



## BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

### APPLICATION DETAILS

This package relates to the application detailed below

<b>Address of Site:</b>	35 LAMBERT RD INDOOROOPIILLY QLD 4068 39 LAMBERT RD INDOOROOPIILLY QLD 4068
<b>Real Property Description of Site:</b>	L9 RP.223376 L11 RP.23462
<b>Aspects of development and type of approval:</b>	DA - PA - Material Change of Use Development Permit - Multiple Dwelling
<b>Council File Reference:</b>	A004770180 Permit Reference Number/s: DAMC348633617.
<b>Package Status:</b>	APPROVED - Version 1 (16th of February, 2018 5:18:01 PM)
<b>Package Generated:</b>	16/02/2018

### PROJECT TEAM

The assessment of this application has been undertaken by:

Matthew PINESE Urban Planner Planning Services City West Matthew.Pinese@brisbane.qld.gov.au 0731782028	Sallie BATTIST Principal Urban Planner, Development Assessment Planning Services City West sallie.battist@brisbane.qld.gov.au 3403 5992	Gabriel DE LA JARA Senior Technical Officer Engineering Services Gabriel.DeLaJara@brisbane.qld.gov.au 07 3403 9560
Anita CHESTERMAN Architect, Development Assessment Architect Services anita.chesterman@brisbane.qld.gov.au (07) 3403 5216	Meg PRESTON City Planning Meg.Preston@brisbane.qld.gov.au	James WORTH Landscape Architect Green Space Services James.Worth@brisbane.qld.gov.au +61731781362
Tim WALKER Urban Planner RiskSMART tim.walker@brisbane.qld.gov.au 31781539		

**DRAWINGS AND DOCUMENTS**

The term 'drawings and documents' or similar expressions mean:

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Ground Level	8410	22-DEC-2017 (Received)
Level 1	8410	22-DEC-2017 (Received)
Landscape planting strategy	8410	22-DEC-2017 (Received)
Landscape Planting Plan Southern Boundary	8410 LA-3-00 Rev 1	20-DEC-2017
Sheet List	DA_0.00	20-DEC-2017
Entry Perspective	DA_0.01	20-DEC-2017
Ground Floor Plan	DA_1.01	20-DEC-2017
Level 1 Plan	DA_10.2	20-DEC-2017
Level 2 & 3 Plan	DA_1.03	20-DEC-2017
Level 4 Plan	DA_1.04	20-DEC-2017
Roof Plan	DA_1.05	20-DEC-2017
Plan - Site/Survey Overlay	DA_1.06	20-DEC-2017
Development Data	DA_1.07	20-DEC-2017
Section A	DA_2.01	20-DEC-2017
Section B	DA_2.02	20-DEC-2017
Section C	DA_2.03	20-DEC-2017
Additional Sections	DA_2.04	20-DEC-2017
Pedestrian Entry Sequence	DA_2.05	20-DEC-2017
Northern Elevation	DA_3.01	20-DEC-2017
South Elevation	DA_3.02	20-DEC-2017
East Elevation	DA_3.03	20-DEC-2017
West Elevation	DA_3.04	20-DEC-2017
Perspective View	DA_5.01	20-DEC-2017
Perspective View	DA_5.02	20-DEC-2017
Materials Palette	DA_6.01	20-DEC-2017

**Advice**

Please see the attached document(s) for any advices.

### APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	Multiple Dwelling
Stage:	

#### General/Planning Requirements

	<b>Timing</b>
<p><b>1) Approved Drawings and Documents</b></p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p><b>2) Carry Out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	While site/operational/building work is occurring and then to be maintained
<p><b>3) Complete All Building Work</b></p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such building work must be carried out generally in accordance with the approved DRAWINGS AND DOCUMENTS, and, where the building work is assessable development, in accordance with a current development approval.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
<p><b>4) Maintain the Approved Development</b></p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.</p>	To be maintained
<p><b>5) Relocation of Dwellings to Donor Site/s</b></p> <p>At such time a donor site/s are identified within the City of Brisbane the houses are to be relocated and made capable of lawful occupation.</p>	As indicated
<p><b>6) Relocation of Dwelling Houses</b></p>	Prior to commencement of site works

