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APPLICATION REF
A007151691

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Site Plan (Overall Layout)	DA-01 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**
Site Plan_1-500 (1 of 2)	DA-02 Rev. H	~~10-AUG-2023 (Received)~~ **25 SEP 2026**
Site Plan_1-500 (2 of 2)	DA-03 Rev. ~~H (Amended In Red 25-AUG-2023)~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**
Staging Plan	DA-07 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**
Waste Management Plan	DA-08 Rev. ~~H~~ **J**	~~10-AUG-2023 (Received)~~ **25 SEP 2026**
Streetscapes	DA-10 Rev. H	10-AUG-2023 (Received)
Type T1	DA-11 Rev. D	10-AUG-2023 (Received)
Type T2	DA-12 Rev. D	10-AUG-2023 (Received)
Type T3	DA-13 Rev. D	10-AUG-2023 (Received)
Type T3B	DA-14 Rev. D	10-AUG-2023 (Received)
Type T4	DA-15 Rev. C	10-AUG-2023 (Received)
Type T5	DA-16 Rev. D	10-AUG-2023 (Received)
Type T6	DA-17 Rev. D	10-AUG-2023 (Received)
Type T7	**DA-18 Rev. A**	**25 JUN 2026**
Post-Development Catchment Layout Plan	SK02 Rev. D	14-JUL-2023 (Received)
Post Developed Catchment Plan	**SK303 Rev B**	**12-NOV-2026**
Concept Roadworks & Drainage Plan	SK03 Rev. D (Amended In Red 25-AUG-2023)	14-JUL-2023 (Received)
Road Widening Plan	RC 16103 Issue 1	20-DEC-2022
Concept Bulk Earthworks Plan	SK05 Rev. D (Amended In Red 25-AUG-2023)	14-JUL-2023 (Received)
Bulk Earthworks Plans	**SK301 Rev. B**	**12-NOV-2026**
Concept Bulk Earthworks Sections	SK06 Rev. D	14-JUL-2023 (Received)
Bulk Earthworks Sections	**SK302 Rev. B**	**12-NOV-2026**
Landscape Character	Sheet - 03 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Landscape Character	Sheet - 04 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Landscape Site Plan	Sheet - 05 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Landscape Concept Plan A	Sheet 06 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Landscape Concept Plan B	Sheet 07 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)

Commented [CL1]: If required all highlighted plans may be marked up to cross out superseded Stage 3 detail and refer to the drawings submitted with this application which are for Stage 3 only.

Landscape Concept Plan C	Sheet 08 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Landscape Concept Plan	**Sheet 7 of 10**	**OCT-2026**
Deep Planting Area Plan - A	Sheet 10 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Deep Planting Area Plan - B	Sheet 11 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Deep Planting Area Plan - C	Sheet 12 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Typical Townhouse & COS	Sheet 16 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)
Plant Palette	Sheet 17 of 17 Rev. D (Amended In Red 04-AUG-2023)	13-JUL-2023 (Received)

APPROVAL CONDITIONS (STAGE 1 AND 2 CONDITIONS REMOVED, NO CHANGES REQUIRED FOR THESE COMPLETED STAGES)

Permit to Which These Conditions Relate:	DA - PA - Material Change of Use
Activity(ies):	Multiple Dwelling
Stage:	Stage 3

General/Planning Requirements

	Timing
95) Commencement of Use Stage 3 must not commence use until all conditions relating to the earlier Stages 1 and 2 have been complied with. Timing: When all conditions relating to the earlier stage have been complied with.	As indicated
96) Time for Completion of Development The approved development must be completed within 6 years from the day the approval takes effect. Note: If the development is started but not completed within the time specified above, the approval (to the extent it relates to any development not completed) lapses. Timing: Development to be completed within 6 years.	As indicated
97) Maintain the Approved Development Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times

98) Approved Drawings and Documents 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. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
99) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring
100) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
101) Complete All Building Work 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 in accordance with the approved DRAWINGS AND DOCUMENTS. Note: Building work must also be completed in accordance with any other current development approval.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
102) Visitor Parking Visitor car parking spaces must: - Be clearly labelled as 'Visitor Parking'; - Remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure; and	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

- Provide 24 hour unrestricted access for all bona fide visitors to the whole site.	

