

# DEVELOPMENT CONDITIONS



**APPLICANT:** 18 BERNICE AVENUE PTY LTD AND  
YCL ENTERPRISE PTY LTD  
**APPLICATION NUMBER:** MCUI/34/2024  
**TYPE & DESCRIPTION:** MATERIAL CHANGE OF USE - HEALTH CARE SERVICE

## OFFICER DETAILS

The Assessment Manager for this application was:

**Officer Name:** Tonnia Plail  
**Contact Number:** (07) 3412 5269  
**Please Quote:** MCUI/34/2024  
**Document Number:** 18148445

## LAND

Development Conditions to apply to the following land:

**Street Address:** 896 Kingston Road, WATERFORD WEST QLD 4133  
**Real Property Description:** Lot 281 RP 849284

## CONDITIONS OF DEVELOPMENT:

### 1. GENERAL

#### Approved Documents

- 1.1. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan Number	Rev/Amd't	Date	Prepared by
Kingston Road Cover Sheet	000	01	4/12/2024	Habitance
Concept Visualisations	001	01	4/12/2024	Habitance
Location Plan	010	01	4/12/2024	Habitance
Proposed Site Plan	011	01	4/12/2024	Habitance
Ground Floor Plan	100	01	4/12/2024	Habitance
First Floor Plan	101	01	4/12/2024	Habitance
GFA Floor Plans	102	01	4/12/2024	Habitance
Roof Plan	103	01	4/12/2024	Habitance
Elevations	200	01	4/12/2024	Habitance
Sections A & B	300	01	4/12/2024	Habitance
Section C	301	01	4/12/2024	Habitance
Water and Sewer Concept Servicing Plan	2024010MC U-C11F	F	4/12/2024	Samana Blue Engineering
Concept Plan – Ground Floor	Page 05	B	13 September 2024	Vee Design
Concept Plan First Floor	Page 06	B	13 September 2024	Vee Design
Landscape Concept Elevations	Page 07	B	13 September 2024	Vee Design
Landscape Concept Sections	Page 08	B	13 September 2024	Vee Design
Environmental Noise Level Impact Assessment for Proposed Health Care Service	Report No: R24080/D39 10/Rev.0/10.09.2024	0	10.9.2024	David Moore & Associates Pty Ltd

### Compliance Timing

- 1.2. Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or commencement of the use, whichever comes first, and ensure that compliance is maintained thereafter, unless otherwise stated in a specific condition.

### **Terms**

- 1.3. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

- 1.4. Ensure the Health care service is not used for and does not include a Pharmacotherapy clinic, at all times.

#### Advice Note:

A Pharmacotherapy clinic is defined as – ‘Premises which involve the treatment of patients through the use of medications to respond to drug dependence, including as a replacement or substitution treatment for opioid dependence.’

- 1.5. Ensure that the Gross floor area (GFA) does not exceed 200m<sup>2</sup> in accordance with the Logan Planning Scheme 2015 version 9 definition.

## **2. PROPERTY**

### **Display Street Number**

- 2.1. Provide property identification numbers with a minimum height of 300mm on the front façade of the building or on any advertising sign in a location and in a manner able to be clearly identifiable from the primary road frontage.

### **Advertising generally**

- 2.2. Do not install any advertising on site unless the advertising is:
  - 2.2.1. exempt development under the applicable planning scheme; or
  - 2.2.2. Accepted development under the applicable planning scheme and the advertising device complies with any applicable criteria; or
  - 2.2.3. explicitly allowed for in this development approval or any other development approval applicable to the site that has not lapsed where approval for advertising was specifically sought and was not an artistic note, reference or sketch on the approved plan(s) of development.

