr><td rowspan="2">Reconfiguring a Lot</td><td>Code assessment, if all lots are greater than or equal to 450m<sup>2</sup>.</td><td><ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul></td></tr><tr><td>Impact assessment, if a lot is less than 450m<sup>2</sup>.</td><td><ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul></td></tr><tr><td>Any other development</td><td>As per the Local Planning Instrument</td><td><ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied on an Approved Plan of Development.</li></ul></td></tr></table>			Development	Assessment Category	Assessment Criteria	Reconfiguring a Lot	Code assessment, if all lots are greater than or equal to 450m <sup>2</sup> .	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>	Impact assessment, if a lot is less than 450m <sup>2</sup> .	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>	Any other development	As per the Local Planning Instrument	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied on an Approved Plan of Development.</li></ul>
Development	Assessment Category	Assessment Criteria												
Reconfiguring a Lot	Code assessment, if all lots are greater than or equal to 450m <sup>2</sup> .	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>												
	Impact assessment, if a lot is less than 450m <sup>2</sup> .	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li></ul>												
Any other development	As per the Local Planning Instrument	<ul style="list-style-type: none"><li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied on an Approved Plan of Development.</li></ul>												
D	<p>For land shown within the Lowood Estate Open Space Zone, there are no variations to the Assessment Category or Assessment Criteria of the Local Planning Instrument for development that is a material change of use.</p>													
E	<p>For land shown within the Lowood Estate Open Space Zone on the Approved Zoning Plan, the Assessment Category and Assessment Criteria for development other than material change of use shall be in accordance with Table 1.3 below.</p>													



<b>Table 1.3—Other Development—Lowood Estate Open Space Zone</b>		
	<b>Development</b>	<b>Assessment Category</b>
	Reconfiguring a Lot	Code assessment in all instances.
	Any other development	As per the Local Planning Instrument
		<ul style="list-style-type: none"> <li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied by this Variation Approval.</li> <li>The relevant Assessment Criteria of the Local Planning Instrument, other than as varied on an Approved Plan of Development.</li> </ul>
<b>6</b>	<b>Assessment criteria</b>	
A	<p>Development that is material change of use for a dual occupancy or dwelling house must be assessed against any relevant Plan of Development approved under a Development Permit for Reconfiguring a Lot given under this Variation Approval.</p> <p>Note: A Plan of Development overrides any provision of the Local Planning Instrument.</p> <p>Note: Council may, in writing and upon request, amend a provision of a Plan of Development that applies to a dual occupancy or dwelling house.</p>	
B	<p>Development that is reconfiguring a lot must:</p> <ul style="list-style-type: none"> <li>(a) be assessed against the Approved Preliminary Approval Document forming part of this Variation Approval;</li> <li>(b) result in a Plan of Development for future dual occupancies and dwelling houses that achieves the requirements of the Lowood Estate Precinct Code.</li> </ul> <p>Note: The Lowood Estate Precinct Code and any Plan of Development overrides any provision of the Local Planning Instrument.</p>	
C	<p>Development that is building work (not associated with a material change of use) must be assessed against any relevant Plan of Development approved under a Development Permit for Reconfiguring a Lot given under this Variation Approval.</p> <p>Note: A Plan of Development overrides any provision of the Local Planning Instrument.</p> <p>Note: Council may, in writing and upon request, amend a provision of a Plan of Development that applies to a dual occupancy or dwelling house.</p>	
<b>7</b>	<b>Currency period</b>	
	<p>This Variation Approval will lapse if the first change of use does not happen by <b>Friday, 31 January 2031</b>, unless extended under section 86 and 87 of the <i>Planning Act 2016</i>.</p>	



	Note: This is a stated period for section 85(a)(i) of the <i>Planning Act 2016</i> .
<b>8</b>	<b>Completion period</b>
	<p>All stages of the development must be completed by <b>Wednesday, 31 January 2035</b>.</p> <p>Note: This is a development condition under section 88(2)(a) of the <i>Planning Act 2016</i>. The Variation Approval will lapse to the extent that development is not completed within any period identified in this development condition.</p>
<b>9</b>	<b>Land benefited by Variation Approval</b>
	<p>This variation is limited to the area identified on the Approved Plans, formally described as:</p> <ul style="list-style-type: none"> <li>(a) Lot 56 SP197415;</li> <li>(b) Lot 57 SP197415.</li> </ul> <p>This variation continues to apply to land within the area identified on the approved plans even if the lots referred to above are subdivided or otherwise reconfigured whilst this Variation Approval is in effect.</p>
<b>10</b>	<b>Uses benefited by Variation Approval</b>
	<p>This variation is limited to the following uses, being:</p> <ul style="list-style-type: none"> <li>(a) Dual occupancy;</li> <li>(b) Dwelling house.</li> </ul>
<b>11</b>	<b>Definitions for Variation Approval</b>
	<p>The following terms are defined for the Variation Approval:</p> <ul style="list-style-type: none"> <li>(a) <i>Approved Preliminary Approval Document</i> means the parts of the document referenced in the condition titled <i>Approved Preliminary Approval Document (Lowood Estate Precinct Code)</i>;</li> <li>(b) <i>Approved Zoning Plan</i> means the Zoning Plan forming part of the <i>Approved Preliminary Approval Document</i>;</li> <li>(c) <i>Assessment Category</i> means a category of development or category of assessment;</li> <li>(d) <i>Assessment Criteria</i>, means the requirements for accepted development and assessment benchmarks for assessable development (as relevant);</li> <li>(e) <i>Local Planning Instrument</i> means the Somerset Region Planning Scheme, including as amended or replaced;</li> <li>(f) <i>Variation Approval Land</i> means the land described in the development condition titled <i>Land benefited by Variation Approval</i>.</li> </ul> <p>Where a term is not defined in the Variation Approval, it has the meaning assigned by the <i>Planning Act 2016</i>, the <i>Planning Regulation 2017</i>, or the planning scheme (in that order).</p> <p>Where the term is undefined it has its ordinary meaning.</p>
<b>12</b>	<b>Applications made under Variation Approval</b>
	<p>Any application submitted to Council under this Variation Approval must be consistent with this Variation Approval.</p> <p>Where inconsistent, the application must then be submitted to Council under the planning scheme in effect at the date of application.</p>



<b>13</b>	<b>Comply with Planning Instrument</b>	
	<p>Any application seeking a Development Approval under this Preliminary Approval (that may or may not include a Variation Request) is to be assessed against the version of the Local Planning Instrument in effect when the application is properly made, as varied by this variation.</p> <p>To remove any doubt, the specific variations given in this approval prevail over any future amendments to the Local Planning Instrument.</p>	
<b>14</b>	<b>Comply with Approved Plans and Documents</b>	
	<p>Any development application seeking a Development Approval under this Preliminary Approval (that may or may not include a Variation Request) is to be generally consistent with the Approved Plans and Documents:</p> <ul style="list-style-type: none"> <li>(a) Approved Preliminary Approval Document (Lowood Estate Precinct Code); [Note: refer to Condition 4]</li> <li>(b) Statement of Landscape Intent, Lowood Estate, prepared by Sargeant Planning, Project No. 003, dated 8 April 2024</li> <li>(c) Civil Engineering Report, prepared by Burchills Engineering Solutions, Project No. BE230128, Document No. BE230128-RP-CER-01, dated April 2024</li> <li>(d) Master Stormwater Management Plan, prepared by Burchills Engineering Solutions, Project No. BE230352, Document No. BE230128-RP-MSMP-02, dated April 2024</li> <li>(e) Traffic Impact Assessment Report, prepared by Burchills Engineering Solutions, Project No. BE230128, Document No. BE230128-RP-TIA-04, dated April 2024</li> </ul>	
<b>PART B: RECONFIGURING A LOT</b> Relevant aspect of the development approval: <ul style="list-style-type: none"> <li>• Development Permit for Reconfiguring a Lot</li> </ul>		
<b>SCHEDULE 1—GENERAL CONDITIONS</b> Assessment Manager		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>GENERAL</b>		
<b>15</b>	<b>Approved Plans and Documents</b>	
	<p>Undertake the development generally in accordance with the material contained in the application, supporting documentation, and the approved plans and documents listed below (including as Amended in RED by Council), except as amended by these development conditions.</p> <p>Stage 1 Subdivision Layout, drawn by Burchills Engineering Solutions, reference BE230128-01-SK010-B, dated 24 March 2024</p> <p>Lowood Estate Precinct Code Building Requirements, drawn by Sargeant Planning, reference drawing 001, issue 002, sheet 003, dated 12 April 2024</p> <p>Stage 1 [Plan of Development], drawn by Sargeant Planning, reference drawing 001, issue 002, sheet 004, dated 12 April 2024</p>	At all times.
<b>16</b>	<b>Comply with planning scheme and local laws</b>	



	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
<b>17</b>	<b>Availability of Development Approval (Works)</b>	
	A legible copy of this Development Approval, including the approved plans and documents bearing Council's stamp, must be available on the subject land for inspection by site workers and Council officers.	During site works, building works or operational works phases.
<b>18</b>	<b>No cost to Council</b>	
	All development conditions of this Development Approval must be complied with at no cost to, and free of compensation from, Council, unless stated otherwise in any specific development condition.	At all times.
<b>RECONFIGURING A LOT</b>		
<b>19</b>	<b>Survey marks</b>	
A	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision.	Prior to the request for approval of the Plan of Subdivision.
B	Provide certification to Council from a Registered Cadastral Surveyor that part (A) of this development condition has been complied with.	As part of the request for approval of the Plan of Subdivision.
<b>20</b>	<b>Pay outstanding rates and charges</b>	
	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council, including any charges that are levied but not fully paid over the subject land.	Prior to the approval of the Plan of Subdivision.
<b>21</b>	<b>Valuation</b>	
	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources.  Currently, the amount is set at \$47.00 per allotment.	As part of the request for approval of the Plan of Subdivision.
<b>PERIODS FOR THE DEVELOPMENT APPROVAL</b>		
<b>22</b>	<b>No provision for staging</b>	
	The development is to occur in one stage.	As indicated.
<b>LAND</b>		
<b>23</b>	<b>Transfer – Open space and drainage</b>	



A	<p>Transfer to Council the land shown on the Approved Plans as Drainage Reserve Area for the purpose of drainage.</p> <p>The transfer is to be at no cost to or compensation from Council and is to be given in fee simple on trust.</p> <p>This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p>	As part of the registration of the Plan of Subdivision.
B	Provide the signed transfer documentation for the land required by part (A) of this condition.	As part of the request for approval of the Plan of Subdivision.
C	Submit to Council evidence of the registration of the transfer documentation.	Within one month of the registration of the Plan of Subdivision.
<b>24</b>	<b>Easements – Stormwater and drainage</b>	
A	<p>Lodge for registration at the office of the Land Registry, easements for drainage.</p> <p>The easements are to be provided, in accordance with the current version of the Queensland Urban Drainage Manual, over:</p> <ul style="list-style-type: none"> <li>(a) all stormwater and inter-allotment drainage, sized 300mm or greater located within private property.</li> <li>(b) all stormwater and inter-allotment drainage that cross more than one property.</li> <li>(c) all concentrated overland flow paths that cross two or more properties.</li> </ul> <p>The minimum easement width to be provided is 3m.</p> <p>Easement widths greater than 3m may vary but must extend to include the flood paths for the 1%AEP flood flows including provisions for freeboard and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with the current version of the Queensland Urban Drainage Manual (QUDM).</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</p>	As part of the registration of the Plan of Subdivision.
B	Provide the signed easement documentation for the easements required by part (A) of this condition.	As part of the request for approval of the Plan of Subdivision.
<b>25</b>	<b>Easements – Services</b>	



	Provide copies of the easement documentation for easements required for water, sewerage, and other services that are included on the Plan of Subdivision.	As part of the request for approval of the Plan of Subdivision.
<b>LANDSCAPING AND SCREENING</b>		
<b>Vegetation (minor)</b>		
<b>26</b>	<b>Vegetation removal</b>	
	Where vegetation is cleared from the site, the vegetation waste shall be: (a) transported offsite for disposal at an approved waste disposal facility or reuse; or (b) processed onsite for use in landscaping or erosion and sedimentation control.  No incineration of vegetation or waste will be permitted at the site.	At all times.
<b>27</b>	<b>Declared weeds</b>	
	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of construction works (including on-maintenance).  Note: The General Biodiversity Obligation under the <i>Biosecurity Act 2014</i> applies to the control of weed species.	At all times.
<b>SERVICES AND CONNECTIONS</b>		
<b>28</b>	<b>Reticulated drinking water and wastewater</b>	
A	Connect each lot to the reticulated drinking water and wastewater networks in accordance with the standards and requirements of the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities.	Prior to the request for approval of the Plan of Subdivision.
B	Provide written evidence (e.g. connection certificate) from Urban Utilities that the connection to the reticulated networks are available as a standard connection and that all requirements of Urban Utilities have been satisfied.	As part of the request for approval of the Plan of Subdivision.
<b>29</b>	<b>Reticulated electricity and telecommunications</b>	
A	Connect each lot to the underground reticulated electricity and telecommunications networks to the standards of the relevant service provider.	Prior to the request for approval of the Plan of Subdivision.
B	Provide written evidence (e.g. certificate of supply or agreement) from the relevant service provider that each lot has been connected to the reticulated networks, connection is available at a standard connection, or has a current supply agreement.	As part of the request for approval of the Plan of Subdivision.



<b>30</b>	<b>Services to remain within lots</b>	
	Provide certification from a Registered Cadastral Surveyor that all services (for example, water, wastewater, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	As part of the request for approval of the Plan of Subdivision.
<b>31</b>	<b>Remove redundant services</b>	
A	Remove any services made redundant as a result of the development and reinstate the land.	Prior to the request for approval of the Plan of Subdivision.
B	Certify in writing that all services made redundant as a result of the development have been removed and that the land is reinstated.	As part of the request for approval of the Plan of Subdivision.
<b>SCHEDULE 2—ENGINEERING</b>		
Assessment Manager		
<b>GENERAL</b>		
<b>32</b>	<b>Make operational works application</b>	
	Make an operational works application to Council, and pay the required fees, where the development involves assessable operational works, including as identified in the following conditions.  Note—This condition does not apply to Operational Works authorised by the part of this Development Approval for Bulk Earthworks and Vegetation Clearing.	Prior to the commencement of any operational works.
<b>33</b>	<b>Design and construction standards</b>	
	All works are to be designed and constructed in accordance with the requirements of the Somerset Region Planning Scheme.	At all times.
<b>34</b>	<b>No cost of works</b>	
	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these development conditions, unless otherwise identified in the condition.	At all times.
<b>35</b>	<b>RPEQ certification</b>	
	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including <ul style="list-style-type: none"> <li>(a) plans and specifications must be prepared and certified with the Operational Work application;</li> <li>(b) certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As follows: <ul style="list-style-type: none"> <li>(a) as part of the relevant operational works application;</li> <li>(b) prior to the request for approval of the Plan of Subdivision.</li> </ul>



OPEN SAPCE AND LANDSCAPING		
<b>36</b>	<b>Entry statements</b>	
	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the road reserve, park or other public land.	At all times.
<b>37</b>	<b>Landscaping plan</b>	
	<p>The developer must submit to Council for endorsement, a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction.</p> <p>The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> <li>• Comply with the <i>Somerset Region Planning Scheme</i>.</li> <li>• To enhance the appearance of the development internally and externally.</li> <li>• To make a positive contribution to the streetscape;</li> <li>• To screen unsightly objects from public view;</li> <li>• To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>• To ensure common areas are useable;</li> <li>• To provide long term erosion protection;</li> <li>• To integrate with existing vegetation and other natural features of the site and adjoining lands; and</li> <li>• To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• A schedule of the number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching.</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by Council. Any amendments approved by Council are taken to be a part of the approved Landscape Plan.</li> <li>• All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of</li> </ul>	As part of Operational works for Landscaping Works.



	<p>development works and any ensuing defects liability period.</p> <ul style="list-style-type: none"> <li>• Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work.</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> </ul> </li> <li>• A minimum of 70% of landscaped areas must be retained as a permeable surface.</li> <li>• Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</li> </ul>	
<b>38</b>	<b>Deliver landscape works</b>	
	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. Any amendments approved by Council are taken to be a part of the approved Landscape Plan.	Prior to the request for approval of the Plan of Subdivision.
<b>FLOOD HAZARD</b>		
<b>39</b>	<b>Finished ground level above flood level</b>	
A	Fill below the Defined Flood Level (DFL) is to be in accordance with an approved flood study.	As part of the operational works.
B	Provide certification from a Registered Cadastral Surveyor that the finished ground level for each lot is above the post development 1% AEP level.	As part of the request for approval of the Plan of Subdivision.
<b>EARTHWORKS</b>		
<b>40</b>	<b>Earthworks</b>	
	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
<b>41</b>	<b>No contaminated materials</b>	
	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
<b>42</b>	<b>Stockpiles</b>	
	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.



<b>43</b>	<b>Removal of dams</b>	
	All dams are to be removed.	Prior to the request for approval of the Plan of Subdivision.
<b>ROADWORKS</b>		
<b>44</b>	<b>Road signage and markings</b>	
	Install all traffic signs and line markings in accordance with <i>Austroads</i> .	Prior to the request for approval of the Plan of Subdivision.
<b>45</b>	<b>Complete roadworks</b>	
	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Region Planning Scheme</i> .	Prior to the request for approval of the Plan of Subdivision.
<b>46</b>	<b>Temporary turnarounds</b>	
A	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to the request for approval of the Plan of Subdivision.
B	Provide easements for each turn around area mentioned in (A), other than where within road reserve or land controlled by Council.  The easement is to be registered at the time that the Plan of Subdivision is registered.	As part of the request for approval of the Plan of Subdivision.
<b>47</b>	<b>Road design standards</b>	
A	Provide verge and access in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
B	Road reserve and carriageway widths are to be in accordance with the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
C	Provide 6m (length) x 3 (no.) chord truncations on property boundaries at all road intersections.	As part of Operational Works.
<b>48</b>	<b>Remove improvements and obstructions</b>	
	Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to the request for approval of the Plan of Subdivision.
<b>STREET NAMES</b>		
<b>49</b>	<b>Street names</b>	
A	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.	As part of operational works.
B	Install, at no cost to Council, street nameplates.  Street nameplates are to comply with <i>Somerset Region Planning Scheme</i> .	Prior to the request for approval of the Plan of Subdivision.