Existing dwelling houses on the site are to be relocated to a donor site/s within the City of Brisbane or relocated to a secure holding yard.	
<b>7) Bicycle Parking</b>  Install and maintain secure bicycle parking and associated support facilities consistent with the approved DRAWINGS AND DOCUMENTS and in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>8) Security Lighting</b>  Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas  Ensure that all external lighting is in accordance with Australian Standard - AS4282- Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.  Ensure lighting over publicly accessible pathways covered by permanent awnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.  Lighting must be maintained by the owner of the building in a safe and good working order.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>9) Visitor Parking</b>  Visitor car parking spaces must: <ul style="list-style-type: none"> <li>- Be clearly labelled as 'Visitor Parking'; and</li> <li>- Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.</li> </ul>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

## Architecture

	<b>Timing</b>
<b>10) External Details</b>  External details of the building, facade treatment and external materials, colours and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.  Note: The requirement to use particular materials and finishes is imposed only for the purpose of achieving a built form outcome that displays architectural merit. Council has not assessed the materials and finishes for compliance with the Building Act, the Building Fire Safety Regulation, the Building Regulation, the Building Code of Australia, the Queensland Development Code, relevant Australian Standards, fire safety standards or any other relevant requirement of a statutory authority with regard to building work.	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
<b>11) Overall Height</b>	

<p>The overall height of the proposed building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>
<p><b>12) Provide Pedestrian Prioritised Pathway</b></p> <p>Provide a pedestrian prioritised pathway from the street frontage to the front door of each unit. The pathway must be differentiated in colour and texture from the driveway surface.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>13) Balconies/Verandahs/Terraces</b></p> <p>No balconies/verandahs/terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p>Note: Any Community Management Statement that may apply to this approval must contain a by-law which reflects the requirements of this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>14) Driveway Material and Finishes</b></p> <p>Provide materials and finishes to the driveway and external carparking surfaces that reduce the visual impact of these areas when viewed from the street. One or a combination of the following must be used:</p> <ul style="list-style-type: none"> <li>- Coloured aggregate;</li> <li>- Concrete pavers; and/or</li> <li>- Banding and patterns in the surface design.</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>15) Screen Air Conditioning and Other Plant Enclosures</b></p> <p>Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>16) Screening Multiple Dwelling / Dual Occupancy</b></p> <p>Provide screening in accordance with the approved DRAWINGS AND DOCUMENTS and the following:</p> <p>a) Where any windows of habitable rooms of the proposed dwelling (s) are within 2m at ground floor level or 9m above ground floor level of adjoining neighbouring dwellings' windows to habitable rooms, provide suitable screening in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Sill heights of 1.5m above floor level; or</li> <li>- Fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

- Fixed external screens, or
  - Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level).
- b) Where a direct view is available from balconies, landings, terraces and decks of the proposed dwelling(s) into windows, balconies, landings, terraces and decks of an adjacent dwelling house, that view must be screened from floor level to a height 1.5m above floor level.
- c) Translucent screens, perforated or slatted panels, or fixed louvres that are permanent, durable and fixed and have a maximum of 25% openings, with a maximum opening of 50mm.

### Landscape Architecture and Open Space Planning

	<b>Timing</b>
<p><b>17) Streetscape Works - Neighbourhood Street</b></p> <p>Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge to a Neighbourhood Street Major standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4 and 3.7.5</p> <p><b>17(a) Concrete Path</b></p> <p>Install a 1.8m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p><b>17(b) Submit As-Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p><b>17(c) Turf</b></p> <p>Install turf to the full width of the verge excluding any concrete path required by this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p><b>17(d) Street Tree(s)</b></p> <p>Contact the call centre on 3403 8888 and request that Council undertake street tree planting in accordance with the Infrastructure</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

Design Planning Scheme Policy including section 3.7.5 to the frontage of the development. Provide the call centre with the Development Approval number and obtain a reference number for the phone call for your record.

Timing: Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL)

#### 18) Landscape the Site - Self Certification

Landscape the site in accordance with the requirements of this condition.

##### 18(a) Landscape Plan for Self Certification

Prepare a detailed Landscape Plan at a scale of 1:100 for all on-site landscape works identified on the amended LCP received on the 22.12.17. The plan must be prepared by a registered Landscape Architect and must comply with the relevant Brisbane Planning Scheme Code. The plan must be certified by the registered Landscape Architect using Brisbane City Council Form CC10616 - Landscape Design Certification and the form must be submitted to Development Services.

