CITY OF MORETON BAY

Enquiries: Bee Brooke
Direct Phone: 07 5433 2764
Our Ref: DA/2022/2253
Your Ref: 18-0096
Date: 11 September 2024

Foreverlen Pty Ltd
c/- Colliers International Engineering and Design Pty Ltd
PO Box 1344
BUDDINA QLD 4575

Dear Applicant

Re: DEVELOPMENT APPROVAL
Planning Act 2016
Development Application No.: DA/2022/2253
Property Location: 409-423 Caboolture River Road LILYWOOD
Property Description: Lot 12 RP 866105

Please be advised that on 6 September 2024 the above development application was approved by Council's Delegate as the Assessment Manager subject to conditions.

The following type of approval has been issued:

- Reconfiguring a Lot - Development Permit for Subdivision (1 into 180 Lots plus open space and balance lot - Stages 5-12)

The development allowed by this approval must be carried out in accordance with the attached Decision package.

In addition to this approval you may also be required to obtain a water approval from Unity Water.

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

Should you have any further queries in relation to this decision, please contact Bee Brooke as referenced above.

Yours faithfully

Bee Brooke
Acting Principal Planner
Development Services

Enclosures: Attachment 1 - Decision Notice
Attachment 2 - Assessment Manager Conditions
Attachment 3 - Approved Plans/ Documents
Attachment 4 - Infrastructure Charges
Attachment 5 - Appeal Rights

ATTACHMENT 1

Decision Notice

Decision Notice
Planning Act 2016, section 63

APPLICATION DETAILS

Application No:	**DA/2022/2253**
Applicant:	**Foreverlen Pty Ltd**
Street Address:	**409-423 Caboolture River Road LILYWOOD**
Real Property Description:	**Lot 12 RP 866105**
Planning Scheme:	**Moreton Bay Regional Council Planning Scheme Version 6**

APPROVAL DETAILS

Date of Decision: **6 September 2024**

The development application was approved by Council's Delegate as the Assessment Manager subject to conditions (refer Attachment 2).

APPROVAL TYPE	Development Permit	Preliminary Approval
Reconfiguring a Lot for **1 into 180 Lots plus open space and balance lot - Stages 5-12**	☑	☐

OTHER NECESSARY PERMITS

Listed below are other permit/s that are necessary to allow the development to be carried out:

- Operational Work - Road works
- Operational Work - Stormwater
- Operational Work - Earthworks
- Operational Work - Landscaping
- Operational Work - Electrical and Street Lighting

CURRENCY PERIOD OF APPROVAL

In accordance with section 85 of the *Planning Act 2016,* the currency period for each aspect of the development approval is as outlined below:

- Reconfiguring a Lot – 4 years from the date this approval starts to have effect.

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions under Chapter 4, section 145 of the Planning Act 2016.

Infrastructure Charges are applicable for this development approval.

ASSESSMENT MANAGER CONDITIONS

The conditions relevant to this development approval are listed in Attachment 2 of the Decision package.

APPROVED PLANS / DOCUMENTS

The approved plans and/or documents as listed below for this development approval are included in Attachment 3 of the Decision package.

Approved Plans and Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Reconfiguration of Lot	ND1577 ROL-01 Rev. 3	Urbis	05/09/2024
Plan of Development	ND1577 POD-01 Rev. 3	Urbis	05/09/2024
Road Network Hierarchy	ND1577 RH-01 Rev. 3	Urbis	05/09/2024
Connectivity Plan	ND1577 CP-02 Rev. 3	Urbis	05/09/2024
RAL 2 Stages 5-12 Landscape Master Plan	Issue C	AECOM (as amended by Council)	06/09/2024
RAL 2 Stage 10 Streetscape Detail Plan	Issue C	AECOM	28/5/2024
RAL 2 Stage 10 Streetscape Detail Plan	Issue C	AECOM	28/5/2024
Stormwater Management Plan Caboolture West NDP1 - Foreverlen RAL 02	16-002108-SWMP-RAL02B.DY.am Rev. B	Egis	27/05/2024
Vehicle Turn Path Layout Plan	22-000082-DA2-1350 Rev. A	Egis	10/7/2024

ASSESSMENT BENCHMARKS

The Assessment Benchmarks that applied to the development from the following Categorising Instruments include;

Categorising Instrument (*Planning Regulation 2017*)

State Planning Policy

- *State Planning Policy 2017*, Part E

Regional Plan

- *South East Queensland Regional Plan 2017 (ShapingSEQ)*

Local Categorising Instrument (MBRC Planning Scheme V6)

- Caboolture West local plan code - Urban living precinct (Overall Outcomes only)
- Reconfiguring a lot code - Urban living precinct
- Reconfiguring a lot code - Green network precinct

Local Categorising Instrument (Variation Approval)

Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

Not applicable.

REASONS FOR DECISION

Subject to development conditions being imposed (refer Attachment 2), the development can comply with the applicable Assessment Benchmarks against which the application was required to be assessed. For further details, refer to the Reasons for the Decision section of the Assessment Report which is available on Council's website (via *DA Tracker)* *https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker* using the application number referenced in this Notice.

REFERRAL AGENCY CONDITIONS

There are no Referral Agencies applicable to this development approval.

APPEAL RIGHTS

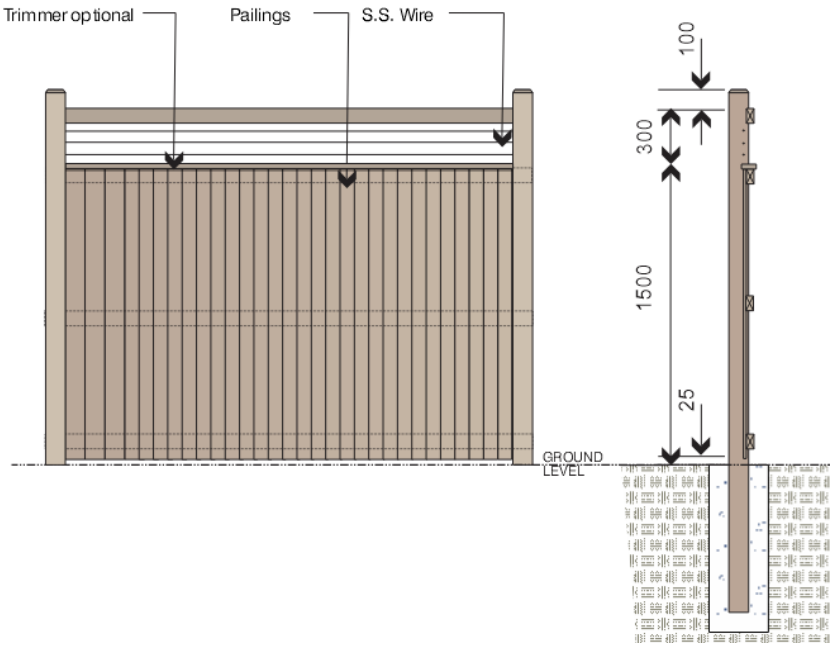
Attachment 4 of the Decision package is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters, if applicable, regarding this decision.

OTHER DETAILS

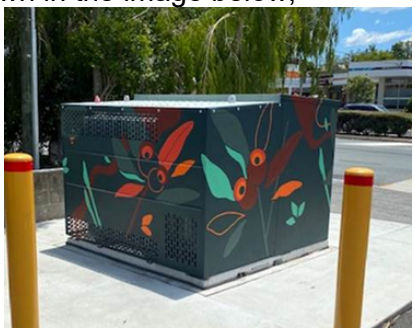
If you wish to obtain more information about Council's decision, please refer to the Assessment Report for the application on Council's (via *DA Tracker)* *https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Tracker* using the application number referenced in this Notice.

ATTACHMENT 2

Assessment Manager Conditions of Approval

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT PLANNING		
1.	**Approved Plans and/or Documents**	
	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times for each respective stage of the development.
2.	**Fencing of Public Areas**	
A	Unless an alternate design is required under the recommendations of the approved plans or condition, provide semi-transparent fencing in following locations: 1. along the northern boundary of Lots 265 and 462; 2. along the southern boundary of Lots 230, 266 and 461; 3. along the eastern boundary of Lot 249; 4. along the western boundary of Lots 250 and 506. *Fencing is to have a maximum height of 1.8 meters and a minimum 85% transparency for any part of the fence above 1.5m in height, unless otherwise approved in writing by Council. An example is shown in the image below.*  	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	Unless an alternate design is required under the recommendations of the approved plans of the development provide fencing in accordance with the approved Landscape Concept Plan - Fencing Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey

CONDITION		TIMING
		plan) for each respective stage of the development.
3.	**Landscaping for Reconfiguring a Lot**	
A	Carry out landscaping and associated earthworks, site preparation and other necessary works in accordance with approved plans, details and technical specifications of any proposed planting or landscape work (both soft and hard works) where such works will be on land under the control of Council, whether as a park, reserve or road reserve. Landscaping is to accord with Planning scheme policy - Integrated design Appendix D - Landscaping.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	Before commencing the works obtain Operational Works approval for the plans, details and technical specifications of any planting or landscape work from Council.	Prior to work commencing on site.
4.	**Street Trees**	
	Provide street trees within the development in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping and the approved Landscape Concept Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
5.	**Water and/or Sewerage**	
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion (for each stage where there are stages) for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
6.	**New Telecommunications Infrastructure**	
A	Provide Fibre-Ready telecommunications infrastructure (pit and pipe) throughout the development in accordance with the Communication Alliance specifications contained within Industry Guideline G645:2011 Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects or in accordance with the NBN Co. specifications contained within New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers NBN-TE-CTO-194 and Creating Pit and Pipe Designs for New Developments (Job Aid for Developers) NBN-TE-CTO-586, as amended and current at the date of installation.	Prior to the development being accepted off maintenance.
B	Provide certification from a RPEQ electrical engineer that the works specified in (a) above have been installed and evidence that a telecommunications carrier licensed under the	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey

CONDITION		TIMING
	Telecommunications Act 1997 has agreed to take ownership of the infrastructure.	plan) for each respective stage of the development.
7.	**Existing Service Connections**	
	Submit certification from a suitably qualified person that: 1. All of the existing service connections (electricity, telecommunications, water) to an existing building or a private property pole is wholly contained in the lot it serves; and 2. Any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
8.	**Electricity**	
A	Provide evidence (e.g. Certificate for Electricity Supply to Subdividers with Agreement Number or Certificate of Supply) demonstrating that an electricity supply network has or will be constructed within all new roads and along the frontage of each proposed lot.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	Provide an underground electricity supply connection to each proposed lot.	
C	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	
D	Ensure any padmount transformer located immediately adjacent to proposed public use land / open space is painted with a mural or has a film applied on all sides that integrates the infrastructure into the location of being adjacent to the open space. Concepts for the mural are to be approved by Council and align with the use of the adjoining land as open space or alternatively the environmental values of the area e.g. koalas or a previous use of the land. An example is shown in the image below;  	
9.	**Smart Technology**	
	Ensure in the designing and construction of the new 22m wide north-south road in proposed Stage 10, provision is made for the installation of conduits (with draw wires) for electricity and telecommunications along the length of the new road for future smart poles (to accommodate potentially smart lighting, 5G,	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each

CONDITION		TIMING
	electric car charging and the like) in accordance with Council's requirements.	respective stage of the development.
10.	**Certify Lots are in Accordance with Approved Plan**	
	Provide certification from a Licensed Surveyor that the lots created accord with the approved plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
11.	**Street Names**	
A	Submit requests for the names of new street/s in accordance with Council's Policy 11-2150-038 Allocation of Road Names and Street Address Numbers or as amended;	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	Obtain approval from Council for the names of new streets in accordance with (A) above;	
C	Erect approved street name boards on all new roads in accordance (A) and (B); and	
D	Mark all street names on the survey plans.	
12.	**Payment of Rates**	
	Pay all outstanding rates and charges applicable to the subject land.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
13.	**Dedicated Road Access**	
	Provide dedicated constructed road access to the development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
14.	**Develop in Stages**	
	Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the development approval as it relates to each stage, unless otherwise stated in the condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
15.	**Plan of Development**	
	Development must comply with the approved Plan of Development unless otherwise approved in writing by Council.	To be maintained at all times.

CONDITION		TIMING
16.	**Advice to Purchasers Regarding Plan of Development**	
A	Acknowledge in writing that potential purchasers will be advised of the approved Plan of Development and the requirement to comply with the approved Plan of Development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	Provide potential purchasers with written notice of the approved Plan of Development and the requirement to comply with the approved Plan of Development.	Prior to entering into a contract of sale for the relevant lot.
17.	**Fauna Management Plan**	
A	Submit a Fauna Management Plan to reduce potential impacts on native fauna. The plan must be prepared by a suitably qualified person and contain at least the following information: 1. Procedures for dealing with fauna observed immediately prior to vegetation clearing; 2. Procedures for dealing with fauna during vegetation clearing; 3. Procedures for the treatment / removal of injured fauna from the site.	Prior to works commencing on site.
B	Obtain approval from Council for the Fauna Management Plan in accordance with (A) above.	Prior to works commencing on site.
C	Carry out works in accordance with the approved Fauna Management Plan.	During site works and to be maintained.
18.	**No Net Loss of Fauna Habitat**	
	Development does not result in the net loss of fauna habitat. Where development does result in the loss of a Habitat Tree, development will provide replacement fauna nesting boxes at the following rate: 1. One (1) nest box for every hollow removed; or 2. Where hollows have not yet formed in trees greater than 80cm in diameter at 1.3m height, three (3) nest boxes are required for every habitat tree removed.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	Where development does result in the loss of a Habitat Tree, submit and obtain approval from Council for a nest box management plan with details of the proposed construction, installation methods and GPS location for each nest box for Council's records. The plan must be prepared in accordance with Council's Planning scheme policy - Environmental areas and corridors and by a suitably qualified person and include details of proposed maintenance and protocols for replacing fallen or broken nest boxes. Include any additional information that may be relevant such as: 1. Exact number of habitat trees and number of hollows to be impacted, 2. Assessment of replacement hollows required as per 'No Net Loss of Fauna Habitat' condition requirements,	Prior to any vegetation clearing.

CONDITION		TIMING
	3. Assessment of target species, 4. Requirements for the target species, 5. Nest box types - design and sizes, 6. Installation technique, 7. Proposed location of installed nest box including GPS location and owner's consent, 8. Installation timeframes which provide for installation prior to the commencement of clearing wherever possible, otherwise within seven (7) days of clearing; and 9. Monitoring and maintenance regime details, including protocols for replacing fallen or broken nest boxes. *Note: Nest boxes must be maintained for a minimum of 12 months post installation.*	
C	If nest box installation is proposed within a Council park, provide written confirmation from Council's Coordinator Parks and Recreation Planning that Council agrees to the installation of the nest boxes within Council park. *Note: The agreement may require the payment of a maintenance bond refundable after the satisfactory completion of the 12 months* maintenance *period.*	Prior to any vegetation clearing.
D	Provide a copy of written permission to enter Council Land from Council's Operations Technical Services team.	Prior to any vegetation clearing.
19.	**Vegetation Management Plan**	
	Submit a Vegetation Management Plan prepared by a suitably qualified person and in accordance with the Environmental areas and corridors - Planning scheme policy. The plan must include scaled plans and supporting documentation that provides for the following: 1. Identification of trees to be removed during site works; 2. Control measures, maintenance procedures and monitoring programs; and 3. Weed control during construction; and 4. Weed control in landscape areas.	Prior to works commencing on site.
B	Obtain approval from Council for the Vegetation Management Plan in accordance with (A) above.	Prior to works commencing on site.
C	Carry out works in accordance with the approved Vegetation Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
20.	**Extent of Vegetation Clearing**	
	Undertake vegetation clearing only in accordance with the approved Vegetation Management Plan. No additional clearing is permitted without prior consent from Council.	At all times
21.	**Disposal of Cleared Vegetation**	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility.	At all times.

CONDITION		TIMING
	Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	
22.	**Stockpiles of Construction and Landscaping Materials**	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	During site works.
23.	**Temporary Exclusion Fencing**	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental damage. Delineation and fencing is to be undertaken in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.	While site works are occurring
24.	**Management of Wildlife**	
A	Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	During vegetation clearing
B	Vegetation and rubble piles are not left to serve as a refuge for displaced or roaming wildlife through the implementation of the following measures: 1. immediately (within 12 hours) remove or destroy such materials; or 2. old (>12 hours) piles of felled vegetation are treated as potential wildlife habitat and inspected by a fauna spotter catcher prior to removal or destruction.	As indicated
C	The type of equipment used is matched to the specific clearing task to minimise the risk of death or injury to fauna. Bulldozers are not to be used on any tree that may contain fauna or potential fauna habitat.	During vegetation clearing
D	Preserve valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the wildlife spotter.	As indicated
25.	**Fauna Sensitive Lighting**	
	Outdoor lighting adjacent to Wildlife Corridor is to be in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) and orientated away from the higher value habitats to avoid light spill after dusk or in the early mornings. Lighting design and orientation is to utilise lights with low ‘blue light’ emissions, e.g. amber LED Luminaire and light curtain/blinker	Prior to commencement of use and to be maintained at all times.

CONDITION		TIMING
26.	**Infrastructure Agreement**	
A	In accordance with Section 65(2)(c) of the *Planning Act 2016*, carry out development in accordance with, and comply with the obligations in, the executed *Infrastructure Agreement Caboolture West - Neighbourhood Development Precinct 1 (Combined NDP1 Developers)* between Moreton Bay Regional Council between Moreton Bay Regional Council, ICP Caboolture Pty Ltd ACN 667 670 199 and Retmac Pty Ltd ACN 011 075 559 as Trustee Under Instrument 718 772 536, AVID Developments Pty Ltd, Baycrown Pty Ltd, Foreverlen Pty Ltd and Orchard (Craig Rd) Developments Pty Ltd.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.
B	In accordance with Section 65(2)(c) of the *Planning Act 2016*, carry out development in accordance with, and comply with the obligations in, the executed *Infrastructure Agreement Caboolture West - Neighbourhood Development Precinct 1 (Foreverlen Pty Ltd)* between Moreton Bay Regional Council and Foreverlen Pty Ltd.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each respective stage of the development.

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
27.	**Replace Existing Council Infrastructure**	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of works carried out in association with the development to Council's standards.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
28.	**Alterations and Relocation of Existing Services**	
	Ensure any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of an entity engaged in the provision of public utility services is to be carried out with the development and at no cost to Council unless agreed to in writing by the Council.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
29.	**Stormwater**	
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.	To be maintained at all times.

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
30.	**Stormwater Management**	
A	Submit and have approved by Council, a development application for operational works for stormwater infrastructure to service the development. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
C	Provide registered easements in favour of Council over any drainage paths and drainage infrastructure within all new lot/s in accordance with the approved plans and documents of development. The easement documents must acknowledge the maintenance, repair and replacement responsibilities of the owner of this development site. Note: All easements are to be shown on plans submitted as part of operational works applications.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
31.	**Temporary Turnarounds**	
A	Submit and have approved by Council a development application for operational works for a sealed turnaround at the end of New Roads Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application and the following: The turnaround is to be of a configuration that enables Council's standard waste collection vehicle to undertake a three point turn or better.	Prior to commencement of works associated with this condition.
B	Construct a sealed turnaround at the end of New Road at no cost to Council and in accordance with approved plans and documents of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
	This condition has been imposed under section 145 of the *Planning Act 2016*.	plan) for each respective stage of the development.
32.	**Construction Management Plan**	
A	Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following: 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Contractor / tradesman vehicle parking arrangements 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. The CMP may include a site layout drawing identifying these areas. The CMP needs to reflect any staging requirements. Notes: 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) 2. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable 3. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP 4. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 5. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
33.	**Erosion and Sediment Control**	
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association	Prior to commencement of works and to be maintained current at all times during construction.

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
	Australasia (IECA) Best Practice and Sediment Control document.	
34.	**Acid Sulfate Soils**	
A	Prepare an Acid Sulfate Soil Investigation Report and if required an Acid Sulfate Soils Management Plan. The reports and analysis are to be undertaken in accordance with the MBRC Planning Scheme and prepared by a suitably qualified person.	Prior to the commencement of works.
B	Implement the requirements and recommendations of the Acid Sulfate Soil Management Plan. All testing and monitoring is to be undertaken in accordance with the MBRC Planning Scheme.	While site works are occurring
C	Provide certification from a suitably qualified person that all works have been undertaken in accordance with the Acid Sulfate Soil Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
	Note: Council will only accept a ‘suitably qualified person’ as being either a Registered Professional Engineer of Queensland (RPEQ) or Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA) and has obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.	
35.	**Earth Retaining Structures**	
A	Design all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and MBRC Planning scheme current the time of the operational works application and the following: 1. The minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure that is specified in Table 3.1 of Australian Standard AS4678; 2. Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise’s current occupancy use;	Prior to commencement of works associated with this condition.

