

-4-

- 4.12 Waste solvents, solvent and acrylic based paints and waste water generated during construction must not be introduced to sewer or stormwater systems and should be disposed of using the services of a trade waste contractor or other approved disposal agency.
- 4.13 Air conditioning units, built in vacuum units, swimming pool filtration and pumping units and exterior and security lighting must be so designed, manufactured or located so that they do not cause nuisance as defined by the *Environmental Protection Regulation 1998*.
- 4.14 The site is to be provided with sediment control measures to prevent any runoff of mud, silt or sand to stormwater (Further advice on sediment control can be obtained by contacting Council's Environmental Health Services Section for a free booklet).

Environmental Management Plan

- 4.15 An Environmental Management Plan (EMP) is to be submitted to Council's Environmental Health section prior to any works being carried out on the site. No works are to be carried out on the site until such time as the applicant has received written approval from Council's Manager Environmental Health that the EMP has been approved.

The EMP must detail: -

- Establish performance criteria and objectives in relation to environmental and social impacts; and
- prevention, minimisation and mitigation strategies for controlling environmental impacts and preventing nuisance caused from the reconfiguration of the land and construction works. In particular, this plan must address such issues as dust suppression, vegetation clearing and disposal, waste disposal, noise management and stormwater management (to minimise discharges of sediment, wastes and other substances); and
- proposed monitoring of the effectiveness of remedial measures against performance criteria; and
- details of responsible persons for environmental management; and
- reporting requirements for meeting performance criteria; and
- corrective actions to rectify deviations from performance criteria.

The EMP must be implemented **before** any works commence on the site and throughout the duration of works on the site.

.../5.

-5-

If acid sulphate soils or potential acid sulphate soils are reasonably likely to be exposed during this development and Acid Sulphate Soil management Plan (ASSMP) shall be prepared and submitted prior to development. This ASSMP would be required to meet the approval of the Manager of Environmental Services.

Stormwater Drainage

- 4.16 All stormwater run-off from non-permeable surfaces and roof areas occurring on the site must be collected within the premises and discharged to the legal and practical point of discharge which has been nominated as the Council's stormwater system in Coral Drive.
- 4.17 The approved use must not:
- (a) Interfere with the natural flow of stormwater;
 - (b) cause ponding of stormwater on adjoining properties.

Minimum Floor Levels

- 4.18 The minimum floor level for all habitable rooms in any building erected on the premises must be a minimum of 3.2m AHD.

Demolition of Existing Buildings

- 4.19 All buildings and other structures must be removed in accordance with the requirements of a development permit for building work (demolition).

Footpath Damage Liability

- 4.20 All damage occasioned to footpaths and roadways adjacent to the site as a result of or in connection with this development must be repaired by the applicant, at their expense, prior to completion of works associated with the development.

Car Parking

- 4.21 A car parking area shall be constructed, sealed, drained and line marked for a minimum of three (3) covered spaces and two (2) visitor spaces in accordance with the approved plan of development and maintained thereafter. The visitor parking spaces must be identified by appropriate signage adjacent to the spaces or on the sealed surface of the spaces.

.../6.

-6-

Headworks

- 4.22 The applicant shall pay to the Council headworks contributions for water supply and sewerage in accordance with Council's Local Planning Policy: *"Determination of Contributions for Water Supply and Sewerage Headworks and External Works"* ("The Policy").

The contribution shall be calculated at the rate per Equivalent Domestic Connection ("EDC") applicable at the time of payment in accordance with the Policy. Headworks are to be paid prior to the issuing of a Development Permit for Building Work.

For information purposes only:

- (a) The current number of EDC's for the approved use are:

Water supply	2.4
Sewerage	2.4

- 4.23 No structure is to be located within 2m of existing sewer main.

Verandas

- 4.24 No covered verandas balconies or carports shall be enclosed without the consent of Council.

Electricity & Telecommunications

- 4.25 The supply of electricity for the proposed development is required by Council to be underground in order to preserve amenity of the locality, with all road frontage and on site electricity supplies to be underground. The applicant shall submit evidence to indicate that suitable arrangements have been made with ERGON for the provision of electricity prior to the issue of the development permit.

- 4.26 Prior to the issue of a Certificate of Classification for the proposed development, the Applicant must submit to Council a copy of a letter from Ergon Energy stating that satisfactory arrangements have been made for the provision of:

- (a) an underground electrical supply to the development; and
- (b) street lighting in accordance with Council's adopted standards.
- (c) locating of all above ground transformer cubicles clear of footpath areas.