## **3. LANDSCAPE AND AMENITY**

### **Landscaping Works**

- 3.1. An operational works application is not required for landscaping.
- 3.2. Ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved landscape concept plans prepared by Vee Design and all other approved plan(s) and documents(s) of development and modified as follows:
  - 3.2.1. ensure species selection for all garden beds does not contain any species noted as a biosecurity risk or a weed of significance at a national, state or local level;
  - 3.2.2. provide shade trees to exposed car parks, at a rate of one medium shade tree for every 2.5 car spaces that are not undercover;
  - 3.2.3. provide street trees, ensuring:
    - 3.2.3.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;
    - 3.2.3.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and

- 3.2.3.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres;
  - 3.2.4. ensure all landscape treatments within the planter boxes, shown on the First Floor on the approved plans, are planted within four (4) weeks from the commencement of use;
  - 3.2.5. if the landscape vegetation within the planter boxes, shown on the First Floor on the approved plans, is damaged or dies, ensure replacement vegetation of similar species is planted within one (1) month of the vegetation being damaged and the vegetation is established prior to landscape certification; and
  - 3.2.6. the landscaping works are to be provided at no cost to Council.  
*This condition is imposed under section 145 of the Planning Act 2016.*
- 3.3. Planting densities to be in accordance with the approved landscape concept plans.

### **Landscape Certification**

- 3.4. Prior to commencement of use, submit to Council ([Development@logan.qld.gov.au](mailto:Development@logan.qld.gov.au)) certification from a qualified and experienced landscape architect, certifying that the landscaping works on site have been carried out in accordance with the approved plans and conditions.
- 3.5. At the completion of a landscape maintenance period, provide certification to Council from a qualified and experienced landscape architect, certifying that landscaping works have been:
  - 3.5.1. established for a 12-week establishment period; and,
  - 3.5.2. properly maintained for a 12-month maintenance period.
- 3.6. Landscaping is to be maintained in perpetuity at no cost to Council.

#### Advice Note:

*Street trees are maintained by Council once certification is accepted.*

## **4. ENVIRONMENT, HEALTH AND OPERATION**

### **Acoustics - Fence**

- 4.1. Construct and maintain acoustic fencing in accordance with the recommendations of the acoustic report listed in the approved documents. The acoustic fence is to have the following basic specifications:
  - 4.1.1. a minimum surface mass density of 12.5kg/m<sup>2</sup>;
  - 4.1.2. be free from holes, gaps and rattle; and
  - 4.1.3. is generally in accordance with the design specifications outlined in Planning Scheme Policy 5 Table 3.4.13.
- 4.2. Prior to the commencement of the use, the acoustic fencing is to be certified by a suitably qualified acoustic consultant.

### **Acoustics - General**

- 4.3. Conduct the activity in a manner that achieves the noise emission standards outlined in the approved acoustic report.
- 4.4. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the approved acoustic report. An investigation report must be submitted to the Council within 20 business days to demonstrate whether or not the operation of the activity has exceeded the noise emission standards outlined in the planning scheme.

#### Advice Note:

*In the event there is a non-compliance with Condition 4.3, Council has the ability to require a person to submit an application for a transitional environmental program under Chapter 7, Division 2 of the Environmental Protection Act 1994 (see s.332(2)(d)).*

#### **Acoustics – Mechanical Plant**

- 4.5. Ensure all mechanical plant complies with the noise criteria outlined in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity and Table 3.2.1.2 - Noise emission standards for the protection of general amenity of the Planning scheme policy 3 - Environmental management.

#### **Acoustics – Construction**

- 4.6. Provide to Council acoustic certification prior to commencement of use from a suitably qualified acoustic consultant that all building components (i.e. glazing, walls, roof, ceiling, doors and floor) are sufficient to achieve the internal noise levels outlined in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.

#### **Hours of Operation - Operation**

- 4.7. Undertake all activities associated with the operation of the use only between the hours of 8:00am and 5:00pm on Monday to Saturday (except public holidays), unless stated otherwise in another condition of this approval.

#### **Hours of Operation - Servicing**

- 4.8. Ensure loading, unloading and delivery activities associated with the operation of the use only occur between the hours of 7:00am and 6:00pm on Monday to Saturday (except public holidays).
- 4.9. Ensure waste collection activities associated with the operation of the use only occur between the hours of 7:00am and 6:00pm on Monday to Saturday (except public holidays).

#### **Lighting Emissions**

- 4.10. Ensure that all on site lighting (particularly outdoor lighting) complies with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and the requirements of the Planning Scheme.

