

SCHEDULE

*Local Government (Planning and Environment) Act 1990 (repealed)*  
and  
*Integrated Planning Act 1997*

**PLANNING SCHEME (APPROVAL OF AMENDMENT)  
ORDER (NO. 2) 2009**

**Short Title**

1. This Order in Council may be cited as the *Planning Scheme (Approval of Amendment) Order (No. 2) 2009*.

**Commencement**

2. This Order in Council commences on 12 November 2009 .

**Approval of Amendment of Planning Scheme**

3. Approval is given to the amendments of the Beaudesert Shire Planning Scheme 2007 which are specified in the Schedule.

**THE SCHEDULE**

<i>Element of Beaudesert Shire Planning Scheme 2007</i>	<i>Approved Amendments</i>			
Zoning Maps 17 and 18	Amend Zoning Maps 17 and 18 as follows:  With reference to "Plan of Proposed Zoning Lot 969 on RP 150903 and Lot 16 on RP44708" (reference 11941-1B) of Andrews & Hansen Pty Ltd dated 24/1/2006: <ol style="list-style-type: none"> <li>1. include Area A in the Conservation Precinct; and</li> <li>2. include Area B in the Restricted Residential Precinct.</li> </ol> Insert reference to "Restricted Residential Precinct" in Legend.			
Zones and Precincts  Table 1.2.5 in Chapter 1 Part 2 Division 4	Insert <i>Restricted Residential Precinct</i> in Column 2 of the list of Precincts within the Tamborine Mountain Zone			
	<b>Column 1 Zones</b>	<b>Column 2 Precincts</b>	<b>Column 3 Section</b>	
	Tamborine Mountain  [unchanged]	[Insert]  Restricted Residential  [remainder of Column 2 unchanged]	3.7.1  [unchanged]	
Assessment Tables for Zones and Precincts  Table 1.2.8 in Chapter 1 Part 2	Insert <i>Restricted Residential Precinct</i> in Column 2 of the list of Precincts within the Tamborine Mountain Zone			
	<b>Column 1 Zones</b>	<b>Column 2 Precincts</b>	<b>Column 3 Assessment Tables for</b>	<b>Column 3 Assessment Tables for</b>

