

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP42 Simplified Application, Approval and Inspection
Process for Street Lighting and Some Electricity
Reticulation Works

PSP42 – SIMPLIFIED APPLICATION, APPROVAL AND INSPECTION PROCESS FOR STREET LIGHTING AND SOME ELECTRICITY RETICULATION WORKS

HEAD OF POWER

This policy is a document that supports the Council's planning schemes and is made using the process prescribed in the *Sustainable Planning Act 2009*.

OBJECTIVE

The purpose of this policy is to provide a simplified development application, approval and inspection process for operational works in the form of street lighting and electricity reticulation in **Minor Roads**, pathways and bikeways on Council controlled land.

DEFINITIONS/APPLICATION

Application

This policy only applies to development applications for street lighting and/or reticulation of electricity for residential, commercial or industrial developments where all of the following criteria are met:

- 1) For new street lighting or street lighting modifications, the works are only proposed in **Minor Roads**, pathways and bikeways; and
- 2) For electricity reticulation, the works are limited to local reticulation within new developments (may include any associated modifications to the existing local electricity supply network); and
- 3) All other permits for reconfiguring and/or material change of use to which the proposed operational works relate have been issued; and
- 4) Where road works are necessary or proposed for the overall development, operational works development permit(s) have been issued for those road works; and
- 5) Where non-standard alignments are proposed, those alignments have been approved by Council's delegated officer; and
- 6) Where non-standard lighting requirements are proposed or are otherwise required by a condition of an associated approval for the overall development, the design requirements for that lighting have been confirmed with Council's delegated officer and incorporated in the finished lighting product; and
- 7) The works will be fully contained within land which is now, or which will become as a result of the development, either owned by, or under the control of Council (e.g. the works are within a park or road reserve).

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in Council's planning scheme for the land covered by the works.

Minor Road:

is a Council controlled road whose primary function is to give vehicle access directly to abutting allotments. For a road to be regarded as a minor road, it would normally have a classification of Residential Access Place, Residential Rear Lane, Residential Access Street, Residential Collector Street, Bus Collector Street, Industrial Access Road or Industrial Collector Road

Minor roads do not include Arterial, Sub-arterial or Distributor roads even if existing allotments gain direct access from those roads.

POLICY STATEMENT

Council is prepared to adopt the following simplified development application, approval and inspection process for operational works applications that meet the policy application criteria.

On receipt of a development application for operational works comprising:

- 1) the mandatory forms, design documentation and all other information required for a complete application;
- 2) a certificate from a Registered Professional Engineer of Queensland (an RPEQ) confirming that the items 1 and/or 2 as well as 3 to 7 (inclusive) of the policy application criteria have been complied with; and
- 3) certification from an RPEQ confirming the proposed street lighting and/or electricity reticulation design complies with Council's planning scheme, relevant planning scheme policies and relevant service authority guidelines and standards (including Standards Australia standards).

Council will issue a development approval with appropriate standard conditions.

The approved street lighting and/or electricity reticulation works are then to be constructed under the supervision of the developer's RPEQ.

On completion of the works, the developer's RPEQ is to undertake an inspection, identify all works containing defects, (if any), identify all aspects of non-compliance with the development approval, (if any), and ensure that the necessary rectification works are carried out. The developer's RPEQ is then to certify that all defects and all aspects of non-compliance with the development approval, (if any), have been rectified and provide both Council and the relevant service authority with "as constructed" drawings of the works as well as written certification that the works comply with the design and construction standards of both of those entities.

REVIEW TRIGGERS

This Policy is reviewed internally for applicability, continuing effect and consistency with related documents and other legislative provisions when any of the following occurs:

- (1) The related documents are amended.
- (2) The related documents are replaced by new documents.
- (3) Amendments which affect the allowable scope and effect of a Policy of this nature are made to the head of power.
- (4) Other circumstances as determined from time to time by a resolution of Council.

Notwithstanding the above, this Policy is to be reviewed at least once every two years for relevance and to ensure that its effectiveness is maintained.

RESPONSIBILITY

This Policy is to be:

- (1) implemented by the Development Services Department; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Development Services Department.

Version Control	
Council Resolution number	Date
Related Links:	