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
	3. Provide temporary safety fencing to all earth retaining structures over 1.0m in height.	
B	Submit and have approved by Council, a development application for operational works for all earth retaining structures. Design drawing are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application and they are to clearly show the location and overall configuration (fully dimensioned), design parameters and loads, materials and finishes of all earth retaining structures for the development.	Prior to commencement of works associated with this condition.
C	Construct all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and approved plans and documents of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.
D	Provide written certification from a suitably qualified and experienced RPEQ that the works comply with the permit condition.	Prior to lodging a request for compliance assessment of subdivision plans for each respective stage of the development.
36.	**Minimum Flood Planning Level**	
A	Submit and have approved by Council, a development application for operational works for earthworks associated with pad / allotment fill to the Council adopted Flood Planning Level (FPL). Design drawing are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application. The FPL used for development can be obtained from the relevant section of the Flood Check Development Report available via Council's website: www.moretonbay.qld.gov.au.	Prior to commencement of works associated with this condition.
B	Construct the pad / allotment levels, at no cost to Council and in accordance with the approved plans and documents of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey

CONDITION		TIMING
RECONFIGURING A LOT - ALL STAGES		
DEVELOPMENT ENGINEERING		
		plan) for each respective stage of the development.
C	Submit to Council As-Constructed drawings prepared by a Registered Surveyor, certifying that the development has been constructed in accordance this condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each respective stage of the development.

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 5		
DEVELOPMENT ENGINEERING		
37.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - Between Lot 181 to 188. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
38.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 6		
DEVELOPMENT ENGINEERING		
39.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - Between 189 to 252 and 269 to 271. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
40.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 7		
DEVELOPMENT ENGINEERING		
41.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied:	Prior to commencement of works associated with this condition.

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 7		
DEVELOPMENT ENGINEERING		
	a. Modified Living Residential (16.5m) - Between 272 to 277. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
42.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 8		
DEVELOPMENT ENGINEERING		
43.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - Between 200 to 209 Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 8		
DEVELOPMENT ENGINEERING		
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
44.	**Laneways**	
A	Submit and have approved by Council a development application for operational works for the laneway and associated works to the rear of Laneway Lots 211 to 212 Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application and the following: 1. Stormwater drainage system and inverted road cross-section to contain the minor storm ARI (piped) and major storm ARI (overland); 2. Reinforced concrete road pavement with colour and finish resembling a residential driveway in appearance. Concrete to be designed in accordance with rigid road pavement design principles; 3. Industrial standard crossover at each end of the laneway, to cater for the turning movements of Council's waste collection vehicle; 4. A minimum grade separation of 400mm between the Laneway Lots and any park area; and 5. No electrical or water services are permitted in the laneway.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council, the laneway and associated works, to the rear of Laneway Lots 211 to 212 in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan)
45.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 8		
DEVELOPMENT ENGINEERING		
46.	**Refuse Collection - Bin Pads**	
	Provide concrete bin pads with a minimum dimension of 1m^2 per bin to service Lots 195 to 197 and 217 to 218 in accordance with the approved plans and documents of development. The final location is to be clear of parking bays, driveways and street trees; and accessible to a left loading 12.5 metre long HRV. Note: A property note will be included on Council's electronic property system alerting future owners that bin pads have been provided for their use.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
47.	**Shared Access Driveways - Lots 195 - 197**	
	Design and construct a residential shared access driveway for Lots 195 - 198, in accordance with the approved plans and documents of development. The following are the minimum requirements: 1. Design loading of 2.5x103 Equivalent Standard Axles (ESA) for each lot entitled to use the driveway; 2. Minimum sealed width must be 3.0m; 3. The construction must be reinforced concrete slabs or interlocking concrete pavers, unless approved otherwise; 4. Appropriate longitudinal drainage, cross drainage and scour/erosion protection works must be provided; 5. General maximum longitudinal grade must be 16%, unless approved otherwise; 6. Install conduits for underground electricity supply and telecommunications including draw wires within and for the entire length of the access handle; 7. Design and construct a driveway crossover from the constructed road to the site in accordance with MBRC Standard Drawing RS-049 & RS-050.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 9		
DEVELOPMENT ENGINEERING		
48.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied:	Prior to commencement of works associated with this condition.

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 9		
DEVELOPMENT ENGINEERING		
	a. Modified Living Residential (16.5m) - between 299 to 322 and 300 to 311 Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
49.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 10		
DEVELOPMENT ENGINEERING		
50.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - between Lots 236 to 322, 477 to 490, 503 to 708 and 502 to 1014. b. Modified Contemporary Residential Road (22.0 m) - between lots 476 to 502 Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer	Prior to commencement of works associated with this condition.

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 10		
DEVELOPMENT ENGINEERING		
	Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
51.	**Laneways**	
A	Submit and have approved by Council a development application for operational works for the laneway and associated works to the rear of Laneway Lots 212 to 216 and 230 to 236. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application and the following: 1. Stormwater drainage system and inverted road cross-section to contain the minor storm ARI (piped) and major storm ARI (overland); 2. Reinforced concrete road pavement with colour and finish resembling a residential driveway in appearance. Concrete to be designed in accordance with rigid road pavement design principles; 3. Industrial standard crossover at each end of the laneway, to cater for the turning movements of Council's waste collection vehicle; 4. A minimum grade separation of 400mm between the Laneway Lots and any park area; and 5. No electrical or water services are permitted in the laneway.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council, the laneway and associated works, to the rear of Laneway Lots 212 to 216 and 230 to 236 in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan)

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 10		
DEVELOPMENT ENGINEERING		
52.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
53.	**Refuse Collection - Bin Pads**	
	Provide concrete bin pads with a minimum dimension of 1m^2 per bin to service Lots 211 to 216 and 230 to 236 in accordance with the approved plans and documents of development. The final location is to be clear of parking bays, driveways and street trees; and accessible to a left loading 12.5 metre long HRV. Note: A property note will be included on Council's electronic property system alerting future owners that bin pads have been provided for their use.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 11		
DEVELOPMENT ENGINEERING		
54.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - between lot 448 to 461 Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 11		
DEVELOPMENT ENGINEERING		
	This condition has been imposed under section 145 of the *Planning Act 2016*.	
55.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan. This condition has been imposed under section 145 of the *Planning Act 2016.*	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 12		
DEVELOPMENT ENGINEERING		
56.	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following: 1. All new roads and associated works. The following classifications are to be applied: a. Modified Living Residential (16.5m) - between 466 to 1017 and 475 to 489. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All new roads and associated works This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
57.	**Pathways**	
	Construct, at no cost to Council, a 2.0 metre wide reinforced concrete pathway in accordance with the approved pathway plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

CONDITION		TIMING
RECONFIGURING A LOT - STAGE 12		
DEVELOPMENT ENGINEERING		
	This condition has been imposed under section 145 of the *Planning Act 2016.*	
58.	**Refuse Collection - Bin Pads**	
	Provide concrete bin pads with a minimum dimension of $1m^2$ per bin to service Lots 468 to 471 in accordance with the approved plans and documents of development. The final location is to be clear of parking bays, driveways and street trees; and accessible to a left loading 12.5 metre long HRV. Note: A property note will be included on Council's electronic property system alerting future owners that bin pads have been provided for their use.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
59.	**Shared Access Driveways - Lots 468 to 471**	
	Design and construct a residential shared access driveway for Lots 468 to 471, in accordance with the approved plans and documents of development. The following are the minimum requirements: 1. Design loading of $2.5x10^3$ Equivalent Standard Axles (ESA) for each lot entitled to use the driveway; 2. Minimum sealed width must be 3.0m; 3. The construction must be reinforced concrete slabs or interlocking concrete pavers, unless approved otherwise; 4. Appropriate longitudinal drainage, cross drainage and scour/erosion protection works must be provided; 5. General maximum longitudinal grade must be 16%, unless approved otherwise; 6. Install conduits for underground electricity supply and telecommunications including draw wires within and for the entire length of the access handle; 7. Design and construct a driveway crossover from the constructed road to the site in accordance with MBRC Standard Drawing RS-049 & RS-050.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

PROPERTY NOTES	
1.	**DS07 Additional Development Requirements - Bin Pads**
	The following property note will be attached to Council's database for Lot 195, 196, 197, 211, 212, 213, 214, 215, 216, 217, 218, 230, 231, 232, 233, 234, 235, 236, 468, 469, 470 and 471: *"Additional development requirements apply to this lot. Any development on this lot must be in accordance with the approved plan and associated conditions.* *Further details can be found in the development permit creating the lot or the development approval for the use, and the associated Council report (Delegated or Council Meeting) or approval letter. This information is available through the PD Online facility on Council's website* www.moretonbay.qld.gov.au*."*
2.	**DS01 Siting Requirements - Plan of Development**
	The following property note will be attached to Council's database for lots: 181, 183-185, 187-188,190-192, 197-199, 202-207, 211-219, 221-227, 230-236, 239-245,247-248, 252, 258-259,261-265,270-273, 276-277, 291,293-295,298,314,317,319-320, 449-456, 458-461, 466-471, 474, 476, 479-480, 482-484, 486-487, 494-495,499-500, 504-505. *"A plan has been approved by Council for this lot identifying how and/or where development on this lot is to occur. Any development on this lot must be in accordance with the approved plan and associated conditions.* *Further details can be found in the development permit creating the lot or the development approval for the use, and the associated Council report (Delegated or Council Meeting) or approval letter. This information is available through the PD Online facility on Council's website www.moretonbay.qld.gov.au."*

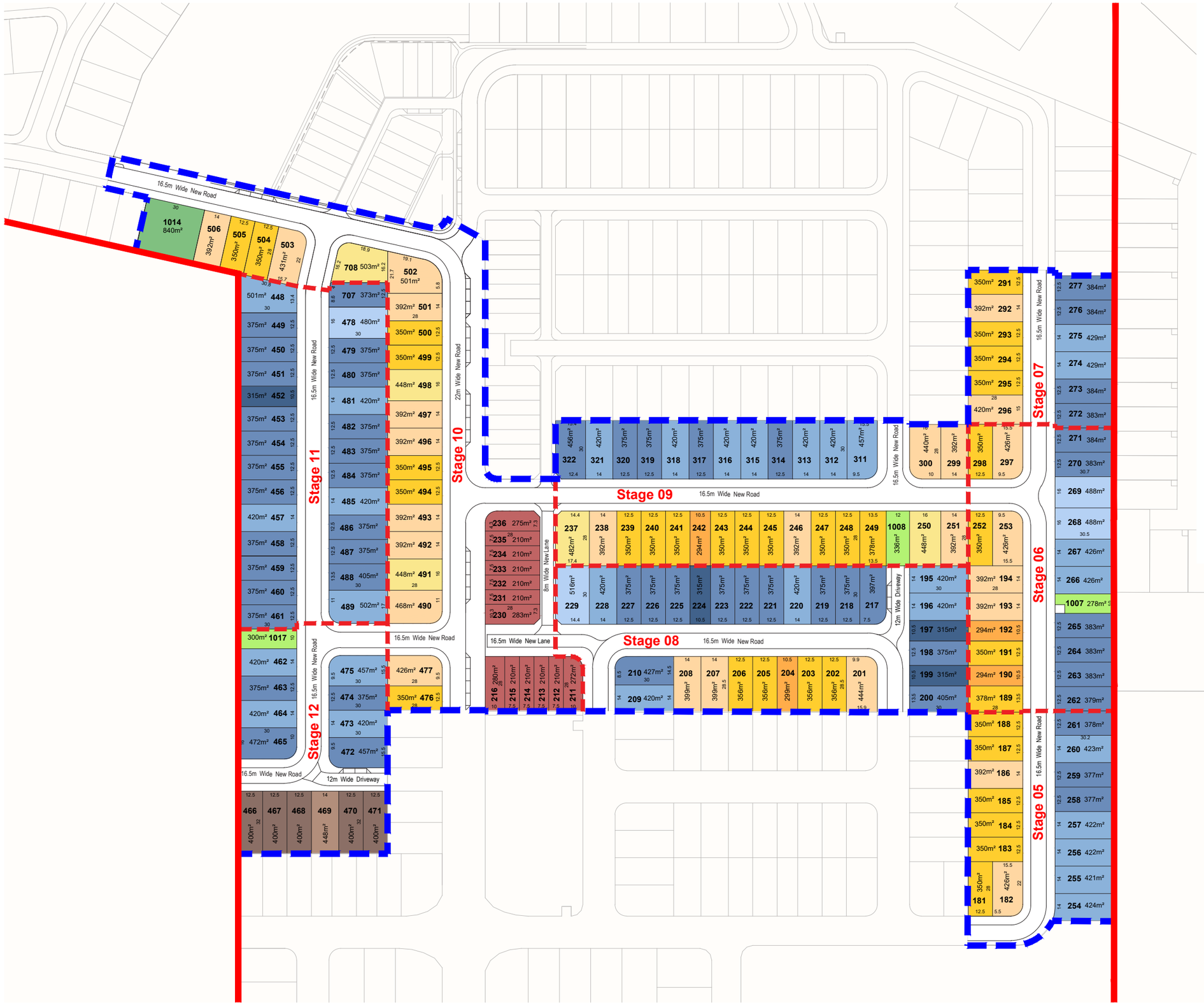
ADVICES	
1.	**Aboriginal Cultural Heritage Act 2003**
	The *Aboriginal Cultural Heritage Act 2003* commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage. Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is *likely* to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party. Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care. Council strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.

ADVICES	
2.	**Adopted Charges**
	Payment of an Adopted Infrastructure Charge in accordance with Council's Charges Resolution (No. 10) commencing 5 October 2022 or as amended apply to this development approval. From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval. Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.
3.	**Environmental Protection Act**
	It remains the duty of care of the person undertaking an activity not to cause Environmental Harm as defined under the *Environmental Protection Act 1994*.
4.	**Nature Conservation (Koala) Conservation Plan**
	The premise is located in Koala District **A.** *The Nature Conservation (Koala) Conservation Plan 2017* requires that the clearing of koala habitat trees in District A must be carried out as outlined in Part 3 of the plan including: 1. Compliance with the sequential clearing conditions outlined in Section 10 of the plan; 2. If in a Koala Habitat Area - Koala spotter needed for clearing, in a koala habitat area, koala habitat trees having a trunk of a diameter of more than 10cm at 1.3m above the ground.
5.	**Nature Conservation (Wildlife Management) Regulation**
	In Queensland, the Nature Conservation (Animals) Regulation 2020, legislates that it is an offence to tamper with an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring. For any proposed activity that will impact on breeding places of protected animals that are classified as extinct, in the wild, endangered, vulnerable, near threatened (EVNT), special least concern, colonial breeder or least concern, a Species Management Plan (or Damage Mitigation Permit if the person removing or tampering holds a DMP for the relevant species) for that species will be required. Animal breeding places include obvious structures such as bird nests and tree hollows, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place.
6.	**Nature Conservation (Plants) Regulation 2020**
	In Queensland, the Nature Conservation (Plants) Regulation 2020, legislates that it is an offence to clear critically endangered, endangered, vulnerable and near threatened plants that are growing in the wild (including areas mapped as Category X). Where clearing of vegetation is located within a mapped high risk area a suitably qualified person must undertake a flora survey in accordance with the Department of Environment and Science Flora Survey guideline and a protected plant clearing permit is required from the Department of Environment and Science before clearing can commence. https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing

ADVICES	
7.	**Biosecurity Act 2014**
	The Biosecurity Act 2014 commenced on 1 July 2016 and established a framework to regulate and control invasive plants and animals. Under the Biosecurity Act 2014, landowners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This obligation is known as the general biosecurity obligation (GBO).
8.	**EPBC Act (Commonwealth)**
	The Act is set to protect and govern matters of National Environmental Significance, this includes flora, fauna, ecological communities and heritage places. All potential impacts are required to be assessed against the EPBC Act. A Protected Matters search has revealed some Matters of National Significance (MNES) that have potential to be found on site. It should be noted that a referral under the Act is not mandatory and the ultimate risk of not referring the action when there is potential to impact a matter of National Ecological Significance lies solely with the proponent.
9.	**Biosecurity Act 2014 - Fire Ant Control**
	Significant portions of the Moreton Bay are within Fire Ant Biosecurity Zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014, individuals and businesses are responsible for ensuring that they follow the movement controls for specific organic materials to help prevent the spread of fire ants within South East Queensland's fire ant biosecurity zones. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on https://www.fireants.org.au/treat/business-and-industry/movement-controls

ATTACHMENT 3

Approved Plans / Documents



LEGEND

- SITE BOUNDARY
- APPLICATION BOUNDARY
- STAGE BOUNDARY
- PEDESTRIAN LINK
- DRAINAGE

YIELD SUMMARY

28m DEEP LOTS

7.5m - REAR-LOADED TERRACE	13
10.5m - VILLA	4
12.5m - PREMIUM VILLA	34
14.0m - COURTYARD	26
16.0m - PREMIUM COURTYARD	5

30m DEEP LOTS

10.5m - VILLA	4
12.5m - PREMIUM VILLA	54
14.0m - COURTYARD	30
16.0m - PREMIUM COURTYARD	4

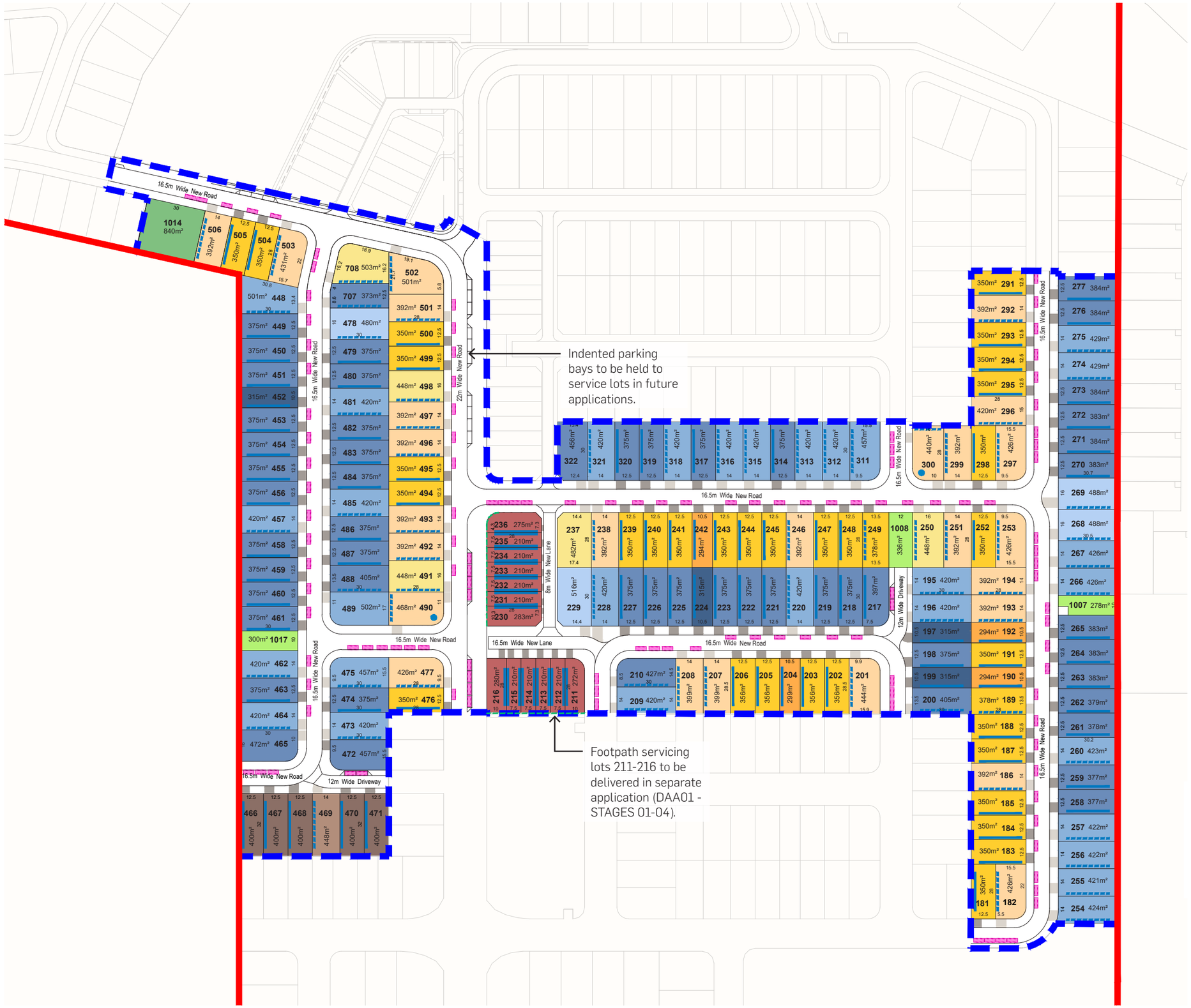
32m DEEP LOTS

12.5m - PREMIUM VILLA	5
14.0m - COURTYARD	1
TOTAL	180 LOTS

LILYWOOD LANDINGS | WARABA
RECONFIGURATION OF LOT

1:2000 @ A3
0 20 40 60 80 100

DATE: 05.09.2024
JOB NO: ND1577
DWG NO: ROL - 01
REV: 3



LEGEND

- SITE BOUNDARY
- APPLICATION BOUNDARY
- PEDESTRIAN LINK
- DRAINAGE
- MANDATORY BUILD TO BOUNDARY WALL (Lot frontages12.5m or smaller)
- OPTIONAL BUILD TO BOUNDARY WALL (Lot frontages greater than 12.5m)
- PRIMARY FRONTAGE - No vehicle access (For rear-loaded terrace product)
- DUPLEX LOTS (subject to accepted development assessment)
- INDICATIVE CAR PARK LOCATION (Parking Bay Dimensions - 5.4m x 2.1m)
- MANDATORY LOCATION OF DRIVEWAYS
- OPTIONAL LOCATION OF DRIVEWAYS (preferred)