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Division 5			<b>Material Change of Use</b>	<b>Development not being a Material Change of Use</b>						
	Tamborine Mountain <i>[unchanged]</i>	<i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 2 unchanged]</i>	3.7.4 <i>[unchanged]</i>	3.7.5 <i>[unchanged]</i>						
Zonings and Precincts  Table 3.1.1 in Chapter 3 Part 1 Division 1	Insert <i>Restricted Residential Precinct</i> in Column 2 of the list of Precincts within the Tamborine Mountain Zone									
	<table border="1"> <thead> <tr> <th data-bbox="399 604 694 660"><b>Column 1 Zones</b></th> <th data-bbox="694 604 1045 660"><b>Column 2 Precincts</b></th> <th data-bbox="1045 604 1244 660"><b>Column 3 Section</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="399 660 694 862">Tamborine Mountain <i>[unchanged]</i></td> <td data-bbox="694 660 1045 862"><i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 2 unchanged]</i></td> <td data-bbox="1045 660 1244 862">3.7.1 <i>[unchanged]</i></td> </tr> </tbody> </table>	<b>Column 1 Zones</b>	<b>Column 2 Precincts</b>	<b>Column 3 Section</b>	Tamborine Mountain <i>[unchanged]</i>	<i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 2 unchanged]</i>	3.7.1 <i>[unchanged]</i>			
<b>Column 1 Zones</b>	<b>Column 2 Precincts</b>	<b>Column 3 Section</b>								
Tamborine Mountain <i>[unchanged]</i>	<i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 2 unchanged]</i>	3.7.1 <i>[unchanged]</i>								
Tamborine Mountain Zone and Precincts  Table 3.7.1 Chapter 3 Part 7	Insert <i>Restricted Residential Precinct</i> in Column 1 of the list of Precincts within the Tamborine Mountain Zone and relevant Planning Scheme Map									
	<table border="1"> <thead> <tr> <th data-bbox="399 969 925 1030"><b>Column 1 Precincts</b></th> <th data-bbox="925 969 1244 1030"><b>Column 2 Planning Scheme Maps</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="399 1030 925 1198"><i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 1 unchanged]</i></td> <td data-bbox="925 1030 1244 1198"><i>[insert]</i> ZM17, ZM 18 <i>[remainder of Column 2 unchanged]</i></td> </tr> </tbody> </table>	<b>Column 1 Precincts</b>	<b>Column 2 Planning Scheme Maps</b>	<i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 1 unchanged]</i>	<i>[insert]</i> ZM17, ZM 18 <i>[remainder of Column 2 unchanged]</i>					
<b>Column 1 Precincts</b>	<b>Column 2 Planning Scheme Maps</b>									
<i>[Insert]</i> Restricted Residential Precinct <i>[remainder of Column 1 unchanged]</i>	<i>[insert]</i> ZM17, ZM 18 <i>[remainder of Column 2 unchanged]</i>									
Assessment Table 3.7.4 and 3.7.5  Chapter 3 Part 7 Division 2	Insert new defined use <i>House – Restricted</i> assessment category and assessment criteria in 3.7.4 Assessment Table for Material Change of Use in the Tamborine Mountain Zone;									
	<table border="1"> <thead> <tr> <th data-bbox="399 1276 582 1366"><b>Column 1 Use</b></th> <th data-bbox="582 1276 1069 1366"><b>Column 2 Assessment Category</b></th> <th data-bbox="1069 1276 1308 1366"><b>Column 3 Assessment Criteria</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="399 1366 582 2022"><i>[insert]</i> House – Restricted <i>[remainder of Column 1 unchanged]</i></td> <td data-bbox="582 1366 1069 2022"><i>[insert]</i> <b>Code-assessable</b> if located in the Restricted Residential Precinct. <i>[remainder of Column 2 unchanged]</i></td> <td data-bbox="1069 1366 1308 2022"><i>[insert]</i> Tamborine Mountain Zone Code (Section 3.7.8); and House Code (Section 5.2.35) Probable Solutions S2.1; S3.2; S6.1; S6.2; S8.1; S9.1; S10.1 and S11.1; and Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S11.3 of Table 5.3.9); and All Specific</td> </tr> </tbody> </table>	<b>Column 1 Use</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>	<i>[insert]</i> House – Restricted <i>[remainder of Column 1 unchanged]</i>	<i>[insert]</i> <b>Code-assessable</b> if located in the Restricted Residential Precinct. <i>[remainder of Column 2 unchanged]</i>	<i>[insert]</i> Tamborine Mountain Zone Code (Section 3.7.8); and House Code (Section 5.2.35) Probable Solutions S2.1; S3.2; S6.1; S6.2; S8.1; S9.1; S10.1 and S11.1; and Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S11.3 of Table 5.3.9); and All Specific			
<b>Column 1 Use</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>								
<i>[insert]</i> House – Restricted <i>[remainder of Column 1 unchanged]</i>	<i>[insert]</i> <b>Code-assessable</b> if located in the Restricted Residential Precinct. <i>[remainder of Column 2 unchanged]</i>	<i>[insert]</i> Tamborine Mountain Zone Code (Section 3.7.8); and House Code (Section 5.2.35) Probable Solutions S2.1; S3.2; S6.1; S6.2; S8.1; S9.1; S10.1 and S11.1; and Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S11.3 of Table 5.3.9); and All Specific								

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		Outcomes for the Restricted Residential Code (section 3.7.24)  <i>[remainder of Column 3 unchanged]</i>
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The following insertions in Table 3.7.5 Assessment Table for development not for a Material Change of Use in the Tamborine Mountain Zone;

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work <sup>95</sup> not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .  <i>[unchanged]</i>	<i>[Column 2 unchanged]</i>	<i>[under]</i>  If <b>Self-assessable</b> or <b>Code-assessable</b> –  <i>[insert]</i>  Where located in the Restricted Residential Precinct-  Specific Outcomes S01 and S02 of the Restricted Residential Precinct Code (Section 3.7.24);; and  Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S111.3 of Table 5.3.9) if Building Works involving filling, excavating or retaining wall.  <i>[remainder of Column 3 unchanged]</i>
Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Reconfiguring a Lot <sup>96</sup>  <i>[unchanged]</i>	<i>[under]</i>  <b>Code-assessable</b> , if (a) located in the –  <i>[Insert]</i>  (vi) Restricted Residential Precinct; or  <i>[remainder of Column 2 unchanged]</i>	<i>[insert]</i>  Where located in the Restricted Residential Precinct-  Tamborine Mountain Zone Code (section 3.7.8); and  Specific Outcomes S01; S02; S03; S10 and, S13 of the Restricted Residential Precinct Code (section 3.7.24), and  Specific Outcomes SO9; SO23 and SO25 and Probable Solutions S16.1; S28.1; S31.1-2 and S32.1 of Table 5.4.6 of the Reconfiguring a Lot Code (section 5.4.2); and

			Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S111.3 of Table 5.3.9).  <i>[remainder of Column 3 unchanged]</i>								
	Carrying out Operational Work for Reconfiguring a Lot  <i>[unchanged]</i>	<i>[Column 2 unchanged]</i>	<i>[insert]</i>  Where located in the Restricted Residential Precinct-  Tamborine Mountain Zone Code (section 3.7.8); and  Construction and Infrastructure Code (section 5.3.6 excluding Probable Solutions S7.1 and S111.3 of Table 5.3.9)  Specific Outcomes S05, S06, S07, S08 and S09 of the Restricted Residential Precinct Code (section 3.7.24)  <i>[remainder of Column 3 unchanged]</i>								
Consistent Development in the Tamborine Mountain Zone Table 3.7.7  Chapter 3 Part 7 Division 3	Insert new defined use <i>House – Restricted</i> in Table 3.7.7 Consistent Development in Tamborine Mountain Zone, <table border="1" data-bbox="411 1243 1217 1467"> <thead> <tr> <th>Column 1 Development</th> <th>Column 2 Consistent Development</th> </tr> </thead> <tbody> <tr> <td><i>[insert]</i></td> <td><i>[insert]</i></td> </tr> <tr> <td>House – Restricted</td> <td>Where in the Restricted Residential Precinct</td> </tr> <tr> <td><i>[remainder of Column 1 unchanged]</i></td> <td><i>[remainder of Column 2 unchanged].</i></td> </tr> </tbody> </table>			Column 1 Development	Column 2 Consistent Development	<i>[insert]</i>	<i>[insert]</i>	House – Restricted	Where in the Restricted Residential Precinct	<i>[remainder of Column 1 unchanged]</i>	<i>[remainder of Column 2 unchanged].</i>
Column 1 Development	Column 2 Consistent Development										
<i>[insert]</i>	<i>[insert]</i>										
House – Restricted	Where in the Restricted Residential Precinct										
<i>[remainder of Column 1 unchanged]</i>	<i>[remainder of Column 2 unchanged].</i>										
Overall Outcomes for the Tamborine Mountain Zone Table 3.7.10  Chapter 3 Part 7 Division 4	<i>[insert]</i>  Overall Outcome (OO56A)  “Development within the Restricted Residential Precinct occurs in accordance with the Specific Assessment Criteria for the Restricted Residential Precinct at section 3.7.24, which are intended to give modified effect to the Consent Order of 19 October, 2005 in the Planning and Environment Court Appeal No. 1628 of 1998”  <i>[remainder of Table unchanged].</i>										
Specific Outcomes and Prescribed Solutions for the Restricted Residential Precinct  New Table 3.7.24 Chapter 3 Part 7	<i>[insert]</i>  <b>Subdivision 15 Specific Assessment Criteria for the Restricted Residential Precinct</b>  <b>3.7.24 Specific Outcomes and Prescribed solutions for Restricted Residential Precinct</b>  Table 3.7.24 Specific Outcomes and Prescribed Solutions for the Restricted Residential Precinct identifies in –										