- 4.27 All Electricity Lines along the full frontages of the subject site (Coral Drive) are to be placed underground. These works are to be undertaken by Ergon Energy at the applicant's expense.

.../7.

-7-

- 4.28 All external lighting installed upon the premises including car parking areas shall be certified by Ergon Energy or such other suitably qualified person such that it shall conform with the Planning Scheme whereby vertical illumination at a distance of 1.5 metres outside the boundary of the site shall not exceed eight (8) lux measured at any level upwards from ground level.

Maintenance Period

- 4.29 The Applicant shall maintain in accordance with the requirements of the Far North Queensland Regional Organisation of Councils Development Manual all road construction works of any nature whatsoever and any drainage works carried out under the provisions of this approval for the land for a period of twenty-four (24) months. The Applicant shall make good within such period any defects arising from faulty workmanship or materials in respect to such road construction and drainage works carried out as part of the works associated with the subdivision.
- 4.30 All landscaping placed on Council's road reserve will be connected to an automatic watering system from 23 Coral Drive and remain in a working condition to water the landscaping at a rate of not less than 3 days per week for the life of the development.

Construction Times/Noise

- 4.31 The hours of operation for construction activities are from 6.30 am until 6.30 pm Monday to Saturday inclusive, excepting that no machinery is to be operated in conjunction with construction/building work prior to 7.00 am. Construction/building activities must not be undertaken outside these times without the prior written approval of the Chief Executive Officer.

Note: Construction/building work is not permitted on a Sunday or Public Holiday at any time.

Security

- 4.32 To guarantee the satisfactory completion of the building, site works, landscaping, drainage works and any required works external to the land, and to ensure payment of headworks contribution, the applicant shall lodge with the Council a Cash Bond or Guarantee to the value of \$20,000.00, such Guarantee shall be lodged prior to the issue of a Development Approval for Building Works on the land in relation to this Development Permit. The Council may call up this Guarantee to complete all or any part of the works mentioned herein in accordance with the conditions of this approval, should the applicant fail to do so prior to issuing of a Development Permit for Building Work.

Compliance

- 4.33 All works required pursuant to the above conditions shall be undertaken and completed in accordance with Council's requirements contained in the Planning Scheme Provisions/Codes.

.../8.