<b>KERB AND CHANNEL</b>		
<b>50</b>	<b>Kerb and channel</b>	
	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Region Planning Scheme</i> .	As part of Operational Works application
<b>FOOTPATHS</b>		
<b>51</b>	<b>Footpaths</b>	
A	For each Access Street, provide a concrete footpath on at least one side with a minimum width of 1.5 metres in accordance with <i>Somerset Region Planning Scheme</i> .	Prior to the request for approval of the Plan of Subdivision.
B	For each Collector Street, provide a concrete footpath on both sides with a minimum width of 1.5 metres in accordance with <i>Planning Regulation 2017</i> (schedule 12A) and <i>Somerset Region Planning Scheme</i> .	Prior to the request for approval of the Plan of Subdivision.
<b>STREET LIGHTING</b>		
<b>52</b>	<b>Street lighting</b>	
A	Install street lighting in accordance with AS1158.3.1:2020 <i>Lighting for Roads and Public Spaces</i> as follows: (a) Access Street – Lighting Category PR5 (b) Collector Street – Lighting Category PR4.  Street lighting is to be installed on the same side as footpaths, where applicable.	Prior to the request for approval of the Plan of Subdivision.
B	Provide certification of street lighting installation by a suitably experienced Registered Professional Engineer Queensland (RPEQ).	As part of the request for approval of the Plan of Subdivision.
<b>STORMWATER</b>		
<b>53</b>	<b>Approved Stormwater Management Plan</b>	
	Stormwater Drainage shall be constructed in general accordance with Master Stormwater Management Plan prepared by Burchill Engineering Solutions, Document No: BE230128-RP-MSMP-02, dated April 2024.	As part of Operational Works.
<b>54</b>	<b>Amended Hydraulic Impact Assessment and Stormwater Management Plan</b>	
	Submit an amended Stage 1 Hydraulic Impact Assessment (HIA) and Site Based Stormwater Management Plan (SBSMP) prepared by a Registered Professional Engineer Queensland (RPEQ), which generally conforms to the Approved Plans and <i>Somerset Region Planning Scheme</i> .  The amended Stage 1 HAI and SBSMP should include the following: (a) be generally in accordance with the Master Stormwater Management Plan; (b) include flood mitigation downstream of Stage 1 to ensure that downstream impacts	As part of the lodgement of the Operational Works application.



	<p>(proposed to be mitigated as part of the overall stormwater management plan) are mitigated as part of Stage 1;</p> <p>The amended Stage 1 SBSMP must also include:</p> <ul style="list-style-type: none"> <li>(a) quantity and quality of stormwater to be released from the development;</li> <li>(b) all sources of potential contamination (including but not limited to the actual and potential release of all contaminants;</li> <li>(c) the potential impact of these sources;</li> <li>(d) impact of the release of stormwater from the development on the quality and integrity of the receiving environment;</li> <li>(e) measures to be implemented to prevent the likelihood of stormwater contamination; and</li> <li>(f) maintenance schedule.</li> </ul>	
<b>55</b>	<b>Lawful point of discharge</b>	
	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times.
<b>56</b>	<b>No increase in peak discharge</b>	
	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.	At all times.
<b>57</b>	<b>No actionable nuisance</b>	
	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times
<b>58</b>	<b>Stormwater design standards</b>	
	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.
<b>59</b>	<b>Attenuate flows</b>	
	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
<b>60</b>	<b>All lots to drainage system</b>	
	Fill, compact and grade all low-lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	As part of Operational Works.
<b>61</b>	<b>Inter-allotment drainage</b>	
	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and <i>Somerset Region Planning Scheme</i> .	As part of Operational Works.



<b>62</b>	<b>Adjoining landowner consent</b>	
	<p>Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p><i>Note: Such consent may require supporting engineering plans and calculations.</i></p>	As part of Operational Works.
<b>63</b>	<b>No ponding or nuisance</b>	
	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	As part of Operational Works.
<b>64</b>	<b>Release of contaminants</b>	
	<p>Containments or contaminated water must not be directly or indirectly released from the premises to surface water or groundwater at or outside the premises except for:</p> <p>(a) uncontaminated overland stormwater flow; or</p> <p>(b) uncontaminated stormwater to the stormwater system.</p>	At all times.
<b>EROSION AND SEDIMENT CONTROL</b>		
<b>65</b>	<b>Erosion and sediment controls (generally)</b>	
A	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project.</p> <p>Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <p>(a) be required to install additional measures.</p> <p>(b) be responsible for the restoration work.</p> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	During site works, building works or operational works phases.
B	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	During site works, building works or operational works phases.
<b>66</b>	<b>Erosion and sediment control plan</b>	
A	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ).	As part of the lodgement of the Operational Works application
B	Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works.	During site works, building works or operational works phases.



	All sediment control devices and sediment collection points shall be monitored monthly, sediment removed as necessary, and devices maintained responsibly during construction and maintenance period of the development works.	
<b>WASTE</b>		
<b>67</b>	<b>Waste</b>	
A	All wastes are to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
B	Where vegetation is cleared from the site, the vegetation waste shall be: (a) transported offsite for disposal at an approved waste disposal facility or reuse; or (b) processed onsite for use in landscaping or erosion and sedimentation control.  No incineration of vegetation or waste will be permitted at the site.	At all times.
C	Waste, other than vegetation waste, generated as a result of the development shall be disposed of at an approved waste disposal facility.	At all times.
<b>SCHEDULE 3—REFERRAL AGENCIES</b>		
As Indicated		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
The following referral agency responses have been received and are attached to the Decision Notice.		
<b>68</b>	<b>State Assessment and Referral Agency referral agency response</b>	
A	Comply with the requirements of the referral agency response 2401-38851 SRA dated 2 April 2024, or as amended.	As indicated in the referral agency response.
B	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	As part of the request for approval of the Plan of Subdivision.
<b>SCHEDULE 4—INTERPRETATION AND ADVICE</b>		
Assessment Manager		
<b>No.</b>	<b>Note</b>	
<b>INTERPRETATION</b>		
<b>69</b>	<b>Notes and advice notes</b>	
	Notes contained within a development condition are part of the condition.  Interpretation notes in this schedule form part the development conditions.  Advice notes contained within a development condition are not part of the condition and are provided for additional guidance specific to the condition.	



	Advice statements contained within this schedule are provided for guidance about the development. Advice statements are not exhaustive and are provided to assist applicants in meeting their obligations under other instruments.
<b>70</b>	<b>Interpretation of timing of development conditions</b>
A	Where the timing in a development condition requires compliance “prior to the commencement of the use” and a Plan of Subdivision is lodged for approval, the timing in the condition is taken to require compliance “prior to the commencement of the use or approval of the Plan of Subdivision, whichever occurs first”.
B	Where the timing in a development condition requires compliance “prior to obtaining any development permit for building works or operational works” and no development permit is required for the relevant works, the timing in the condition is taken to require compliance “prior to carrying out any site works, building works, or operational works”.
C	Where the timing in a development condition requires compliance “prior to obtaining a development permit for building works” or “prior to obtaining a development permit for operational works” and no development permit is required for the relevant works, the timing in the condition is taken to require compliance “prior to carrying out any building works” or “prior to carrying out any operational works” respectively.
D	Where the timing in a development condition requires compliance “prior to obtaining a development permit for building works”, and the development is not on a Heritage Place, this requirement does not apply to a development permit that is for demolition works only.
<b>71</b>	<b>Interpretation of Certificate of Occupancy</b>
	A reference within a development condition to a “Certificate of Occupancy” includes an “Interim Certificate of Occupancy”. Where a Certificate of Occupancy is not required, the reference is taken to be a “Final Inspection Certificate” or any other similar document finalising the works.
<b>ADVICE</b>	
<b>72</b>	<b>When approval takes effect (Advice)</b>
	This approval takes effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.
<b>73</b>	<b>Aboriginal Cultural Heritage Act (Advice)</b>
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.</p> <p>Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.</p> <p>Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.</p>



	Information about the cultural heritage duty of care is available at <a href="http://qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care">qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care</a>
<b>74</b>	<b>Fire ants (Advice)</b>
	<p>Parts of the Somerset Region are within Fire Ant Biosecurity Zones.</p> <p>If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (<i>Biosecurity Regulation 2016</i>).</p> <p>If you are unable to do so, you must apply for a biosecurity instrument permit.</p> <p>Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Biosecurity Zones as well as general information can be viewed on the DAF website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a></p>
<b>75</b>	<b>Infrastructure charges (Advice)</b>
	<p>An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.</p> <p>From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.</p> <p>Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or <a href="mailto:mail@somerset.qld.gov.au">mail@somerset.qld.gov.au</a>.</p>
<b>76</b>	<b>Water supply and wastewater (Advice)</b>
	<p>Authorisation to connect the approved development to the water supply and wastewater networks and for property service connections require a Water Approval from the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities.</p> <p>For the approval of a Plan of Subdivision, written evidence from Urban Utilities must be provided to Council to verify that the conditions of any necessary Water Approval have been complied with.</p>
<b>77</b>	<b>Property access (Advice)</b>
	<p>Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.</p> <p>The application form for a property access approval may be downloaded from Council's website at <a href="http://somerset.qld.gov.au/our-services/roads">somerset.qld.gov.au/our-services/roads</a>.</p> <p>The landowner must have the property access approval in place prior to commencing works on the crossover.</p>



78	<b>Vegetation clearing (Advice)</b>												
	Clearing native vegetation, including native vegetation that is a koala habitat, may require additional permits or notifications that are outside of this Development Approval. The landowner is responsible for ensuring that any clearing undertaken complies with requirements of any State or Federal agencies.												
79	<b>Works hours (Advice)</b>												
	Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the <i>Environmental Protection Act 1994</i> .												
80	<b>Operational works (Advice)</b>												
	<p>Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as “On Maintenance”.</p> <p>Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of “On Maintenance”. Any defective works must be rectified within the maintenance period.</p> <p>At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed “Off Maintenance”. Bonds or other securities will be released after the works have been placed “Off Maintenance”.</p>												
81	<b>Approval of Plan of Subdivision (Advice)</b>												
	The Plan of Subdivision will not be released until all works are completed to Council’s satisfaction or uncompleted works are suitably bonded.												
<b>PART C: OPERATIONAL WORKS</b>													
Relevant aspect of the development approval:													
<ul style="list-style-type: none"><li>Development Permit for Operational Works</li></ul>													
<b>SCHEDULE 1—GENERAL CONDITIONS</b>													
Assessment Manager													
<b>GENERAL</b>													
82	<p>Carry out the development generally in accordance with the following approved plan(s), supporting documentation, Somerset Region Planning Scheme, and the, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"><li>Drawings prepared by Burchill Engineering Solutions as identified in the table below:</li></ul> <table><tr><th>Plan/Document number</th><th>Plan/Document name</th><th>Date</th></tr><tr><td>Drawing No. BE230128-01A-C000, Revision B</td><td>Locality Plan, Drawing Index and Notes, prepared by Burchill Engineering Solutions</td><td>24 April 2024</td></tr><tr><td>Drawing No. BE230128-01A-C200, Revision B</td><td>Bulk Earthworks Layout Plan, prepared by Burchill Engineering Solutions</td><td>24 April 2024</td></tr><tr><td>Drawing No. BE230128-01A-C210, Revision B</td><td>Earthwork Sections, prepared by Burchill Engineering Solutions</td><td>24 April 2024</td></tr></table>	Plan/Document number	Plan/Document name	Date	Drawing No. BE230128-01A-C000, Revision B	Locality Plan, Drawing Index and Notes, prepared by Burchill Engineering Solutions	24 April 2024	Drawing No. BE230128-01A-C200, Revision B	Bulk Earthworks Layout Plan, prepared by Burchill Engineering Solutions	24 April 2024	Drawing No. BE230128-01A-C210, Revision B	Earthwork Sections, prepared by Burchill Engineering Solutions	24 April 2024
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Drawing No. BE230128-01A-C210, Revision B	Earthwork Sections, prepared by Burchill Engineering Solutions	24 April 2024											



	Drawing No. BE230128-01A-C220, Revision B	Earthworks Notes and Details, prepared by Burchill Engineering Solutions	24 April 2024
	Drawing No. BE230128-01A-C250, Revision B	Erosion and Sediment Control Plan – Earthworks Phase, prepared by Burchill Engineering Solutions	24 April 2024
	Drawing No. BE230128-01A-C251, Revision B	Erosion and Sediment Control Plan Basin Notes and Details, prepared by Burchill Engineering Solutions	24 April 2024
	Drawing No. BE230128-01A-C252, Revision B	Erosion and Sediment Control Plan Typical Notes and Details, prepared by Burchill Engineering Solutions	24 April 2024
	Drawing No. BE230128-01A-C900, Revision B	Hazard Risk Register – Design Risks, prepared by Burchill Engineering Solutions	24 April 2024
	<ul style="list-style-type: none"> <li>Master Stormwater Management Plan prepared by Burchill Engineering Solutions, Document No: BE230128-RP-MSMP-02, dated April 2024.</li> </ul>		
<b>83</b>	<p>Submit to and obtain approval from Council additional civil drawings and amended Stage 1 Hydraulic Impact Assessment (HIA) and amended Site Based Stormwater Management Plan (SBSMP) incorporating the following:</p> <p>(a) flood mitigation downstream of Stage 1 is to be included to ensure that downstream impacts (proposed to be mitigated as part of the overall stormwater management plan) are mitigated as part of the Stage 1 Bulk Earthworks.</p> <p>The additional civil drawings and reports are to be approved by Council prior to the arrangement of a prestart meeting for the operational works.</p> <p>The approved additional civil drawings and reports shall form part of the Approved Plans and Documents.</p>		
<b>84</b>	Comply with relevant provisions of the Somerset Region Planning Scheme (as amended), Planning Scheme Policies and Local Laws.		
<b>85</b>	This approval extends to engineering works including earthworks, sediment control and erosion control only.		
<b>86</b>	The Applicant is responsible for obtaining written consent of the property owner/s affected by any works of this approval or where infrastructure is to be constructed on private property not under the ownership of the applicant. Proof of owner/s consent is to be provided prior to commencement of works.		
<b>87</b>	The Applicant is responsible for obtaining all necessary approvals and permits required from any external agencies in satisfying the conditions of this approval. The cost of obtaining any approvals and permits is at the Applicant's expense.		



<b>88</b>	Certification must be given to Council by a Registered Professional Engineer in Queensland (RPEQ) that the works have been undertaken in accordance with the approved plans and specifications and to Council's requirements.
<b>89</b>	Make available, a legible copy of the Approved Drawings and Conditions of approval on site, at all times, during construction.
<b>90</b>	<p>This approval does not extend to the following;</p> <ul style="list-style-type: none"> <li>(a) Civil Roadworks</li> <li>(b) Stormwater Drainage</li> <li>(c) Provision of electrical networks, or street lighting;</li> <li>(d) Telecommunications facilities;</li> <li>(e) Water Supply and Sewerage infrastructure; and</li> <li>(f) Landscaping.</li> </ul>
<b>91</b>	<p>Prior to works commencing, it is required that a pre-start meeting be attended by Council Officers, the supervising engineer and the Contractor.</p> <p>Prior to this meeting taking place a "Prestart Meeting" fee is be paid to Council as per Somerset Regional Council schedule of fees and charges, applicable at time of meeting request. At that meeting, it will be necessary for the supervising engineer to provide Council with the following:</p> <ul style="list-style-type: none"> <li>(a) Supervising Engineers (RPEQ) Contact Details;</li> <li>(b) A works program;</li> <li>(c) Inspection and test plan;</li> <li>(d) Public liability certificate of currency (project specific);</li> <li>(e) Workplace Health and Safety plan;</li> <li>(f) Job Specification;</li> <li>(g) Environmental Management Plan; and</li> <li>(h) Traffic Management Plan.</li> </ul>
<b>92</b>	<p>Compulsory inspections and meetings shall be undertaken by Council, with a minimum of two clear working days notice required to be given to Council for an inspection of sections of the work at the following stages:</p> <ul style="list-style-type: none"> <li>(a) Pre-start meeting with Council, Contractor, and supervising engineer;</li> <li>(b) At the point of completion of all works before placing "on maintenance";</li> <li>(c) At the point of requesting the works to accepted "off maintenance"; and</li> <li>(d) Other inspections as deemed necessary by Council.</li> </ul>
<b>93</b>	<p>The Developer is to provide written notice to nearby and neighbouring properties by means of a letter box drop on the Land prior to commence of works to identify:</p> <ul style="list-style-type: none"> <li>(a) An indicative start date for the works;</li> <li>(b) A timeframe by which the works will be completed; and</li> <li>(c) A contact person during the works.</li> </ul>
<b>94</b>	All rates and charges are to be paid prior sealing of the Plan of Survey.
<b>95</b>	Where the progression of work leads to substantiated complaints, the Applicant shall immediately rectify works and undertake any directions from Council Officers to rectify any works.
<b>96</b>	From time to time, Council and/or their representatives may enter the work site to which this approval relates and undertake any testing or analysis of any part of the construction, and Council is not liable for the rectification or any compensation for



	any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, any reasonable instruction given by Council Officers shall be considered to be a condition of approval and undertaken by the principal contractor.
<b>97</b>	Where complete or incomplete works under this approval adversely affect adjoining properties, Council land, roads or other infrastructure, the Council may require by notice, works to be completed. Where Council deems it necessary to undertake works for the safety or health of the community or protection of infrastructure, costs associated with such works shall be recoverable from the applicant.
<b>98</b>	Any damage which is incurred to services, signs, footpaths, roadways, kerb and channel, or other work abutting the subject land as a result of the proposed development shall be repaired immediately should hazards exist for pedestrian or vehicular safety. Otherwise, all damage shall be repaired immediately upon completion of works associated with the development at the Applicants expense.
<b>99</b>	<p>Unless otherwise approved in writing by the Director of Operations, hours of construction shall be:</p> <p>(a) Monday to Saturday - 6.30 a.m. to 6.30 p.m. - Noise permitted</p> <p>(b) Sunday and Public Holidays - No audible noise permitted</p> <p>Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.</p>
<b>100</b>	Council officers or its representative will not deal directly with Contractors and / or the Applicants representatives in respect to operational matters arising from this approval. All operational matters must be dealt with by the nominated supervising engineer.
<b>101</b>	It is the applicant's responsibility to appoint the principal contractors, complete forms, notify Workplace, Health and Safety, pay fees and carry out any other Workplace, Health and Safety legislative requirements, and submit evidence of compliance to Council.
<b>102</b>	The applicant shall have on site, at all times, a traffic management plan and work method statements in accordance with Workplace, Health and Safety.
<b>103</b>	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility by a licensed regulated waste disposal contractor and general solid waste to be disposed of at Council approved landfill sites with the contractor covering all costs reasonably incurred for the receipt and management of the waste.
<b>104</b>	All waste movement occurring in the Fire Ant biosecurity zones must adhere to the Biosecurity Regulation and the Soil Movement Guidelines developed under the <i>Biosecurity Act 2014</i> .