Architecture

	Timing
103) Overall Height The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS. This condition should be read in conjunction with any other relevant condition requiring minimum height clearances for basement or undercover car parking and manoeuvring areas.	While site/operational/building work is occurring and then to be maintained
103(a) Submit Certification Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
104) Screen Air Conditioning and Other Plant Enclosures Install and maintain suitable screening to all air conditioning units, lift motor rooms, hot water systems plant and service facilities where externally visible or located on top of the building including where visible and/or located within private open space areas, communal open space areas, adjoining properties or public land. The screening structures must be constructed from durable materials that are consistent with materials used elsewhere on the facade of the building.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained

Ecology

	Timing
105) Environmental Offset Delivery (Ecology) Provide an environmental offset for the loss of land of local environmental significance identified in Brisbane City Plan 2014 The offset must be based on the loss of MLES3 (HES) area of net loss ~~172~~ 526 m2 of the area of MLES3 The offset must be delivered in accordance with the provisions of the Environmental Offsets Act 2014 and Offsets Planning Scheme Policy. Note: Vegetation may only be removed in accordance with the Vegetation Management Plan approved pursuant to the Vegetation Management Plan condition of this approval.	As indicated

Commented [CL2]: Same as condition 6 of ROL approval A006583903

Note: The deemed conditions in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014 are also imposed on this approval. Timing: Prior to any vegetation removal commencing.	

106) Fauna Management - Fauna Spotter Catcher Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing.	While site/operational/building work is occurring
106(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Timing: Prior to vegetation/ecological feature clearing commencing.	As indicated
106(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ ecological feature clearing is occurring.	As indicated
106(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to issue of Certificate of Occupancy/ Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated

107) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.	While site/operational/building work is occurring and then to be maintained
107(a) Submit Vegetation Management Plan	As indicated

Commented [CL3]: Condition 107 could be deleted or amended (or not). It is redundant now with VMP approval having been obtained and completed for the same extent of works, per A006915484

Submit and obtain approval for a Vegetation Management Plan from Development Services. This plan must be prepared by a qualified and experienced environmental practitioner, with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting, with current public liability insurance to $20 million, and a professional indemnity of $2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees. The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the APPROVED DRAWINGS AND DOCUMENTS, relevant Brisbane Planning Scheme Code and include the following: - The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas. - The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified. - The location and extent of all site works including all infrastructure and areas of earthworks. - Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring). - The location and description of all vegetation to be retained or to be removed. - Methods of physical identification of trees/vegetation to be retained or to be removed. - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970-2009), site protocols, etc. - A description of all pruning and tree surgery works (to AS 4373-2007) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers). - The location and extent of storage and stockpile areas for cleared vegetation and site mulch. - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works. - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre- clearing inspections, staging and sequence of clearing and recovery procedures. - Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher). Timing: Prior to site / operational / building work commencing and prior to or concurrently with any other operational works application.	
107(b) Project Arborist Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to $20 million, and a professional indemnity of $2 million.). Provide evidence of this appointment via the Compliance with Development Conditions	As indicated

online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Provide evidence of this appointment to the Ecologist Development Services. Timing: Prior to arranging a pre-start meeting.	
107(c) Pre-Start Meeting When measures are in place to identify and protect vegetation on site (such as tree protection fencing), arrange a pre-start meeting with the Ecologist Development Services. Applicable compliance and inspection fees must be paid to Council, in full, prior to the meeting being held. The Project Arborist and qualified Fauna Spotter Catcher must attend the pre-start meeting. Note: - All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. - Pre-start meeting request letter to be emailed to dalodgement@brisbane.qld.gov.au, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). - All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. Timing: Prior to site / operational / building work commencing.	As indicated
107(d) Implement Approved Vegetation Management Plan Carry out the works in accordance with the approved Vegetation Management Plan. Note: The Project Arborist must: - direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments. - perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373- 2007. Timing: While site / operational / building work is occurring.	As indicated
107(e) Submit Certification Submit to Development Services, certification from the qualified and experienced environmental practitioner (minimum of 5 years' experience) and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to $20 million, and a professional indemnity of $2 million.), that the work(s) have been carried out in accordance with the approved Vegetation Management Plan. Certification must include: - Inspection log of works; - Photographic records of works and monitoring activities;	As indicated

- Details of any non-conformances and any remediation measures implemented; - Details of vegetation pruning undertaken on retained trees. Certification is to be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
107(f) Retain and Protect Vegetation Retain and protect vegetation in accordance with the approved Vegetation Management Plan. Timing: To be maintained.	As indicated