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Division 4	<p>(a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and</p> <p>(b) column 2, the Acceptable Solutions in respect of which Self –assessable development is to be assessed and the Probable Solutions in respect to which assessable development is to be assessed.</p>	
<p><b>Table 3.7.24 Specific Outcomes and Prescribed Solutions for the Restricted Residential Precinct</b></p>		
<p><b>Column 1 Specific Outcomes</b></p>		<p><b>Column 2 Acceptable Solutions - if Self assessable Probable Solution - if Code assessable</b></p>
<p><b>General</b></p>		
<p>S01 Development for 12 dwelling units is undertaken in accordance with Site Levels – Site 7 and Site 3 Plan Nos. 03004-SK1, Long Section Common Accessway to Site 3 and Site 7 Drawing Nos. 03004-01 and 03004-02 prepared by Edmiston and Taylor and received by the then Beaudesert Shire Council on 21 March, 2003 and Site Layout Plans received by the then Beaudesert Shire Council on 17 April, 2002 and accompanying documentation except in so far as it is modified by the conditions of the Consent Order of 19 October, 2005 in the Planning and Environment Court Appeal No. 1628 of 1998.</p>	<p>S1.1 No Solution is prescribed.</p>	
<p><b>Building Envelopes</b></p>		
<p>S02 Development provides for 12 Building Envelopes of at least 350m<sup>2</sup> generally in accordance with the Site Layout Plans received by the then Beaudesert Shire Council on 17 April, 2002. The Building Envelopes are to be designed and located by a suitably qualified consultant so as to;</p> <p>I. Be suitable for dwelling unit construction on each allotment proposed for residential use; and</p> <p>II. Minimise impacts on the natural conditions of the site having regard to;</p> <ul style="list-style-type: none"> <li>- Vegetation retention;</li> <li>- Access to prevailing breezes and light;</li> <li>- Slope;</li> <li>- Slope stability;</li> <li>- Flooding;</li> <li>- Effluent disposal;</li> <li>- Localised stormwater runoff;</li> <li>- Vehicle access;</li> <li>- Fire trails; and</li> <li>- Fire brigade operations; and</li> </ul> <p>III. ensure all existing buildings and waste disposal facilities meet current</p>	<p>S2.1 No Solution is prescribed.</p>	

	<p>statutory setback requirements from any new boundaries (to be certified by a Surveyor); and</p> <p>IV. Be drawn to scale with dimensions tied to the property boundaries having regard to I, II, and III above on the Plan of Survey of the proposed reconfiguration; and</p> <p>V. The Building Envelopes are to be identified on all plans approved for proposed development in the Restricted Residential Precinct;</p> <p>VI. Survey control lodgement of CAS (Computer Aided Drafting) presentation of reconfiguration layout and Building Envelope Plans pursuant to IV shall be in accordance with Council's Policy for Survey Integration with Australian Mapping Grid and Australian Height Datum.</p>		
	<p><b>Buffer</b></p> <p>S03 Development ensures a buffer of 20m is be retained from the eastern boundary of the lot formerly described as Lot 969 on RP150903.</p>	<p>S3.1 No Solution is prescribed.</p>	
	<p><b>Landscaping</b></p> <p>S04 Development –</p> <p>(a) Provides for landscaping that ensures all trees, shrubs, grass and / or other ground covers are native Australian varieties particularly those indigenous to the locality and / or those included in the following species list:</p> <p style="text-align: center;"><b>Species List:</b></p> <p style="text-align: center;"><i>Blackwood, Lilly Pilly, Smooth Barked Apple, Kurrajong, Booyong, White Beech, Moreton Bay Fig, Native Frangipani, Sandpaper Figs, White Cedar, Boobiella, Native Passionfruit, Sweet Pittosporum, Black Apple, Giant Ironwood, Brush Box and Queensland Firewheel Tree.</i></p> <p>The proposed green firebreak indicated on the Site Layout Plan received by the then Beaudesert Shire Council on 17 April, 2002 shall be planted with fire retardant plants as listed in the above Species List.</p> <p>The proposed effluent disposal areas indicated on the Site Layout Plan received by the then Beaudesert Shire Council on 17 April, 2002 shall be planted with an appropriate selection of the following plants – <i>angophora costata, hardenbergia violaceae, hakea salicifolia, kennedia sp, hibbertia scandens, tristaniopsis laurina and hakea saligna;</i> and</p>	<p>S4.1 No Solution is prescribed.</p>	

