

## **8.15 PLANNING SCHEME POLICY 15 – SIMPLIFIED APPLICATION, APPROVAL AND INSPECTION PROCESS FOR STREET LIGHTING AND SOME ELECTRICITY RETICULATION WORKS**

This Planning Scheme Policy outlines a simplified development application, approval and inspection process to be used for operational works in the form of street lighting and electricity reticulation in minor roads, pathways and bikeways on Council controlled land. The policy prescribes:

8.15.1 Application Eligibility Criteria; and

8.15.2 The Simplified Development Application, Approval and Inspection Process to be Used.

### **8.15.1 APPLICATION ELIGIBILITY CRITERIA**

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).

Minor road in this context 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 Access Street, Residential 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.

### **8.15.2 THE SIMPLIFIED DEVELOPMENT APPLICATION, APPROVAL AND INSPECTION PROCESS TO BE USED**

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

Historic Version  
Redcliffe City Planning Scheme