108) Environmental Protection Zone Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on APPROVED DRAWINGS AND DOCUMENTS. The following requirements must be met and maintained to support the approved Environmental Protection Zone.	While site/operational/building work is occurring and then to be maintained
108(a) Restrictions Within Approved Environmental Protection Zone No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, no on-site stormwater drainage, no on-site wastewater treatment, no areas of disturbance (including excavation and filling), no storage/stockpiles of materials, no on-site parking, no access and no manoeuvring areas and no bushfire management measures must be located on any part of the site within the approved Environmental Protection Zone whether for temporary, short-term or long-term periods unless approved in this Development Approval or subsequent approvals from Council. Timing: To be maintained.	As indicated
108(b) Environmental Protection Zone Set Out A Registered Surveyor (Qld) must survey and peg the approved Environmental Protection Zone. Timing: Prior to site/operational/building work commencing and to be maintained	As indicated
108(c) Pet Exclusion Fencing Fences must be erected to the perimeter of the Development Footprint Plan to contain pets as shown on an approved rehabilitation plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and to be maintained.	As indicated

108(d) Notification to Prospective Purchasers Notify all prospective purchasers of the site(s) of the requirements and effects of this condition. Timing: At the time of marketing a lot for sale.	As indicated
108(e) Fences Fences are to be erected to the perimeter of the Environmental Protection Zone as shown on an approved rehabilitation plan. Fences must be constructed to allow the free movement of native fauna Timing: To be maintained.	While site/operational/building work is occurring and then to be maintained
109) Statutory Environmental Covenant Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the ecological values within the Environmental Protection Zone identified on the APPROVED DRAWINGS AND DOCUMENTS.	Prior to commencement of use
109(a) Submit Plan of Survey Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition. Timing: Prior to building work commencing.	As indicated
109(b) Request Preparation of Covenant Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following: 1. Maintenance of vegetation and ecological features including: - retention of vegetation and tree hollows; - maintenance of nesting boxes; - ongoing maintenance access; - ongoing invasive pest plant and animal control; - rehabilitation in accordance with an approved Rehabilitation Plan for the site. - Maintenance of fauna movement fences/ pet exclusion fences. 2. Exclusion from the covenant area of all buildings and structures (including swimming pools, tennis courts, retaining walls), open space, all associated facilities, landscaping, on-site stormwater infrastructure, on-site wastewater treatment, all areas of disturbance (including excavation and filling), on-site parking, access and manoeuvring areas, unless otherwise specified in this development approval or subsequent approvals from Council. Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.	As indicated

Timing: Prior to building work commencing.	
109(c) Lodge Notated Plan and Covenant Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: Prior to commencement of use.	As indicated
109(d) Submit Evidence of Registration Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council. Timing: Within one month of the registration of the covenant.	As indicated
109(e) Maintain Covenant Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant. Timing: At all times	As indicated

110) Rehabilitation (Submit Plan) Rehabilitate the site in accordance with a Rehabilitation Plan approved pursuant to this condition.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
110(a) Submit Rehabilitation Plan **110) Rehabilitation (Submit Plan)** Rehabilitate the site in accordance with a Rehabilitation Plan approved pursuant to this condition.	As indicated
110(b) Implement Approved Rehabilitation Plan Carry out the rehabilitation works in accordance with the approved Rehabilitation Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
110(c) Submit Implement Certification Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years'	As indicated

experience), that the rehabilitation works have been carried out in accordance with the approved Rehabilitation Plan. Certification all approved work/s have been successfully implemented including: - Planting densities and species are achieved - Weed control is successful - All required fencing (e.g., fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks are installed - Mulch and/or matting installed to areas identified on approved plan - Erosion control measures have been successful - Hazard reduction pruning undertaken. Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification. Certification must be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	
110(d) Submit Final Certification Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), certifying that the rehabilitation maintenance works have been carried out in accordance with the approved Rehabilitation Plan and are now complete. Certification all approved work/s have been successfully completed including: - Planting densities and species are achieved, - Weed control is successful - All required fencing (fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks, - Mulch and/or matting installed to areas identified - Erosion control measures have been successful - Hazard reduction pruning undertaken Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification. Certification is to be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).	As indicated