In addition to the requirements listed above, the plan must include the following:

##### Planting

- Provide columnar trees at 3.0 metre intervals where possible along site boundaries
- Provide screening trees and shade trees along the entire length of the rear boundary
- Provide flowering feature accent trees as indicated to flank the main entrance
- Provide low shrubs and groundcovers to all landscape areas
- Provide a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls
- Provides one tree per 20m of frontage capable of growing 15m high (minimum) at maturity
- Provide tree planting to achieve a minimum of 25% shade to outdoor communal spaces within 5 years
- Provide tree species that can provide a minimum 50% shade cover to a site's open space within 10 years
- Provide a minimum of 25% landscaping within communal outdoor space consisting of a balanced combination of soft and hard landscape features
- Provide a minimum of 25% landscaping at a minimum 1m dimension within private open space areas on ground or in structure

##### Amenity

- Provide a prioritised pedestrian entry to the units
- Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted
- Hard surfaces must grade to landscaped areas
- Provide a hose cock for each courtyard

##### Containerised Planters

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained  
As indicated

- Clearly identify the location, width and depth of containerised planting areas
- Details of raised planters must demonstrate adequate width, depth and suitability of soil for the proposed planting. Minimum internal depths of planters must be: trees – 1500mm; large shrubs and palms – 800mm; small shrubs and groundcovers – 600mm
- Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system

**Terraced Retaining Walls**

- Terracing of retaining walls in accordance with the relevant Brisbane Planning Scheme Codes. Planting must consist of drought-hardy small trees, medium shrubs and groundcovers planted at densities that, under normal growing conditions, will result in complete surface mulch coverage within 12 months of planting

**Specifications**

- Provide mulch and soil to meet Australian Standards
- Ensure that soil media is ameliorated to increase its water-holding abilities

Timing: Prior to building work above ground level commencing

**18(b) Implement Certified Landscape Plan**

As indicated

Carry out the landscaping work in accordance with the above certified detailed Landscape Plan.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

**18(c) Certify Work**

As indicated

On completion of the landscaping work, submit to Development Services Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a registered Landscape Architect or licensed Landscape Contractor to certify the completed landscaping work complies with the certified detailed Landscape Plan.

Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Landscape Works Certificate.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.

**18(d) Maintain Landscape Work**

As indicated

Maintain the landscape work generally in accordance with the certified detailed Landscape Plan.

Timing: To be maintained

**Engineering**

	<b>Timing</b>
--	---------------



**19) Grant Easements**

As indicated

Grant the following easement(s):

i) Easements for underground drainage, overland flow and access purposes as may be required, in favour of Brisbane City Council.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL), and then to be maintained.

**19(a) Submit Plan of Subdivision and Documentation (Non-Council Easement)**

As indicated

Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

**19(b) Submit Plan of Subdivision and Documentation (Council Easement)**

As indicated

Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition.

Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL).

**19(c) Lodge Notated Plan and Documentation**

As indicated

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).

**19(d) Submit Evidence of Registration**

As indicated

<p>Submit to Development Services evidence of the registration of the necessary easement documentation.</p> <p>Timing: Within one month of the registration of the easement documentation.</p>	
<p><b>20) On-site Erosion (medium risk)</b></p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p> <p><b>20(a) Prepare Erosion and Sediment Control Plan</b></p> <p>Prepare Erosion and Sediment Control (ESC) Plan(s), and provide design certificates for the site in accordance with the relevant Brisbane Planning Scheme Codes. The plan(s) and design certificates must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of design certificates to Council's Compliance and Regulatory Services at: <a href="mailto:CARS-ESC@brisbane.qld.gov.au">CARS-ESC@brisbane.qld.gov.au</a></p> <p>Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.</p> <p><b>20(b) Attend a pre-start meeting</b></p> <p>Request and attend a pre-start meeting with an Erosion &amp; Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: <a href="mailto:CARS-ESC@brisbane.qld.gov.au">CARS-ESC@brisbane.qld.gov.au</a></p> <p>Timing: Prior to commencement of any site works causing exposure of soil.</p> <p><b>20(c) Implement Certified Erosion and Sediment Control Plan</b></p> <p>Implement the certified ESC plan(s) to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion. The plan(s) and design certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion. Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