<b>105</b>	Biosecurity Queensland should be notified on 13 25 23 of proposed development before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
<b>106</b>	Biosecurity Queensland and Somerset Regional Council are to be notified immediately of any report suspected sightings of fire ants within the proposed works site.
<b>EARTHWORKS</b>	
<b>107</b>	Earthworks and fill on the subject land shall not lead to ponding of water or actionable nuisance and shall ensure all lots, both internal and adjoining, drain freely to a lawful point of discharge.
<b>108</b>	All earthworks to be constructed in accordance with AS3798 Level 1 inspection testing. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization and results forwarded to Council for approval prior to plan sealing.
<b>109</b>	Applicant shall ensure surface level for proposed building platforms are provided above highest known flood level for all proposed lots, in accordance with Somerset Region Planning Scheme.
<b>110</b>	This approval does not extend to any material proposed to be imported to or exported from the site: (a) Other than from or to site(s) that have a current development approval enabling them to export/import any material; or (b) The material is being exported to and accepted at a licensed Council refuse facility.
<b>111</b>	In the event that it is proposed to import material to or export material from the site the following details are to be submitted to Council for endorsement or otherwise prior to the commencement of the work: (a) Details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site; (b) Details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and (c) The proposed haulage route(s), truck sizes and final destination for carting of the material.  (Please note that further development applications may be required to be submitted to and endorsed by Council for sites proposed to export/import material or conditions may be applied to any sites endorsed in accordance with this condition e.g. submit a Traffic Management Plan for acceptance, rehabilitation of the site. Any required approvals are to be in place prior to the commencement of the work.)
<b>112</b>	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).



<b>113</b>	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.
<b>114</b>	<p>Waste material as a result of demolition works and excavation works must not be used as fill where the material includes the following as defined within the <i>Environmental Protection Regulation</i>:</p> <ul style="list-style-type: none"> <li>(a) Commercial waste;</li> <li>(b) Construction or demolition waste;</li> <li>(c) Domestic clean-up waste;</li> <li>(d) Domestic waste;</li> <li>(e) Garden waste;</li> <li>(f) Industrial waste;</li> <li>(g) Interceptor waste;</li> <li>(h) Recyclable biodegradable waste;</li> <li>(i) Recyclable waste; and</li> <li>(j) Regulated waste.</li> </ul> <p>All waste material above as defined within the <i>Environmental Protection Regulation</i> must only be disposed at a waste facility approved for the receipt of waste.</p>
<b>115</b>	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> <li>(a) Milling;</li> <li>(b) Chipping and/or mulching;</li> <li>(c) Disposal at an approved waste disposal facility.</li> </ul> <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operational works shall be disposed of to an approved disposal facility via an approved waste receptacle and/or collection service.</p>
<b>116</b>	All batter slopes from building pads are to have a maximum slope of 1 in 4.
<b>117</b>	Internal allotment boundaries are not to have any cut and fill batter's steeper than 1 in 4.
<b>118</b>	The toe of any fill batter and the top of any cut batter is to be a minimum 300mm clear of the boundary line of an adjoining property.
<b>119</b>	Batters are not to exceed 1 in 6 in areas to be ultimately maintained by Council.
<b>120</b>	Building pads to have a slope less than 10%.
<b>STORMWATER</b>	
<b>121</b>	Ensure Stormwater drainage is delivered to a lawful point of discharge.
<b>122</b>	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEP's up to the defined flood event.



<b>123</b>	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.
<b>124</b>	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely effect the value or potential use of the land.
<b>TRAFFIC CONTROL</b>	
<b>125</b>	All works on or adjacent to roadways must be adequately signed in accordance with the <i>"Austroads Guide to Temporary Traffic Management"</i> .
<b>126</b>	Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.
<b>EROSION CONTROL</b>	
<b>127</b>	<p>Erosion and sedimentation controls shall be implemented in accordance with current IECA best practice, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>(a) Be required to install additional measures.</li> <li>(b) Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>
<b>128</b>	No construction works may commence until an Erosion and Sediment Control Plan has been designed and signed approved by a Registered Professional Engineer Queensland (RPEQ). This signed approval plan is to be issued to Council prior to commencement of works.
<b>129</b>	Implementation of all relevant sediment and erosion control measures and temporary fencing to be as identified on the Erosion and Sediment Control Plan and approved engineering drawings, any changes to the Erosion and Sediment Control Plan or approved engineering drawings are to be submitted to Council for approval prior to implementation.
<b>130</b>	All sediment control devices and sediment collection points shall be monitored monthly, and after each rain event, with sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.
<b>131</b>	No construction works may commence on subject sites until appropriate Sediment and Erosion Controls have been implemented and approved by RPEQ.



<b>132</b>	Grass turf shall be provided within all stormwater swales on completion of earthworks.
<b>133</b>	All disturbed areas of the Land are to be left in a geotechnically stable state and revegetated.
<b>134</b>	Measures shall be applied to Council's satisfaction to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance during construction and the ensuring defects liability period.
<b>135</b>	Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of running water shall be stored clear of drainage paths and prevented from entering the road and/or drainage system.
<b>136</b>	Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion, debris and/or sediment from the site, then such works shall be at the developer's expense. Such works shall be undertaken immediately where there is a potential hazard to pedestrians and/or passing traffic.
<b>137</b>	The site shall be maintained in a clean orderly state and weed free, at all times.
<b>COMPLETION OF WORKS</b>	
<b>138</b>	At the time of completed works and prior to any "on maintenance" inspections the applicant shall submit a condition compliance checklist confirming all conditions of the Operational Work approval have been complied with.
<b>139</b>	<p>Following satisfactory inspection of the completed works, and acceptance of the works "on maintenance" for a minimum 12 months for civil works, a "defects liability period" will apply from the commencement of the "on maintenance" period. The Applicant is to carry out any necessary maintenance or repairs to non-conforming work, defects and/or damage to any works undertaken in relation to this approval, even where damage has resulted from a third party activity.</p> <p>During this time, a bond or other security equal to 5% of the operational works will be retained to ensure correction of any defects in the constructed works.</p> <ul style="list-style-type: none"> <li>(a) Payment of this bond or other security is required prior to Council accepting the works "on maintenance".</li> <li>(b) "On Maintenance" approval required prior to sealing of the Plan of Survey for each stage.</li> <li>(c) The bond or other security will be entirely forfeited to Council should there be any failure by the applicant to undertake all works considered by Council as necessary to rectify any non-complying works and to protect public safety.</li> <li>(d) In the event that the bond or other security is insufficient, Council reserves the right to seek restitution.</li> </ul> <p>At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "off maintenance". Bonds or other securities will be released after works have been placed "off maintenance".</p>



<b>140</b>	<p>The “on maintenance” period commences only when Council provides written confirmation that all of the following are completed:</p> <ul style="list-style-type: none"> <li>(a) The satisfactory completion of all works and conditions of operational works approval;</li> <li>(b) The lodgement with Council, of certification from an RPEQ that the works have been undertaken in accordance with the approved plans and specifications and to Council’s requirements;</li> <li>(c) The lodgement of “on maintenance” bond or security;</li> <li>(d) The submission of “As Constructed” data in the ADAC format; and</li> <li>(e) Compliance with the conditions of approval for any Operational Works, Reconfiguring a Lot, Material Change of Use and any other approvals on the subject site.</li> </ul>
<b>141</b>	<p>The request for the development to be placed “On Maintenance” and “Off Maintenance” shall be in writing.</p>
<b>142</b>	<p>All inspection and test data prepared by the applicant, engineer, principal, contractor or by subcontractors in relation to the operational work or as described in the application must be provided in its entirety to Council prior to the endorsement of the Plan of Survey. Should any further inspection, testing or analysis be required due to failure of work to meet specifications or where the testing previously provided is considered insufficient, this shall be undertaken on behalf of the principal contractor by NATA accredited entity (where applicable) and provided to council at no cost.</p>
<b>143</b>	<p>At completion of the operational works, suitable “As-Constructed Drawings” shall be submitted to the Council electronically in AutoCAD and PDF format using the Asset Design As Constructed (ADAC) specifications. The “As-Constructed Drawings” or data capture methods, including an asset register as required by the Council shall be checked and certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with Council’s development manual. “As Constructed” data shall be provided for the following elements where applicable:</p> <ul style="list-style-type: none"> <li>(a) Topographical Detail, including TIN / DTM model information; and</li> <li>(b) Cadastre (as a reference feature).</li> </ul>
<b>144</b>	<p>It should be noted that, in approving plans for this project, Council has carried out an audit check of information submitted. Accordingly, Council has placed reliance on the certificate of design that the approved plans are correct and in accordance with required engineering standards.</p>
<b>145</b>	<p>Certification must be given to Council by a Registered Professional Engineer in Queensland (RPEQ) that the works have been completed in accordance with the approved plans and specifications and to Council's requirements.</p>
<b>ADVICES</b>	
<b>146</b>	<p>Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.</p>



	<p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Restricted Area as well as general information can be viewed on the DAF website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a></p>
<b>147</b>	<p>The current Aboriginal Cultural Heritage Act 2003 should be adhered to.</p> <p>The Aboriginal Cultural Heritage Act establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The cultural heritage duty of care lies with the person or entity conducting an activity.</p> <p>Penalty proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the cultural heritage duty of care requirement.</p> <p>Details on how to fulfil the cultural heritage duty of care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.</p> <p>Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.</p> <p>Information about the cultural heritage duty of care is available at <a href="http://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care">www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care</a>.</p>
<b>148</b>	<p>The Australian Government recently declared koala populations in Queensland as an endangered species under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth). Accordingly, where development may facilitate an action that is likely to have a significant impact on the koala the applicant is required to refer that development proposal to the Federal Environment Minister. A significant impact includes the removal of two or more koala food trees or any other activity that may impact on local koalas.</p> <p>Determining whether an action is likely to have a significant impact on a matter of national environmental significance, you are advised to discuss the matter with the Department's referral business entry point, through the Department's community information unit on <b>1800 803 772</b> or by emailing <b><a href="mailto:epbc.referrals@environment.gov.au">epbc.referrals@environment.gov.au</a></b></p>

**Attachments for the Decision Notice include:**

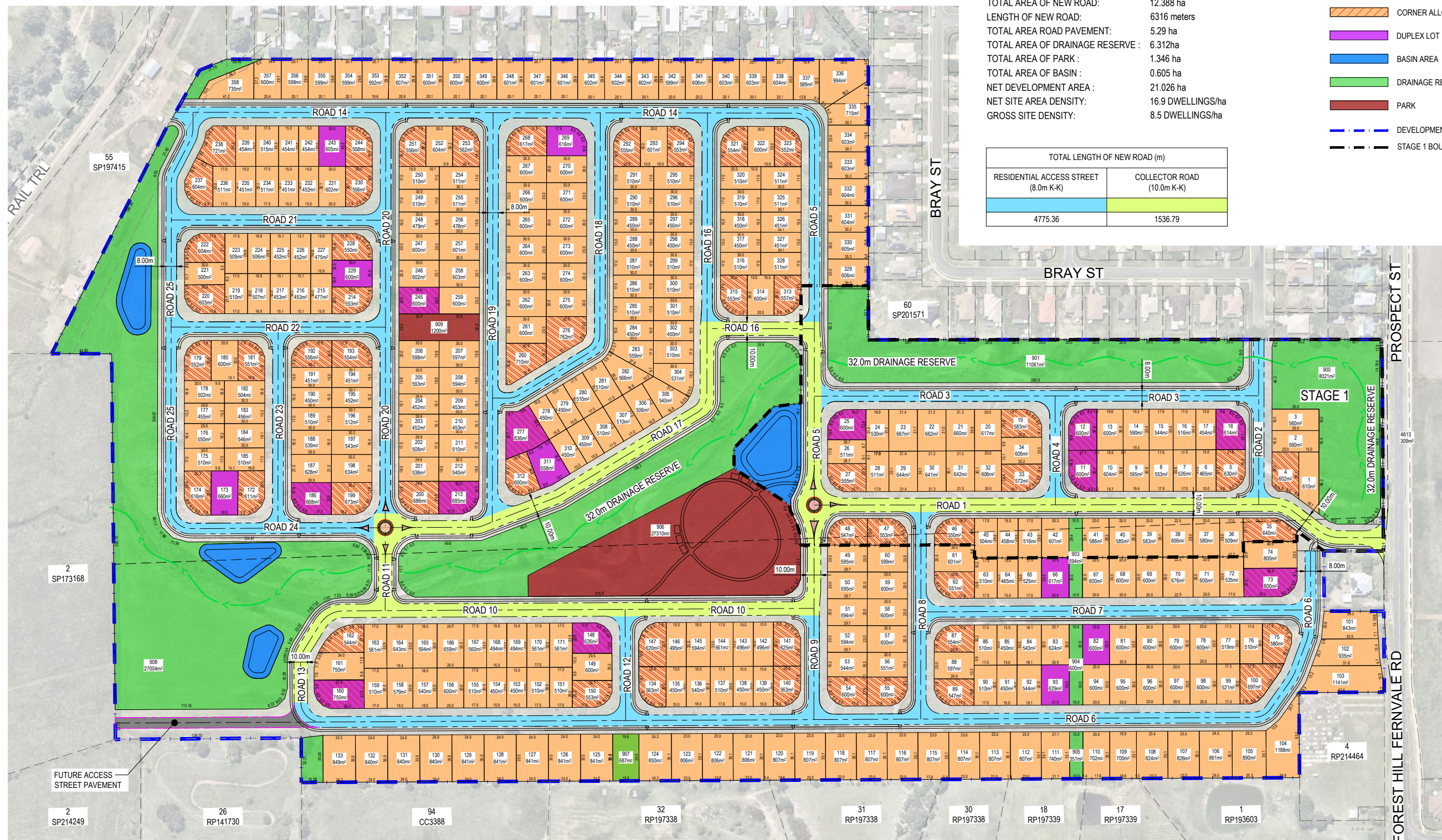
- Preliminary Approval Document:
  - The Lowood Estate Precinct Code, contained within Part 3 of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
  - The Access and Mobility Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
  - The Zoning Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;



- Landscape Character Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
- Feature Fencing and Acoustic Fencing, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
- Open Space Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
- Allotment Diversity Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
- Density Master Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023;
- Lowood Subdivision Staging Plan, contained within Appendix A of the Lowood Estate Precinct Preliminary Approval Document (v3), dated December 2023.
- Statement of Landscape Intent, Lowood Estate, prepared by Sargeant Planning, Project No. 003, dated 8 April 2024
- Civil Engineering Report, prepared by Burchills Engineering Solutions, Project No. BE230128, Document No. BE230128-RP-CER-01, dated April 2024
- Master Stormwater Management Plan, prepared by Burchills Engineering Solutions, Project No. BE230352, Document No. BE230128-RP-MSMP-02, dated April 2024
- Traffic Impact Assessment Report, prepared by Burchills Engineering Solutions, Project No. BE230128, Document No. BE230128-RP-TIA-04, dated April 2024
- Stage 1 Subdivision Layout, drawn by Burchills Engineering Solutions, reference BE230128-01-SK010-B, dated 24 March 2024
- Lowood Estate Precinct Code Building Requirements, drawn by Sargeant Planning, reference drawing 001, issue 002, sheet 003, dated 12 April 2024
- Stage 1 [Plan of Development], drawn by Sargeant Planning, reference drawing 001, issue 002, sheet 004, dated 12 April 2024
- Locality Plan, Drawing Index and Notes, prepared by Burchill Engineering, Drawing No. BE230128-01A-C000, Revision B, dated 24 April 2024
- Bulk Earthworks Layout Plan, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C200, Revision B, dated 24 April 2024
- Earthwork Sections, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C210, Revision B, dated 24 April 2024
- Earthworks Notes and Details, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C220, Revision B, dated 24 April 2024
- Erosion and Sediment Control Plan – Earthworks Phase, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C250, Revision B, dated 24 April 2024
- Erosion and Sediment Control Plan Basin Notes and Details, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C251, Revision B, dated 24 April 2024
- Erosion and Sediment Control Plan Typical Notes and Details, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C252, Revision B, dated 24 April 2024
- Hazard Risk Register – Design Risks, prepared by Burchill Engineering Solutions, Drawing No. BE230128-01A-C900, Revision B, dated 24 April 2024
- State Assessment and Referral Agency referral agency response

**This completes the report for Development Application DA24481.**





## DEVELOPMENT SUMMARY

TOTAL RESIDENTIAL LOTS:	358
TOTAL DWELLINGS:	377
TOTAL SITE AREA:	41.677 ha
TOTAL AREA OF NEW ROAD:	12.388 ha
LENGTH OF NEW ROAD:	6316 meters
TOTAL AREA ROAD PAVEMENT:	5.29 ha
TOTAL AREA OF DRAINAGE RESERVE :	6.312ha
TOTAL AREA OF PARK :	1.346 ha
TOTAL AREA OF BASIN :	0.605 ha
NET DEVELOPMENT AREA :	21.026 ha
NET SITE AREA DENSITY:	16.9 DWELLINGS/ha
GROSS SITE DENSITY:	8.5 DWELLINGS/ha

## LEGEND

	TYPICAL ALLOTMENTS
	CORNER ALLOTMENTS
	DUPLEX LOT
	BASIN AREA
	DRAINAGE RESERVE
	PARK
	DEVELOPMENT SITE BOUNDARY
	STAGE 1 BOUNDARY