#### **Refuse Storage Area**

- 4.11. Provide refuse storage areas located as shown on the approved plan(s) of development for the storage of bins. This storage areas must be:
- 4.11.1. impervious, drained and provided with a hose cock;
  - 4.11.2. located in accordance with crime prevention through environmental design principles so as not to create a natural ladder; and
  - 4.11.3. screened from view from public land with a maximum transparency of 20%.

#### **Air - General**

- 4.12. Undertake the activity in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emission standards outlined in Table 3.2.2.1 of Planning Scheme Policy 3 - Environmental Management.

#### **Amenity - General**

- 4.13. Undertake the use so that there is no environmental nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

### **5. ENGINEERING**

#### **General - Other Permits**

- 5.1. Obtain an operational works permit for pedestrian access (footpath) and stormwater quantity.
- 5.2. An operational works permit is not required for parking and access, electrical reticulation, earthworks, roadworks, erosion and sediment control, sewer and water, landscaping and stormwater quality.

### **General – Engineering standard**

- 5.3. Construct all works in accordance with the approved plan(s) of development and in accordance with the Council's adopted standards.

#### Advice Note:

*This approval does not include the sewer house drain/s for proposed lots / development. The applicant is required to obtain a plumbing and drainage permit prior to commencement of any works on internal sewer (house drains) and water reticulation.*

### **Rectification & Replacement**

- 5.4. Undertake, at no cost to Council, any alteration or relocation necessary to any service, public utility, installation, plant, equipment, easements or other item belonging to or under the control of the Council or other public utility provider resulting from construction works required with the development,
- 5.5. Replace existing Council infrastructure (including but not limited to street trees, water, sewer, stormwater and footpaths) at the time the damage occurs as part of construction works, to Councils standards.

*This condition is imposed under section 145 of the Planning Act 2016.*

### **Stormwater Quantity - Lawful Point of Discharge**

- 5.6. The lawful point of discharge for the development is the existing inter-allotment drainage system, located within the frontage of the property and the existing infrastructure located within Remaro Street.
- 5.7. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with section 3.6 of the Planning Scheme Policy 5.

### **Stormwater Quantity – Connection**

- 5.8. Connect the development to the existing stormwater system at no cost to Council.

*This condition is imposed under section 145 of the Planning Act 2016.*

### **Stormwater Quantity - Design**

- 5.9. An operational works permit is required to address Stormwater Quantity design.
- 5.10. Design and provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the Planning Scheme Policy 5, at no cost to Council. Where there is any inconsistency, the planning scheme takes precedence.
- 5.11. Design and provide measures to manage overland flows draining to and through the land to ensure no actionable nuisance is created to any person or premises at no cost to Council. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and/or blockage of an overland flow paths.
- 5.12. Design and construct stormwater drainage, at no cost to Council, to ensure that the development will achieve 'no worsening' as described in section 3.6 of Planning Scheme Policy 5 and not:
  - 5.12.1. make material changes to the pre-development overland flows and/or peak flow; or
  - 5.12.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on the full range of AEP design storms events.
- 5.13. Design and construct stormwater drainage, at no cost to Council, that provides:

- 5.13.1. Where necessary upgrades of the downstream stormwater infrastructure required to convey design flows to the lawful point of discharge;
  - 5.13.2. for management of flows and infrastructure to be provided in accordance with the requirements described in section 3.6.1.3 of Planning Scheme Policy 5; and
  - 5.13.3. for provision of on-site detention.
- 5.14. As part of an application for operational works, submit to Council a detailed stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm of 1% AEP. The design must have a minimum freeboard determined in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) for overland flow paths and detention basins/tanks and provide an underground drainage network design to cater for the minor storm in accordance with QUDM.