Timing: At completion of maintenance period	
110(e) On-Maintenance Period Provide a minimum of 24 months On-Maintenance to the works from the time the works are accepted On- Maintenance by Council. During this period maintain the works and rectify any defects identified at the on-maintenance inspection and those arising during the On-Maintenance period. Maintenance access for the rehabilitation area must remain unobstructed for the duration of the on-maintenance period. Timing: Minimum of 24 months from certification of completion.	As indicated

Landscape Architecture and Open Space Planning

	Timing
111) Retain and Protect Existing Street Tree(s) Identify, retain and protect the existing street trees including the roots unless otherwise agreed in writing with Program, Planning and Integration Arboriculture (PPI Arb). Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from PPI Arb. Where driveway crossovers occur within the Tree Protection Zone (TPZ) of existing street trees, seek approval from the Arboricultural Team in Program Planning and integration, City Standards for the final driveway crossover design and construction methodology to ensure the successful retention of the existing street tree(s) *PROOF OF FULFILMENT* *Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced. OR, evidence in writing from Asset Services Arboriculture that an alternative arrangement has been made. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	At all times
111(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Where works are within the canopy drip line of existing street trees, contact PPI Arb Coordinator in relation to the required provision of protection measures.	As indicated

Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site/operational/building work occurring. *PROOF OF FULFILMENT* *Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing. Timing: Prior to site / operational / building work occurring.*	
111(b) Maintain Protection Measures Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use. Timing: While to site/operational/building work is occurring.	As indicated

112) Landscape the Site - Self Certification Landscape the site in accordance with the requirements of this condition.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained
112(a) Detailed Landscape Plan for Self- Certification Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved Landscape Concept Plan (~~amended in red 04/08/2023~~Sheet 7 of 10, dated October 2026). The plan must be prepared by a Qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes. The plan must include the following: - Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use. - Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards. - Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting. - A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non-mains water source. - Trees required to be retained are documented, integrated into landscape design, and protected in accordance with the relevant sections of Australian Standard AS4970 Protection of trees on development sites. - Details of a 12 week establishment period. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated

112(b) Multiple Unit Dwelling In addition to the requirements listed above, the plan must include the following: - Deep planting areas as shown on the approved drawings planted with trees capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting noting that this is a minimum requirement and trees are expected to grow beyond these measurements. - Columnar canopy form or screening tree/shrub species planted at suitable spacings alongside and rear boundaries in planting areas shown on the approved drawings. - Shade and/or round canopy trees planted at suitable spacings along front boundaries in planting areas shown on the approved drawings. - Shade and/or round canopy trees in car parking areas in planting areas shown on the approved drawings. - Minimum internal depths and widths sufficient to support healthy plant growth, with the following dimensions or other dimensions if achieving the same soil volume; trees - 1200m width x depth, large shrubs and palms - 800mm width x depth, small shrubs and groundcovers - 600mm width x depth. - One hose cock within any private landscape and recreation area. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated
112(c) Implement Certified Detailed Landscape Plan Carry out the landscape work in accordance with the above certified detailed Landscape Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	As indicated
112(d) Certify Work On completion of the landscape work, submit to Development Services: - Brisbane City Council Form CC10613 - Landscape Works Certificate prepared by a Qualified Landscape Architect or licensed Landscape Contractor to certify the completed landscape work complies with the certified Detailed Landscape Plan - A copy of the as-constructed certified Detailed Landscape Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *An as constructed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated

112(e) Maintain Landscape Work Maintain the landscape work, including deep planting, in accordance with the certified Detailed Landscape Plan. Timing: To be maintained.	As indicated

Engineering

	Timing
113) Grant Easements Grant the following easement(s) as may be required: (i) Easements, in favour of Brisbane City Council for: - Open Cut and Overland Flow affected by the 1%AEP for Creek/Waterway flooding or 2%AEP for Overland Flow flooding as shown on the APPROVED DRAWING by Van Der Meer Consulting numbered ~~BR222162/SK03 Rev. D (amended in red 25/08/2022).~~ BR222162 SK301 Rev. B (dated 12/11/2026) Note: These easements include the provision for Council to obtain access. Timing: Prior to commencement of use and then to be maintained.	As indicated
113(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross) Submit to, and obtain approval from, 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.	As indicated
113(b) Submit Plan of Subdivision and Documentation (Other Easement) Submit to, and obtain approval from, 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.	As indicated
113(c) Lodge Notated Plan and Documentation 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.	As indicated