<p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	
<p><b>21) Information Signage</b></p> <p>Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:</p> <p>a) The sign should provide a brief description of the development proposed;</p> <p>b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:</p> <p style="padding-left: 40px;">Developer; Project Coordinator; Architect/Building Designer; Builder; Civil Engineer; Civil Contractor/s; and Landscape Architect;</p> <p>c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>e) The maximum area of the sign is to be 2.0m<sup>2</sup>;</p> <p>f) The sign is to be positioned as follows:</p> <p style="padding-left: 40px;">located centrally along each road frontage of the site to Lambert Road located on or within 1.5 metres of the road frontage; mounted at least 300 millimetres above ground level; and clearly visible from the street for a pedestrian;</p> <p>g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;</p> <p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	<p>As indicated</p>
<p><b>22) Engineering Pre Start Meeting</b></p> <p>To arrange an engineering pre-start meeting with Development Service to comply with a condition of this approval, request letter to be emailed to <a href="mailto:DA-ComplianceEngineering@brisbane.qld.gov.au">DA- ComplianceEngineering@brisbane.qld.gov.au</a> including the following details:</p> <ul style="list-style-type: none"> <li>- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);</li> <li>- List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions;</li> <li>- Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote;</li> </ul>	<p>As indicated</p>

- Superintendent (Consultant) name, address and telephone number (including after-hours contact);
- Contractor/s and major Sub-Contractor/s, name, address and telephone number (including after-hours contact);
- Intended date of commencement of works.

Note:

- **All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting.**
- A minimum 5 working days' notice is required.
- Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.
- All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.
- Refer to Council's Infrastructure *Installation and Construction Requirements Manual* for full details of the notification, meeting, inspection and liaison requirements.

Timing: Prior to site/operational/building work commencing.

**23) Retaining Walls**

Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following:

- All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring
- Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall
- Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services
- Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners
- Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland
- Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.

**23(a) Certification of Retaining Walls**

For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining wall and ancillary drainage is in accordance with this condition.

Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).

Prior to site/operational/building work commencing

As indicated

**24) Construction Management Plan - Major**

Carry out development in accordance with a Construction Management Plan prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

**24(a) Submit Construction Management Plan**

Submit for the approval of Development Services a Construction Management Plan for the demolition, excavation and construction phases of the approved development. Separate Construction Management Plans may be appropriate for the individual components. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes, Workplace Health and Safety Legislation, Environmental Protection Act, the requirements of any Concurrence Agency, any other relevant legislative requirements and the following.

While site/operational/building work is occurring

The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:

- (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures);
- (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit);
- (iii) Street Lighting - (Brisbane Infrastructure - Asset Services- City Lighting);
- (iv) City Cycle bike stations and JCDecaux Advertising Signage (including obstruction to sight lines for such advertising - owned by JCDecaux)- (Brisbane Infrastructure - Transport Planning and Strategy, Contract Management section);
- (v) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage);
- (vi) Waste Bins - (Brisbane Infrastructure, Waste Service);
- (vii) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations);
- (viii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture);
- (ix) Parking Meters/Spaces - (Brisbane Infrastructure - City Parking);
- (x) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations);
- (xi) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage);
- (xii) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL);
- (xiii) Erect Scaffolding/Hoarding Permit, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability – City Malls Management, City Planning and Economic Development);
- (xiv) Vehicle Access Permits, (Queen Street Mall, Reddacliff Place, Chinatown Mall and Brunswick Street Mall) - (City Planning and Sustainability - City Malls Management, City

Planning and Economic Development).

The construction management plan must address the following:

- (i) Provision for pedestrian management including alternative pedestrian routes, past or around the site;
- (ii) Location of and impacts on any Council or other authority's assets on or external to the site;
- (iii) Temporary vehicular access points and frequency of use;
- (iv) Provision for loading and unloading materials including the location of any remote loading sites;
- (v) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (vi) How materials are to be loaded/unloaded and potential impacts on existing street trees;
- (vii) Location of proposed external hoardings and gantries, (with clearances to street furniture and other footpath assets, (e.g. CityCycle bike stations);
- (viii) Employee and visitor parking areas;
- (ix) Anticipated staging, programming;
- (x) Provision for fire exit routes for other uses on the subject or adjoining sites;
- (xi) Notify Development Services of construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6:30am and 6:30pm excluding public holidays).
- (xii) The details identified in (xi) above must be accompanied by a consultation strategy for seeking, recording and addressing the impacts of the work on the affected community.