YIELD SUMMARY

28m DEEP LOTS	
7.5m - REAR-LOADED TERRACE	13
10.5m - VILLA	4
12.5m - PREMIUM VILLA	34
14.0m - COURTYARD	26
16.0m - PREMIUM COURTYARD	5

30m DEEP LOTS	
10.5m - VILLA	4
12.5m - PREMIUM VILLA	54
14.0m - COURTYARD	30
16.0m - PREMIUM COURTYARD	4

32m DEEP LOTS	
12.5m - PREMIUM VILLA	5
14.0m - COURTYARD	1
TOTAL	180 LOTS

PARKING

Total Visitor Parking Spaces Required	123
Total Visitor Parking Spaces Provided	125

Note:

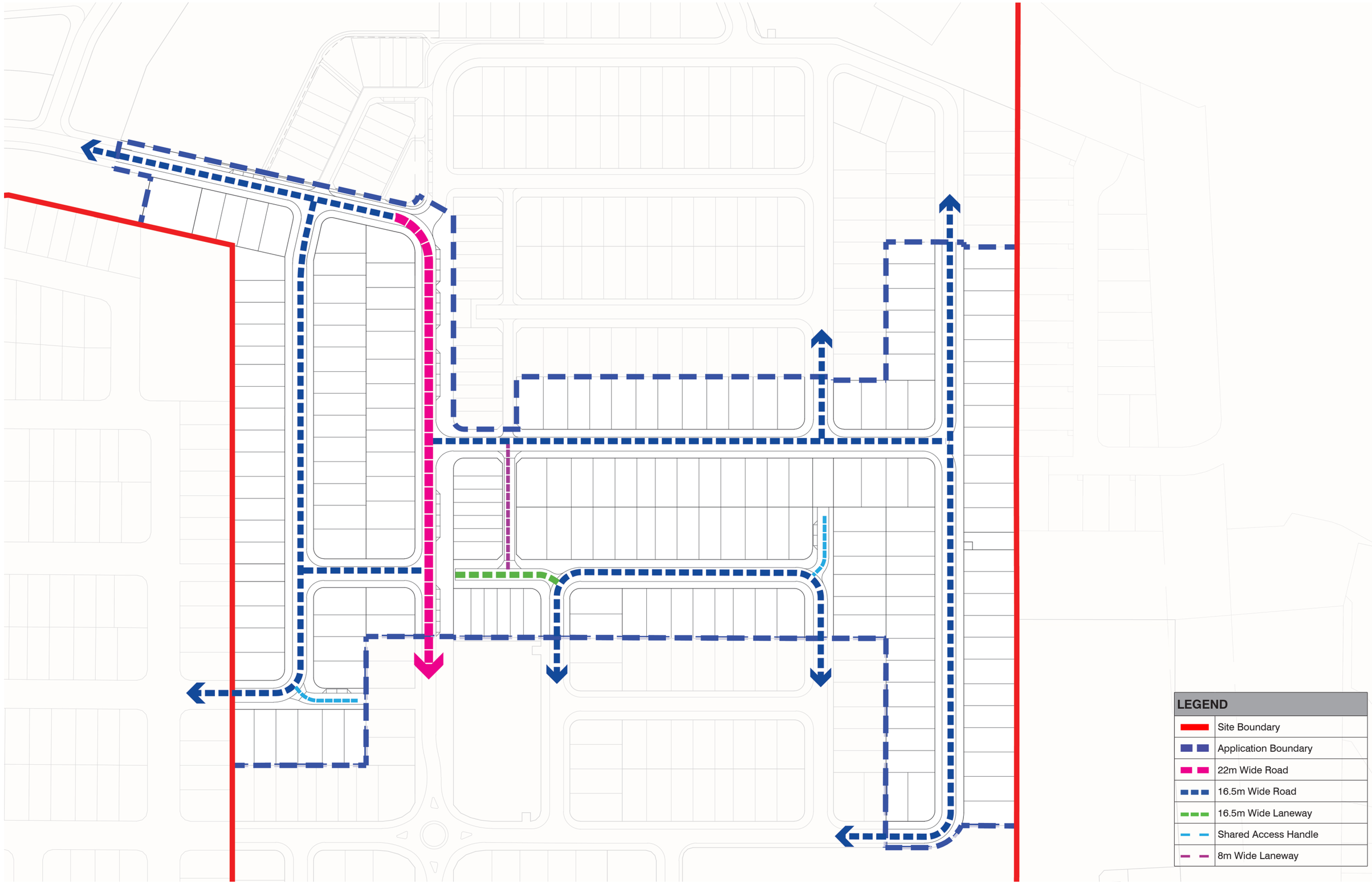
Where *Primary Frontage* has been indicated, lots must locate their front door, letterbox, pedestrian / visitor access & street address along this frontage. The driveway access and garage location must be located along the rear access laneway.

LILYWOOD LANDINGS | WARABA
PLAN OF DEVELOPMENT

1:2000 @ A3

0 20 40 60 80 100

DATE: 05.09.2024
JOB NO: ND1577
DWG NO: POD - 01
REV: 3



URBIS

LENNIUM GROUP

LILYWOOD LANDINGS | WARABA

ROAD NETWORK HIERARCHY

1:2000 @ A3

0 20 40 60 80 100

DATE: 05.09.2024
JOB NO: ND1577
DWG NO: RH-01
REV: 3

Footpath servicing lots 211-216 to be delivered in separate application (DAA01 - STAGES 01-04).

LEGEND	
	Site Boundary
	Application Boundary
	Shared Access Handle
	2.0m Wide Shared Path

NOTES:

1. Pathway location and all crossings are subject to change through design development.

URBIS

LENNIUM GROUP

LILYWOOD LANDINGS | WARABA
CONNECTIVITY PLAN

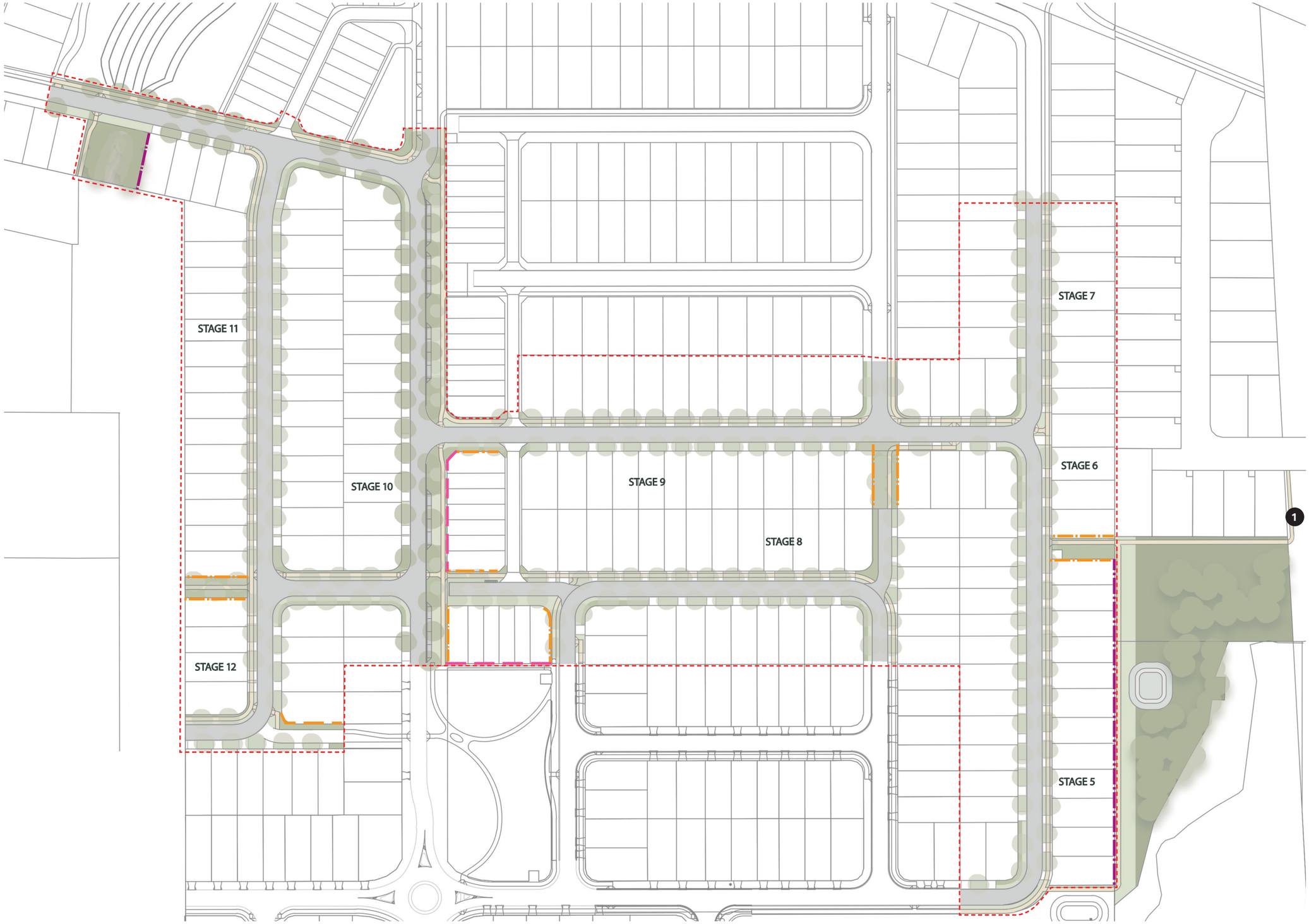
1:2000 @ A3

0 20 40 60 80 100

DATE: 05.09.2024
JOB NO: ND1577
DWG NO: CP-02
REV: 3

Fencing Plan - Stage 5 to 12

1:2000 @ A3

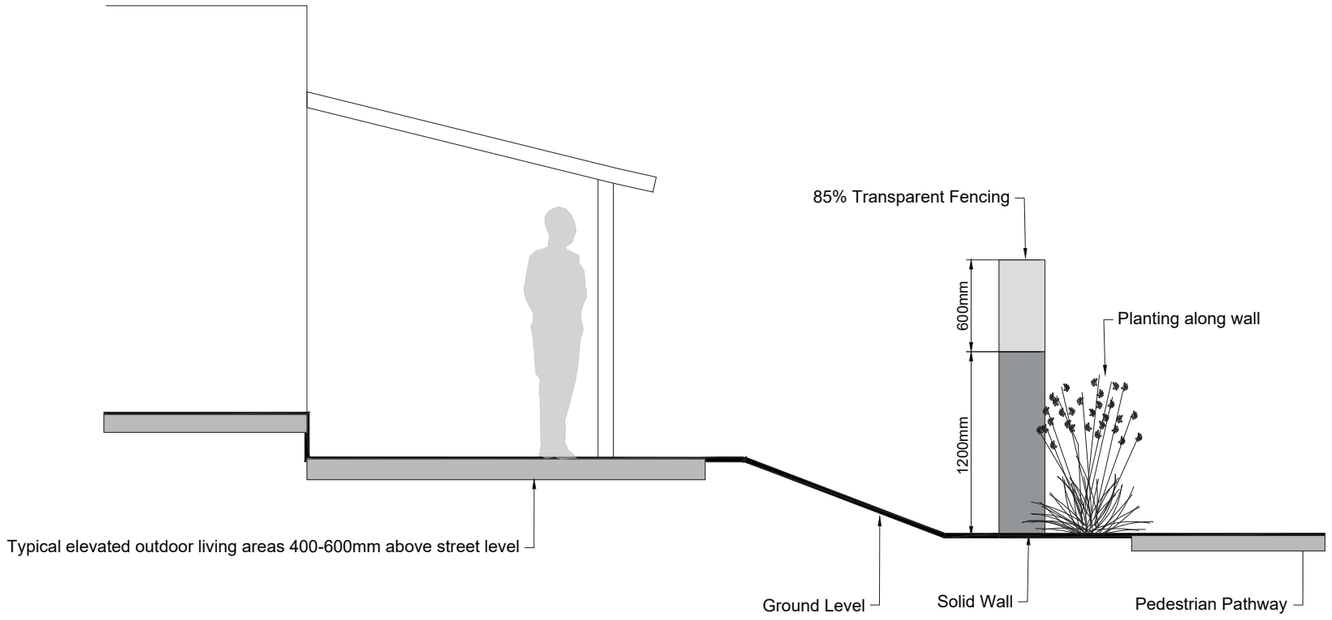


Legend

- Site boundary
- Side boundary Semi-transparent fence
- Terrace Boundary Fence
- Open Space Semi-transparent fence

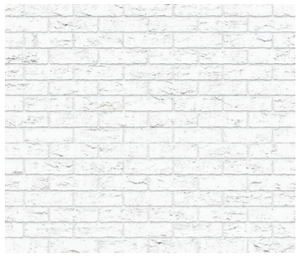
Fence Types

Variety of proposed fence types to be used in the project including timber paling, ac`oustic barrier paling and semi transparent fences. Fences to comply with relevant Australian standards for safety and quality assurance.

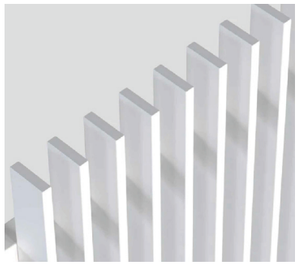


1 TERRACE FENCING SECTION 9002 Scale 1:20

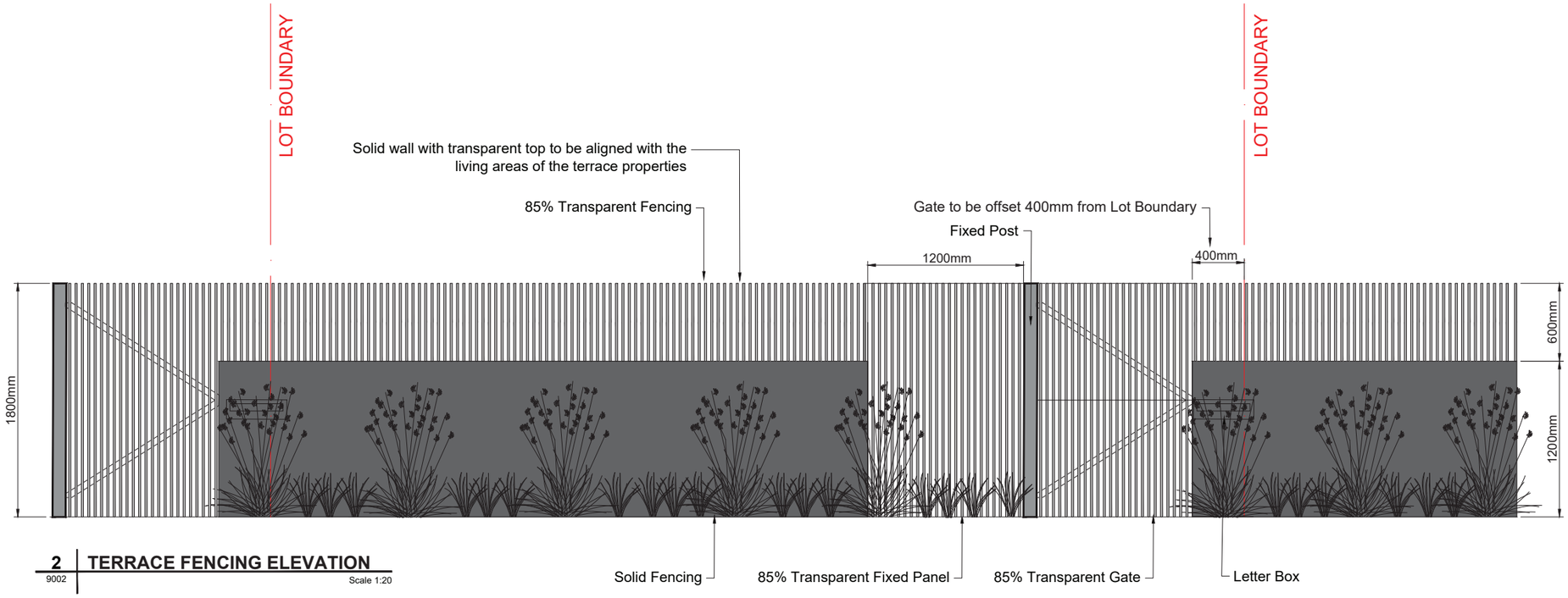
Materiality Options:



White Brick Wall



85% Transparent Panels/ Gate (White)

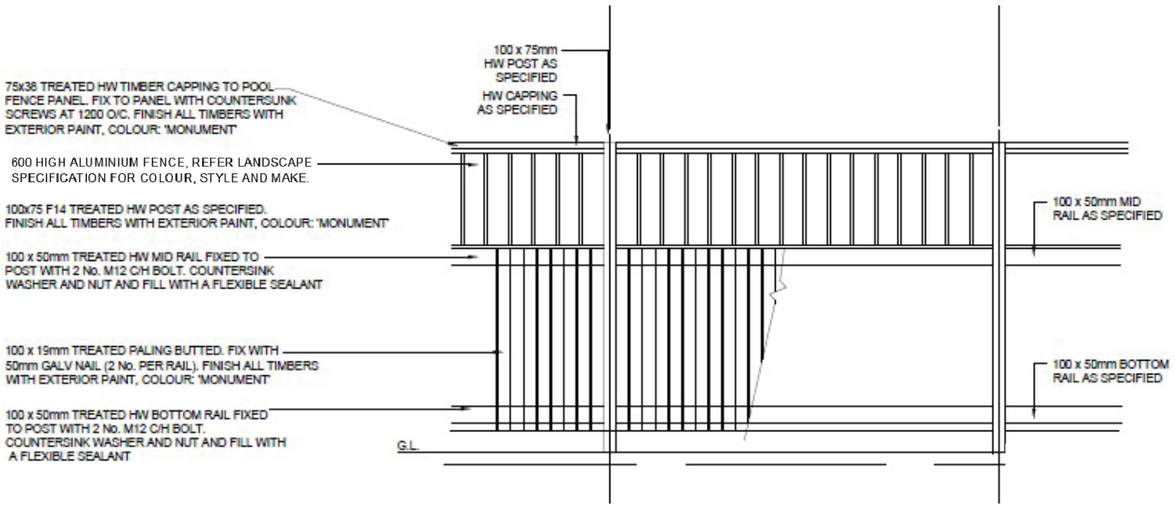


2 TERRACE FENCING ELEVATION 9002 Scale 1:20

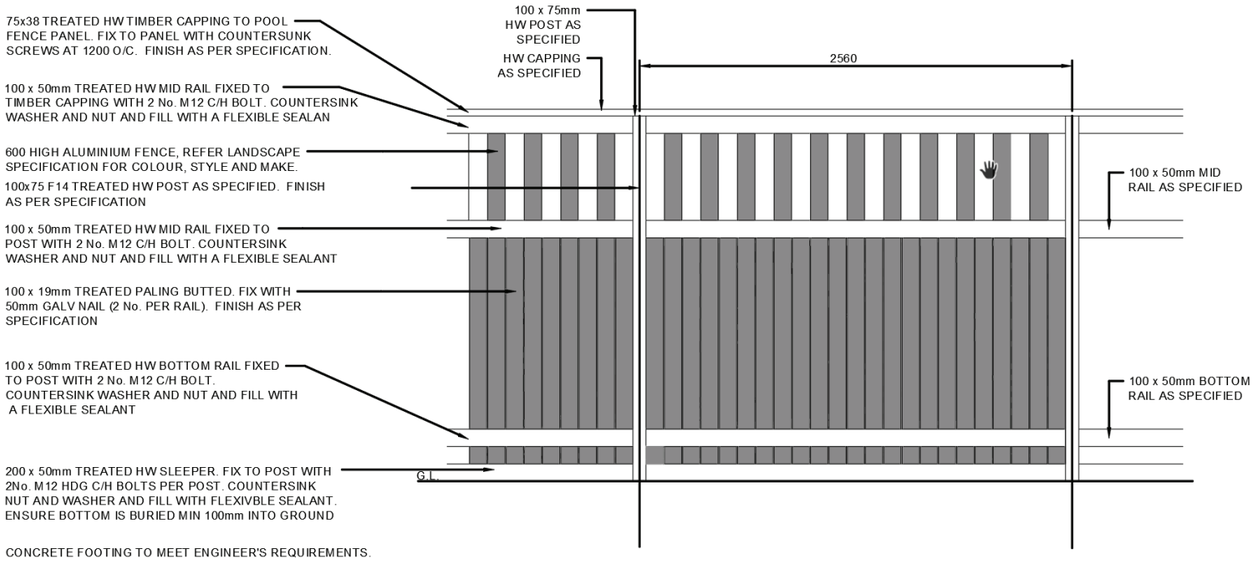
1800 High Terrace Boundary Semi-transparent fence

Fence Types

Variety of proposed fence types to be used in the project including timber paling, acoustic barrier paling and semi transparent fences. Fences to comply with relevant Australian standards for safety and quality assurance.