TOTAL LENGTH OF NEW ROAD (m)	
RESIDENTIAL ACCESS STREET (8.0m K-K)	COLLECTOR ROAD (10.0m K-K)
4775.36	1536.79

Prepared for : LOWOOD ONE PTY LTD

Designer : QT  
Checked : JC  
Date : 27.03.24

MASTER PLAN  
2983 FOREST HILL FERNVALE RD,  
LOWOOD QLD 4311

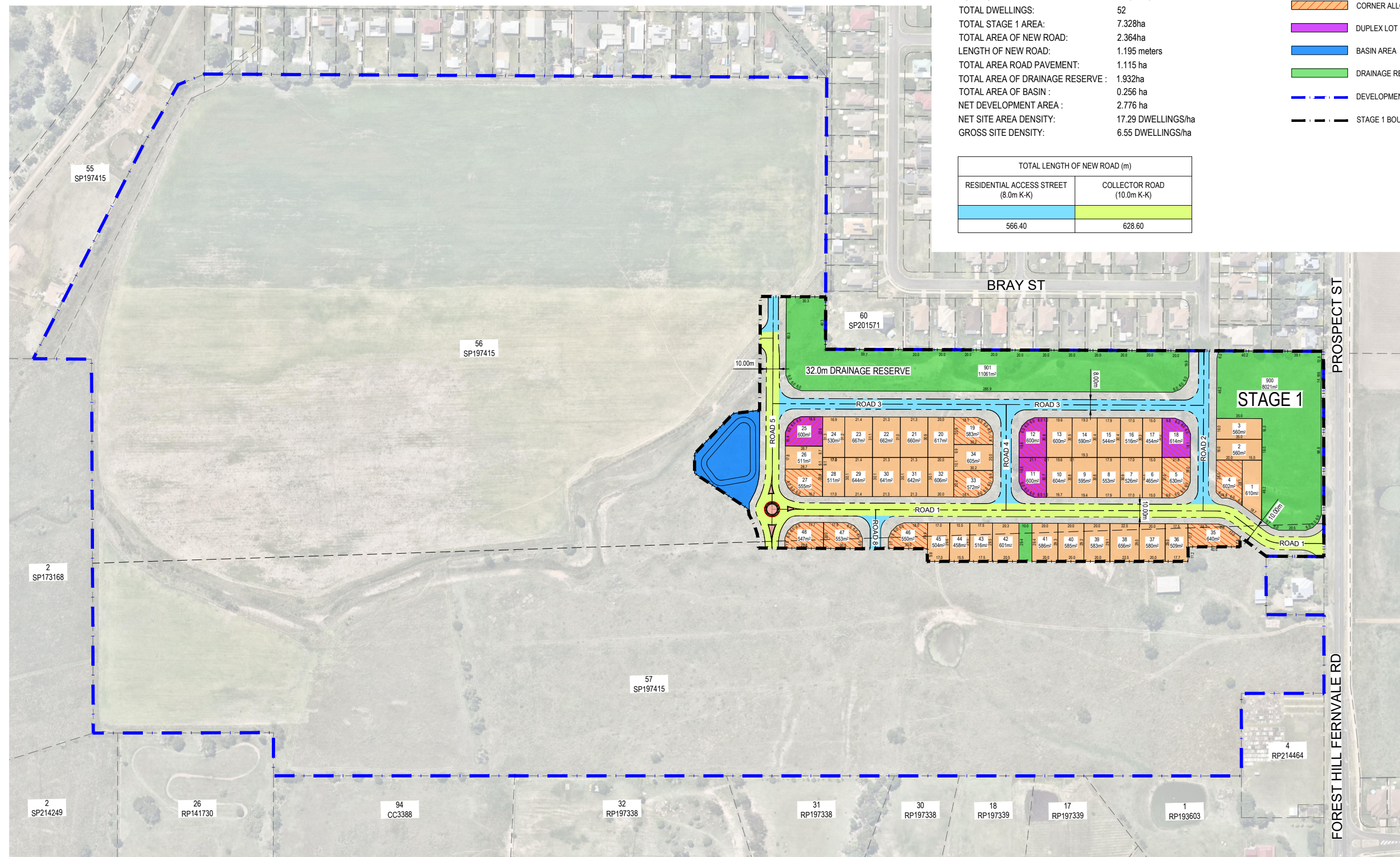
SCALE  
15 0 15 30 45 60 75 (metres)  
1: 1500 (FULL SIZE)

BE230128-00-SK001-B



Gold Coast | Brisbane | Toowoomba  
Ipswich | Moreton Bay  
Phone: +61 7 5509 6400  
Fax: +61 7 5509 6411  
Email: admin@burchills.com.au  
Coote Burchills Engineering Pty Ltd  
ABN 76 166 942 365





# DEVELOPMENT SUMMARY

TOTAL RESIDENTIAL LOTS:	48
TOTAL BALANCE LOTS:	1
TOTAL SITE AREA:	41.677 ha
TOTAL DWELLINGS:	52
TOTAL STAGE 1 AREA:	7.328ha
TOTAL AREA OF NEW ROAD:	2.364ha
LENGTH OF NEW ROAD:	1.195 meters
TOTAL AREA ROAD PAVEMENT:	1.115 ha
TOTAL AREA OF DRAINAGE RESERVE :	1.932ha
TOTAL AREA OF BASIN :	0.256 ha
NET DEVELOPMENT AREA :	2.776 ha
NET SITE AREA DENSITY:	17.29 DWELLINGS/ha
GROSS SITE DENSITY:	6.55 DWELLINGS/ha

TOTAL LENGTH OF NEW ROAD (m)	
RESIDENTIAL ACCESS STREET (8.0m K-K)	COLLECTOR ROAD (10.0m K-K)
566.40	628.60

# LEGEND

- TYPICAL ALLOTMENTS
- CORNER ALLOTMENTS
- DUPLEX LOT
- BASIN AREA
- DRAINAGE RESERVE AREA
- DEVELOPMENT SITE BOUNDARY
- STAGE 1 BOUNDARY

Prepared for : LOWOOD ONE PTY LTD

Designer : TG  
Checked : CD  
Date : 24.03.24

# STAGE 1 - SUBDIVISION LAYOUT CONCEPT CIVIL DRAWINGS

SCALE 1 : 1500 (FULL SIZE)

BE230128-01-SK010-B

**BURCHILLS**  
ENGINEERING SOLUTIONS  
Gold Coast | Brisbane | Toowoomba  
Ipswich | Moreton Bay  
Phone: +61 7 5509 6400  
Fax: +61 7 5509 6411  
Email: admin@burchills.com.au  
Coote Burchills Engineering Pty Ltd  
ABN 76 166 942 365



# LOWOOD ESTATE PRECINCT CODE

## BUILDING REQUIREMENTS

### DWELLING HOUSE SETBACKS – LOTS LESS THAN 600M<sup>2</sup>

- The setback from the primary street frontage shall be a minimum of:
    - 5 metres for single storey buildings;
    - 5.5 metres for 2 storey buildings.
  - The secondary road frontage setback shall be a minimum of 4 metres;
  - That part of the building that is:
    - 1 storey in height is setback 1.5 metres from the side boundaries and 2 metres from the rear;
    - 2 storeys in height is setback 2 metres from the side boundaries and 2.5 metres from the rear boundary;
  - Despite 3 (a) & (b), the rear setback for a dwelling which adjoins open space or a secondary road frontage is 4 metres.
  - Despite all of the above, garages are setback from a site frontage a minimum of 6 metres in all instances.
- Note: Setbacks are measured to wall.

### DWELLING HOUSE SETBACKS – LOTS 600M<sup>2</sup> OR GREATER

- The setback from the primary street frontage shall be a minimum of 6 metres;
  - The secondary road frontage setback shall be a minimum of 3 metres;
  - That part of the building that is:
    - 1 storey in height is setback 1.5 metres from the side boundaries and 2 metres from the rear;
    - 2 storeys in height is setback 3 metres from the side boundaries and 3.5 metres from the rear boundary;
  - Despite 8 (a) & (b), the rear setback for a dwelling which adjoins open space or a secondary road frontage is 4 metres.
  - Despite all of the above, garages are setback from a site frontage a minimum of 6 metres in all instances.
- Note: Setbacks are measured to wall.

### DUAL OCCUPANCY SETBACKS

- The setback from the primary street frontage shall be a minimum of:
    - 5 metres for single storey buildings;
    - 5.5 metres for 2 storey buildings.
  - The secondary road frontage setback shall be a minimum of 4 metres;
  - That part of the building that is:
    - 1 storey in height is setback 1.5 metres from the side boundaries and 2 metres from the rear;
    - 2 storeys in height is setback 2 metres from the side boundaries and 2.5 metres from the rear boundary;
  - Despite 13 (a) & (b), the rear setback for a dwelling which adjoins open space or a secondary road frontage is 4 metres.
  - Despite all of the above, garages are setback from a site frontage a minimum of 6 metres in all instances.
- Note: Setbacks are measured to wall.

### SETBACKS – DEVELOPMENT ON ALL LOTS

- Despite all of the above, where a building envelope is approved as part of the reconfiguring a lot approval, the building shall be in accordance with the building setbacks provided on the plan.
  - eaves up to 500mm may encroach within the setbacks for allotments
  - architectural features up to 1500mm (i.e. pergolas and porches)
  - gatehouse structures can occur within the setbacks.

### SITE COVER

- Site cover is to be no greater than 50%.

Note:

- Excludes gatehouse structure.
- Excludes eaves.

### BUILDING HEIGHT

- Building height does not exceed 2 storeys.

### FENCING

19.

#### Detached Dwellings

- Fencing is preferably located behind the building line for the primary frontage. Where frontage fencing is provided it has a maximum height of 1.2m.
- Side and rear fencing, between allotments is solid / a good neighbour style fence with a maximum height of 1.8m.
- Secondary frontage and open space frontage fencing has a maximum height of 1.5m and is 50% transparent (refer to Statement of Landscape Intent).
- Secondary frontage fencing is to include a minimum of one 5m (length) x 0.5m (width) landscaping
- 50% transparent or pool style fencing is encouraged to open space frontages.

#### Dual Occupancy

- Duplex Dwellings fencing to a road or open space has a maximum height of 1.5m and is 50% transparent. The maximum extent of any solid component is 1.2m in height.
- Fencing to an adjoining lot and between dwellings has a maximum height of 1.8m and is solid /good neighbour style.
- A gatehouse structure of maximum dimensions 1.5m x 1.5m and 2.1m in height is to be incorporated into road frontage fencing for each dwelling accessing the street.
- 50% transparent or pool style fencing is encouraged to open space frontages.

### LANDSCAPING AND FENCING

- The use of landscaping /hedges are provided with fencing (road and open space) to define boundaries, articulate the fencing and contribute to amenity (refer to Statement of Landscape Intent).

### BUILDING APPEARANCE AND ORIENTATION

- No adjacent lots have the same building elevation fronting the street.

21. Building entrances shall:

- face the street frontage;
- provide for casual surveillance and be visible from the street frontage; and
- be provided with pathway access (via driveway/separate path/gatehouse).

22. Dwellings on corner lots and / or Lots with dual frontages shall address (where practical) both street frontages and include a habitable room window.

23. Building forms shall be varied and interesting (i.e. variation of materials, colours, roof forms and facades) to ensure a variety in the residential streetscape. Rows of uniform dwellings and garages shall be avoided.

24. Boundary and any visible fencing shall include a similar material palette, colour and style to the dwelling.

### CAR PARKING

- Car parking spaces are to be provided at a rate of 2 spaces per dwelling of which 1 is to be covered. (Note: Single, double and tandem covered car spaces are permitted).

### BIN STORAGE

- Each dwelling has a specific hard stand location of 1.50 for bin storage that is set behind the building line and is not located within the building structure.

### PRIVATE OPEN SPACE

- Each dwelling has a clearly defined outdoor living space which -

- has an area of at least 16m<sup>2</sup>; and
- has no dimension less than 4m; and
- has access from a living area; and
- has a slope of not more than 1 in 10; and
- if required, provides visual privacy from another outdoor living space by a window / balcony screen.

PRIVACY ~~28. To be in accordance with relevant provisions of the Queensland Development Code.~~

~~17. For first floor side and rear windows of any dwelling -~~

- ~~a permanent window screen extending across 50% of the window is provided; or~~
- ~~a window has a sill height more than 1.5m above the adjacent floor level; or~~
- ~~a window has obscure glazing below 1.5m~~

### ALL DWELLINGS

- All dwellings shall provide:
  - Minimum 15m<sup>2</sup>, for a Detached Dwelling and 8m<sup>2</sup> for a Dual Occupancy of garden bed area to the lot frontage incorporating one small - medium sized tree
  - Minimum 1m<sup>2</sup> deep landscape strip is to be planted along the rear of all allotments and incorporating a small to medium tree; and
  - other boundary planting for amenity and screening.
  - Where a retaining wall exceeds 1.5m in height planting must be provided that includes shrubs which have a mature height of greater than 2m.

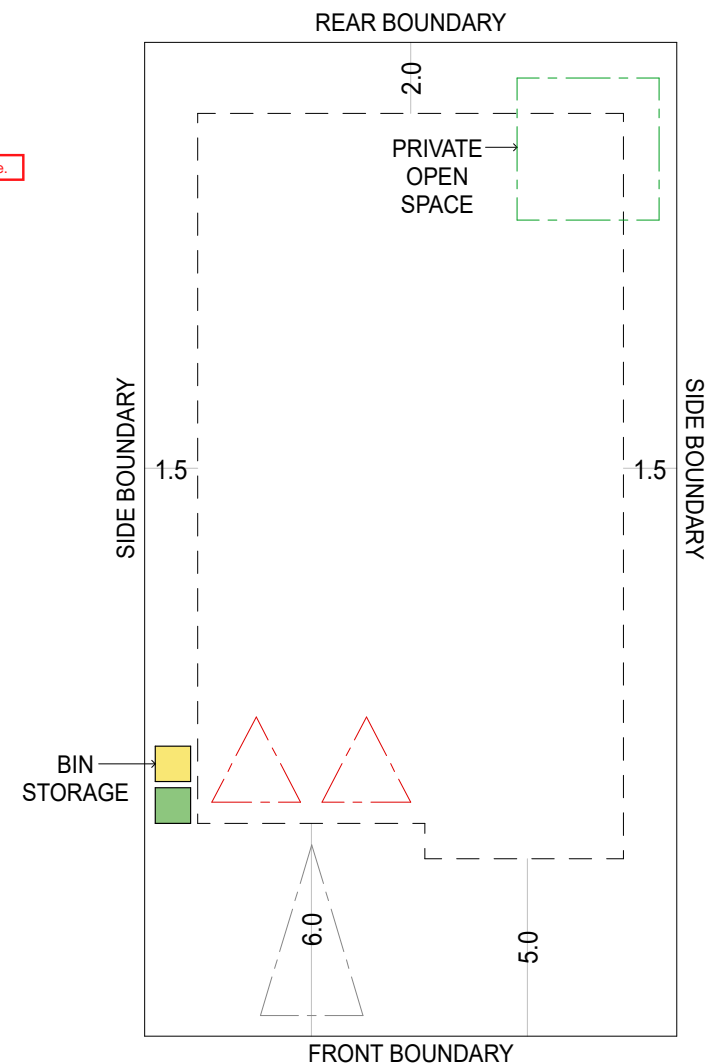
### VARIATIONS

- Where these requirements are not met, an application to Somerset Regional Council is required.

### OTHER MATTERS

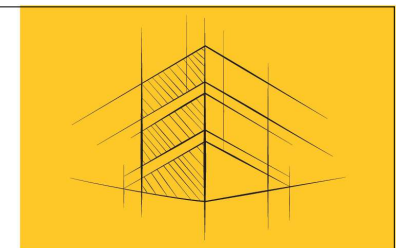
- Development must comply with the relevant requirements of the Somerset Region Planning Scheme and Queensland Development Code in effect at the time of the development, other than as provided on this Plan of Development.

## TYPICAL BUILDING ENVELOPE PLAN



### LEGEND

- LOT BOUNDARY
- UNDERCOVER CAR PARK (1 OR 2 SPACES)
- DRIVEWAY (MIN. 1 SPACE)
- INDICATIVE PRIVATE OPEN SPACE LOCATION (16M<sup>2</sup> MIN.)
- INDICATIVE BIN STORAGE
- DUAL OCCUPANCY




# SARGEANT PLANNING

TOWN PLANNING  
ENVIRONMENTAL IMPACTS  
URBAN DESIGN

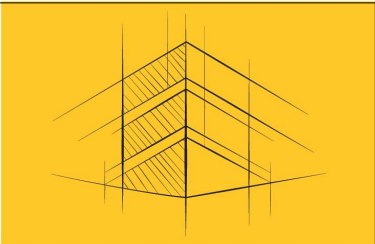
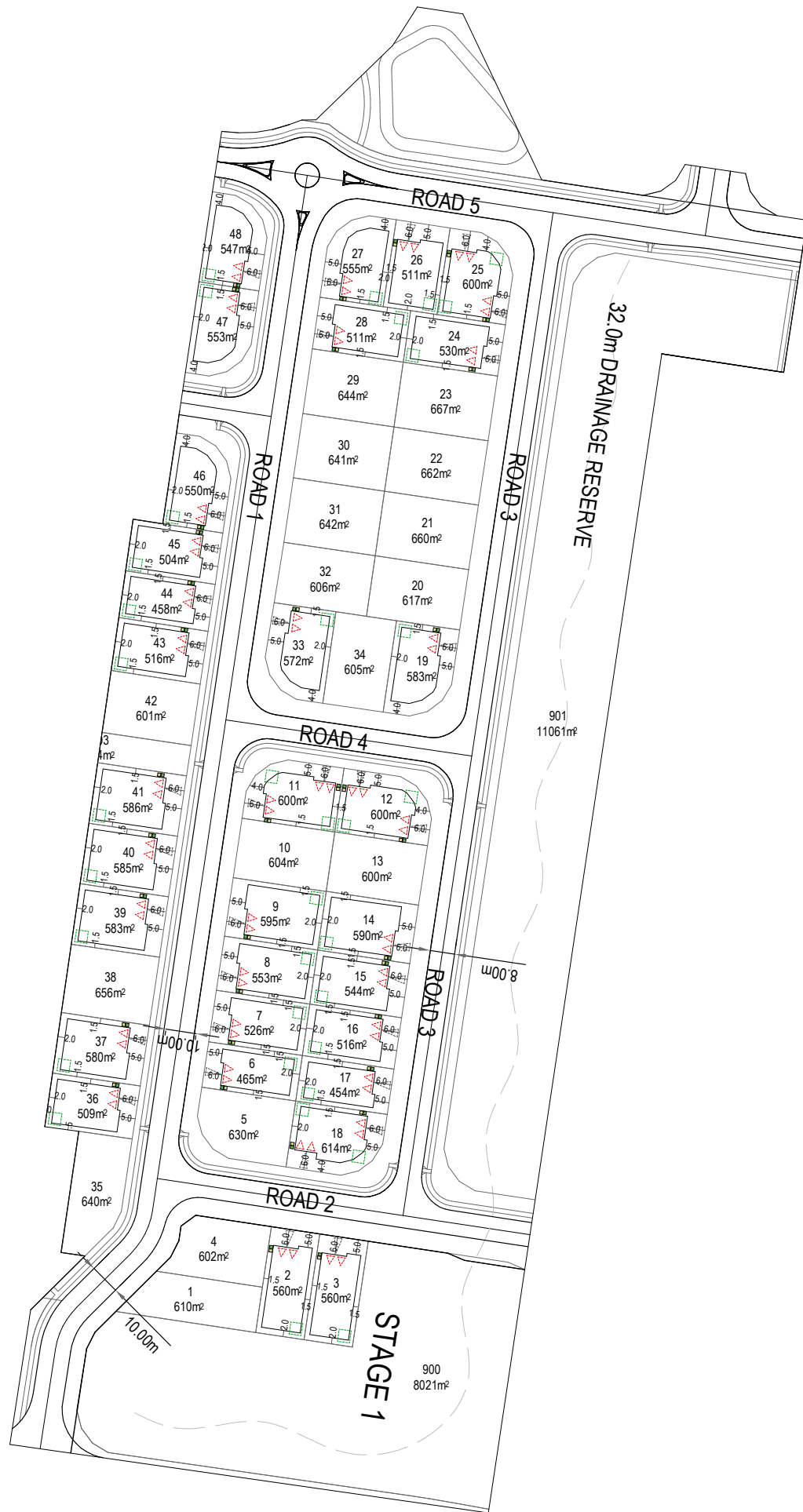
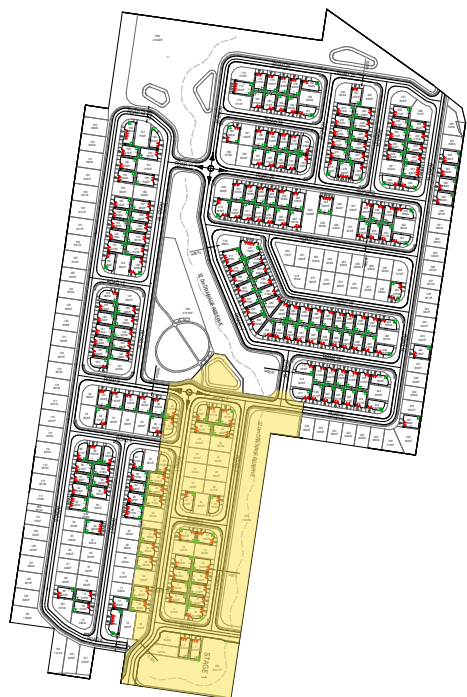
CONTACT:  
E: GRACE@SARGEANTPLANNING.COM.AU  
PH: +61 413 622 266