	<p>(b) Ensures the vegetation be maintained in a sturdy and healthy condition with dead and diseased trees replaced as soon as practicable with suitable plantings listed in the above Species List; and</p> <p>(c) Ensures that vegetation that is removed or damaged as a result of construction is replaced as soon as practicable by suitable plantings from the above Species List approved prior to its removal except where clearing is required in accordance with S10 and;</p> <p>(d) Ensures the retention of existing established vegetation to the site as a whole, including effluent disposal areas, and to the exclusion of the nominated Building Envelopes, except where clearing is required as a result of S10.</p>		
	<p><b>Erosion Control</b></p>		
	<p>S05 Development –</p> <p>(a) Minimises the occurrence of soil erosion during construction; and</p> <p>(b) Ensures the implementation of erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses. Temporary drainage works including silt traps, are to be constructed on sloping ground or near watercourses, prior to any surface disturbances. Particular attention shall be paid to reducing erosion at watercourse crossings and to minimise bed and bank disturbance.</p>	<p>S5.1 No Solution prescribed.</p>	
	<p><b>Stormwater Management</b></p>		
	<p><b>Stormwater Management</b></p> <p>S06 Development –</p> <p>(a) Ensures design and construction of stormwater drainage is in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>; and</p> <p>(b) Ensures stormwater discharge and disposal occurs in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> and;</p> <p>(c) Ensures stormwater detention is provided on site as part of the stormwater drainage system. The method of controlling the discharge of stormwater from the developed site should restrict the discharge to that which existed prior to the development being carried out. Stormwater detention should occur in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> and;</p>	<p>S6.1 No Solution prescribed.</p>	

	<p>(d) Provides a stormwater drainage discharge easement at the Applicant's cost in favour of Council with reference to Memorandum Dealing No. 704536477 (filed in the Land Registry).</p>		
	<p><b>Water supply</b></p>		
	<p>S07 Development –</p> <p>(a) Provides an adequate water supply system in accordance with the standards in <i>Planning Scheme Policy No.7 (Standards for Construction and Infrastructure)</i>; and</p> <p>(b) Provides a minimum of 45,000 litres of water storage for domestic purposes for each Single Residence, including use of appropriate pipe quality, provision of rainheads for leaf removal and mosquito proofing and the installation of a first flush device on the water storage inlet. A full geotechnical report in relation to the stability of foundations for water storage tanks shall be submitted to Council.</p>	<p>S7.1 No Solution prescribed.</p>	
	<p><b>Effluent Treatment and Disposal</b></p>		
	<p>S08 Development –</p> <p>(a) Ensures that onsite sewage treatment facilities comply with the requirements under the <i>Plumbing and Drainage Act 2002</i>; and</p> <p>(b) Ensures all wastewater is treated and disposed of by way of separate systems for each dwelling unit unless otherwise approved by Council; and</p> <p>(c) Ensures the effluent disposal areas are remote from each Building Envelope and shall be secured by way of easement over the Common Area and in the event of Reconfiguration appropriately provided for in the Community Management Statement.</p>	<p>S8.1 No Solution prescribed.</p>	



	<p><b>Car Parking</b></p> <p>S09 Development –</p> <p>(a) Provides a minimum of 1 car parking space per dwelling unit;</p> <p>(b) Provides a minimum of 1 visitor's car parking space per dwelling unit.</p> <p>(c) Ensures all vehicle access, parking areas, delivery and collection areas and internal road systems shall be designed and maintained in accordance with <i>Planning Scheme Policy No.7 (Standards and Construction and Infrastructure)</i>;and</p> <p>(d) All vehicles under the control of the occupier or ancillary staff shall be parked wholly within the curtilage of the site and shall not obstruct turning areas or fire brigade operations.</p>	<p>S9.1 No Solution is Prescribed</p>	
	<p><b>Bushfire Hazard Management</b></p> <p>S10 Development -</p> <p>(a) Shall be carried out and maintained thereafter in accordance with a detailed Bushfire Hazard Management Plan making the following provisions;</p> <ul style="list-style-type: none"> <li>• Annual inspection by the Queensland Fire and Rescue Service, the cost of the inspection and any remedial action required shall be met by the Body Corporate, the Body Corporate to be responsible for the implementation of the Bushfire Hazard Management Plan; and</li> <li>• All buildings to be designed and constructed to the requirements of AS3959:1999 or updated version of that standard for bushfire safety purposes and to include the following preventative measures; <ul style="list-style-type: none"> <li>- Non - combustible leaf guards on all gutters;</li> <li>- Propane gas tanks vented away from the dwelling;</li> <li>- Underground powerlines to maintain power to homes during fire or storm;</li> <li>- An inner radiation fuel free zone of 10 metres to be established around each residence with a reduced fuel outer radiation zone to 10 metres and 1 metre for each degree of downfall slope;</li> <li>- Fire trails to be constructed and green fire</li> </ul> </li> </ul>	<p>S10.1 No Solution is Prescribed.</p>	