### **Sediment & Erosion Control**

- 5.15. An operational works permit is not required for Sediment and Erosion Control.
- 5.16. Install, maintain, and amend where necessary erosion and sediment control measures during all phases of the construction to ensure all reasonable and practicable actions are taken to prevent environmental harm.
- 5.17. Prior to each rainfall event ensure:
- 5.17.1. concentrated stormwater flow paths are diverted around the site to prevent any clean stormwater from mixing with polluted / contaminated site stormwater or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;
  - 5.17.2. erosion control measures are implemented which prevent or minimise erosion; and
  - 5.17.3. sediment control measures are installed and implemented as necessary to maximise sediment capture.
- 5.18. Effectively stabilise all site surfaces using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

### **Pedestrian Access – General**

- 5.19. An operational works permit is required for the pedestrian pathway.
- 5.20. Construct a reinforced concrete pathway having a minimum width of 1.2m metres along the frontage of the development site, from the end of the existing footpath at the corner of the site fronting Kingston Road extending to the end of the proposed new development (up to the northern boundary and along the eastern boundary of the site along Remaro Street) at no cost to Council.

*This condition is imposed under section 145 of the Planning Act 2016.*

### **Parking and Access - General**

- 5.21. An operational works permit is not required for parking and access.
- 5.22. Provide a minimum of nineteen (19) car parking spaces.
- 5.23. Design and construct all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - *Parking Facilities - Off Streetcar Parking* except where stated otherwise in the Planning Scheme Policy 5 – Infrastructure.
- 5.24. All car parking spaces must be set-out, paved, line marked, signed, drained and maintained in accordance with Planning Scheme Policy 5 - Infrastructure and Australian Standard 2890.
- 5.25. Paint the parking aisles and driveways within the development with directional pavement markings in accordance with the approved plan(s) of development and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.
- 5.26. Ensure access to car parking spaces, vehicle loading, refuse enclosures and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

- 5.27. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), confirming that the servicing, access and parking for the development have been designed and constructed in accordance with the conditions of this and any other relevant approvals issued by Council.

### **Redundant Crossovers**

- 5.28. Prior to the commencement of the use, remove all redundant crossovers fronting the development site reinstate the kerb and channel, road pavement, services, verge and any footpath to Council's standards.

Advice Note:

*Any existing concrete paths are to remain.*

### **Driveway Crossover**

- 5.29. An operational works permit is not required for driveway crossovers.
- 5.30. Design and construct all new crossovers in accordance with Council's Design standards within Planning Scheme Policy 5 - Infrastructure.
- 5.31. Construct a reinforced heavy duty crossover between the property boundary and the edge of the road pavement to service the development in the location as shown on the approved plans of development, having a minimum width of 5.8 metres, in accordance with IPWEA Standard Drawings RSD-102.
- 5.32. Construct any new crossover in the location(s) shown on the approved plan(s) of development and in accordance with the following:
- 5.32.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit) or road infrastructure (eg. street sign, bus stop, street tree, etc);
  - 5.32.2. the edge of the crossover is not to be within 6 metres (measured from the kerb return tangent point) of an intersection of roads in accordance with AS2890; and
  - 5.32.3. to cater for the swept turning movements of the relevant design service vehicle in accordance with AS2890.
- 5.33. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), certifying that the driveway crossover has been located and constructed in accordance with these conditions.

### **Parking and Access - Servicing**

- 5.34. An operational works permit is not required for parking and access.
- 5.35. Design and construct loading bay facilities for a Small Rigid Vehicle (SRV) in the location generally shown on the approved plan(s) of development in accordance with Australian Standard 2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 – Infrastructure.
- 5.36. Design the designated movement route between all loading bay facilities and the external road network, that accommodates the turning movements of a Small Rigid Vehicle and permits these vehicles to enter and exit the site in a forward direction.
- 5.37. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), confirming that the servicing, access and parking for the development have been designed and constructed in accordance with the conditions of this and any other relevant approvals issued by Council.

### **Parking and Access - Bicycle**

- 5.38. An operational works permit is not required for bicycle parking.

- 5.39. Provide a minimum of two (2) bicycle parking spaces, including rail-type locking facilities for each parked bicycle, on site. The spaces are to be located a maximum of 25 metres from any pedestrian entrance into the development, unless otherwise agreed to in writing to Council.
- 5.40. Design all bicycle parking spaces and rail-type locking facilities in accordance with Australian Standard 2890.3 – 1993 Bicycle parking facilities, except where stated otherwise in the planning scheme.
- 5.41. Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer Queensland (RPEQ), confirming that the servicing, access and parking for the development have been designed and constructed in accordance with the conditions of this and any other relevant approvals issued by Council.