Notes:

- Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.
- Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or where paid parking spaces are impacted upon or pedestrian diversions proposed are subject to separate application fees and rental fees.
- The approved Construction Management Plan will not allow the carrying out of specific work activities for any phase of construction outside of normal hours.

Timing: Prior to site/operational/building work commencing.

**24(b) Construction Management Plan - Pre- start Meeting**

Arrange a Pre-Start meeting with Development Services.

Timing: Prior to site/operational/building work commencing.

**24(c) Construction Management Plan - Associated Activities in Road Reserve**

Obtain relevant approvals to carry out any works required by the approved Construction Management Plan, including the following, within the road reserve:

While site/operational/building work is occurring

While site/operational/building work is occurring

- Temporary lane closures;
- Restricted work zones (subject to relaxation of clearway hours and resolution of alternative kerb side allocation including bus zones);
- Overcoming clearway restrictions;
- Gantry erection.

Notes:

- Applications will be assessed on the basis of road and footpath network operating conditions prevailing at the time. Council will consider impacts of other construction works or events that occur during the life of the permit.
- All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and /or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

Timing: Prior to site/operational/building work commencing.

**24(d) Construction Management Plan - Documentation on Site**

Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request at all times.

Timing: While site/operational/building work is occurring

**24(e) Construction Management Plan - Works to be Performed Out of Hours**

Obtain approval from Development Services for any work that is to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.

Timing: Prior to site/operational/building work commencing.

**24(f) Implement Approved Construction Management Plan**

Carry out the development in accordance with the approved Construction Management Plan.

Timing: While site/operational/building work is occurring.

While site/operational/building work is occurring

While site/operational/building work is occurring

While site/operational/building work is occurring

**25) Protect Existing Infrastructure**

Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.

**25(a) As Constructed Drawings**

While site/operational/building work is occurring

While site/operational/building work is occurring

<p>Where alterations to existing infrastructure are required, submit to Development Services "As Constructed" drawings showing all new and/or rectification works and an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p> <p><b>25(b) Submit Certification</b></p> <p>Where alterations to existing infrastructure are required, submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	<p>While site/operational/building work is occurring</p>
<p><b>26) Repair Damage to Kerb, Footpath Or Road</b></p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>27) Remove Redundant Drainage Outlets</b></p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>28) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></p> <p>Construct access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p> <ul style="list-style-type: none"> <li>i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</li> <li>ii. Manoeuvring on site for a RCV, being a reverse in and forward out movement and for the loading and unloading of vehicle(s).</li> <li>iii. Parking on the site for 38 resident/tenant cars, 4 X visitor cars, including</li> </ul>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>



<p>1 X parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site</p> <p>iv. Provide minimum 28 number of secure bicycle parking spaces and minimum 7 number of visitor bicycle parking spaces in accordance with approved drawings.</p> <p>v. A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).</p> <p>vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.</p> <p>vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</p> <p>viii. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads - Transport Operations (Road Use Management) Act 1995.</p> <p><b>28(a) Submit certification</b></p> <p>Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p><b>29) Refuse Collection - On Site</b></p> <p>Provide for the installation and collection of waste/recycling bins by Brisbane City Council's Waste Services.</p> <p><b>29(a) Arrange Refuse Collection</b></p> <p>Arrange for the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the site.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p><b>29(b) Notify Future Owner</b></p> <p>The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provided for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p> <p><b>29(c) Indemnify Council</b></p> <p>The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p>	<p>At all times</p> <p>As indicated</p> <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,</p>

	whichever comes first, and then to be maintained
<p><b>30) Site Drainage - Major</b></p> <p>Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site. Some developments may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention, rainwater tanks, and upgrade of stormwater drainage infrastructure).</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p> <p><b>30(a) Submit Site Drainage Drawings</b></p> <p>Submit and obtain approval from Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing</p> <p><b>30(b) Implement Approved Drawings</b></p> <p>Carry out the works in accordance with the approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained.</p> <p><b>30(c) Submit As Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p> <p><b>30(d) Submit Certification</b></p> <p>Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