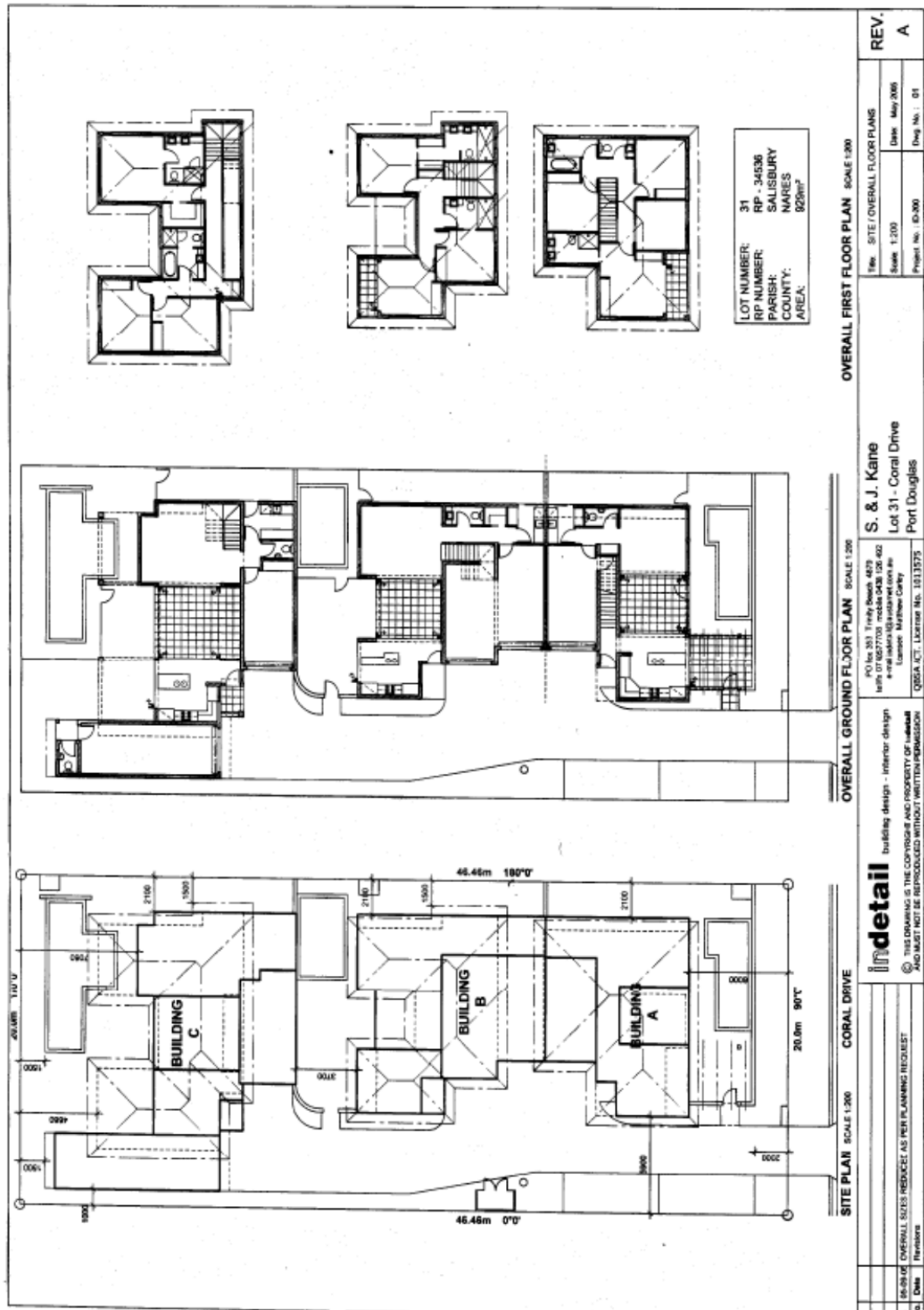
-8-

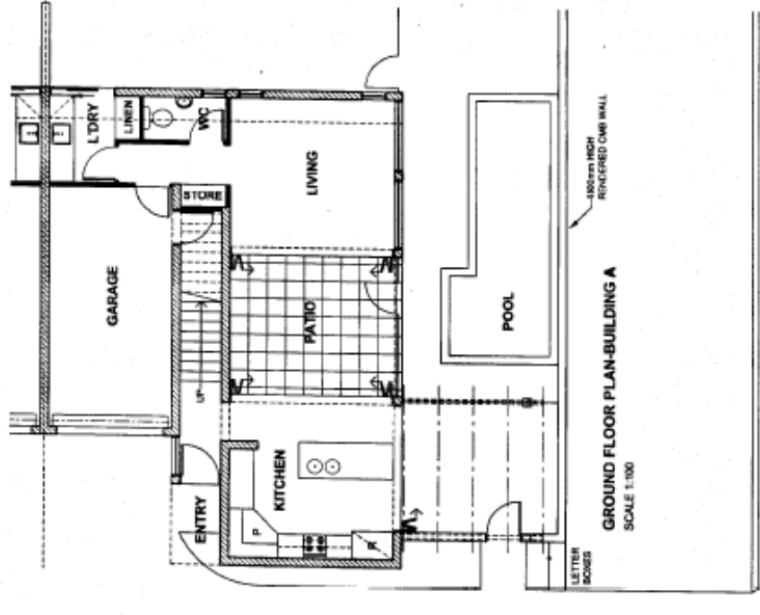
4.34 All conditions shall be complied with prior to the issue of the Certificate of Classification for the approved use.

5. Further Development Approvals Required:

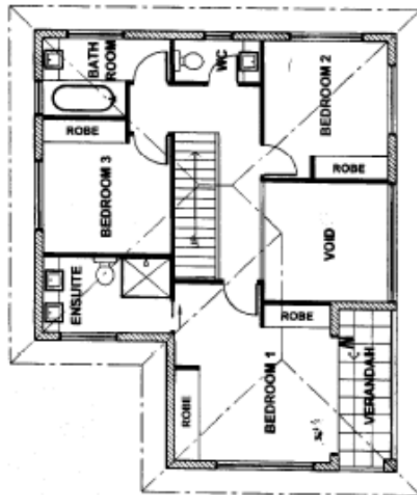
Building Work	Development Permit
Plumbing & Drainage Permit	Development Permit

Mr Ken Todd
A/General Manager – Development & Environment





BUILDING A FLOOR AREAS	
GROUND FLOOR	19.55m ²
GARAGE:	14.74m ²
PATIO:	57.75m ²
LIVING:	82.86m ²
GROUND TOTAL:	
FIRST FLOOR	5.72m ²
VERANDAH:	5.72m ²
VOID:	73.17m ²
LIVING:	88.33m ²
FIRST TOTAL:	
OVERALL TOTAL:	195.40m ²
TOTAL LIVING:	131.25m ²



																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----