1800 High Open Space Semi-transparent fence



1800 High Side boundary Semi-transparent fence

16-002108-SWMP-RAL02B.DY.am

STORMWATER MANAGEMENT PLAN

CABOOLTURE WEST NDP1 – FOREVERLEN RAL 02

Prepared for *FOREVERLEN PTY LTD*

Document information

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1 INTRODUCTION

Egis (*previously known as Calibre Professional Services*) has been commissioned by *Foreverlen Pty Ltd* to prepare a Stormwater Management Plan (SWMP) in support of the RAL 02 Development Application to the City of Moreton Bay (CMB) for Reconfiguring a Lot (RAL). The application area is referred to as the RAL 02 area, which includes Stages 5 to 12 of the Foreverlen development within Phase 1 of the Neighbourhood Development Plan 1 (NDP1) precinct of Caboolture West.

For completeness, and given the connectedness of the developed stormwater catchments, the proposed development within RAL 02 (Stages 5 to 12) has been considered in this report in conjunction with previously approved development within RAL 01 (Stages 1 to 4) and RAL 05 (Stage 23). Hence, this report follows the progression of the proposed Foreverlen development within the Caboolture West NDP1 Masterplan area. The RAL application areas are depicted on the Concept Plan prepared by Urbis (Drawing No. CD01, Revision 34, dated 14/05/2024) provided in **Appendix A**.

The RAL 01 (Stages 1 to 4) Development Application (DA/2021/4669) was approved subject to conditions of CMB Decision Notice dated 24 August, 2023. The approved SWMP for RAL 01 is *Stormwater Management Plan – Foreverlen Stages 1 to 4* (Calibre Report No. 16-002108-SWMP-01C dated 22 November 2022, herein referred to as the *RAL 01 SWMP*).

The RAL 05 (Stage 23) Development Application (DA/2022/4535) was also approved subject to conditions of CMB Decision Notice dated 24 August, 2023. The approved SWMP for RAL 05 is *Stormwater Management Plan – Foreverlen Stage 1C* (Calibre Report No. 16-002108-SWMP-02A dated 22 November 2022, herein referred to as the *RAL 05 SWMP*).

This report investigates and addresses the management of flooding, stormwater quality and the conveyance of runoff from RAL02 of the Foreverlen development, which includes connected catchments within the RAL 01, Ral 05 and adjacent Orchard Property Group (OPG) development. Some minor changes to the drainage system and sub-catchments within RAL 01 have occurred through detailed design for Operational Works approval of Stages 1 to 4 since the approved *RAL 01 SWMP*. These, which are captured in this report, remain consistent with the overall intent of the approved *RAL 01 SWMP*.

As such, this report provides strategies set out in accordance with the relevant Local and State Government regulations and the overarching approved *Stormwater Management Plan – Caboolture West NDP1* (Calibre Report No. 16-001367-SWMP-01D dated March 2023, herein referred to as the *NDP1 SWMP*) for Phase 1 of the NDP1 Masterplan area, prepared for the Land Owners Group (LOG).

Figure 1-1 below shows the extent of NDP1, properties under the control of the LOG within Phase 1, and the RAL application areas within the Foreverlen development. The properties under control of the LOG within the NDP1 Phase 1 study area, including Foreverlen and OPG are indicated in colour. Other properties (not part of the LOG) are also identified (in grey). It is noted that the property ownership presented below is current at the time this report was prepared.

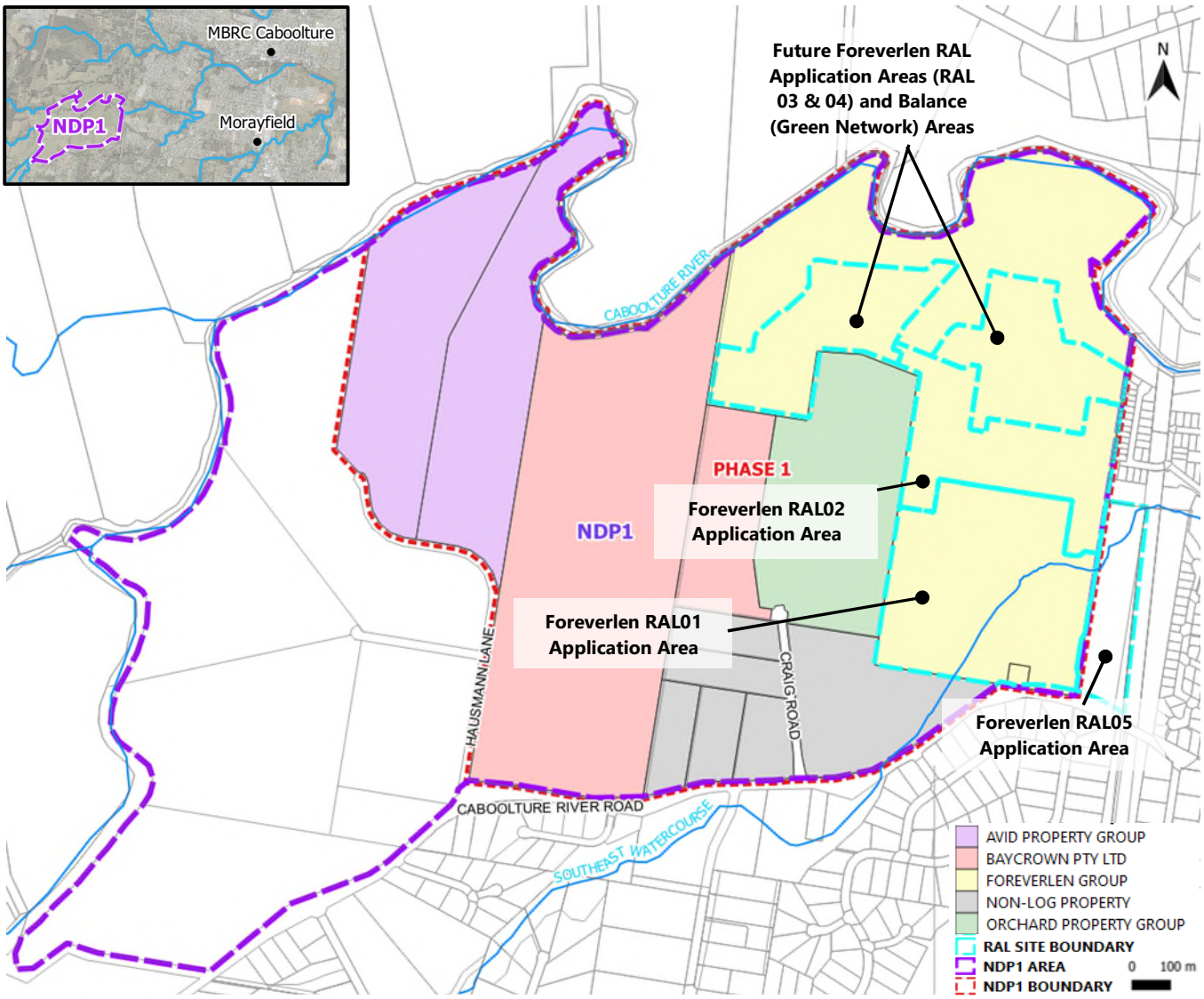


FIGURE 1-1: SITE, NDP1 & PHASE 1 STUDY AREA LOCATION

1.1 Objectives & Scope

The objectives of this report are to:

- Demonstrate that through the implementation of appropriate management strategies (developed in consultation with CMB) RAL 02 of the Foreverlen development can occur without resulting in adverse or actionable impacts to adjacent or downstream properties and is consistent with the approved *NDP1 SWMP*.
- Demonstrate the development of the study area complies with the CMB standards with respect to stormwater quantity and quality management;
- Identify the relevant water quality objectives for development within the study area and potential stormwater quality improvements devices to employ which will achieve these objectives;

The scope of the analysis detailed within this report is as follows:

- Stormwater Quantity Management – Hydrological modelling to determine the required measures to manage runoff associated with the RAL 02 development. For this investigation the hydrological model associated with the *NDP1 SWMP* have been adopted.
- Stormwater Quality Management – Identification of the relevant water quality objectives and appropriate stormwater quality treatment methods to employ for development within the study area. Preliminary locations and sizes for bioretention systems have been identified.

RAL 02 is predominantly within catchment areas that discharge directly into the Caboolture River. Flood management investigations and analysis have previously been undertaken by Egis to determine what impact the NDP1 development will have on the magnitude and timing of peak flows to the Caboolture River. Hydrological and hydraulic analysis has confirmed that the timing of post development peak flows from the areas of the proposed Foreverlen and OPG developments that discharge runoff directly to the Caboolture River will not coincide with the peak flow (and therefore do not increase the peak flow) from the larger upstream river catchment.

As a result, no change to peak flow or maximum flood conditions along the Caboolture River system is expected to result from changing the land use and hydrology for the catchments containing RAL02 of the Foreverlen development that discharge directly to the river. On this basis peak flow mitigation (i.e. detention) is not required for these catchments and the stormwater quantity and peak flow analysis presented in the approved *NDP1 SWMP* has not been reproduced in this report.

Additional assumptions underpinning this report are as follows:

- Bulk earthworks across the entire Foreverlen development will be carried out as per a separate bulk earthworks approval prior to the construction of roads, lots and ancillary works across the RAL 02 development area (i.e. works impacting perviousness of the site).
- As per the bulk earthworks pending approval, developed site grading and associated major catchments will be formed.
- As per the bulk earthworks pending approval, the engineered trunk stormwater channels conveying developed 1% AEP site flows will be formed and stabilised. This includes:
  - The Northern Watercourse, comprising trunk drainage channels referred to in the approved *NDP1 SWMP* (and subsequent Infrastructure Agreements) as NWC_RES_01 and NWC_RES_02, and culvert NWCD_01, located within the Balance (Green Network) areas shown on the Urbis Concept Plan provided in **Appendix A**.
  - The South East Watercourse, comprising trunk drainage channels referred to in the approved *NDP1 SWMP* (and subsequent Infrastructure Agreements) as SEWC_RES_01, SEWC_RES_02 and SEWC_RES_03, and culverts SEWC_DET_01 and SEWC_RDET_02, located within the approved RAL 01 application area.
- The adjacent OPG development site is fully developed (i.e. Stages 1 to 5 inclusive) and drainage is configured as per the two approved Stormwater Management Plans prepared by Colliers (formerly Peak Urban) for the respective RAL approvals for that development (refer Colliers *Stage 1 & 2 ROL Application SWMP,* Report No. 18-0159-SMP02-V3, dated 26/05/2023, and Colliers *Stage 3 to 5 ROL Application SWMP*, Report No. 18-0159-SMP03-V1, dated 9 August 2022).

2 SITE LOCATION & CHARACTERISTICS

2.1 Location

NDP1 is located approximately 5km west of Morayfield, in the suburb of Upper Caboolture. NDP1 is bound by the Caboolture River to the north and west, Caboolture River Road to the south and existing Riverparks residential precinct to the east. **Figure 2-1** below depicts the proposed development extent, site topography and associated RAL Application Areas. The RAL 02 development area is located at the southeast corner of NDP1 (within the Foreverlen owned land) and falls within the CMB Emerging Communities Zone.

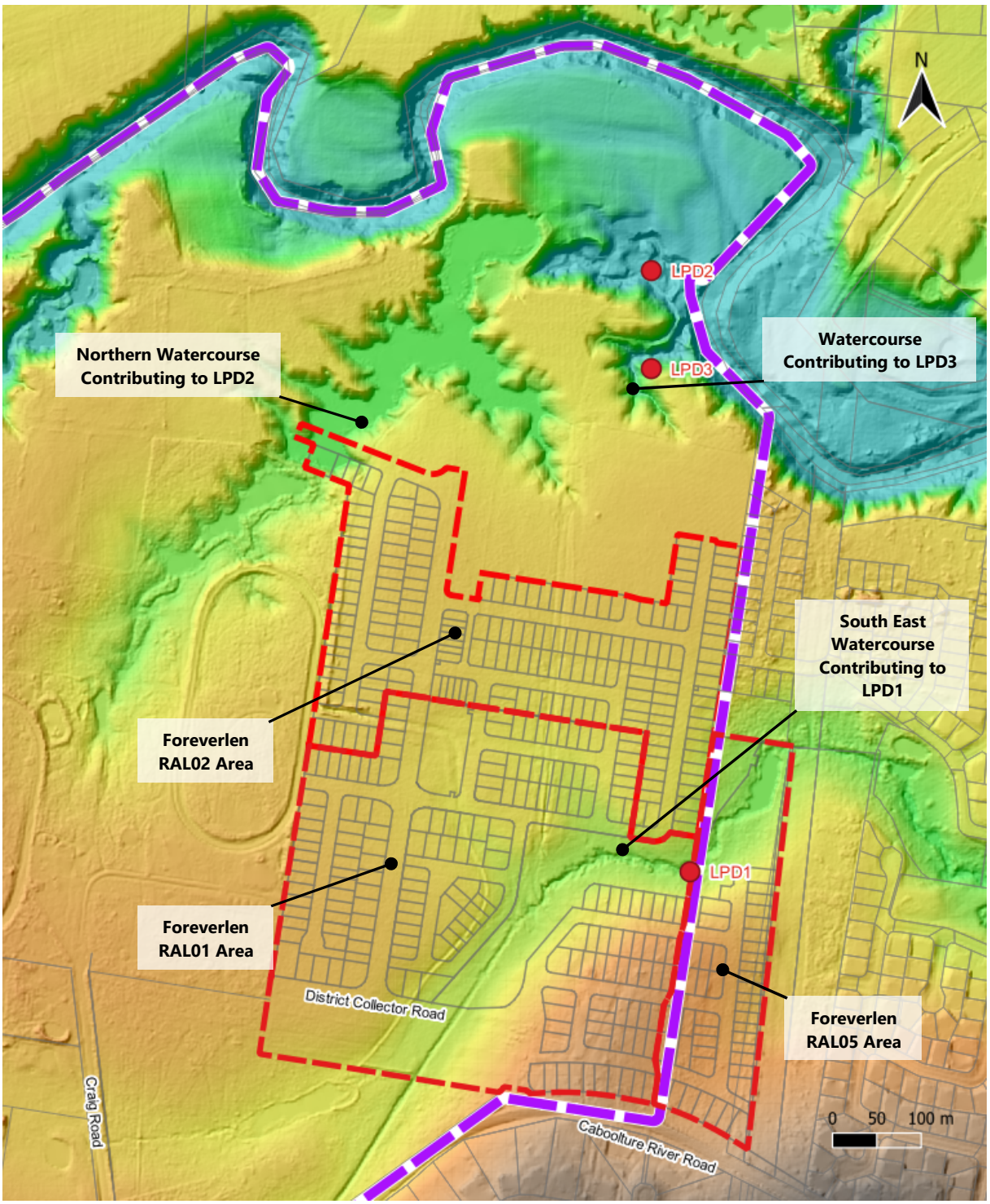


FIGURE 2-1: FOREVERLEN RAL02 EXISTING TOPOGRAPHY & DISCHARGE LOCATIONS

2.2 Topography and Discharge Locations

Existing topography over the proposed RAL 01 and RAL 02 development areas is shown in **Figure 2-1**. This topography informs the lawful discharge locations for the broader Foreverlen development site. It is assumed as part of the bulk earthworks approval for the entire Foreverlen development site, that the engineered trunk stormwater channels conveying developed site flows will be formed and stabilised prior to the construction of roads, lots and ancillary works across the RAL 02 development area. As such, the conveyance of RAL 02 development runoff is characterised by the following lawful points of discharge (LPD).

- **LPD1:** The south-eastern portion of the RAL 02 development area falls to the engineered trunk stormwater channel referred to as the South East Watercourse via the RAL 01 stormwater infrastructure proposed in the approved *RAL 01 SWMP*. LPD1 is within the South East Watercourse at the eastern RAL 01 boundary shown on **Figure 2-1** above.
- **LPD2**: The majority of the RAL 02 development area falls to the engineered trunk stormwater channel referred to as the Northern Watercourse via the proposed minor and major drainage within the road network within RAL 02. The Northern Watercourse will also convey runoff from the upstream Orchard Property Group (OPG) development area through the Foreverlen development directly to the Caboolture River via LPD2 on **Figure 2-1** above.
- **LPD3**: A small portion of the RAL 02 development located at the northern RAL boundary falls north into a natural gully which discharges to the Caboolture River (refer LPD3 on **Figure 2-1** above).

This report addresses stormwater management for the RAL02 development extents.

3 STORMWATER QUANTITY MANAGEMENT

The stormwater quantity and flood management strategy for the entire NDP1 Phase 1 area is detailed in the *NDP1 SWMP* prepared by Egis. The stormwater and flood management investigations described in the *NDP1 SWMP* have been approved 'in principle' by CMB in collaboration with Egis, LOG and other stakeholders.

This report relies upon the hydrological and hydraulic analysis detailed in the approved *NDP1 SWMP* previously undertaken by Egis to confirm no change to peak flow or maximum flood conditions along the Caboolture River system as a result of changing the land use and hydrology for the catchments containing RAL02 of the Foreverlen development. On this basis peak flow mitigation (i.e. detention) is not required for RAL02 of the Foreverlen development and the site flooding, stormwater quantity and peak flow analysis presented in the approved *NDP1 SWMP* has not been reproduced in this report.

The proposed stormwater management strategy for the RAL 02 development and previously approved development within RAL 01, RAL 05 and adjacent OPG development is presented in **Appendix B**. This appendix comprises Egis Sketch Plans SK3001 and SK3002, depicting the drainage system and catchment configurations for the minor storm and major storm, respectively.

With the exception of a small 0.066 ha area in Catchment 9A, all RAL 02 development flows are conveyed via the proposed ultimate configuration of the minor and major drainage systems. I.e. within the road reserve and drainage easements within RAL 01 and RAL 02, and ultimately to LPD1 or LPD2 via the engineered trunk stormwater channels proposed in the approved *NDP1 SWMP*. This trunk infrastructure, comprising the South East Watercourse to LPD1 and the Northern Watercourse to LPD2 is sized to convey the peak 1% AEP runoff from the fully developed upstream catchment.

Temporary drainage easements will be required over the conveyance channels and stormwater drainage outside of the RAL01 and RAL02 boundaries to facilitate staged works across the development. The engineered Northern Watercourse channel to LPD2, comprising trunk drainage referred to in the approved *NDP1 SWMP* (and subsequent Infrastructure Agreements) as NWC_RES_01 and NWC_RES_02, and culvert NWCD_01, will be formed and stabilised during Bulk Earthworks and initially designated under a temporary drainage easement prior to being designated Balance (Green Network) area. A forthcoming RAL04 SWMP report which considers fully developed upstream catchment conditions throughout the Foreverlen and Orchard developments will document the hydrologic and hydraulic investigations conducted to size and sensitivity test the Northern Watercourse channel to supplement the approved *NDP1 SWMP*.

A hydrological investigation has been undertaken to determine the flows discharging north from developed Catchment 9A in RAL 02 and undeveloped Catchment 9B in future RAL 04 to the Caboolture River via a proposed temporary diversion drain to LPD3. This temporary diversion drain and associated temporary drainage easement is indicative only and subject to change during OPW phase (as required) to facilitate staged works.

3.1 Hydrological Investigations

This section describes the hydrological analysis to determine the temporary management of RAL 02 development flows discharging north to the Caboolture River. Management of these flows will be required as part of erosion and sediment control for the bulk earthworks in future stages within the RAL 04 application area comprising a temporary diversion drain sized to convey developed RAL 02 site flows (i.e. Catchment 9A) and undeveloped RAL 04 flows (i.e. Catchment 9B) to LPD3. Hydrological analysis and modelling have been undertaken by reconfiguring the WBNM model input parameters used for the regional Caboolture River NDP1 analysis (as described in the *NDP1 SWMP*).

3.1.1 Catchment Configurations

Sub-catchment areas were delineated based on the latest bulk earthworks design TIN and development layouts for the proposed RAL 02 development. The developed sub-catchments within RAL 02 are indicated on **Figure 3-1** and Egis Sketch Plans SK3001 and SK3002 in **Appendix B**.