ADDRESS:  
PO BOX 343, NOBBY BEACH, QLD, 4218

PROJECT: LOWOOD ESTATE PLAN OF DEVELOPMENT				
PROJECT ADDRESS: 2983 FOREST HILL FERNVALE ROAD				
Rev.	Date.	Description.	Dwn.	Chk.
01	23.11.23	FOR APPROVAL	GS	GS
02	12.04.24	LAYOUT AMENDED	GS	GS
DESIGNED:		DRAWN:	CHECKED:	
BS		GS	BS	
<div>BUILDING REQUIREMENTS</div> <div></div>				
ISSUE DETAIL:				
FOR APPROVAL				
DWG No.:		ISSUE:	SHEET No.:	
001		002	003	



KEY PLAN 1:5000 @ A3



# SARGEANT PLANNING

TOWN PLANNING  
ENVIRONMENTAL IMPACTS  
URBAN DESIGN

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PROJECT: LOWOOD ESTATE PLAN OF DEVELOPMENT				
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Rev.	Date.	Description.	Dwn.	Chk.
01	23.11.23	FOR APPROVAL	GS	GS
02	12.04.24	LAYOUT AMENDED	GS	GS
SCALE: 1:900 @ A3				
	DESIGNED: BS	DRAWN: GS	CHECKED: BS	
STAGE 1				
ISSUE DETAIL: FOR APPROVAL				
DWG No.: 001	ISSUE: 002	SHEET No.: 004		



# April 2024 Lowood Estate Precinct Preliminary Approval Document

## 1 STATUTORY CONTEXT

### 1.1 SHORT TITLE

- (1) This document may be cited as the *Lowood Estate Precinct Preliminary Approval Document* ("PAD").
- (2) This PAD includes, amongst other things, the Lowood Estate Development Plans included as **Appendix A**. The Lowood Estate Precinct Development Plans include:
  - Lowood Estate Concept Master Plan; (note; this is also the RAL aspect plan sought for approval)
  - Lowood Estate Staging Plan
  - Lowood Estate Allotment Diversity Plan
  - Zoning Plan
  - Open Space Master Plan
  - Density Master Plan;
  - Access & Mobility Plan
  - Feature fencing and Acoustic Fencing Plan
  - Landscape Character Plan;

(note; bulk earthworks, stormwater, flooding, civils and traffic reports have been prepared for the Lowood Estate Development Plans, these specialist reports inform and demonstrate the suitability of the development footprint, its linkages and integration into the surrounding locality. These overarching specialist reports are in turn to be used to inform the future development permits sought.)

These inform the delivery of the estate through subsequent applications. The PAD also contains Plans of Development (POD) addressing the siting of dwellings and other controls to ensure orderly development, amenity of future residents is maintained, building design controls for aesthetic outcomes, cohesive streetscapes, and appropriate interface treatments. This is particularly relevant due to the range of allotment sizes and mix of dwelling types envisaged. The POD's apply to allotments below 600m<sup>2</sup> and dual occupancy developments.

Note; the POD's are not sought for approval as part of this Preliminary Approval, except for stage one. These plans are provided however as advice to illustrate the appropriateness of the proposed allotment sizes as part of this application and the preliminary approval RAL plan.



## 1.2 PURPOSE

- (1) The purpose of this document is to state the way in which the Preliminary Approval seeks to vary the effect of the local planning instrument in accordance with the Planning Act 2016 (PA).
- (2) The document has in its preparation had regard to the Somerset Region Council Planning Scheme Version 4.2, which at the time of writing this document was in the early stages of development. The document has not been publicly notified, post State interest Review of the draft document, at the time of submission of this application.
- (3) The document is based upon further detailed review of the site and its context, refining the spatial land use planning expressed in the Lowood Desired Settlement Pattern: Emerging Community Areas and provides in instances new specific controls and benchmark to development.

## 1.3 APPLICATION

- (1) This document applies to land which at the time of the granting of the Preliminary Approval, was described as 2983 Forest Hill Fernvale Road, Lowood which is properly described Lot 57 SP197415 & Lot 56 SP197415. The land has a total area of approximately 42 hectares.
- (2) This PAD has a currency period and completion date period of ten (10) years under the Preliminary Approval, unless extended and/or amended otherwise.

## 1.4 DEFINITIONS

- (1) All administrative and use definitions shall be as per Schedule 1 of the local planning instrument (Somerset Region Planning Scheme version 4.2) except for the following:  
**n.e.i.** Not elsewhere identified
- (2) **Preliminary Approval** means the development approval for the development application number **DA24481**, including all approved plans and approved documents. And including any subsequent approval of a change or extension application
- (3) **Local Planning Instrument** means the *Somerset Region Planning Scheme (version 4.2)*.
- (4) **Plan of Development (POD)** means the plan for the development for a lot which identifies but is not limited to specific setbacks, fencing, access arrangements and location of private open space.

## 1.5 INTERPRETATION

- (1) All development within the land under this PAD must comply with the following rules for interpreting the applicable provisions under the local planning instrument:
  - a. the Lowood Estate Residential Zone is the equivalent of the General Residential under the local planning instrument, subject to any variations under this PAD; and



- b. The Open Space Zone is the equivalent of the and Recreation and Open Space Zone under the local planning instrument, subject to any variations under this PAD

## **1.6 RELATIONSHIP TO THE PLANNING SCHEME**

- (1) The PAD, pursuant to Section 43(7) of the Planning Act 2016 (PA), varies the effect of the local planning instrument applying to the land by (inter alia):
  - a. identifying the land as the “Lowood Estate Precinct”;
  - b. bringing into effect the Lowood Estate Precinct Code;
  - c. that development is accepted, accepted subject to requirements or assessable development within the Lowood Estate Precinct;
  - d. identifying applicable codes for particular development and within the Lowood Estate Precinct; and
  - e. identifying variations to the effect of the applicable codes.
- (2) To the extent this PAD differs to the local planning instrument, this PAD prevails.
- (3) Despite subsection 1.6 (2), if a table of assessment for the local planning instrument in effect at the time states a lower level of assessment for development than that stated in the Development Code, then the category of assessment for development stated in the Development Code is not to prevail over the category of assessment in the local planning instrument.
- (4) Development shall comply with all other provisions of the local planning instrument being version 4.2 of the Somerset Region Planning Scheme which have not been varied by the provisions of this PAD. In exception of subsection 1.6 (3) above.

## **1.7 APPLICABLE CODES**

- (1) This document identifies and includes codes for the approved development as follows:
  - a. identifying, as the assessment criteria in the tables of assessment, the applicable codes of the local planning instrument for the development approved under the preliminary approval;
  - b. including, in Section 1.09 (Approved Variations), variations to the effect of the applicable codes.
- (2) The “Lowood Estate Precinct Code” in Section 3.0 is an applicable code for all accepted and assessable development within the PAD area.
- (3) The Lowood Estate Precinct Code prevails over all applicable codes, in respect to provisions varied, in respect of the approved development.



## 1.8 OVERLAYS

- (1) Development within the Lowood Estate Precinct will be subject to the requirements of any overlay mapping or overlay code contained within the local planning instrument. We note the development in accordance with the Development Plans ensures compliance with the principles underpinning the relevant overlay provisions.

## 1.9 APPROVED VARIATIONS

- i. The following are the approved variations under the Preliminary Approval:
- a. this PAD prevails over the local planning instrument to extent of any inconsistencies between the two instruments.
  - b. the table of assessment in Section 2.3 overrides Table 5.5.4.– Categories of development and assessment - Material Change of Use for the General Residential Zone – specifically making a Material Change of Use for residential uses(Dwelling House and Dual Occupancy);
  - c. the table of assessment in Section 2.4 overrides Table 5.6.1 – Categories of development and assessment – Reconfiguring a Lot for the General Residential Zone Assessment categories and relevant assessment criteria for the General residential Zone
  - d. the General Residential Zone, its code and any related provisions within the local planning instrument cease to apply to the approved development under this PAD from the commencement of the Preliminary Approval;
  - e. The Recreational and OpenSpace Zone and any related any related provisions within the local planning instrument cease to apply to the approved development under this PAD from the commencement of the Preliminary Approval;
  - f. part 8.2.11 Multiple dwelling and dual occupancy code, Assessment Benchmarks for Assessable development for a Dual occupancy within Table 8.2.11.3-A cease to apply to the approved development under this PAD from the commencement of the Preliminary Approval;
  - g. part 8.3.4 Reconfiguring a lot code Assessment Benchmarks for Assessable development - Table 8.3.4.3 B – Minimum Lot Size and Dimensions as it relates to the General Residential Zone cease to apply to the approved development under this PAD from the commencement of the Preliminary Approval;

*(Editor's note: the relevant provisions of the above codes have been included in the Lowood Estate Precinct Code)*

## 2 TABLES OF ASSESSMENT

### 2.1 PRELIMINARY

- (1) The Tables of Assessment identified in this section establish:



- (a) development that is accepted, accepted subject to requirements or assessable;
- (b) the level of assessment for development;
- (c) the assessment criteria for development (being the applicable codes).

## 2.2 READING THE TABLES

- (1) Development that is accepted development subject to requirements that is consistent with all relevant acceptable outcomes of the applicable codes complies with the code.
- (2) Accepted development subject to requirements that does not comply with the applicable acceptable outcomes is code assessable.
- (3) Development is impact assessable where not identified as accepted, accepted subject to requirements or code assessable.
- (4) Development identified in a development assessment table as accepted, accepted subject to requirements or code assessable that exceeds the height limits specified in this PAD is impact assessable.

## 2.3 MAKING A MATERIAL CHANGE OF USE

- (1) Table 5.5.4 of the Somerset Region Planning Scheme (version 4.2) (General Residential Zone) its categories of development and assessment for a Material Change of Use is the same for the Lowood Estate Precinct with the following exceptions. Note where the table has been modified deleted sections have been struck through and new elements noted in red:

Use	Categories of development and assessment	Assessment Benchmarks
Dual Occupancy	<b>Accepted development subject to requirements</b>	
	(a) nominated as a Dual occupancy lot an approved Plan of Development for the lot	<ul style="list-style-type: none"> <li>Lowood Estate PAD</li> </ul>
	<b>Code assessment</b>	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> <li>General residential code</li> <li>Multiple Dwelling and Dual Occupancy Code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
Dwelling House	<b>Accepted development subject to requirements</b>	



Use	Categories of development and assessment	Assessment Benchmarks
	If: (a) Complying with a Plan of Development for the lot; or (b) Complying with all the requirements in the Lowood PAD	<ul style="list-style-type: none"> <li>Lowood Estate PAD</li> </ul>
	<b>Code assessment</b>	
	If: (a) for a secondary dwelling; or (b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> <li>General Residential Zone code</li> <li>Dwelling house code</li> <li>Transport, access and parking code</li> </ul>
Home based business	<b>Accepted development</b>	
	If: (a) a home occupation.	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	<b>Accepted development subject to requirements</b>	
	If: (a) home based child care; and (b) complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	<b>Code assessment</b>	
	If: (a) involving a home based business other than a home occupation, bed and breakfast, home based child care or industrial home enterprise; or (b) not Accepted development subject to requirements or impact assessment.	<ul style="list-style-type: none"> <li>General residential zone code</li> <li>Home based business code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
	<b>Impact assessment</b>	
	If: (a) a bed and breakfast; or	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>



Use	Categories of development and assessment	Assessment Benchmarks
	(b) industrial home enterprise; or (c) home based child care where not complying with all the identified requirements of the applicable codes.	
Park	<b>Accepted development</b>	
		<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
Renewable energy facility	<b>Accepted development</b>	
	If: (a) a minor renewable energy facility.	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	<b>Impact assessment</b>	
	If: (a) not a minor renewable energy facility.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Residential care facility	<b>Code Assessment</b>	
	If: (a) not located in the Park residential precinct.	<ul style="list-style-type: none"> <li>General residential zone code</li> <li>Retirement and residential care facility code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
	<b>Impact Assessment</b>	
	If: (a) not Code Assessment.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Retirement facility	<b>Code Assessment</b>	
	If: (a) not located in the Park residential precinct.	<ul style="list-style-type: none"> <li>General residential zone code</li> <li>Retirement and residential care facility code</li> </ul>



Use	Categories of development and assessment	Assessment Benchmarks
		<ul style="list-style-type: none"> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
	<b>Impact Assessment</b>	
	If: (a) not Code assessment. • The planning scheme	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Sales Office</b>	<b>Accepted development subject to requirements</b>	
	If: (a) complying with all the identified requirements in the General residential zone; Sales office; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> <li>• Not applicable</li> </ul>
	<b>Code Assessment</b>	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> <li>General residential zone code</li> <li>Sales office code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
<b>Substation</b>	<b>Code Assessment</b>	
		<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Utility installation and substation code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
<b>Tourist park</b>	<b>Code Assessment</b>	



Use	Categories of development and assessment	Assessment Benchmarks
	If: (a) not located in the Park residential precinct; and (b) involving a material increase in the intensity or scale of an existing tourist park	<ul style="list-style-type: none"> <li>General residential zone code</li> <li>Tourist park and relocatable home park code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
	<b>Impact Assessment</b>	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Utility installation</b>	<b>Accepted development</b>	
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water sewage or waste.	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
	<b>Impact Assessment</b>	
	If: (a) not Accepted development.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Impact Assessment</b>		
Any other use not listed in this table Any other undefined use		<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

## 2.4 RECONFIGURING A LOT

- (1) Table 5.6.1 of the Somerset Region Planning Scheme (version 4.2) is the categories of development and assessment for reconfiguring a lot is the same for the Lowood Estate Precinct with the following exceptions. Note where the table has been modified deleted sections have been struck through and new elements noted in red:

Zone	Categories of development and assessment	Assessment benchmarks
All zones	<b>Code assessment</b>	



	If: (a) for an easement giving access to a lot from a constructed road; or (b) for a boundary realignment.	<ul style="list-style-type: none"> <li>Reconfiguring a lot code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
<b>Centre zone</b> <b>Community facilities zone</b> <b>General residential zone</b> <b>High impact industry zone</b> <b>Industry zone Township zone</b>	<b>Code assessment</b>	
		<ul style="list-style-type: none"> <li>Reconfiguring a lot code</li> <li>Services, works and infrastructure code</li> <li>Transport, access and parking code</li> </ul>
<b>Emerging community zone</b> <b>Recreation and open space zone</b> <b>Rural residential zone</b> <b>Rural zone</b>	<b>Code assessable</b>	
	If: (a) complying with the minimum lot size and dimensions provided for the zone in Table 8.3.4.3.B Minimum lot sizes and dimensions: Code (a) within the Lowood Estate Residential Zone and involving a reconfiguration which does not create a lot less than 450m <sup>2</sup>	<ul style="list-style-type: none"> <li><del>Reconfiguring a lot code</del></li> <li><del>Services, works and infrastructure code</del></li> <li><del>Transport, access and parking code</del></li> <li>Lowood Estate master plan; and</li> <li>Lowood Estate PAD</li> </ul>
	<b>Impact assessment</b>	
	If: (a) not code assessment.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Code assessment</b>		
Any other reconfiguring of a lot in this table		

### 3 LOWOOD ESTATE PRECINCT CODE

#### 3.1 OVERALL OUTCOMES FOR THE LOWOOD ESTATE PRECINCT CODE

The overall outcomes are the purpose of the Lowood Estate Precinct. The overall outcomes are as follows –

- (a) Development provides for the logical, orderly, efficient and sustainable development of the locality in a manner that facilitates the creation of a vibrant and resilient community comprising of interconnected and diverse residential development;



- (b) Provides for a mix of housing designed to meet different needs of the wide range of people, enabling neighbourhoods to provide for changing demographics and different levels of affordability for home owners, renters, investors, families, one or two person households and first home buyers;
- (c) Residential uses and works—
  - (i) create a pleasant, safe and attractive living environment;
  - (ii) maintain, and where possible enhance, residential amenity both internal and external to the site;
  - (iii) blend new development into existing streetscapes and neighbourhoods;
  - (iv) establish streetscapes with variety in dwelling form and sizes
  - (v) promote greater housing choice with sufficient flexibility to accommodate the diverse housing needs of the community;
  - (vi) provide for privacy, day lighting, ventilation and natural climate control;
  - (vii) a high level of integration is achieved between the development and the pedestrian and bicycle path network and surrounding areas of open space;
  - (viii) is connected to adjoining sites by roads, open space and pathways; and
  - (ix) Are framed by landscape and open space areas so that discernible communities are established within the broader community.
- (d) The character, scale and density of development:
  - (i) is commensurate with the intent of the Lowood Estate Precinct Development Plans;
  - (ii) is compatible with the physical characteristics of the site and its surrounds;
  - (iii) provides for greenspace which frames urban areas and is accessible to the community
  - (iv) establishes a community of predominately detached residential dwellings to maintain a suburban character
  - (v) ensures dwellings are low rise upto 2 storeys in height
  - (vi) form is compatible with the desired character of the local area.
- (e) Built form –
  - (i) has a building height that does not exceed two (2) storeys or 8,5m;
  - (ii) predominately single dwelling;
  - (iii) provides for a higher-density dual occupancy developments which are dispersed within the community resulting in a 'salt and pepper' outcome;
  - (iv) is setback from road frontages to promote an urban setting and interface with the street;
  - (v) provides a framework of streets with broad pedestrian zones and opportunity for shaded boulevards
  - (vi) incorporates a range of contemporary building materials and colours;



- (vii) has varying allotment sizes and frontages to deliver a mix of housing styles, sizes and attractive streetscape;
- (viii) provides for landscaping within an allotment to reduce building dominance
- (ix) provides private open space areas for landscaping and the incorporation of trees and palms; and
- (x) is designed to create attractive, high-quality visually appealing buildings and protect the privacy and amenity of the occupants of the dwelling and neighbouring residential premises.
- (xi) Development restores preclearing regional ecosystem types and rehabilitates degraded land
- (xii) Development increases flora and fauna species richness and abundance
- (xiii) Development is designed and located to ensure it does not adversely impact on existing infrastructure or easements unless otherwise agreed to by the relevant consent authority.