<p>Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	
<p><b>31) Up Stream Stormwater Drainage Connection</b></p> <p>Provide a stormwater drainage connection for Lot(s) 10 on RP223376, Lot(s) 1 on SP149069, Lot(s) 2 on SP149069 the future development of all adjoining upstream properties, designed for ultimate developed catchment conditions and connected to a lawful point of discharge.</p> <p><b>31(a) Submit Stormwater Drawings</b></p> <p>Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m2 with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system</li> <li>- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies</li> <li>- For a multiple dwelling a 225mm diameter pipe is the minimum size required to service an upstream development of any kind.</li> </ul> <p>Timing: Prior to site/operational/building work commencing.</p> <p><b>31(b) Implement Approved Drawings</b></p> <p>Carry out the works in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained.</p> <p><b>31(c) Submit As Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL).</p> <p><b>31(d) Submit Certification</b></p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

<p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation on the plan of subdivision (ROL).</p>	
<p><b>32) Stormwater Quality (MCU)</b></p> <p>Manage stormwater quality in accordance with this condition.</p> <p><b>32(a) Implement Stormwater Quality Management</b></p> <p>Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval.</p> <p>Note: This condition does not require any further approval from Council.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), and then to be maintained.</p> <p><b>32(b) Water Quality Maintenance Management Plan</b></p> <p>Prepare and implement a Water Quality Maintenance Management Plan in accordance with the Water by Design 'WSUD Technical Design Guidelines for South East Queensland'. The plan must be prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Note: This condition does not require any further approval from Council.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), and then to be maintained.</p> <p><b>32(c) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater quality treatments strategy required pursuant to part (a) of this condition has been implemented and where a proprietary stormwater quality improvement device has been used to meet the water quality objectives, the device has been approved by Brisbane City Council for use in achieving the water quality targets.</p> <p>Note: Manufacturers that have approved devices by Brisbane City Council will be able to provide evidence of Council approval for use.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

<p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW).</p> <p><b>32(d) Maintain Management Plans</b></p> <p>Maintain the certified Water Quality Maintenance Plan and the stormwater quality treatment strategy required pursuant to part (a) of this condition. Include the Water Quality Maintenance Plan in any building management strategy, building management statement or community management statement.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
<p><b>33) Service Conduits and Mains</b></p> <p>Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the breaking and/or relocation of any existing sewer combine drains.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.</li> <li>- the retention and/or relocation of any existing foul water lines that currently exist within the site.</li> </ul> <p>Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.</p> <p><b>33(a) Submit As Constructed Drawings</b></p> <p>Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p> <p><b>33(b) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use,</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).	
<p><b>34) Telecommunications</b></p> <p>Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards:</p> <p>a) Provide telecommunications to the subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit the carrier of choice.</p> <p>b) If new pits and conduit infrastructure are required to be installed within the road reserve fronting the site, it must be suitably sized to cater for future installation of fibre optic cables.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>35) Agreement with Electricity Supplier</b></p> <p>Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>36) Permanent Vehicle Crossover</b></p> <p>Provide a 7.0 metre wide modified Type B2 permanent vehicle crossover to the Lambert Road frontage(s) of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>37) Redundant Crossover</b></p> <p>Remove the redundant existing vehicle crossing(s) on the frontage (s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

### Standard Advice

	<b>Timing</b>
<p><b>38) Further Development Permit required</b></p> <p>This Development Approval to carry out building work made assessable under the planning scheme for Brisbane does not include an assessment of building work against the requirements of the Building Act and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit(s) to carry out assessable building work under the Building Act has been issued.</p>	As indicated
<p><b>39) Construction Noise and Dust Emissions</b></p>	As indicated

<p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.</p> <p>The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m;</li> <li>or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol> <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	
<p><b>40) Standard Building Regulations</b></p> <p>This approval does not include assessment against the siting requirements of the Queensland Development Code. Should the approved development require a siting variation against the Queensland Development Code, an application for a Siting Variation must be submitted for the approval of Brisbane City Council - Compliance and Regulatory Services.</p> <p>Note. This development approval does not commit Compliance and Regulatory Services to approve any siting variation shown on the approved drawings.</p>	As indicated
<p><b>41) Advice</b></p> <p>Please note that the information contained in this section under the heading Standard Advice has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.</p>	As indicated
<p><b>42) Equitable Access</b></p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4, Australian Standard for Access and Mobility and the National Construction Code.</p>	As indicated
<p><b>43) Water and Wastewater</b></p>	As indicated

Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area).

For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 18 of the Planning Regulation 2017 (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.

**44) Fire Ant Movement Controls**

To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products. Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014. If you are unsure of your obligations contact the relevant Queensland State Government Department (Biosecurity Queensland, Department of Agriculture and Fisheries).

As indicated

**\*\* End of Package \*\***