	<p>breaks to be established on the western slopes below each residence utilising treated wastewater;</p> <ul style="list-style-type: none"> <li>- The green fire breaks are to be planted with plantings from the Species List nominated in S04 of these Specific Outcomes;</li> <li>- Water storage capacity of 5,000 litres for each residence that is dedicated for fire fighting purposes; the tanks should be located for easy access by fire fighting vehicles and fitted with a 50mm male cam lock fitting;</li> <li>- portable fire pumps to be stored and kept in an operable condition at dwellings 3 and 7 (identified on Site Levels – Site 7 and Site 3 Plan Nos. 03004-SK1, Long Section Common Accessway to Site 3 and Site 7 Drawing Nos 03004-01 and 03004-02 prepared by Edmiston and Taylor and received by Council on 21 March, 2003 and Site Layout Plans received by the then Beaudesert Shire Council on 17 April, 2002) in case of power supply failure.</li> </ul>		
	<b>Community Health</b>		

	<p>S11 Development –</p> <p>(a) Ensures no incineration or open burning shall be carried out; and</p> <p>(b) Ensures external lighting used to illuminate any area of the premises of any Single Residence shall be angled or shaded in such a manner so that light does not directly illuminate any nearby premises, roadways or nearby bushland areas; and</p> <p>(c) Development shall be carried out and maintained in accordance with a Waste Management Plan making the following provisions:</p> <ul style="list-style-type: none"> <li>- All waste to be collected and disposed in accordance with the <i>Environmental Protection Act 1994</i>; and</li> <li>- Arrangement for the collection and disposal of waste to take account of the gradient and width of internal access roads; and</li> <li>- An area within common area to be provided to cluster wheeled bins for servicing; the area is to be adequately screened by a three sided block work construction.</li> </ul>	<p>S11.1 No Solution is Prescribed.</p>	
<b>Electricity</b>			
	<p>S12 Development –</p> <p>(a) Ensures provision of electricity supply to all lots within the development on normal supply tariffs. The electricity supply provided must satisfy normal domestic demand and be available at sufficient power to satisfy that demand at the closest identified building site to the property frontage; and</p> <p>(b) Ensures power lines not contained wholly within the proposed allotment serviced by the line are either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for Reconfiguration.</p>	<p>S12.1 No Solution is Prescribed</p>	
<b>Land Dedication</b>			
	<p>S13 Development -</p> <p>No dwelling unit should be occupied for residential purposes unless and until the land identified as Area A on the “Plan of Proposed Zoning Lot 969 on RP 150903 and Lot 16 on RP44708” (reference 11941-1B) of Andrews &amp; Hansen Pty Ltd dated 24/1/2006 (being the land intended to be rezoned to Special Facilities (Conservation) Zone in the Consent Order of 19 October 2005 in the Planning and Environment Court No. 1628 of 1998) has been dedicated to the Crown.</p>	<p>S13.1 No Solution is Prescribed</p>	
<b>Contributions</b>			
	<p>S14 Development -</p> <p>(a) Ensures payment of all rates, charges</p>	<p>S14.1 No Solution is Prescribed</p>	

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	<p>or expenses which are in arrears or remain a charge over the land under the provisions of the <i>Local Government Act 1993</i> or any other relevant Act.</p> <p>(b) Ensures all relevant infrastructure contributions as part of any subsequent development approval are paid as levied by development approval conditions.</p>		
<p>Schedule 1 Dictionary Part 1 Defined Uses</p>	<p><i>[insert]</i></p> <p><b>House – Restricted</b> means one (1) dwelling unit on an allotment used for residential purposes, including the use of the premises for either long or short – term accommodation. The term also includes the following –</p> <p>(a) the care of up to 7 non-residential children on the site; and  (b) the cultivation of any plant for the interest or enjoyment of the residents therein; and  <b>(c)</b> the keeping of domestic animals that are incidental to the house.</p>		