## 3.2 ASSESSMENT CRITERIA

Table 3.2.1 Criteria for assessable development

Performance outcomes		Acceptable outcomes	
Pattern of Development			
PO1	Development layout responds to the land's geographical setting and existing constraints	AO1.1	Development within the site is to occur generally in accordance with the Lowood Estate Precinct Development Plans in <b>Appendix A</b> .
PO2	Development provides for a network of roads and open spaces which achieves a high level of integration/connectivity with surrounding allotments. Such a road network is grid based and promotes walking and cycling.	AO2.1	The development integrates with adjoining or future development generally as illustrated in the;  Lowood Estate Precinct Development Plans in <b>Appendix A</b> (Lowood Estate Concept Plan, Access and Mobility Plan, Open Space Master Plan and Proposal and Integration Plan).
Building Height			
PO3	Building heights do not exceed two (2) storeys or 8.5m.	AO3.1	No acceptable outcome provided.
Density and Diversity			
PO4	Development provides for a mix of dwelling types and lot sizes whilst maintaining a predominant Dwelling house character	AO4.1	Dwelling density does not exceed:  (a) A maximum of 18 dwellings per hectare for the Lowood Estate Residential Zone; or  (b) Development does not exceed the maximum density nominated on the Lowood Estate Precinct Density Master Plan



Performance outcomes		Acceptable outcomes																
PO5	The scale and intensity of development does not result in negative amenity outcomes for future residents and those on adjoining lots.	AO5.1	a) Dwelling house lots exceed 450m2. b) Dual Occupancy dwellings are primarily located on corner allotments or overlooking /adjacent to open space; c) Dual Occupancy dwellings are located on lots not less than 600m2; d) Allotments adjoining General Residential zoned land shall be predominantly greater than 600m2 e) Allotments adjoining Park Residential zoned lots shall be predominately greater than 800m2															
PO6	A variety of allotment sizes and frontages are provided to create varied and engaging streetscape and on road parking is not negatively impacts.	AO6.1	a) A mix of allotment sizes and frontages is provided generally in accordance with the Lowood Estate Allotment Diversity Plan and the following Table; <table><tr><td>Allotment Size</td><td>Minimum Frontage*</td><td>Percentage/Mix</td></tr><tr><td>450 - 499</td><td>15</td><td>15</td></tr><tr><td>500 -599</td><td>16</td><td>40</td></tr><tr><td>600-799</td><td>20</td><td>34</td></tr><tr><td>800+</td><td>20</td><td>10</td></tr></table> *minimum frontages may vary for corner or similar situations with no frontage below 6m	Allotment Size	Minimum Frontage*	Percentage/Mix	450 - 499	15	15	500 -599	16	40	600-799	20	34	800+	20	10
Allotment Size	Minimum Frontage*	Percentage/Mix																
450 - 499	15	15																
500 -599	16	40																
600-799	20	34																
800+	20	10																
Design and Sitting of Dwelling(s) on a Lot																		
PO7	All buildings must be designed and constructed to an appropriate standard, to complement the intended residential character and desired amenity.	AO7.1	a) For allotments below 600m2 and dual Occupancy dwellings, the siting and design of buildings and structures is in accordance with an approved Plan of Development for the lot. This shall include; (i) The garage shall be setback a minimum of 6m (ii) The dwelling shall be setback a minimum of 5m to the primary frontage, a reduced setback of 4m applies to secondary road frontage. (iii) Side setbacks shall be a minimum of 1.5m. (iv) a minimum rear setback of 2m shall be provided. b) For all allotments 600m2 or larger															



Performance outcomes		Acceptable outcomes	
			<ul style="list-style-type: none"> <li>(i) Buildings are setback a minimum of 6m from primary street frontage of the site</li> <li>(ii) Buildings are setback 3m from any secondary road frontage</li> <li>(iii) Buildings are setback a minimum of 1.5m from a non-road side boundary at ground level and 2m for any second level</li> <li>(iv) Buildings and structures are setback a minimum of 3m from rear boundaries at ground level and 3.5m for any second level.</li> <li>(v) Structures may encroach into the front setback by 3m</li> </ul>
<b>Setbacks and Site Cover</b>			
<b>PO8</b>	<p>Site cover and setbacks are balanced between built form and green areas for landscaped open space and</p> <ul style="list-style-type: none"> <li>a) assist in the protection of adjacent amenity;</li> <li>b) allow for access around the building;</li> <li>c) contribute to streetscape character;</li> <li>d) allow for on-site car parking; and</li> <li>e) minimises direct overlooking.</li> </ul>	<p><b>AO8.1</b></p> <p><b>AO8.2</b></p>	<p>Setbacks for an allotment less than 600m<sup>2</sup> are consistent with an approved plan of development and setbacks on allotments greater than 600m<sup>2</sup> are consistent with AO7.1</p> <p>Site cover does not exceed 50% of an allotment.</p>
<b>Landscaping</b>			
<b>PO9</b>	<p>Landscaping is designed and constructed to—</p> <ul style="list-style-type: none"> <li>(a) complement the existing or intended streetscape character and appearance and thereby to assist with the integration of the development into the streetscape;</li> <li>(b) improve privacy and minimise overlooking into private spaces;</li> <li>(c) promote safety and casual surveillance;</li> <li>(d) integrate and form linkages with parks, reserves and transport corridors;</li> <li>(e) enhance opportunities for pedestrian comfort;</li> </ul>	<p><b>AO9.1</b></p> <p><b>AO9.2</b></p> <p><b>AO9.3</b></p> <p><b>AO9.4</b></p>	<p>Public landscape works are to reflect the Lowood Estate Statement of Landscape Intent and be refined with each stage of the development.</p> <p>Identified Enhanced Streetscapes, within the Lowood Estate Landscape Character Plan shall provide advanced medium/large sized tree spaces tree species to create a leafy boulevard with shaded pathways.</p> <p>Landscape and fencing requirements of an allotment with an approved Plan of Development are installed</p> <p>Acoustic fencing shall be installed on those allotments nominated in an approved acoustic report</p>



Performance outcomes		Acceptable outcomes	
	(f) integrate with any acoustic fencing requirements		and be generally consistent with the details of the Landscape Intent; and  Be wholly contained within the private allotment
<b>Private Open Space</b>			
<b>PO10</b>	Each dwelling is provided with private open space designed to be accessible from a primary living area, be of a suitable size and accommodate landscaping for amenity and enjoyment	<b>AO10.1</b>	Each dwelling is provided with a clearly defined outdoor living space which;  a) Has an area of at least 16m <sup>2</sup> b) Has no dimension less than 4m c) Has access from a living area d) Has a slope not more than 1:10 e) If required provides visual privacy from another outdoor living space by a window/balcony screen.
<b>Recreation Space</b>			
<b>PO11</b>	Open space and associated facilities are provided on-site to suit anticipated user needs, taking into account—  (a) the overall housing density; (b) the quality, extent and accessibility to public open space; (c) the type of activities permitted within the recreation space; (d) the provision and location of facilities serving the development.	<b>AO11.1</b>	(a) The proposal shall provide open space generally reflective of the Lowood Estate Open Space Master Plan and Statement of Landscape Intent
<b>Environment and Conservation</b>			
<b>PO12</b>	Development rehabilitates degraded areas of the site and waterways	<b>AO12.1</b>	(a) Earthworks occurs generally in accordance with the Lowood Estate Preliminary Earthworks plan  (b) Tree clearing occurs generally in accordance with the Lowood Estate Preliminary Tree Clearing Plan  (c) Open Space areas are revegetated using species consistent with preclearing regional ecosystems and as identified in the Lowood Estate Statement of Landscape Intent



Performance outcomes		Acceptable outcomes	
			(d) Parks must include SRC recognised koala feed trees
<b>Reconfiguration of a Lot</b>			
<b>PO13</b>	Development provides for the size, dimensions and orientation of lots to:  (a) be appropriate for their intended use;  (b) be compatible with the preferred character for the precinct in which the land is located;  (c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access; and	<b>AO13.1</b>	The Development provides for a lot layout configuration that is generally in accordance with the Lowood Estate Concept Master Plan;
<b>PO14</b>	Staging is to enable the orderly development of the site and efficient delivery of services	<b>AO14.1</b>	Development staging is to generally reflect the Lowood Estate Staging Plan  Note Earthworks and Tree Clearing may not reflect the Lowood Estate Staging Plan

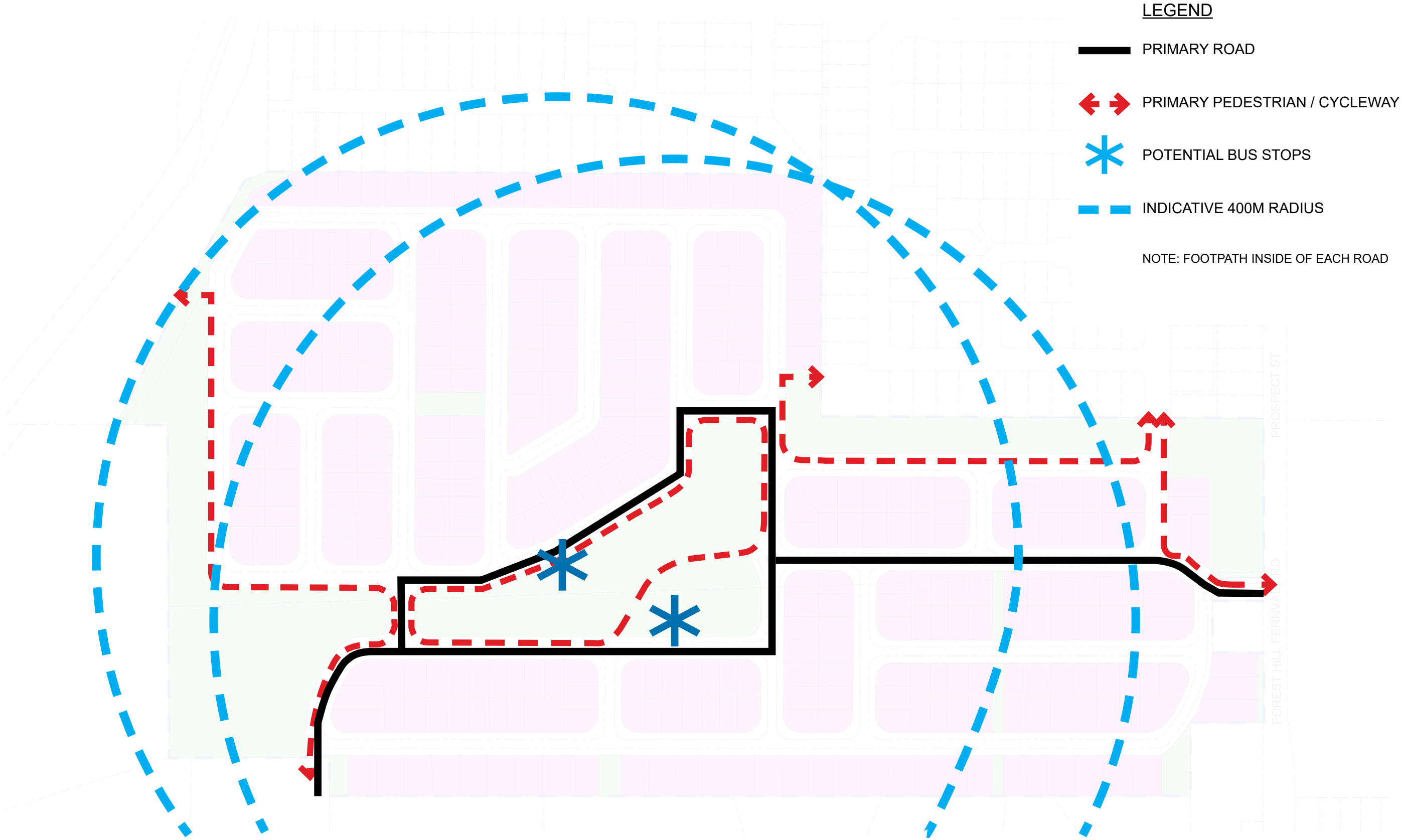
# Appendix A



# **LOWOOD ESTATE PRECINCT CODE Supporting Plans**

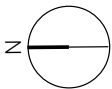


ACCESS & MOBILITY PLAN



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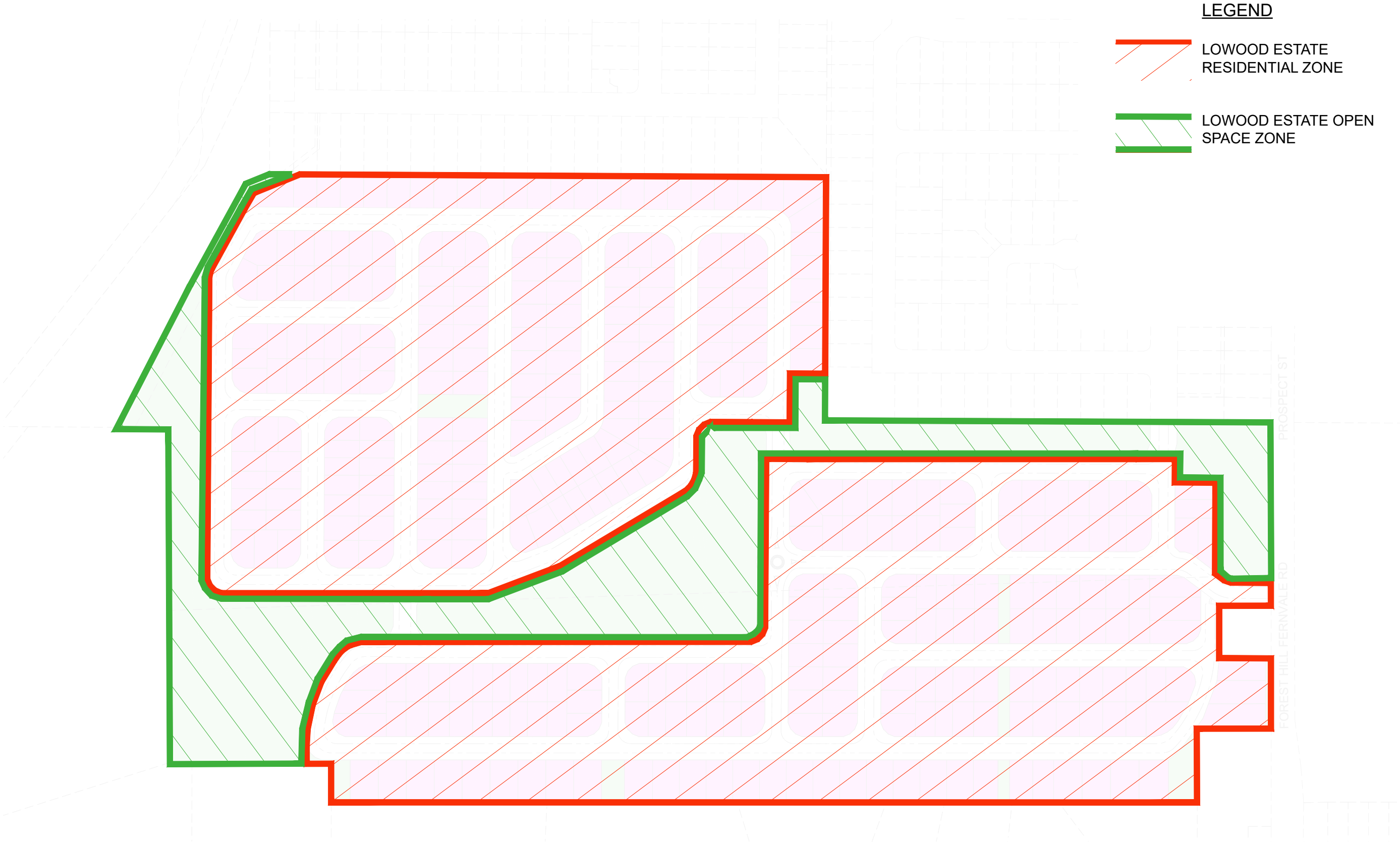
LOWOOD ESTATE  
PAD MAPS



Date	12 November 2023
Project No.	003



ZONING PLAN

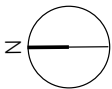


- LEGEND**
- LOWOOD ESTATE RESIDENTIAL ZONE
  - LOWOOD ESTATE OPEN SPACE ZONE



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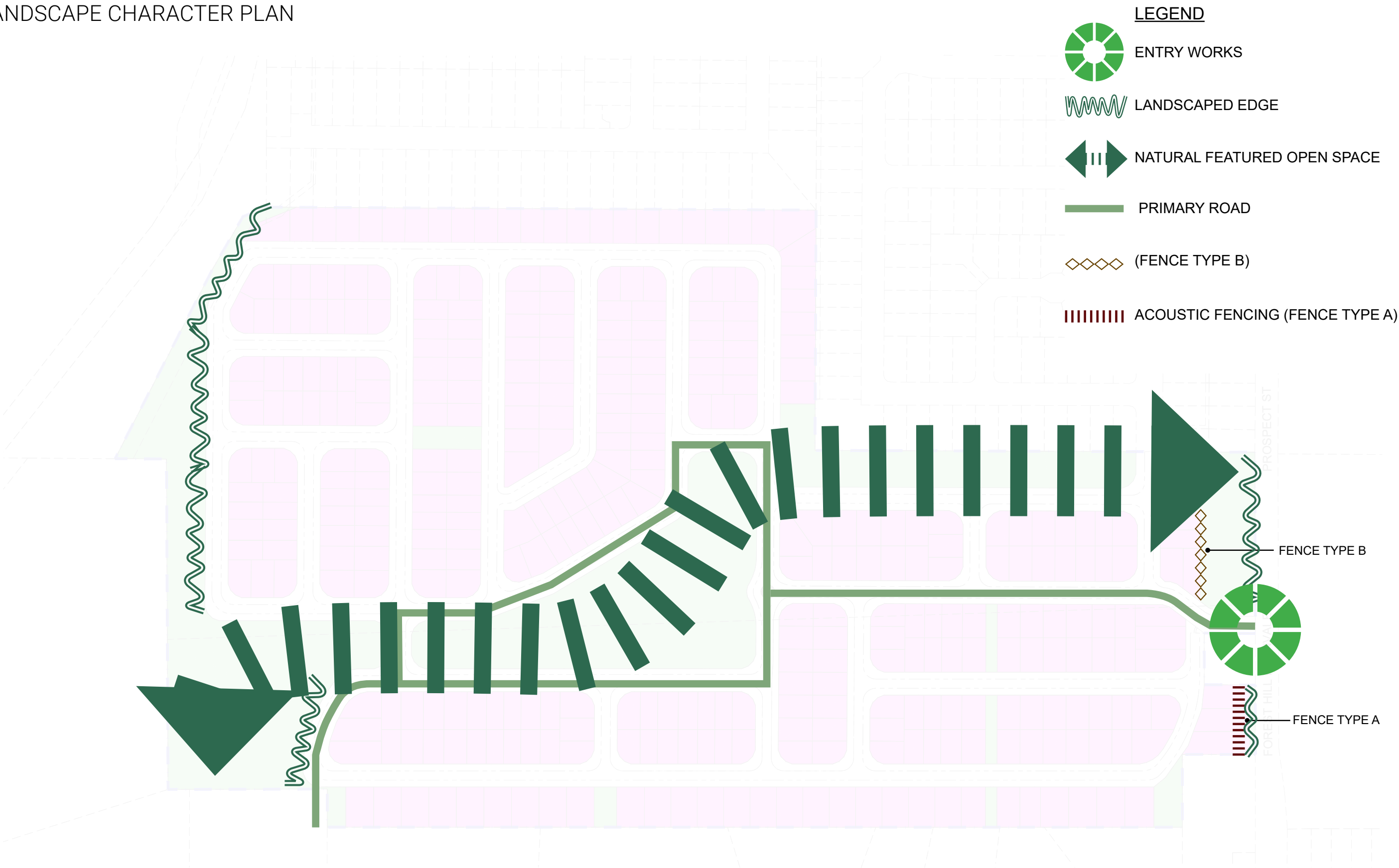