### **Electricity and Telecommunications**

- 5.42. An operational works permit is not required for electricity and telecommunications.
- 5.43. Design and provide underground or overhead electrical and telecommunications connections to proposed development.
- 5.44. Design and provide any underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual. Ensure all conduits are located within the 0-750mm corridor measured from the road reserve boundaries.
- 5.45. Do not install property poles or flying fox overhead connections.
- 5.46. Remove all redundant electrical and telecommunications connections and reinstate the land.
- 5.47. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 5.48. Construct electrical and telecommunications conduits, where required under any existing road to service the development, by thrust boring.
- 5.49. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 5.50. Prior to the commencement of the use, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.
- 5.51. Prior to the commencement of the use, submit to Council a Certificate of practical completion, or as a minimum, a Letter of Conditional Approval (Provisioning Letter), from NBN, confirming that an agreement has been made for the supply of telecommunications to the development and where staged, confirmation is required for each stage of the development.

## **6. WATER OPERATIONS**

### **General**

- 6.1. Design and construct all water and sewerage infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code, at no cost to Council.  
*This condition is imposed under section 145 of the Planning Act 2016.*
- 6.2. The Applicant must lodge an application to Council for live works to be performed on Council's water and/or sewerage network.

### **Water**

- 6.3. Prior to building approval, the Applicant must make an application to Council to connect to the Council's existing water supply network.
- 6.4. Install the commercial water meter generally in accordance with the approved water and sewer concept servicing plan, "Water and Sewer Concept Servicing Plan", drawing number 2024010MCU-C11E, dated 31.10.2024 and prepared by Samana Blue Engineering.

- 6.5. Install the water meter at ground level, outside the building, where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards.
- 6.6. The Applicant must make an application to Council to remove any redundant water meters at no cost to Council.

### **Sewer**

- 6.7. Ensure the development is connected to and serviced by an existing Council sewage treatment facility, prior to the commencement of use, at no cost to Council.

*This condition is imposed under section 145 of the Planning Act 2016.*

- 6.8. During the construction phase of the development, measures must be put in place to physically protect and restrict access over any existing sewerage and water infrastructure to ensure protection from excessive crushing loads from the building structures.

*Advice Note:*

*The applicant is responsible for any damage caused to Council sewerage infrastructure during development works. Any remedial or rectification works must be approved by Council prior to commencement and is to be undertaken at no cost to Council.*

- 6.9. Ensure the provision of a safe working distance around Logan City Council sewerage maintenance structures and property connections. The cover of the sewer maintenance structures must have a clear zone of 1.5 metres maintained around it in all directions from the centre of the sewer maintenance structure cover and be open to the sky.
- 6.10. The access cover of any sewerage maintenance structures must not, be filled, covered, buried, or obstructed.
- 6.11. Ensure access to the sewerage maintenance structures is available to Council at all times for maintenance purposes.

### **FURTHER ADVICE TO THE APPLICANT**

In relation to the application, the applicant is further advised:

1. The currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).

3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Prior to commencing work which will ultimately become the responsibility of Council; or work on adjacent roads or drainage schemes; Council is to be advised in writing of the name of the principal contractor and the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*. The contractor is to execute the appropriate form for appointment of Principal Contractor prior to commencing work.
5. *Aboriginal Cultural Heritage Act 2003*

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

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

You should contact the Cultural Heritage Unit on 07 3238 3838 to discuss any obligations under the *ACH Act*.

#### **THE APPLICANT AND OWNER BE FURTHER ADVISED:-**

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

The *Plumbing and Drainage Act 2018* requires a Plumbing and Drainage Permit for any regulated plumbing and drainage work. The Plumbing and Drainage application must be lodged and approved by Council's Plumbing Services section prior to the commencement of any plumbing and drainage work onsite.

Regulated work can be defined as plumbing and drainage works that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots.
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters.

In the case of a Dual Occupancy, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties apply where the duty of care is breached.

For further information in regard to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07)3238 3838.