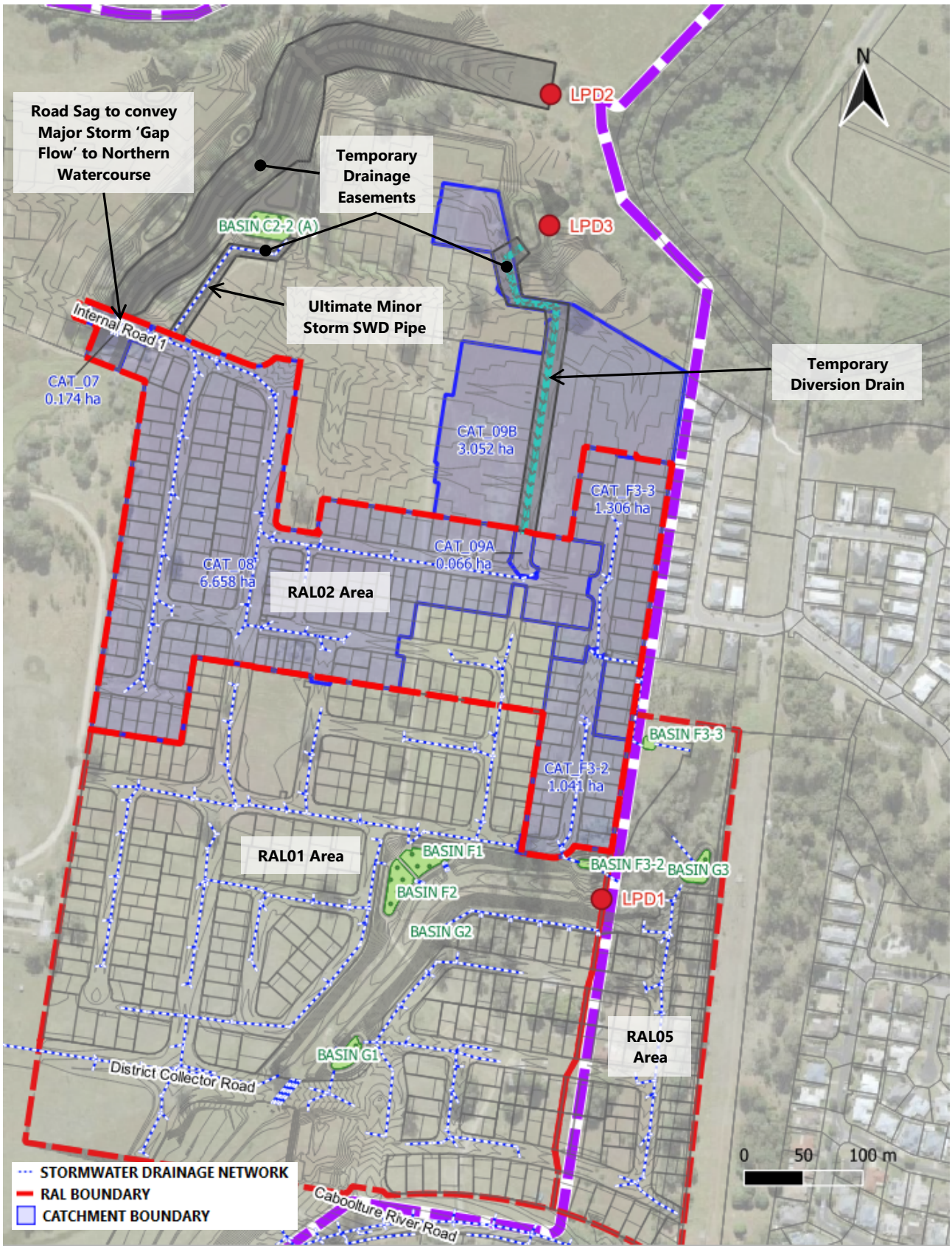


FIGURE 3-1: DEVELOPED CABOOLTURE RIVER ANALYSIS CATCHMENT

3.1.2 Land Use Assumptions

Fraction impervious values have been determined based on the lot density for each catchment and the assumed land use as per **Table 3-1**. The resultant fraction impervious values corresponding to the developed scenario is presented on the catchment plan in Egis Sketch Plan SK3001 in **Appendix B**.

TABLE 3-1: LAND USE FRACTION IMPERVIOUS	
LAND USE	PERCENTAGE IMPERVIOUS (%)
Road	70
Open Space (incl. SQIDs)	0
Park	20
Commercial	90
Rural Residential	20
Allotment Ground	30
Allotment Roof	100

Values for catchment routing lag and infiltration loss for pervious and impervious areas have been kept consistent with the *NDP1 SWMP* modelling as per **Table 3-2,** which adopts parameters prescribed in CMB's *Planning Scheme documents Integrated Design – Stormwater Management Appendix C*.

TABLE 3-2: CATCHMENT LAG AND INFILTRATION LOSSES		
WBNM MODEL PARAMETER	MINOR STORM EVENTS (63.2% TO 5% AEP)	MAJOR STORM EVENTS (2% TO 0.1% AEP)
Impervious Area Lag	0.1	0.1
Lag Parameter C Value	1.6	1.6
Impervious Area – Initial Loss (mm)	0	0
Pervious Area – Initial Loss (mm)	15	0
Pervious Area – Continuing Loss Rate (mm/hr)	2.5	2.5

3.1.3 Temporary Catchment Diversions

The majority of the RAL02 development site runoff will be managed through constructed ultimate pipe networks conveying flows directly to designated bioretention basins and respective discharge points constructed within RAL 01 and RAL 02. However, a 0.066 ha sub-catchment area within RAL02 (refer Catchment 9A) in **Figure 3-1** above requires management of runoff via a temporary diversion drain and temporary drainage easement.

This temporary diversion drain and associated temporary drainage easement is indicative only and subject to change during OPW phase (as required) to facilitate staged works. This indicative location shown in **Figure 3-1** above is within area designated for road reserve in future stages of the development and will ultimately be replaced with formal means of flow conveyance (i.e. underground pit and pipe drainage systems associated with future stages of the development) until such time the future stages in RAL 04 of the Foreverlen development to the north are constructed. All temporary drains will be owned and maintained by *Foreverlen Pty Ltd* (not CMB) until they are decommissioned and replaced with permanent drainage infrastructure.

The temporary diversion drain capacity has been sized for runoff from Catchment 9A (0.066 ha) for a 10% AEP storm event with 300 mm freeboard. Additional areas of future development which are proposed to drain into the temporary diversion (Catchment 9B, 3.052 ha) have been accounted for within design calculations and checks. Hazard checks were also made to ensure velocity-depth products within the channel were less than 0.6m^2/s for a 10% AEP design storm event. Capacity checks were undertaken to ensure 1% AEP flows are

contained within the drain without freeboard). A summary of the Catchment 9 drain is provided in **Table 3-3** and detailed Manning's calculations are provided in **Appendix C**. It is noted that the sizing details provided are the minimum which enables sufficient management of runoff.

TABLE 3-3: CATCHMENT 9 TEMPORARY DIVERSION DRAIN DESIGN DETAILS

DESIGN PARAMETERS		
Base Width (m)	0.45	
Side Slopes	1 in 4	
Longitudinal Slope (%)	1.36	
Total Depth (m)	0.65	
Total Width (m)	3.6	
Manning's 'n' Roughness	0.03 (suitable for gravel with weeds, or short grass)	
Design Storm AEP	**10%**	**1%**
Critical Duration (mins)	90	60
Peak Flowrate (m^3/s)[1]	0.773	1.479
Max. Depth (m)	0.34	0.44
Max. Velocity (m/s)	1.27	1.50
Max V.D Product (m^2/s)	0.43	0.67

4 STORMWATER QUALITY MANAGEMENT

The management of stormwater quality for the RAL 02 development area has been considered in conjunction with the RAL 01 and RAL 05 development areas of the Foreverlen development. If runoff from the catchments located within the RAL 02 areas are left unmitigated, it has the potential to increase stormwater pollutants that are exported from the site. This investigation analyses the impact of the development on stormwater quality generated from the study area and devises a stormwater quality treatment strategy to intercept and capture pollutants to meet the CMB non-worsening requirements and Water Quality Objectives (WQOs) required in Appendix 2 of the *State Planning Policy* (SPP 2017).

4.1 Pollutants of Concern & Water Quality Objectives

Typical key pollutants expected to be generated during the operational (post-construction) phase of a development are listed as follows, with those presented in capitals being the key pollutants to be targeted for treatment:

- SEDIMENT
- pH altering substances
- NUTRIENTS (N & P)
- Pathogens / Faecal coliforms
- Hydrocarbons
- HEAVY METALS (associated with fine sediments)
- Surfactants
- Organochlorines & organophosphates
- Thermal pollution
- Oxygen demanding substances (possibly present)

City of Moreton Bay Post Construction Phase water quality objectives (Table 10.2.1, *CMB Planning Scheme*) identifies the development is required to achieve the greater pollutant removal of:

- SPP 2017 WQO reduction targets with respect to unmitigated development conditions; or
- Non-worsening (no increase in pollutant loads) of TSS, TP, TN and Gross Pollutants with respect to the existing land uses.

4.1.1 State Planning Policy

The load reduction WQOs presented in **Table 4-1** have been adopted from the *CMB Planning Scheme* and are the required WQOs for urban developments within South East Queensland under Appendix 2 of the *State Planning Policy* (SPP 2017).

TABLE 4-1: LOAD REDUCTION WATER QUALITY OBJECTIVES FOR SOUTH EAST QUEENSLAND

POLLUTANT	TOTAL SUSPENDED SOLIDS (KG/YR)	TOTAL PHOSPHORUS (KG/YR)	TOTAL NITROGEN (KG/YR)	GROSS POLLUTANTS (KG/YR)
Load Reduction Target	80%	60%	45%	90%

4.1.2 Non-Worsening Requirements

The proposed development is located within an Emerging Community zone, which governs the discharge criteria for the site. In the Emerging Community zone development is to achieve the greater removal of;

- The load reduction WQOs presented in **Table 4-1** above; and
- No worsening (no increase in pollutant loads (in kilograms per year) of existing land uses of Total Suspended Solids, Total Phosphorus, Total Nitrogen and Gross Pollutants).

The existing land use adopted for this portion of the NDP1 study area was a rural (agricultural) land use. The extent of these uses was adopted from the Superseded Caboolture Shire Planning Scheme (extract indicated

in **Figure 4-1** below) and verified with current aerial imagery. Existing fraction impervious values were measured from aerial imagery.

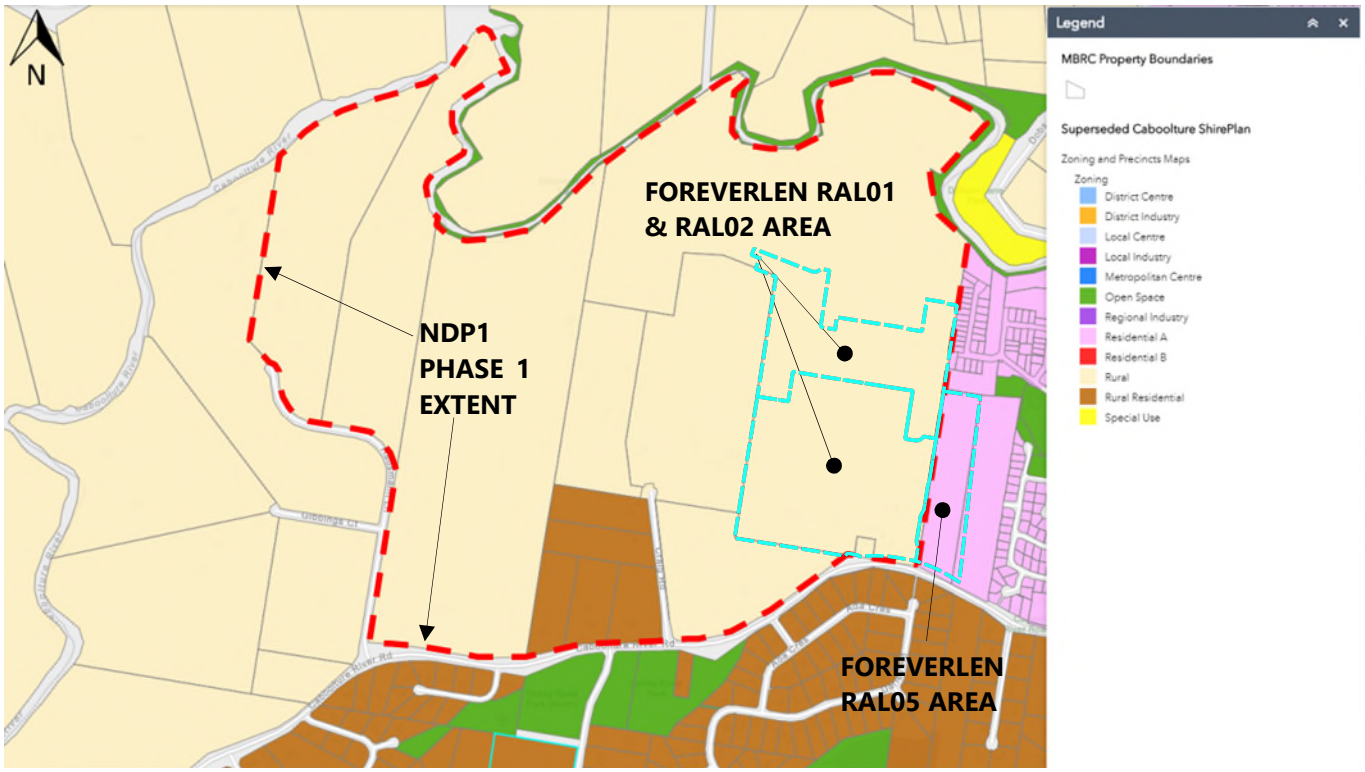


FIGURE 4-1: EXISTING LAND USE & FOREVERLEN RAL02 DEVELOPMENT EXTENT

4.2 Stormwater Quality Management Strategy

The Foreverlen RAL 02 development discharges runoff both to the Caboolture River and to the South East Watercourse which also ultimately contributes to the Caboolture River. As the development has the potential to increase pollutant loads in stormwater runoff entering downstream waterways, suitable Stormwater Quality Improvement Devices (SQIDs) such as bioretention devices are proposed to treat the generated site runoff.

Details of the proposed catchments and bioretention devices are presented on the *Stormwater Quality Management and Catchment Plan* (Egis Drawing **16-002108-RAL02A-SK3001**) in **Appendix B** and described below. Three (3) end-of-line bioretention devices are proposed to treat runoff generated from Catchments 8, F3-2 and F3-3 within the proposed RAL 02 of the Foreverlen development. Catchment 9A flows will temporarily bypass treatment until works within future stages of the Foreverlen development progress north into Stages 18, 19 and 21 and the Bioretention Basin C2-5 is established.

- Bioretention Basin C2-2A – This basin is situated along the eastern side of the Northern Watercourse, along the Stage 18 northern boundary and Stage 21 western boundary. Basin C2-2A treats runoff discharged by Catchment 8. This basin is sized to treat additional development area within future RAL 04 application area.
- Bioretention Basin F3-3 – This basin is situated within the RAL 05 development site, along the eastern boundary of Stage 05. Runoff from Catchment F3-3 is treated by this basin.
- Bioretention Basin F3-2 – Basin F3-2 is located on the southern boundary of Stage 05 within the South Eastern Watercourse. This basin treats runoff discharge from Catchment F3-2.

It is noted that the above-mentioned stormwater quality management strategy is generally consistent with the *NDP1 SWMP* report.

Bioretention systems utilise a sandy loam soil-based media to filter runoff. Sediment and suspended solids are trapped within the vegetation as well as on the surface of the filter media. Micro-organisms and vegetation remove dissolved nutrients (nitrogen and phosphorus) through biological uptake processes. Subsoil drainage

provided below the filter media allows for the treated runoff to discharge from the bioretention systems. A typical bioretention system is shown in **Figure 4-2** below.

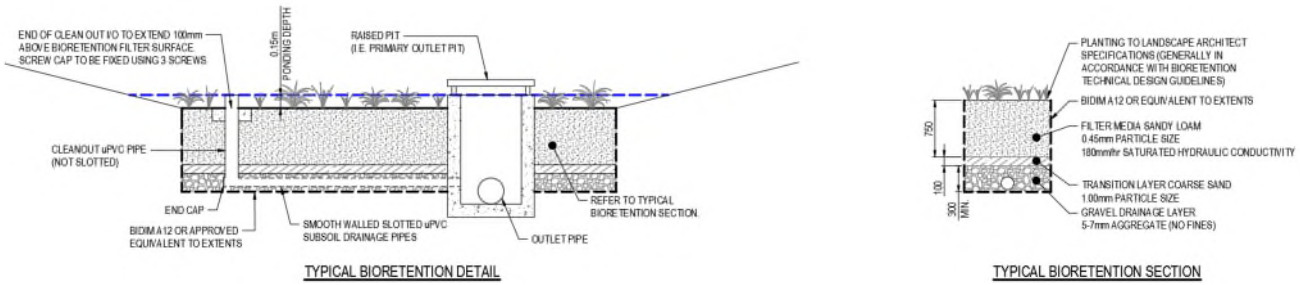


FIGURE 4-2: TYPICAL BIORETENTION CONFIGURATION

4.3 MUSIC Modelling Methodology

Stormwater quality modelling has been undertaken using MUSIC Version 6.3.0, developed by the Cooperative Research Centre for Catchment Hydrology (CRCCH). MUSIC enables the user to conceptualise the transfer of pollutants through a stormwater drainage system and provides an aid in quantifying the effectiveness of the proposed stormwater quality treatment train. MUSIC only provides quantitative modelling for Total Suspended Solids (TSS), Total Phosphorous (TP), Total Nitrogen (TN) and Gross Pollutants (GP).

The Post Construction Phase water quality objectives (Table 10.2.1 of the *CMB Planning Scheme* document SC10 Stormwater Management Design Objectives) identifies the development is required to achieve the greater pollutant removal of:

- Load reduction Water Quality Objectives (WQO's) as per the State Planning Policy (SPP, 2017); or
- Non-worsening (no increase in pollutant loads) of TSS, TP, TN and gross pollutants with respect to the existing land uses.

To devise a suitable stormwater quality treatment strategy to meet these objectives, both an existing and developed MUSIC model were created. The model files are indicated below.

- Existing Model: 16-002108-20240402_EX_Lennium_RAL02_AM.sqz
- Developed Model: 16-002108-20240328_DEV_Lennium_RAL_01_05_02_AM.sqz

The MUSIC models were setup generally in accordance with Healthy Land and Water MUSIC Modelling Guidelines (2018). The subsequent sections discuss the model configurations adopted for the analysis, with the MUSIC model layout and modelling details presented in **Appendix D.**

4.3.1 Meteorological Data

Six-minute pluviographic data was sourced from the Bureau of Meteorology (BOM) for Dayboro Post Office (Station No. 40063) as this was the nearest rainfall station to the site with a range of rainfall data. In accordance with *Table A1.1* from the *MUSIC Modelling Guidelines* (2018) the 10-year period from 1st January 1980 to 31st December 1989 was adopted for the rainfall duration. The six-minute time step mean annual rainfall for this period is 1,256mm. Stochastic generation estimation and serial autocorrelation set to zero has also been adopted.

4.3.2 Source Nodes

Source nodes are sub-catchments that are defined for MUSIC modelling purposes. For the existing scenario, the lumped catchment approach has been used in accordance with the *MUSIC Modelling Guidelines* (2018) which lumps the catchment into one node type. A single sub-catchment for each the RAL 02 and RAL 01 development areas was created and assigned as 'Rural Residential' for the applied rainfall-runoff parameters and as an 'agricultural' source node for the pollutant export parameters. Rainfall-runoff and pollutant export parameters for the existing scenario area were taken from Table 3.7 and Table 3.9, respectively, of the *MUSIC*

Modelling Guidelines (2018). The MUSIC catchment source node details for the existing scenario of the RAL 02 and RAL 01 developments are indicated in **Table 4-2** below.

TABLE 4-2: MUSIC SOURCE NODE AREAS – EXISTING SCENARIO

SUB-CATCHMENT	NODE TYPE	TOTAL AREA (HA)	FRACTION IMPERVIOUS (%)
RAL02 – EX[1]	Agricultural	9.245	2
RAL01 – EX[2]	Agricultural	16.962	2
RAL02_RECIEVING NODE – EX[3]	Agricultural	43.998	2

[1] This is the sum of development areas discharging via treatment (including bypass areas) within RAL 02, including Catchments 7, 8, 9A, F3-2 and F3-3 as detailed in **Table 4-3**.

[2] This is the sum of development areas discharging via treatment (including bypass areas) within RAL 01, including Catchments F1, F2, G1, G2, FD, SOUTH_EXT ROAD and ORCHARD SOUTH as detailed in **Table 4-3**.

[3] This is the sum of all development areas detailed in **Table 4-3**.

To ensure consistency with Egis's previous stormwater quality modelling undertaken for the ultimate Phase 1 NDP1 development, source nodes were adopted (where applicable) in accordance with the *NDP1 SWMP* (Calibre Report No. 16-001367-SWMP-01D dated March 2023).