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Project No. 003

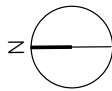


LANDSCAPE CHARACTER PLAN



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LOWOOD ESTATE  
PAD MAPS



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Date 12 November 2023  
Project No. 003

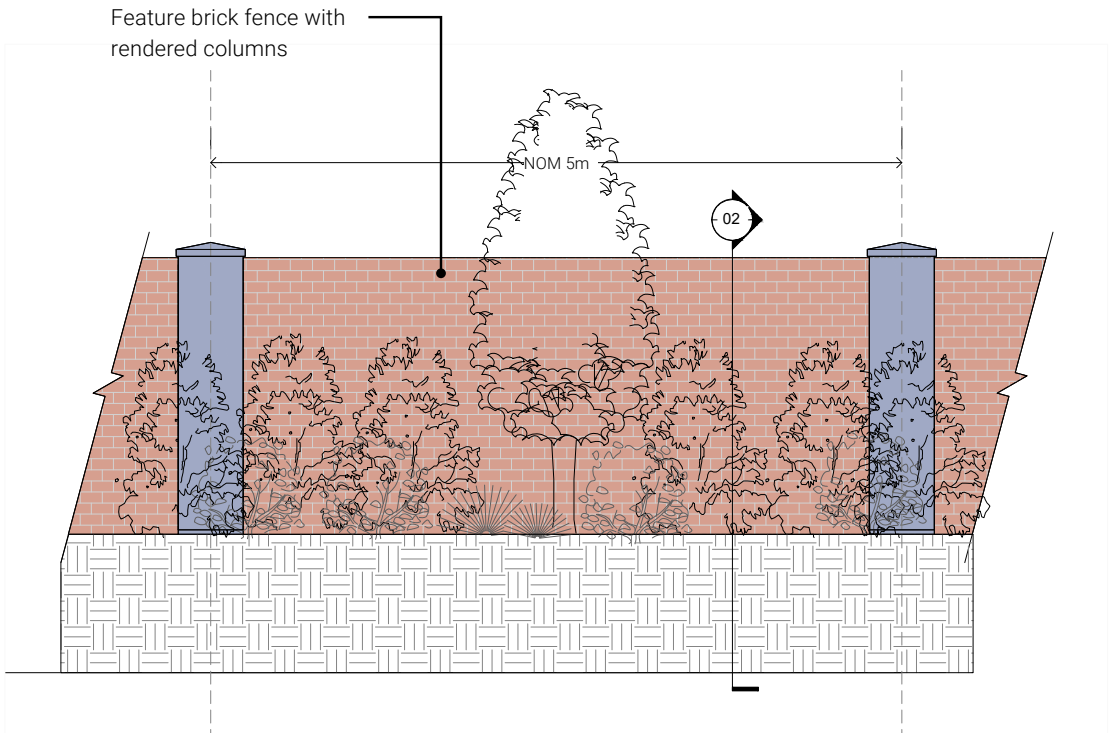


FEATURE FENCING & ACOUSTIC FENCING

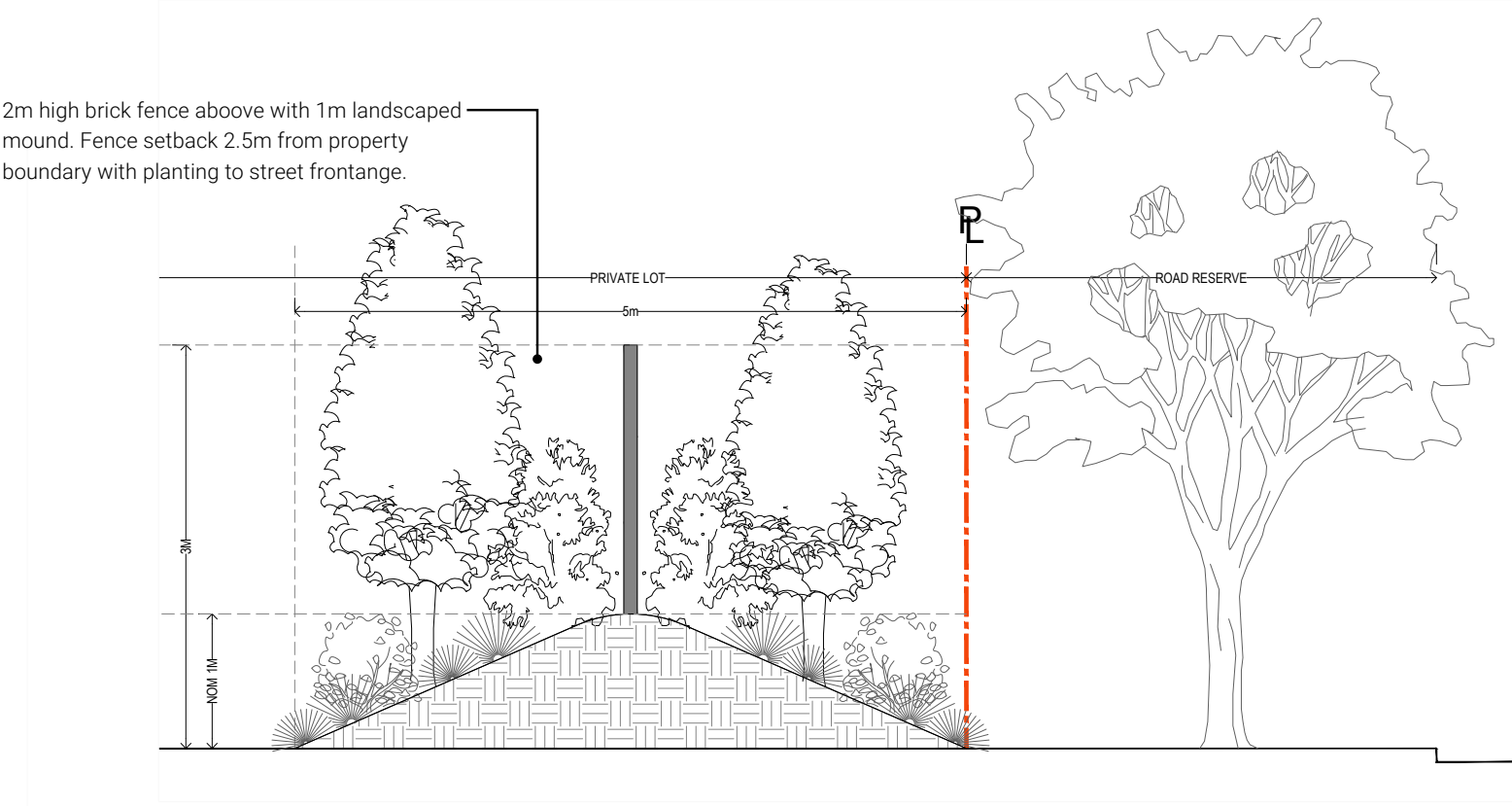
Indicative Planting Schedule		
Code	Botanical Name	Common Name
Trees		
ELA eum	<i>Elaeocarpus eumundi</i>	Native Quandong
LOP con	<i>Lophostemon confertus</i>	Brush Box
WAT flo	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly
Shrubs & Ground Covers		
AUS dul	<i>Austromyrtus dulcis</i>	Midgen Berry
DAV umb	<i>Daviesia umbellulata</i>	Northern Bitter Pea
HOV acu	<i>Hovea acutifolia</i>	Purple Pea Flower
LEP sp.	<i>Leptospermum sp.</i>	Tea Tree
LOM hys	<i>Lomandra Hystrix</i>	Mat Rush
MEL aff	<i>Melastoma affine</i>	Blue Tongue
MEL thy	<i>Melaleuca thymifolia</i>	Thyme honey-myrtle
WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary



03 - FEATURE FENCING (FENCE TYPE B) - TYPICAL SECTION. 1:50 @ A3



01 - ACOUSTIC FENCING (FENCE TYPE A) - TYPICAL ELEVATION. 1:50 @ A3



02 - ACOUSTIC FENCING (FENCE TYPE A) - TYPICAL SECTION. 1:50 @ A3



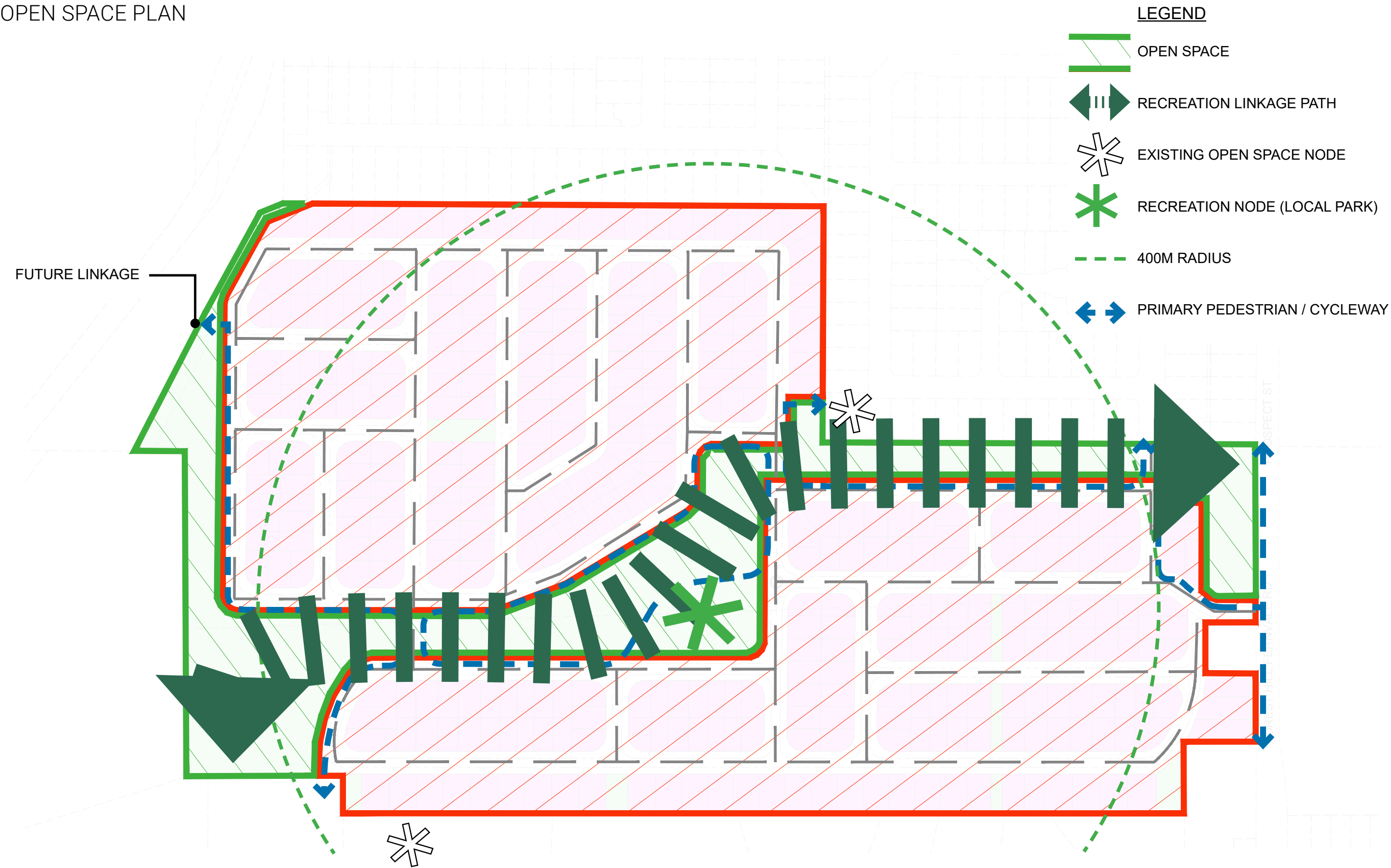
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Project No. 003

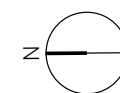


OPEN SPACE PLAN



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PAD MAPS

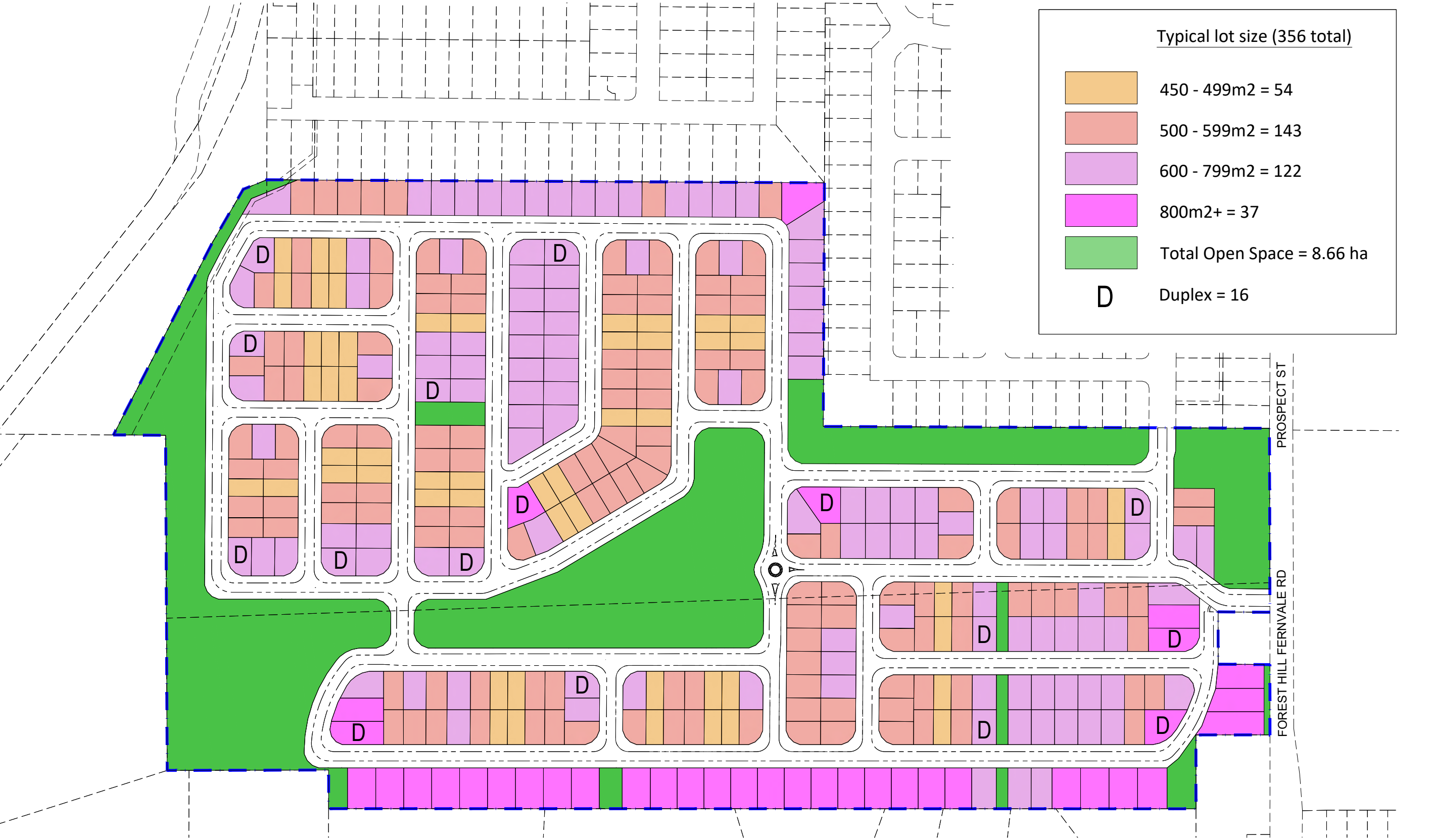


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Date 12 November 2023  
Project No. 003

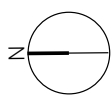


ALLOTMENT DIVERSITY PLAN



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PAD MAPS

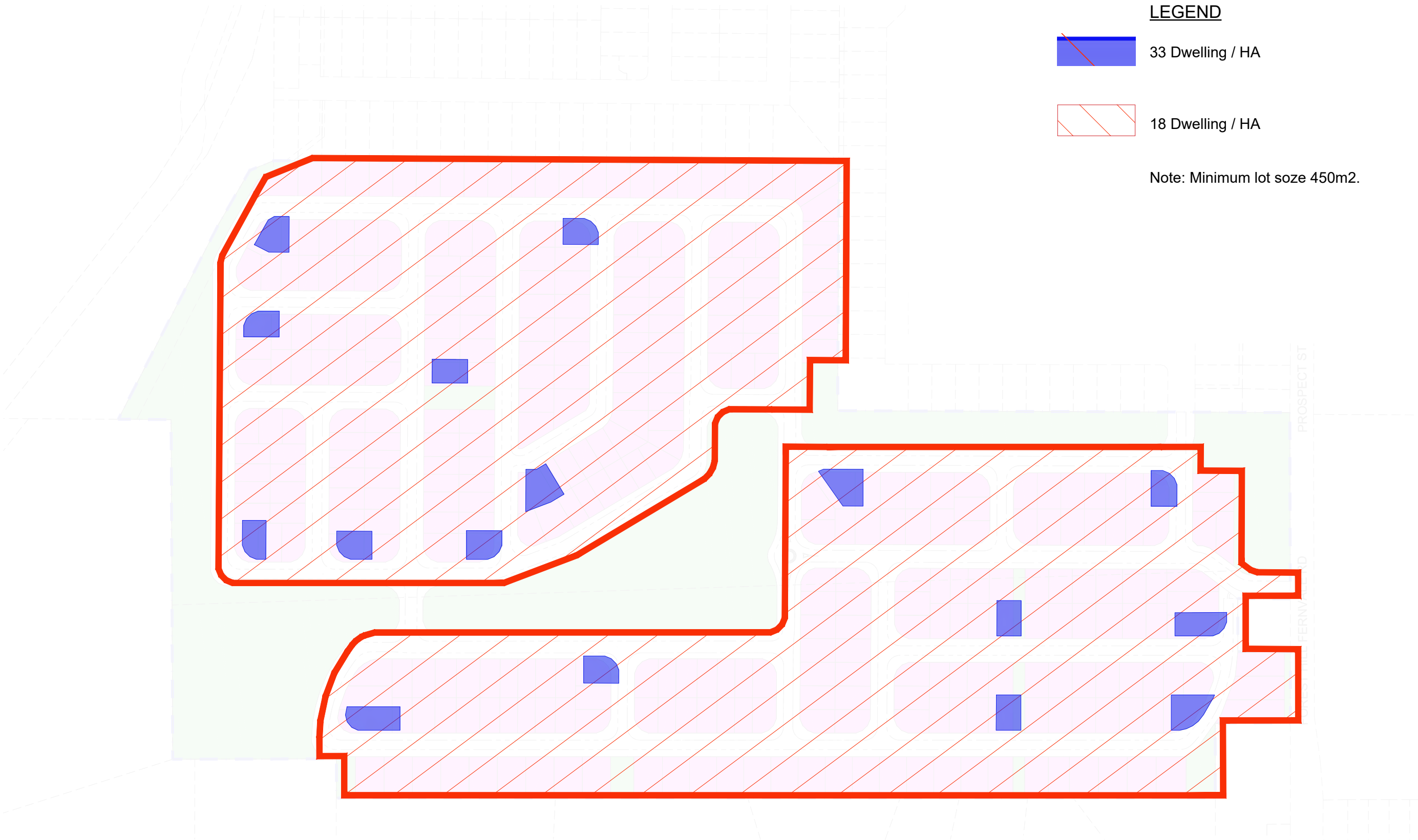


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SCALE 1:3000 @ A3

Date 12 November 2023  
Project No. 003




DENSITY MASTER PLAN



**LEGEND**

 33 Dwelling / HA

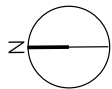
 18 Dwelling / HA

Note: Minimum lot soze 450m2.