Source node sub-catchment areas for the developed scenario were determined using the split catchment approach in accordance with the *MUSIC Modelling Guidelines* (2018). The source node areas were amended in accordance with the revised layout (Egis Drawing **16-002108-RAL02A-SK3001** in **Appendix B** and earthworks strategy associated with the RAL 02 development. It is noted that amendments were made to sub-catchments and source node areas within the RAL01 development site to accommodate the updated layout and earthworks strategy. The stormwater management strategy for the RAL 01 development remains consistent with the previously approved *RAL 01 SWMP (Report No. **16-002108-SWMP-01C** dated 22/11/2022)*. Additional music source node areas were added to demonstrate the treatment of external catchment areas prior to conveyance through the Foreverlen development site and discharge to the lawful discharge points.

Table 4-3 below shows the source node details input into the MUSIC Model.

TABLE 4-3: MUSIC SOURCE NODE AREAS – DEVELOPED SCENARIO

SUB-CATCHMENTS	TOTAL AREA (HA)	ROAD (HA)	ROOF (HA)	GROUND (HA)	PARK/ OPEN SPACE (HA)
CAT_07[2]	0.174	0.090	0.000	0.000	0.084
CAT_08[1]	6.658	2.160	1.770	2.698	0.030
CAT_09A[2]	0.066	0.066	0.000	0	0.000
CAT_F3-2[1]	1.041	0.330	0.285	0.426	0.000
CAT_F3-3[1]	1.306	0.289	0.375	0.614	0.028
CAT_F1[3]	6.620	1.983	1.515	2.584	0.538
CAT_F2[4]	3.848	1.848	0.630	1.370	0.000
CAT_G1[4]	3.561	1.439	0.720	1.402	0.000
CAT_G2[4]	0.395	0.000	0.150	0.245	0.000
CAT_G3[7]	2.649	0.752	0.675	1.222	0.000

CAT_FD[4]	0.181	0.181	0.000	0.000	0.000
SOUTH_EXT ROAD[5]	1.07	1.07	0.000	0.000	0.000
ORCHARD_NORTH_ULT[6]	15.142	4.728	5.096	5.318	0.000
ORCHARD_SOUTH[6]	1.289	0.330	0.645	0.314	0.000

[1] This catchment is located within the RAL02 development site and is treated by the bioretention basins detailed in **Table 4-5.**

[2] This catchment is located within the RAL02 development site and bypasses treatment. Catchment 9A bypass is temporary until works within future stages progress north into Stages 18, 19 and 21.

[3] Catchment F1 includes a portion of the RAL02 development area, thus this site area is discharged and treated within the RAL01 development and has been included within the revised RAL01 MUSIC modelling detailed below.

[4] This catchment is located within the RAL01 development and is treated by the bioretention basins detailed in **Table 4-5**.

[5] This catchment is an external road catchment conveyed through the Foreverlen development site and is treated by Bioretention Basin F2.

[6] This catchment is located within the OPG development and is treated by the bioretention basin within the OPG development. The basin is detailed in **Table 4-5** for completeness and details of the MUSIC model configuration have been adopted from Colliers Stage 1 & 2 ROL Application SWMP **18-0159-SMP02-V3**, dated 26/05/2023).

[7] This catchment is located within the RAL05 development and is treated by the bioretention basin detailed in **Table 4-5**.

The fraction impervious values for the source nodes were adopted in accordance with Table 3.5 of the *MUSIC Modelling Guidelines* (2018). Fraction Impervious percentages applied for the different land type areas are presented in **Table 4-4** below.

TABLE 4-4: FRACTION IMPERVIOUS PERCENTAGE

SOURCE NODE	ROAD	ROOF	GROUND	PARK
Fraction Impervious Percentage (%)	70	100	30	20

The pollutant export parameters were configured in accordance with Table 3.9 of the *MUSIC Modelling Guidelines* (2018). A roof area of 150m^2 was applied to all residential lots in line with Table 3.4 of the *MUSIC Modelling Guidelines* (2018). The road reserve areas were measured using the updated lot layout from Egis drawing **16-002108-RAL02A-SK3001** in **Appendix B.** Refer to **Appendix D** for detailed MUSIC modelling details.

4.3.3 Treatment Nodes

As the development has the potential to increase pollutant loads in stormwater runoff entering downstream waterways, a treatment train of suitable SQIDs are proposed to mitigate this increase. The stormwater quality treatment strategy outlined in **Section 4.2** identified bioretention devices as the adopted SQIDs.

Bioretention treatment nodes were used to model the proposed bioretention systems. Default K and C* values were adopted for these treatment nodes. These treatment nodes were set up generally in accordance with the *MUSIC Modelling Guidelines* (2018) and Healthy Waterways *Bioretention Technical Design Guidelines* (2014). Refer to **Table 4-5** below for the bioretention treatment node parameters modelled.

TABLE 4-5: BIORETENTION DEVICE INPUT NODE DETAILS

PARAMETER	RAL02			RAL01				RAL05	ORCHARD BASIN
	C2-2A BASIN	F3-3 BASIN	F3-2 BASIN	F1 BASIN	F2 BASIN	G1 BASIN	G2 BASIN	G3 BASIN	
Surface Area (m^2)	1000	163	138	641	670	423	79	477	2060
Ultimate Filter Area (m^2)	800	130	110	498	570	350	50	394	1900
Temporary Filter Area [1] (m^2)	400	-	-	-	-	-	-	-	-
Extended Detention Depth (m)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Filter Depth (m)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.5
Filter Media Type	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam	Sandy Loam
Saturated Hydraulic Conductivity (mm/hr)	200	200	200	200	200	200	200	200	200
TN Content (mg/kg)	400	400	400	400	400	400	400	400	400
Orthophosphate Content (mg/kg)	30	30	30	30	30	30	30	30	30
Overflow Weir (m)	80.0	11.3	14.0	48.5	56.0	35.0	5.0	30.0	19.0

[1] This is the minimum filter area required to treat the RAL 02 development area only, prior to construction of the ultimate Foreverlen development of all future stages. This temporary filter area was utilised within the MUSIC modelling and results detailed in **Table 4-6**.

4.3.4 Drainage Links

No routing was adopted for drainage links within MUSIC model. This assumes flows and associated pollutants from all parts of the catchment arrive at the treatment nodes at the same time. This is conservative as it means that MUSIC may overestimate the overflow volumes.

4.4 MUSIC Modelling Results

The MUSIC modelling results indicate the proposed stormwater quality treatment strategy achieves a greater pollutant removal than that specified in the SPP objectives and non-worsening objectives. The developed model results were analysed against the required WQOs and against the existing model results to determine if there was an increase in pollutant loads.

4.4.1 SPP Load Reduction Results

Table 4-6 below presents the MUSIC model pollutant loads from the RAL 02 development areas and associated pollutant load reduction results achieved by the proposed stormwater quality treatment devices within the RAL 02 development areas (i.e. Basins C2-2A, F3-3 and F3-2).

TABLE 4-6: DEVELOPED MUSIC MODELLING RESULTS – RAL02 DEVELOPMENT				
POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Source Load (kg/yr)	13,600	22.3	166	1,800
Residual Load (kg/yr)	2,340	6.31	83.5	42.9
Pollutant Reduction Percentage	82.7%	71.7%	49.6%	97.6%
WQO's Required	80%	60%	45%	90%
WQO Achieved	**Yes**	**Yes**	**Yes**	**Yes**

Table 4-7 below presents the updated MUSIC model pollutant loads from the RAL 01 development areas and associated pollutant load reduction results achieved by the proposed stormwater quality treatment devices within the RAL 01 development areas (i.e. Basins F1, F2, G1 and G2). These results demonstrate that the stormwater management strategy for the RAL01 development remains in accordance with the previously approved *RAL 01 SWMP (Report No. **16-002108-SWMP-01C** dated 22/11/2022)*.

TABLE 4-7: DEVELOPED MUSIC MODELLING RESULTS - RAL01 DEVELOPMENT				
POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Source Load (kg/yr)	24,800	40.9	302	3,300
Residual Load (kg/yr)	4,550	11.5	149	39.9
Pollutant Reduction Percentage	81.6%	71.8%	50.8%	98.8%
WQO's Required	80%	60%	45%	90%
WQO Achieved	**Yes**	**Yes**	**Yes**	**Yes**

Table 4-8 below presents the MUSIC model pollutant loads from the entire proposed development areas discharging to the receiving waterways represented in the model. It also presents the associated pollutant load reduction results achieved at the MUSIC model receiving node by all proposed stormwater quality treatment devices within the Foreverlen RAL 01, RAL 02, RAL 05 development areas and the adjacent OPG development.

TABLE 4-8: DEVELOPED MUSIC MODELLING RESULTS – RECEIVING NODE				
POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Source Load (kg/yr)	62,800	104	782	8,440
Residual Load (kg/yr)	9,900	26.6	364	82.8
Pollutant Reduction Percentage	84.2%	74.5%	53.4%	99%
WQO's Required	80%	60%	45%	90%
WQO Achieved	**Yes**	**Yes**	**Yes**	**Yes**

The results indicate that the proposed stormwater quality management strategy for the Foreverlen RAL 02 development, and all previously approved adjacent development within Foreverlen and OPG owned land is effective in reducing the export of pollutants to achieve the load reduction WQO's.

4.4.2 Non Worsening Results

Table 4-9 below presents the MUSIC model pollutant load export results for both the existing and developed scenarios of the proposed RAL02 development.

TABLE 4-9: NON-WORSENING POLLUTANT LOAD RESULTS – RAL02 DEVELOPMENT

POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Existing Pollutant Export (kg/yr)	15,400	15.7	91.8	60
Developed Pollutant Export (kg/yr)	2,340	6.31	83.5	42.9
Meets Non-worsening Requirement?	**Yes**	**Yes**	**Yes**	**Yes**

The results indicate that pollutant loads exported from the development will be lower than existing conditions for TSS, TP, TN and Gross Pollutants. On this basis the proposed stormwater quality management strategy is appropriate.

Table 4-10 below presents the updated MUSIC model pollutant load export results for both the existing and development scenarios of the proposed RAL01 development.

TABLE 4-10: NON-WORSENING POLLUTANT LOAD RESULTS – RAL01 DEVELOPMENT

POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Existing Pollutant Export (kg/yr)	29,000	29.8	171	110
Developed Pollutant Export (kg/yr)	4,550	11.5	149	39.9
Meets Non-worsening Requirement?	**Yes**	**Yes**	**Yes**	**Yes**

The results demonstrate that the stormwater management strategy for the RAL01 development remains in accordance with the previously approved *RAL 01 SWMP (Report No.* ***16-002108-SWMP-01C*** *dated 22/11/2022)*.

Table 4-11 below presents the updated MUSIC model pollutant load export results for both the existing and developed scenarios of the Foreverlen RAL 01, RAL 02, RAL 05 development areas and the adjacent OPG development.

TABLE 4-11: NON-WORSENING POLLUTANT LOAD RESULTS – RECEIVING NODE

POLLUTANT	TSS	TP	TN	GROSS POLLUTANTS
Existing Pollutant Export (kg/yr)	72,800	76.3	448	286
Developed Pollutant Export (kg/yr)	9,900	26.6	364	82.8
Meets Non-worsening Requirement?	**Yes**	**Yes**	**Yes**	**Yes**

The results indicate that pollutant loads exported from the development will be lower than existing conditions for TSS, TP, TN and Gross Pollutants for the Foreverlen RAL 02 development, and all previously approved adjacent development within Foreverlen and OPG owned land.

5 CONCLUSION

Egis Consulting has prepared this Stormwater Management Plan in support of their development application for Reconfiguring a Lot to develop RAL 02 of the *Foreverlen Pty Ltd* development within Phase 1 of the Neighbourhood Development Plan 1 of Caboolture West.

This report has identified stormwater management strategies required to service the proposed development, and documents results of analysis undertaken that demonstrate that the strategies are consistent with the *NDP1 SWMP* and will be appropriate.

To summarise:

- This report relies upon the hydrological and hydraulic analysis detailed in the approved *NDP1 SWMP* previously undertaken by Egis to confirm no change to peak flow or maximum flood conditions along the Caboolture River system as a result of changing the land use and hydrology for the catchments containing RAL02 of the Foreverlen development.
- A hydrological analysis has been undertaken to determine the RAL 02 development flows discharging north to the Caboolture River via a temporary diversion drain with adequate capacity to convey developed site flows to LPD3.
- With the exception of the temporary diversion drain catchment, all remaining RAL 02 development flows are conveyed via the proposed minor and major drainage systems within the road reserve and drainage easements within RAL 01 and RAL 02, and ultimately to LPD1 or LPD2 via the engineered trunk stormwater channels proposed in the approved *NDP1 SWMP*.
- MUSIC modelling has been undertaken for the proposed stormwater quality management strategy which involves end-of-line bioretention basins to reduce the export of pollutants in runoff from the proposed development.
- MUSIC modelling results indicate standard State Planning Policy load reduction and Non-Worsening water quality objectives will be achieved by the proposed end-of-line bioretention basins.

The above outcomes demonstrate that adequate solutions for managing stormwater quality and quantity associated with the development will be provided, and that the proposed drainage strategy works.

6 RECOMMENDATIONS

It is recommended that the strategies proposed in this Stormwater Management Plan are approved as part of the RAL 02 Development Application. In addition, the following is also recommended as part of future detailed design:

- The flood investigation detailed in the approved *NDP1 SWMP* is to be updated to account for detailed designs and / or as-constructed information for preceding development and / or works upstream and downstream.
- MUSIC modelling is to be updated to account for potential changes to the stormwater quality management strategy arising from detailed design.

7 REFERENCES

- Caboolture Shire Council (2014), *Caboolture Shire Plan*.
- Calibre Professional Services (2023), Stormwater Management Plan – Caboolture West NDP1, Revision D;
- Department of Energy and Water Supply (2017), *Queensland Urban Drainage Manual*;
- Department of State Development, Infrastructure and Planning (2017), *State Planning Policy 2017*;
- Healthy Land & Water (2018), *MUSIC Modelling Guidelines*;
- Moreton Bay Regional Council (2014), Caboolture River Regional Flood Modelling Database (002c);

- Moreton Bay Regional Council (2015), *Integrated Design Planning Scheme Policy – Appendix C Stormwater Management*;
- Moreton Bay Regional Council (2015), *Planning Scheme Policy – Flood Hazard, Coastal Hazard and Overland Flow*;
- SKM (2012), *MBRC Regional Floodplain Database: Floodplain Parameterisation Report*;
- Colliers (2023), *Stormwater Management Plan - Stages 1 and 2 ROL Application – Orchard Development Pty Ltd*

8 DISCLAIMER

This report has been prepared on behalf of and for the exclusive use of Foreverlen Pty Ltd and is subject to and issued in accordance with the agreement between Egis Consulting Pty Ltd (previously Calibre Professional Services Pty Ltd).

Our investigation and analysis have been specifically catered for the particular requirements of Foreverlen Pty Ltd and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from Egis Consulting Pty Ltd.

Egis Consulting Pty Ltd accepts no liability or responsibility whatsoever for the report in respect of any use of or reliance upon this report by any third party.

The investigation and analysis have relied on information provided by others. We accept no responsibility for accuracy of material supplied by others. The accuracy of the investigation, analysis and report is dependent upon the accuracy of this information.

APPENDIX A:
URBIS MASTERPLAN

Lilywood LANDINGS

Caboolture River

Caboolture River

Caboolture River

BALANCE (GREEN NETWORK)

APPLICATION AREA 01

APPLICATION AREA 02

APPLICATION AREA 03

APPLICATION AREA 04

APPLICATION AREA 05

Caboolture River

Caboolture Court

CABOOLTURE RIVER ROAD

CABOOLTURE-BUDERIM ROAD

Stage 01a

Stage 01b

Stage 02

Stage 03

Stage 04

Stage 05

Stage 06

Stage 07

Stage 08

Stage 09

Stage 10

Stage 11

Stage 12

Stage 13

Stage 14

Stage 15

Stage 16

Stage 17

Stage 18

Stage 19

Stage 20

Stage 21

Stage 22

Stage 23

Stage 5 (Part)

1001 5034m²

1004 2.21ha

1005 6537m²

1012 1076m²

1013 198m²

1014 840m²

1015 20.57 ha

2000 3318m²

2001 5871m²

2002 4064m²

MERRYVALE CIRCUIT (16.5m Wide)

ARABELLA STREET (16.5m Wide)

YIELD SUMMARY

Commercial	2 (0.2%)
7.5m Wide - TERRACES	
25m Deep	28 (3.9%)
28m Deep	43 (6.0%)
SUBTOTAL	71 (10%)
10.5m Wide - VILLA	
28m Deep	13 (1.8%)
30m Deep	20 (2.8%)
32m Deep	7 (1.0%)
SUBTOTAL	40 (5.6%)
12.5m Wide - PREMIUM VILLA	
28m Deep	92 (12.9%)
30m Deep	167 (23.5%)
32m Deep	38 (5.3%)
+33m Deep	2 (0.3%)
SUBTOTAL	299 (42.1%)
14m Wide - COURTYARD	
28m Deep	70 (9.6%)
30m Deep	87 (12.2%)
32m Deep	23 (3.2%)
+33m Deep	10 (1.4%)
SUBTOTAL	190 (26.4%)
16m Wide - PREMIUM COURTYARD	
21m Deep	2 (0.3%)
28m Deep	22 (3.1%)
30m Deep	28 (3.9%)
30m Deep Car Park	1 (0.1%)
32m Deep	7 (1.0%)
+33m Deep	16 (2.4%)
SUBTOTAL	76 (10.7%)
+18m Wide - TRADITIONAL	
28m Deep	13 (2.1%)
30m Deep	11 (1.5%)
30m Deep Sales Office/Car Park	2 (0.3%)
32m Deep	4 (0.6%)
+33m Deep	4 (0.6%)
SUBTOTAL	34 (4.8%)
TOTAL	712 LOTS

LEGEND

- SITE BOUNDARY
- APPLICATION BOUNDARY
- STAGE BOUNDARY
- LOCAL OPEN SPACE
- GREEN NETWORK

CABOOLTURE WEST
CONCEPT PLAN

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

CLIENT
LENNIUM GROUP
.
.

1:1,500 @ A0
1:3,000 @ A2
0 10 20 50 70m

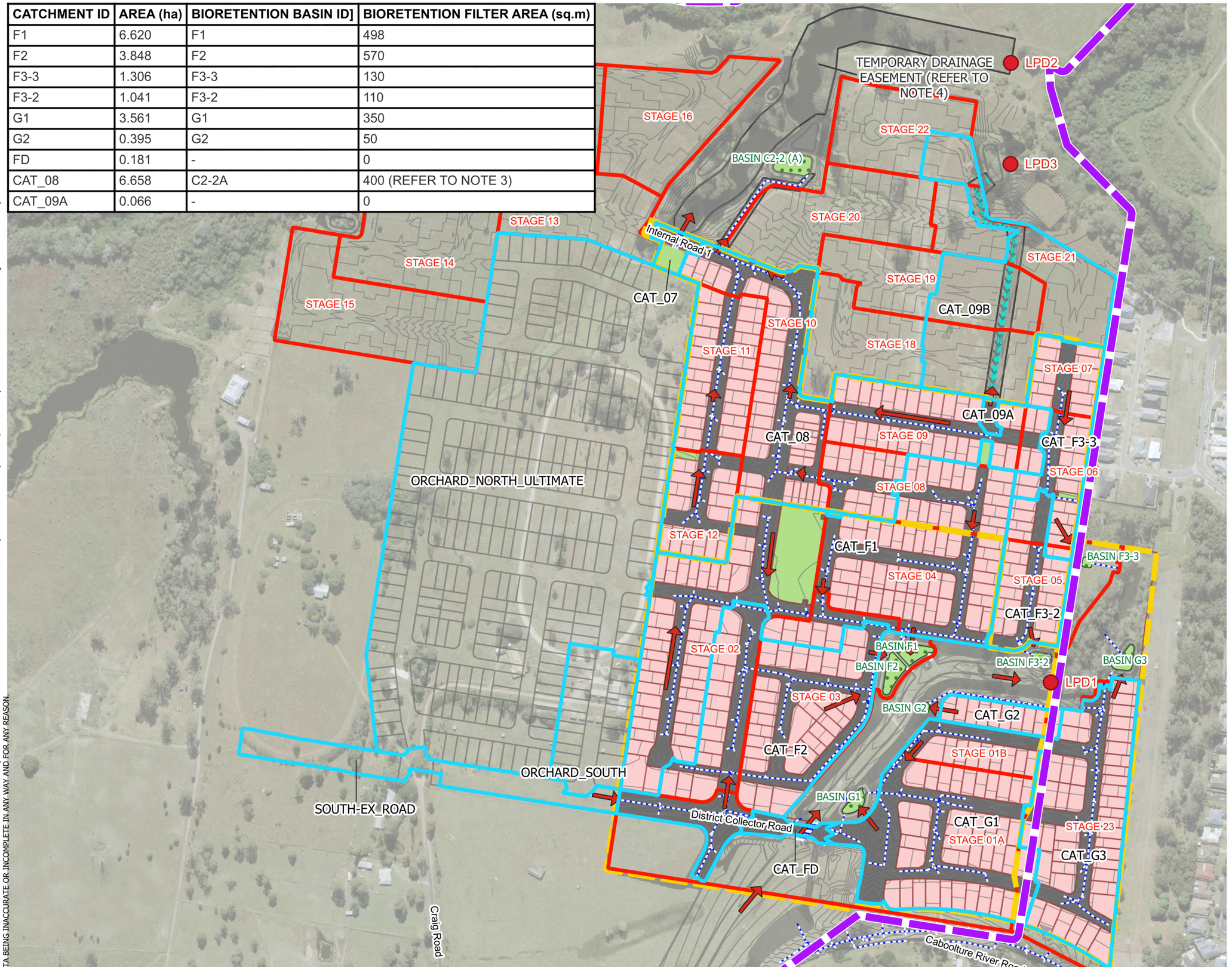
PROJECT NO. ND1577
DATE 14.05.2024
DRAWING NO. CD-01
REVISION 34

Approved Subject to Decision Notice DA/2022/2253

06/09/2024

APPENDIX B: SKETCH PLANS

CATCHMENT ID	AREA (ha)	BIORETENTION BASIN ID]	BIORETENTION FILTER AREA (sq.m)
F1	6.620	F1	498
F2	3.848	F2	570
F3-3	1.306	F3-3	130
F3-2	1.041	F3-2	110
G1	3.561	G1	350
G2	0.395	G2	50
FD	0.181	-	0
CAT_08	6.658	C2-2A	400 (REFER TO NOTE 3)
CAT_09A	0.066	-	0



egis

LEGEND

- RAL BOUNDARY
- NDP1 BOUNDARY
- MINOR CATCHMENTS
- STAGE BOUNDARIES
- DEVELOPMENT LAYOUT

MUSIC LAND USE

- PARK
- ROAD
- ROOF & GROUND
- BIORETENTION BASINS
- PROPOSED STORMWATER NETWORK
- TEMPORARY DIVERSION DRAIN
- TEMPORARY DRAINAGE EASEMENT
- LAWFUL POINT OF DISCHARGE
- FLOW DIRECTION ARROW
- CADASTRE
- DEVELOPED CONTOURS (0.25m)

NOTES:
1. THIS DRAWING IS TO BE INTERPRETED IN CONJUNCTION WITH EGIS REPORT No. 16-002108-SWMP-RAL02A DATED MAY 2024.
2. CATCHMENT PARAMETERISATION AS ADOPTED IN THE MUSIC MODEL. ROOF AREA ASSUMED TO BE 150sq.m PER LOT, AND BALANCE AREA MODELLED AS GROUND.
3. BIO-BASIN C2-2A HAS BEEN MODELLED UTILISING THE MINIMUM FILTER AREA TO TREAT RAL02 DEVELOPMENT AREA ONLY.
4. TEMPORARY DRAINAGE EASEMENT TO LPD2 OVER NORTHERN WATERCOURSE AS PER NDP1 SWMP 16-001367-SWMP-01D DATED MARCH 2023.

0 50 100 150 m
1:4,000 (A3)
N

PROJECT:
CABOOLTURE WEST SWMP - FOREVERLEN RAL02

CLIENT:
FOREVERLEN PTY LTD

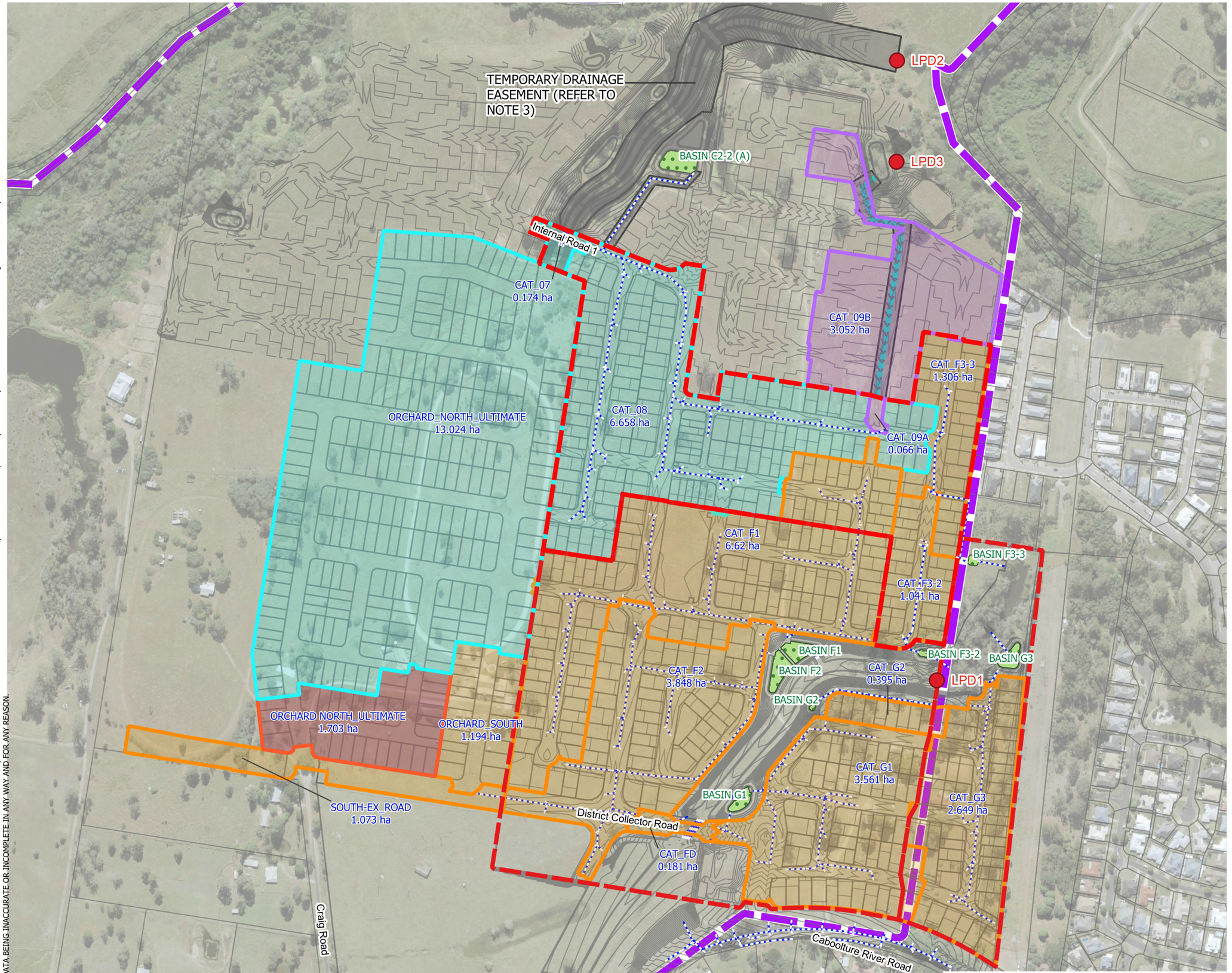
DRAWING TITLE:
STORMWATER QUALITY MANAGEMENT AND CATCHMENT PLAN

DRAWING NO: 16-00210-RAL02A-SK3001
ISSUE: C

ISS	BY	CHK	DATE	DETAILS
A	AM	DY	28.03.24	RAL02 DA DRAFT
B	AM	DY	21.05.24	RAL02 DA FINAL
C	AM	DY	27.05.24	RAL02 DA REVISED
D				
E				

CONCEPT PLAN ONLY

COORDINATE REFERENCE SYSTEM: GDA94 / MGA ZONE 56 HEIGHT DATUM: GDA 1994



CONCEPT PLAN ONLY

COORDINATE REFERENCE SYSTEM: GDA94 / MGA ZONE 56 HEIGHT DATUM: GDA 1994

egis

LEGEND

- RAL BOUNDARY
- NDP1 BOUNDARY
- DEVELOPMENT LAYOUT
- BIORETENTION BASINS
- PROPOSED STORMWATER NETWORK
- TEMPORARY DIVERSION DRAIN
- TEMPORARY DRAINAGE EASEMENT
- LAWFUL POINT OF DISCHARGE
- CADASTRE
- DEVELOPED CONTOURS (0.25m)

MAJOR STORM CATCHMENTS

- DISCHARING TO LPD1
- DISCHARGING TO LPD1 ONLY DURING MAJOR STORM
- DISCHARING TO LPD2
- DISCHARGING TO LPD2 ONLY DURING MAJOR STORM
- DISCHARGING TO LPD3
- DISCHARGING TO LPD4

NOTES:
1. THIS DRAWING IS TO BE INTERPRETED IN CONJUNCTION WITH EGIS REPORT No. 16-002108-SWMP-RAL02A DATED MAY 2024.
2. A SEPERABLE PORTION OF ORCHARD_NORTH_ULTIMATE CATCHMENT FLOWS TO LPD1 ONLY DURING MAJOR STORM EVENTS.
3. TEMPORARY DRAINAGE EASEMENT TO LPD2 OVER NORTHERN WATERCOURSE AS PER NDP1 SWMP 16-001367-SWMP-01D DATED MARCH 2023.

0 50 100 150 m
1:4,000 (A3)
N

PROJECT:
CABOOLTURE WEST SWMP - FOREVERLEN RAL02

CLIENT:
FOREVERLEN PTY LTD

DRAWING TITLE:
STORMWATER QUANTITY MANAGEMENT AND CATCHMENT PLAN

DRAWING NO: 16-00210-RAL02A-SK3002
ISSUE: C

ISS	BY	CHK	DATE	DETAILS
A	AM	DY	04.04.24	RAL02 DA DRAFT
B	AM	DY	21.05.24	RAL02 DA FINAL
C	AM	DY	27.05.24	RAL02 DA REVISED
D				
E				

APPENDIX C: TEMPORARY DIVERSION DRAIN CALCULATIONS

MANNING'S OVERLAND FLOW CALCULATION

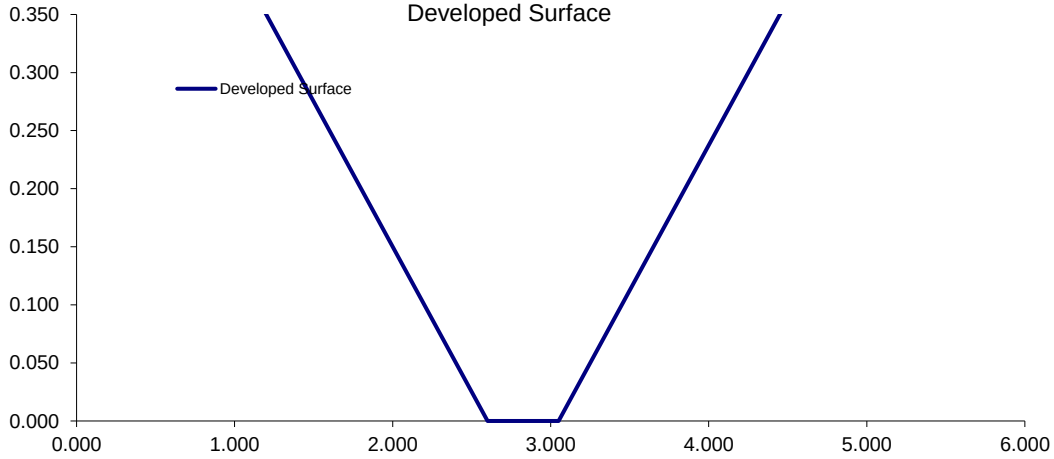
Filename: \\bnenas01.browncan.local\projects\16\002108 - NDP1 Lennium Land\6_Model\SF\SBSWMP_RAL2_Oct2023\WBNM\[DEVELOPED_CAT09_10pAEP_OPEN_DRAIN_DESIGN
Date: 2/04/2024
By: Ashleigh Maynard
Manning's calculation as per Equation 4.2.3 of Australian Rainfall and Runoff (1987)

SECTION A

DEVELOPED CATCHMENT CAT_09

	Developed Surface			10% AEP			Top of Batter		
POINT	CH	Z	n	wA	wP	n x wA	wA	wP	n x wA
1	0.000	0.650	0.030						
2	2.600	0.000	0.030	0.23	1.39	0.01	0.85	2.68	0.03
3	3.050	0.000	0.030	0.15	0.45	0.00	0.29	0.45	0.01
4	5.650	0.650	0.030	0.23	1.39	0.01	0.85	2.68	0.03
5									
161									
				wA	wP	n x wA	wA	wP	n x wA
			TOTAL	0.607	3.231	0.018	1.983	5.810	0.059
	S (m/m)								
	0.0136			R	n	Q	R	n	Q
				0.188	0.030	0.773	0.341	0.030	3.763
			Design Flow (m3/s)		0.773				
			WSL (mAHD)		0.34			0.65	
			Flow Calculated by Manning's Equation (m3/s)		**0.773**			**3.76**	
			Vel (m/s)		1.27			1.90	
			V.D Product (m2/s)		0.43				

Base (m)	0.45
Depth (m)	0.65
Side Slopes (1 in X)	4
Total Width	5.650



MANNING'S OVERLAND FLOW CALCULATION

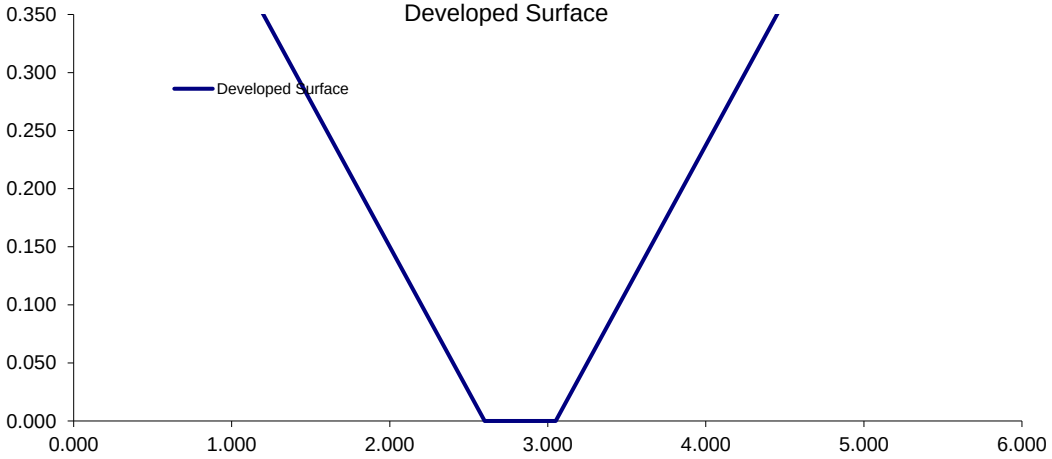
Filename: \\bnenas01.browncan.local\projects\16\002108 - NDP1 Lennium Land\6_Model\SF\SBSWMP_RAL2_Oct2023\WBNM\[DEVELOPED_CAT09_1pAEP_OPEN_DRAIN_DESIGN_240402.xls]1% AEF
Date: 2/04/2024
By: Ashleigh Maynard
Manning's calculation as per Equation 4.2.3 of Australian Rainfall and Runoff (1987)

SECTION A

DEVELOPED CATCHMENT CAT_09

	Developed Surface			1% AEP			Top of Batter		
POINT	CH	Z	n	wA	wP	n x wA	wA	wP	n x wA
1	0.000	0.650	0.030						
2	2.600	0.000	0.030	0.39	1.83	0.01	0.85	2.68	0.03
3	3.050	0.000	0.030	0.20	0.45	0.01	0.29	0.45	0.01
4	5.650	0.650	0.030	0.39	1.83	0.01	0.85	2.68	0.03
5									
161									
				wA	wP	n x wA	wA	wP	n x wA
			TOTAL	0.985	4.105	0.030	1.983	5.810	0.059
	S (m/m)								
	0.0136			R	n	Q	R	n	Q
				0.240	0.030	1.479	0.341	0.030	3.763
			Design Flow (m3/s)		1.479				
			WSL (mAHD)		0.44			0.65	
			Flow Calculated by Manning's Equation (m3/s)		**1.479**			**3.76**	
			Vel (m/s)		1.50			1.90	
			V.D Product (m2/s)		0.67				

Base (m)	0.45
Depth (m)	0.65
Side Slopes (1 in X)	4
Total Width	5.650



APPENDIX D:
MUSIC MODELLING

1. MUSIC NODES DETAILS

MUSIC Catchment	Total Area (ha)	Road (ha)	Roof (ha)	Ground (ha)	Park (ha)
F1	6.620	1.983	1.515	2.584	0.538
F2	3.848	1.848	0.630	1.370	0.000
SOUTH-EX_ROAD	1.068	1.068	0.000	0.000	0.000
G1	3.561	1.439	0.720	1.402	0.000
G2	0.395	0.000	0.150	0.245	0.000
G3	2.649	0.752	0.675	1.222	0.000
FD	0.181	0.181	0.000	0.000	0.000
CAT_07	0.174	0.090	0.000	0.000	0.084
CAT_08	6.658	2.160	1.770	2.698	0.030
CAT_09	0.066	0.066	0.000	0.000	0.000
CAT_F3-2	1.041	0.330	0.285	0.426	0.000
CAT_F3-3	1.306	0.289	0.375	0.614	0.028
ORCHARD_NORTH_ULTIMATE	15.142	4.728	5.096	5.318	0.000
ORCHARD_SOUTH	1.289	0.33	0.645	0.314	0.000
TOTAL	**43.998**	**15.264**	**11.861**	**16.193**	**0.680**

Note: Roof area of each lot is based on 150m^2.

2. MUSIC TREATMENT NODES DETAILS

a. End-of-line Bioretention Basin

Bioretention Basin ID	Filter Area (m^2)	Filter Depth (mm)	Saturated Hydraulic Conductivity (mm/hr)	TN Content of Filter Media (mg/kg)	Orthophosphate Content of Filter Media (mg/kg)
C2-2A	400	600	200	400	30
F3-2	110	600	200	400	30
F3-3	130	600	200	400	30
F1	498	600	200	400	30
F2	570	600	200	400	30
G1	350	600	200	400	30
G2	50	600	200	400	30
G3	394	600	200	400	30
ORCHARD	1900	500	200	400	30
TOTAL	**4352**	**N/A**	**N/A**	**N/A**	**N/A**

3. MUSIC MODEL LAYOUT

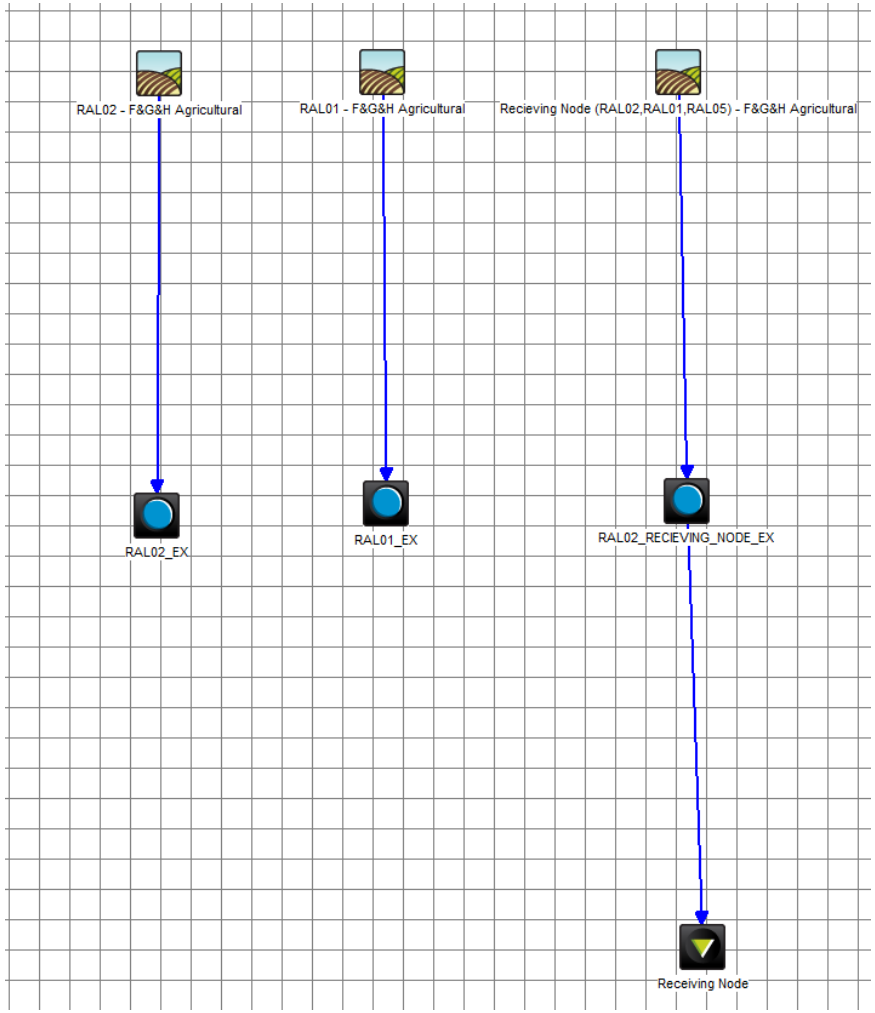
a. Existing Model

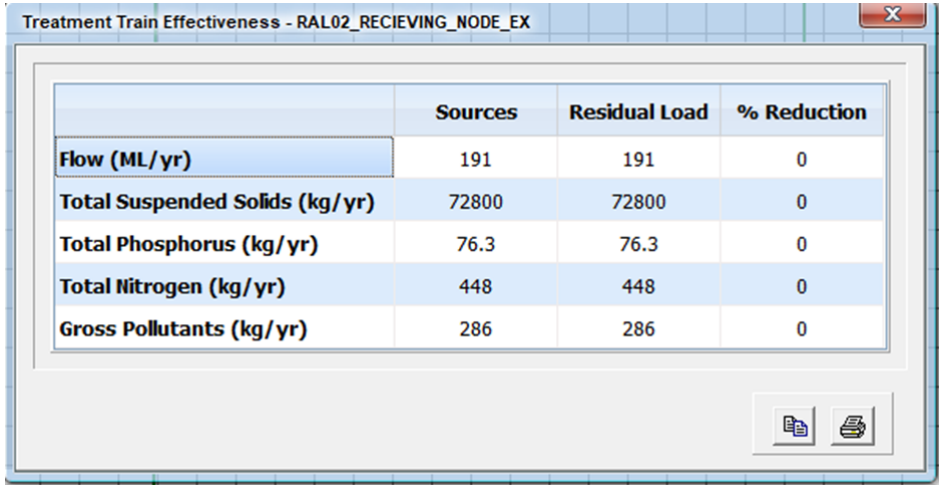
File:

\\bnenas01.browncan.local\projects\16\002108 - NDP1 Lennium Land\6_Model\SF\SBSWMP_RAL2_Oct2023\MUSIC\16-002108-20240402_EX_Lennium_RAL02_AM.sqz

Location:

\\bnenas01.browncan.local\projects\16\002108 - NDP1 Lennium Land\6_Model\SF\SBSWMP_RAL2_Oct2023\MUSIC\





Treatment Train Effectiveness - RAL02_RECIEVING_NODE_EX

	Sources	Residual Load	% Reduction
Flow (ML/yr)	191	191	0
Total Suspended Solids (kg/yr)	72800	72800	0
Total Phosphorus (kg/yr)	76.3	76.3	0
Total Nitrogen (kg/yr)	448	448	0
Gross Pollutants (kg/yr)	286	286	0

b. Developed Model

File:

\\bnenas01.browncan.local\projects\16\002108 - NDP1 Lennium Land\6_Model\SF\SBSWMP_RAL2_Oct2023\MUSIC\16-002108-20240328_DEV_Lennium_RAL_01_05_02_AM.sqz

Location:

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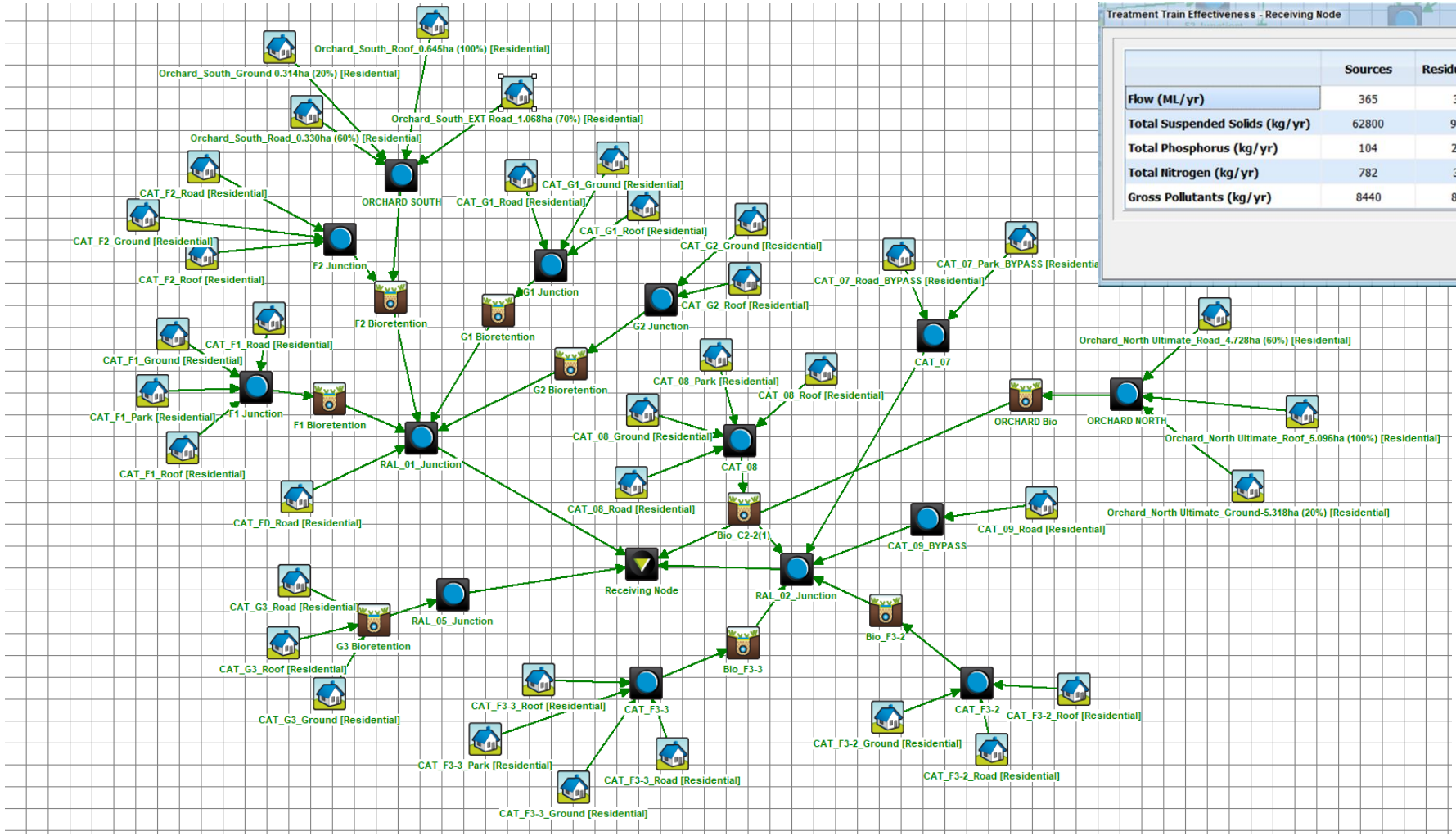
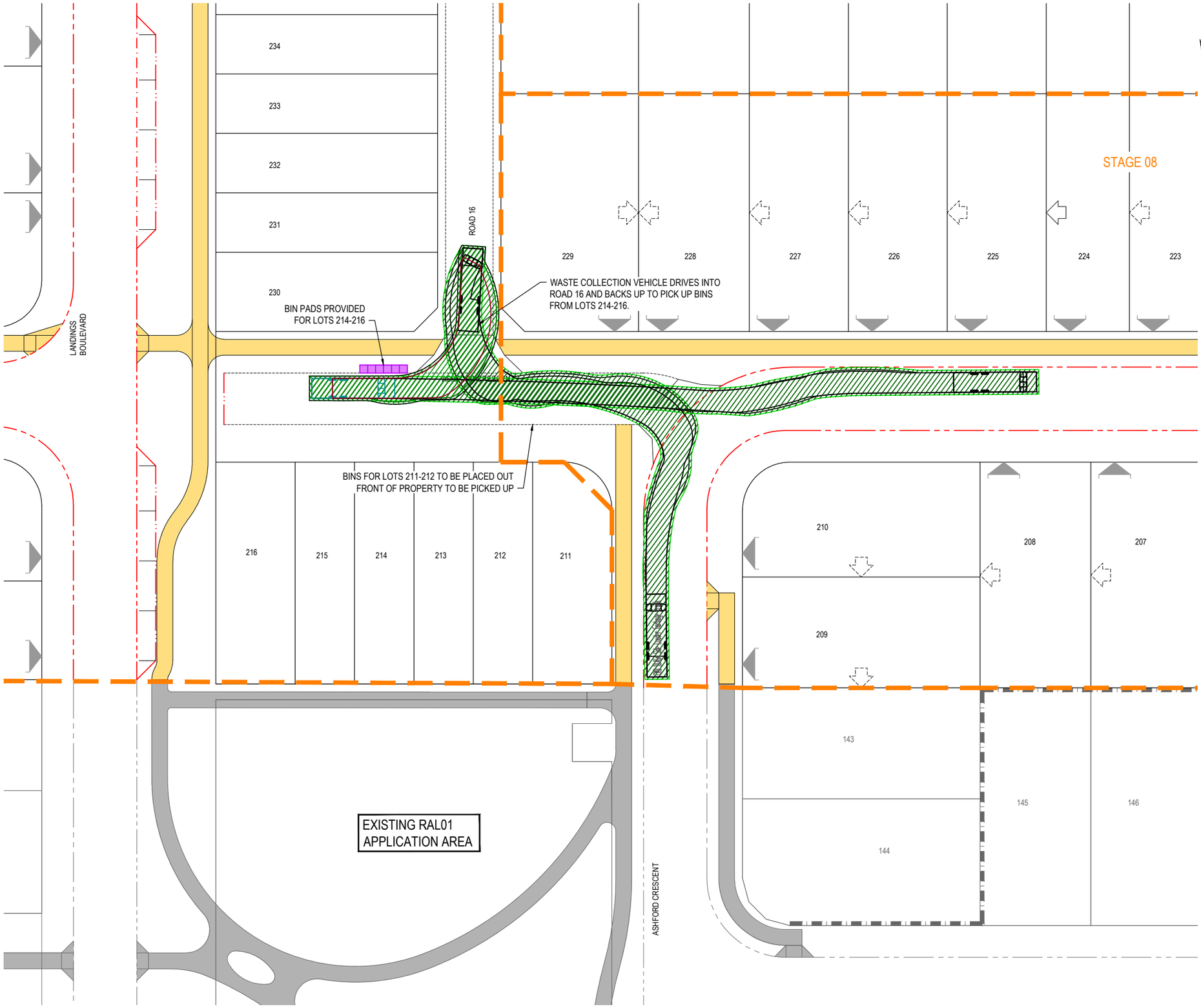


Egis Consulting Pty Ltd

www.egis-group.com

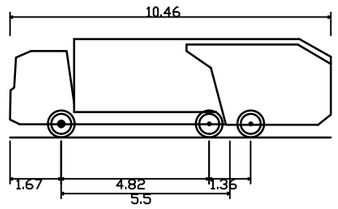
CONTACT US

Egis Consulting Pty Ltd
Level 4, 1 Laver Dr, Robina QLD 4226, Australia



LEGEND

- LOT BOUNDARY
- FUTURE LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED STAGE BOUNDARY
- PROPOSED KERB & CHANNEL
- PROPOSED 2m WIDE FOOTPATH
- INDICATIVE DRIVEWAY LOCATION
- MANDATORY BUILD TO BOUNDARY WALL
- OPTIONAL BUILD TO BOUNDARY WALL



CMB 10.46m Side Loader Garbage Truck	
Overall Length	10.460m
Overall Width	2.500m
Overall Body Height	3.205m
Min Body Ground Clearance	0.410m
Track Width	2.500m
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	10.710m

CONCEPT PLAN ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

PRELIMINARY
FOR INFORMATION ONLY NOT FOR CONSTRUCTION

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
A	AA	RT	AA	MH	18.03.24	
	AA	RT	AA	MH	10.07.24	ORIGINAL ISSUE

AMENDMENT

STATUS: FOR APPROVAL

APPROVED
BY: MAX HOOPER NO: 16633
SIGN: DATE:

SCALE: 1:500 / 1:1000 — 10 5 0 10 20m — A1 A3

egis
www.egis-group.com

CLIENT: LENNIUM GROUP

PROJECT: Lilywood LANDINGS
DA RAL 02

DRAWING TITLE: VEHICLE TURN PATH LAYOUT PLAN

PROJECT No.	DRAWING No.	REVISION
22-000082-DA2-1350		A

ATTACHMENT 4

Infrastructure Charges

Infrastructure Charges Notice (s119 *Planning Act 2016*)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136

Applicant: Foreverlen Pty Ltd

Applicant Address: C/- Peakurban Pty Ltd PO Box 1344 BUDDINA QLD 4575

Date of Notice: 11 September 2024
(s121(3)(a) Planning Act 2016)

Notice Reference Number: DA/2022/2253

APPROVAL DETAILS:

Approval No.: DA/2022/2253

Type of Approval: Development Permit for Reconfiguring a Lot

Approval Description: Reconfiguring a Lot - Development Permit for Subdivision (1 into 180 Lots plus open space and balance lot - Stages 5-12)

PREMISES TO WHICH THE CHARGES APPLY: *(s121(1)(c) Planning Act 2016)*

Property Address: 409-423 Caboolture River Road LILYWOOD QLD 4513

Real Property Description: Lot 12 RP 866105

LEVIED CHARGE:

Version of Charges Resolution: Ver 10 - 5 October 2022

Current Amount of the Levied Charge
(s121(1)(a) Planning Act 2016)
$3,700,214.61

Notes:
1) See "CHARGE DETAILS" below for details of how the charge has been worked out.
2) This infrastructure charge does not include the levied charges payable for water supply and sewerage networks to be levied by the Northern SEQ Distributor-Retailer Authority (trading as Unitywater).

DATE CHARGES ARE PAYABLE: *(s121(1)(d) Planning Act 2016)*

The levied charges are payable in accordance with the timing stated in section 122 of the *Planning Act 2016*, namely:

For reconfiguring a lot - when the Council approves the plan of reconfiguration.

Before paying the total levied charges you must request an Infrastructure Charges Fee Statement showing the total levied charge payable at the time of payment. Refer to the 'Important Information' section below for details.

CHARGE DETAILS: *(s121(1)(b) Planning Act 2016)*

PROPOSED DEVELOPMENT

Description	Base Charge Rate	Quantity	Base Charge	Council Proportion	Indexation	Total
Residential Use 3 or more Bedroom Dwelling - Proposed	Dwelling	180.00	$20,671.59	60%	Nil.	$3,720,886.20

CREDITS

Description	Base Charge Rate	Quantity	Base Charge	Council Proportion	Indexation	Total Credit
Residential Use 3 or more Bedroom Dwelling - Existing	Dwelling	1.00	$20,671.59	60%	Nil.	-$20,671.59

OFFSET

						Total Offset
Refer below for details						$0.00

LEVIED CHARGE

	Levied Charge	**$3,700,214.61**

Infrastructure Charges Notice (s119 *Planning Act 2016*)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136

OFFSET / REFUND DETAILS: *(s121(1)(f) Planning Act 2016)*

In accordance with s121(1)(f) of the *Planning Act 2016*, this table identifies whether an offset or refund applies and, if so, information about the offset or refund, including when any refund will be given

Does an offset or refund apply? No

Timing of Refund:

INFRASTRUCTURE AGREEMENT ESTABLISHMENT COST DETAILS:

IA Number (Council Ref):	**DA/2023/2452**
Description:	**Infrastructure Agreement Caboolture West - Neighbourhood Development Precinct 1 (Foreverlen Pty Ltd)**
Agreement Commencement Date:	**22 August 2023**

NOTES:

1. Represents the amount of the original value of the infrastructure item agreed in the infrastructure agreement.
2. Represents the amount (if any) of the original agreed value applied as an offset, or refunded, previously (eg an earlier stage of the development).
3. Represents the amount of the original agreed value applied as an offset, or to be refunded, under this Infrastructure Charges Notice.
4. Represents the amount of the original agreed value that remains available after the issuing of this Infrastructure Charges Notice.

IMPORTANT INFORMATION:

PAYMENT
This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to MORETON BAY REGIONAL COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

LEVIED CHARGE IS SUBJECT TO AUTOMATIC INCREASES *(s121(1)(e) Planning Act 2016))*

In accordance with section 121(1)(e) of the *Planning Act 2016*, the Levied Charge in this notice will be automatically increased from the date of this notice until the date of payment, following the methodology in Council's charges resolution. Under that methodology, an automatic increase will be the lesser of:

(a) the difference between the levied charge and the maximum adopted charge that Council could have levied for the development when the charge is paid; or
(b) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the charge was levied, and ending on the day the charge is paid.

Where indexation is applicable, an online spreadsheet calculator is available to assist with making the calculation.

Council takes no responsibility for the accuracy of the calculator.

REQUEST FOR AN UPDATED CALCULATION AND INFRASTRUCTURE CHARGES FEE STATEMENT
For confirmation of the current charges applicable for this development and to obtain an Infrastructure Charges Fee Statement, you may submit a request to Council. To avoid having to make repeat requests, it is recommended that your request is not made until you are ready to make payment of the infrastructure charges.

GOODS AND SERVICES TAX
GST is not applicable to the Infrastructure Charges contained in this Notice.

APPEAL RIGHTS *(s121(3)(b) Planning Act 2016)*
You have a right to appeal against the decision to give this notice. Attached is an extract from schedule 1 of the *Planning Act 2016* detailing your appeal rights

REPRESENTATIONS ABOUT THIS NOTICE
During your appeal period *(see s229(3)(d) Planning Act 2016)*, you may make representations about this notice under section 125 of the *Planning Act 2016*. Section 126 of the *Planning Act 2016* allows you to suspend your appeal period if you need more time to make such representations

INFRASTRUCTURE CHARGE ENQUIRIES

Infrastructure Charges Notice (s119 *Planning Act 2016*)

Moreton Bay Regional Council
PO Box 159, CABOOLTURE QLD 4510
ABN 92 967 232 136

Enquiries regarding this infrastructure charge notice should be directed to MORETON BAY REGIONAL COUNCIL, Development Services, during office hours, Monday to Friday on phone (07) 3205 0555.

Attachment - extract of appeal rights

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or

(b) a tribunal.

(2) However, table 1 applies to a tribunal only if the matter involves—

(a) the refusal, or deemed refusal of a development application, for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(b) a provision of a development approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(c) if a development permit was applied for—the decision to give a preliminary approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(d) a development condition if—

(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

Attachment - extract of appeal rights

(ii) the building is, or is proposed to be, not more than 3 storeys; and

(iii) the proposed development is for not more than 60 sole-occupancy units; or

(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or

(f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or

(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the *Plumbing and Drainage Act 2018*; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; or

(l) a matter prescribed by regulation.

(3) Also, table 1 does not apply to a tribunal if the matter involves—

(a) for a matter in subsection (2)(a) to (d)—

(i) a development approval for which the development application required impact assessment; and

(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

Attachment - extract of appeal rights

(4) Table 2 states the matters that may be appealed only to the P&E Court.

(5) Table 3 states the matters that may be appealed only to the tribunal.

(6) In each table—

(a) column 1 states the appellant in the appeal; and

(b) column 2 states the respondent in the appeal; and

(c) column 3 states the co-respondent (if any) in the appeal; and

(d) column 4 states the co-respondents by election (if any) in the appeal.

(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than an excluded application, an appeal may be made against—

(a) the refusal of all or part of the development application; or

(b) the deemed refusal of the development application; or

(c) a provision of the development approval; or

(d) if a development permit was applied for—the decision to give a preliminary approval.

Attachment - extract of appeal rights

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

Attachment - extract of appeal rights

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.			

Attachment - extract of appeal rights

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or *Examples of errors in applying an adopted charge—* • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

Attachment - extract of appeal rights

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Attachment - extract of appeal rights

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
7. Enforcement notices under the *Plumbing and Drainage Act 2018* An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

Attachment - extract of appeal rights

Table 2
Appeals to the P&E Court only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

Attachment - extract of appeal rights

Table 2
Appeals to the P&E Court only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—

Attachment - extract of appeal rights

Table 2
Appeals to the P&E Court only

5. Registered premises

An appeal may be made against a decision of the Minister under chapter 7, part 4.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises

6. Local laws

An appeal may be made against a decision of a local government, or conditions applied, under a local law about—

(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or

(b) the erection of a building or other structure.

Attachment - extract of appeal rights

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

Attachment - extract of appeal rights

Table 3
Appeals to a tribunal only

2. Inspection of building work

An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—

3. Certain decisions under the Building Act and the *Plumbing and Drainage Act 2018*

An appeal may be made against—

(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or

(b) a decision under the *Plumbing and Drainage Act 2018*, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—

4. Failure to decide an application or other matter under the Building Act

An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.

Attachment - extract of appeal rights

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
5. Failure to decide an application or other matter under the *Plumbing and Drainage Act 2018* An appeal may be made against a failure to make a decision under the *Plumbing and Drainage Act 2018* within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—

ATTACHMENT 5

Appeal Rights

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the ***appellant***); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The ***appeal period*** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or

(f) for an appeal relating to the *Plumbing and Drainage Act 2018*—

(i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

(ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

(g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The ***service period*** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

(a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

(b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

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

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.