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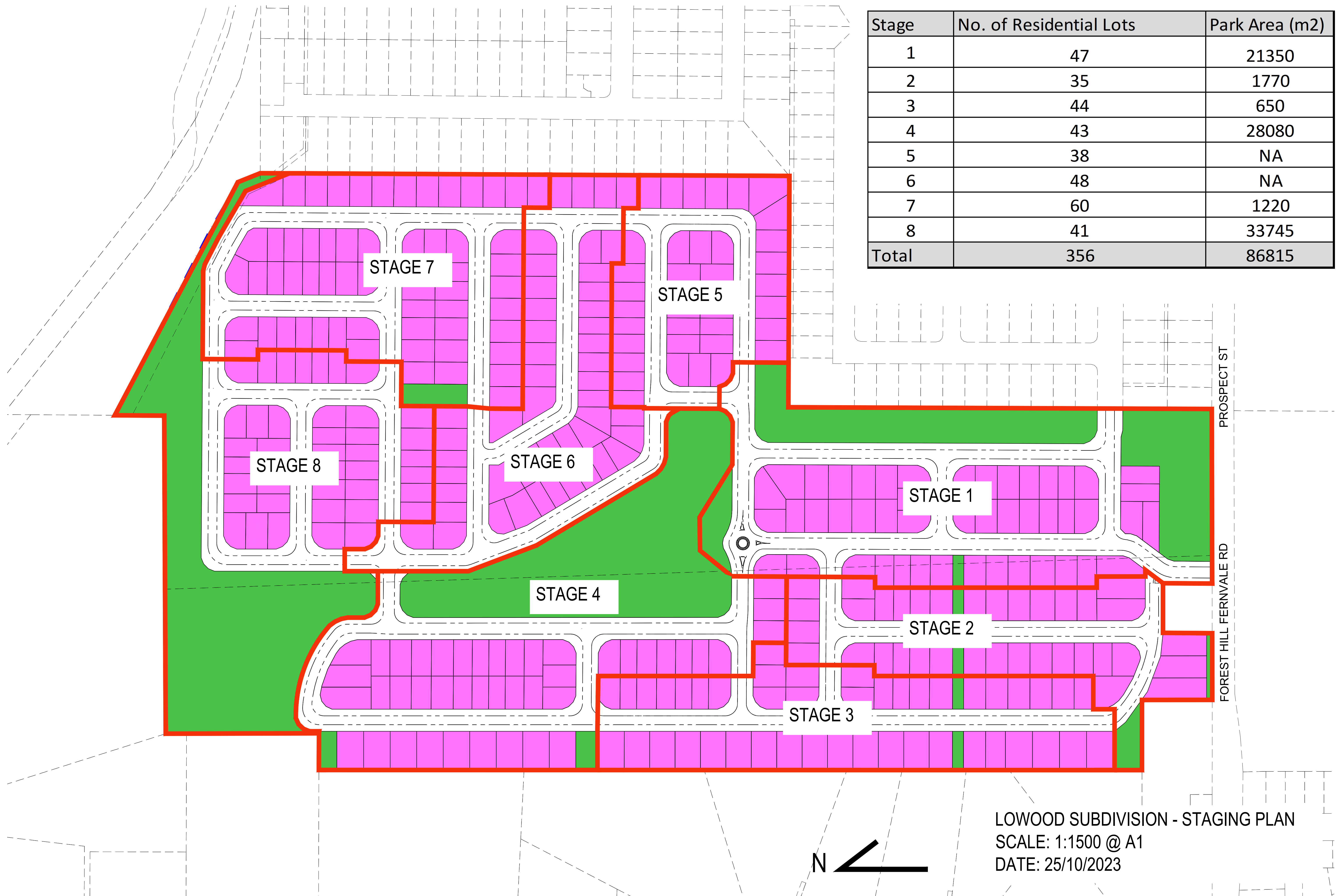
LOWOOD ESTATE  
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Date 12 November 2023  
Project No. 003

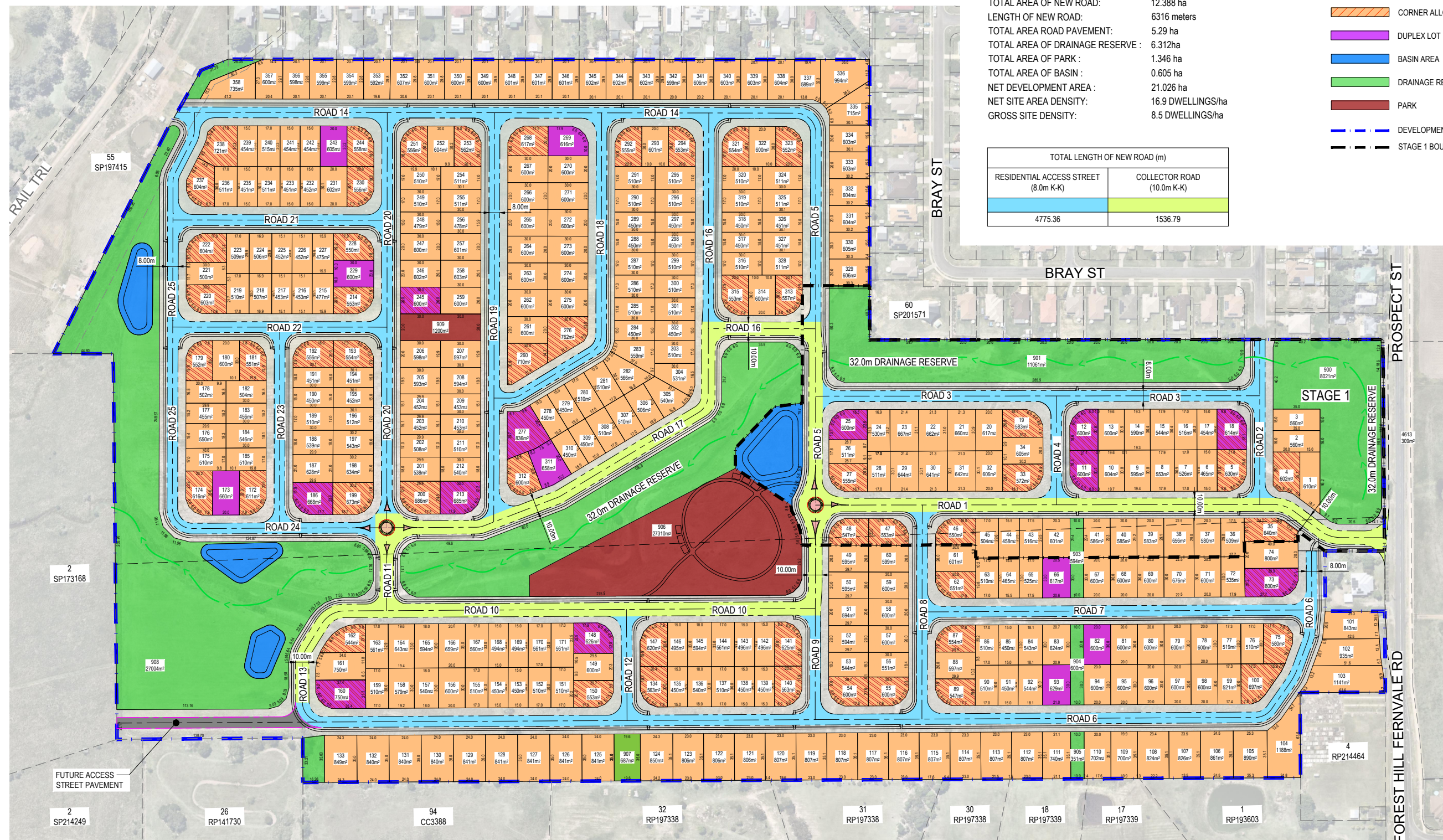




Stage	No. of Residential Lots	Park Area (m2)
1	47	21350
2	35	1770
3	44	650
4	43	28080
5	38	NA
6	48	NA
7	60	1220
8	41	33745
Total	356	86815

LOWOOD SUBDIVISION - STAGING PLAN  
SCALE: 1:1500 @ A1  
DATE: 25/10/2023





## DEVELOPMENT SUMMARY

TOTAL RESIDENTIAL LOTS:	358
TOTAL DWELLINGS:	377
TOTAL SITE AREA:	41.677 ha
TOTAL AREA OF NEW ROAD:	12.388 ha
LENGTH OF NEW ROAD:	6316 meters
TOTAL AREA ROAD PAVEMENT:	5.29 ha
TOTAL AREA OF DRAINAGE RESERVE :	6.312ha
TOTAL AREA OF PARK :	1.346 ha
TOTAL AREA OF BASIN :	0.605 ha
NET DEVELOPMENT AREA :	21.026 ha
NET SITE AREA DENSITY:	16.9 DWELLINGS/ha
GROSS SITE DENSITY:	8.5 DWELLINGS/ha

## LEGEND

- TYPICAL ALLOTMENTS
- CORNER ALLOTMENTS
- DUPLEX LOT
- BASIN AREA
- DRAINAGE RESERVE
- PARK
- DEVELOPMENT SITE BOUNDARY
- STAGE 1 BOUNDARY

TOTAL LENGTH OF NEW ROAD (m)	
RESIDENTIAL ACCESS STREET (8.0m K-K)	COLLECTOR ROAD (10.0m K-K)
4775.36	1536.79

Prepared for : LOWOOD ONE PTY LTD

Designer : QT  
Checked : JC  
Date : 27.03.24

MASTER PLAN  
2983 FOREST HILL FERNVALE RD,  
LOWOOD QLD 4311

SCALE  
15 0 15 30 45 60 75 (metres)  
1: 1500 (FULL SIZE)

BE230128-00-SK001-B



Gold Coast | Brisbane | Toowoomba  
Ipswich | Moreton Bay  
Phone: +61 7 5509 6400  
Fax: +61 7 5509 6411  
Email: admin@burchills.com.au  
Coote Burchills Engineering Pty Ltd  
ABN 76 166 942 365



# STATEMENT OF LANDSCAPE INTENT

## LOWOOD ESTATE

**Drawing Schedule**

- Sheet 2: Concept Plan
- Sheet 3: Character Imagery
- Sheet 4: Playground Areas
- Sheet 5: Local Recreation Park + Linear Parks + Drainage
- Sheet 6: Drainage Corridor
- Sheet 7: Green Space – Typical Section
- Sheet 8: Street Trees – Typical Section
- Sheet 9: Street Trees
- Sheet 10: Fences / Open Space Interfaces with Private Lots
- Sheet 11: Feature Fencing & Acoustic Fencing
- Sheet 12: Indicative Plant Palette



CONCEPT PLAN



Through the landscape we seek to reinstate the historic native vegetation and use this to frame key entries and the open space spine in the development.

The open space and landscape are to convey an open and natural character to support the traditional detached residential character sought to be delivered in the estate.

The open space and landscape treatments create a focal point within the estate. The local park incorporates feature trees within turf a nature play themed paly ground and more active based pursuits are to be enjoyed.

Shelters BBQ facilities and path are to be provided to connect the community and provide a useable and safe space.

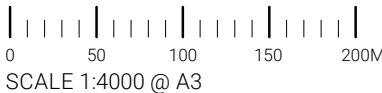
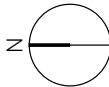
Open space and road linkages in the layout ensure strong connectivity within the site and to adjoining open space, roads and other future developable properties.

Layered gardens within the local park provide further amenity and opportunity for habitat for smaller native birds.



**SARGEANT  
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**LOWOOD ESTATE  
STATEMENT OF LANDSCAPE INTENT**



Date 08 APRIL 2024  
Project No. 003





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**LOWOOD ESTATE  
STATEMENT OF LANDSCAPE INTENT**

Date	08 APRIL 2024
Project No.	003



PLAYGROUND AREAS

Materiality

- Major Elements

Tree Supply

- 45L to 100L tree stock with 140mm-200mm shrubs and groundcover stock.

Softfall Materials

- Moderate use of rubberised softfall to key play areas and to end of high use areas (i.e. slides and swings) comprise of a few colours and feature patterns in neighbourhood colours. Bark softfall to the rest of the play zone.

Shade

- Constructed shade sails to key areas and play equipment and supported with natural shade from trees.

Play Equipment

- Semi bespoke general play equipment with the incorporation of neighbourhood colours and textures. Equipment type to be co-ordinated with the respective target market.
- Some standard play equipment incorporated into play zone (all ages and abilities).

Play Spaces

Playground areas are integrated into the overall open space network, represented by a higher level of finish. The transition from natural bushlands to a higher level of design resolution will occur with feature plant specimens, feature paving, integrated artwork and public amenity i.e. picnic facilities, shade structures and play equipment.

LEGEND

- 1

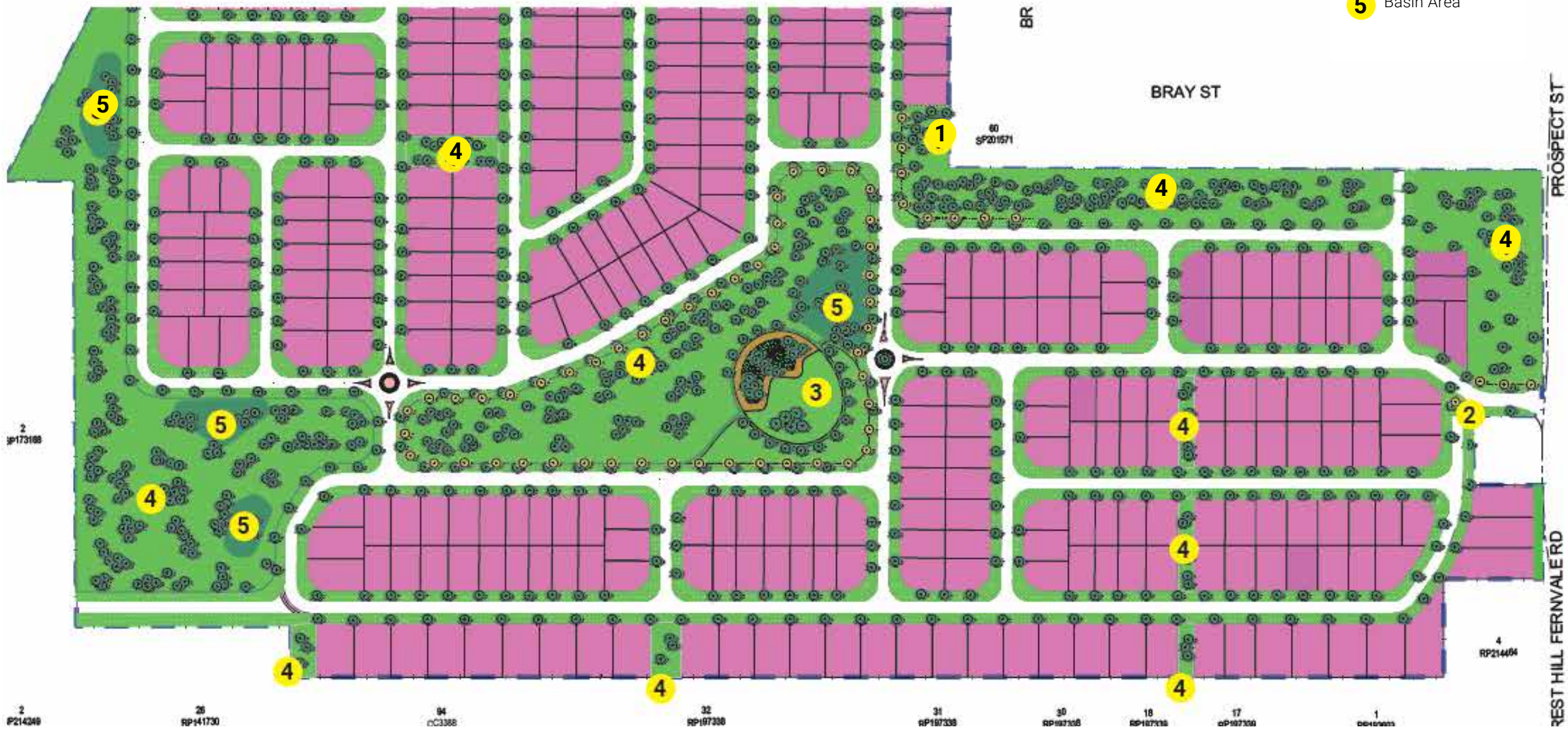
Linkage connecting to Bray St existing park.  
Embellishment new footpath connecting roads 1.5m.
- 2

Linkage connecting internal roads and dwellings to Foresthill Fernvale Rd footpath and bikeway.
- 3

Local park. Informal kick and play space with Internal path 1.5m.  
Shelters and BBQ areas provided.  
  
Landscaping feature trees with intergrated playground using nature play elements and other proprietary play equipment.  
  
Balance Open Space to include drainage and linkage strips.
- 4

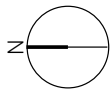
Drainage Reserve
- 5

Basin Area



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LOWOOD ESTATE  
STATEMENT OF LANDSCAPE INTENT



0 50 100 150 200M  
SCALE 1:3000 @ A3

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