PROOF OF FULFILMENT *Evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.*	
114) On-site Erosion (Medium Risk) Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version). Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion.	As indicated
114(a) Manage earth disturbance on- site (i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of: A. 50mg/L TSS (Total Suspended Solids); B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU, or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services; C. pH between 6.5 and 8.5 at all times. (iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops. Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.	As indicated
114(b) Provide Land Occupier Notification to Council (i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au (ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land. Timing: Prior to commencement of any earth disturbing activities.	As indicated
114(c) Prepare Erosion and Sediment Control Plan	As indicated

Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate 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. Timing: Prior to the commencement of any earth disturbing activities.	
114(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for ESC with an Officer from Councils ESC Team in Compliance and Regulatory Services (CARS). Note: To request a pre-start meeting from Council's ESC Team send an email to CARS-ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed. Timing: Attend the pre- start meeting prior to the commencement of any earth disturbing activities.	As indicated
114(e) Implement Certified Erosion and Sediment Control Plan Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	As indicated
115) Information Signage 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: a) The sign should provide a brief description of the development proposed; 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: - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and	As indicated

- Landscape Architect; c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case; d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres; e) The maximum area of the sign is to be 2.0m2; f) The sign is to be positioned as follows: - located centrally along each road frontage of the site; - 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; 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; h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times; Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	

116) Filling and / or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes, and in accordance with APPROVED DRAWING/S by Van Der Meer Consulting numbered ~~BR222162/SK05 Rev. D (amended in red 25/08/2023) and BR222162/SK06 Rev. D.~~ BR22162 SK301 Rev. B (dated 12/11/2026) and BR22162 SK302 Rev. B (dated 12/11/2026).	Prior to building work commencing
116(a) Submit Earthworks Drawings Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and future finished levels in reference to the Australian Height Datum (including cross- sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from adverse impacts as a result of the works; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads. Note: If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required. Note: Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control. Timing: Prior to site/operational/building work commencing.	As indicated

116(b) Fill Material, Placement, Compaction and Testing All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the Environmental Protection Act 1994) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational/building work is occurring.	As indicated
116(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational/building work is occurring and then to be maintained.	As indicated
116(d) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared by a Registered Surveyor. Timing: Prior to building work above ground commencing.	As indicated
116(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to building work above ground commencing.	As indicated

117) Construction Management Plan (Minor) Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring
117(a) Construction Management Plan (Minor) - Prepare Plan Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development.The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following: (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site); (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);	As indicated

(iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site; (iv) Location and design of temporary vehicular construction access points, including frequency of use; (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties; (vi) Provision for loading and unloading of materials including the location of any remote loading sites; (vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site; (viii) Location of proposed external hoardings and/or gantries, and including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage - this includes any potential obstruction of sight lines for such advertising (e.g. bus stops with advertising); (ix) Location of proposed employee and visitor parking areas; (x) Anticipated staging and programming; (xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees; (xii) Complaint management processes to be implemented; and (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies. The Construction Management Plan must be supported by 'approval in principle' or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure. The list of relevant infrastructure and contacts is available on Council's website - Search 'Construction Management Plan'. Note: The Construction Management Plan is not required to be approved by Development Services. Timing: Prior to site/operational/building work commencing.	
117(b) Construction Management Plan (Minor) - Submit Plan Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: engineeringservices@brisbane.qld.gov.au quoting the BCC planning development approval reference number. Timing: At least 10 days prior to site works commencing.	As indicated
117(c) Construction Management Plan (Minor) - Documentation on Site Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times. The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition. Timing: While site/operational/building work is occurring.	As indicated
117(d) Construction Management Plan - Works to be Performed Out of Hours Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.	As indicated

Timing: Prior to site/operational/building work commencing.	
117(e) Implement Construction Management Plan (Minor) Carry out the development in accordance with the submitted Construction Management Plan.	While site/operational/building work is occurring
118) 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.	While site/operational/building work is occurring
118(a) As Constructed Drawings - Alterations to Existing Infrastructure 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. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *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. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	As indicated
119) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

- Retaining walls to stabilise excavation must be set back from 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, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.	
119(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 walls and ancillary drainage are in accordance with the requirements of this condition.	As indicated
120) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking Construct and maintain 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: 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. ii. Parking on the site for ~~4~~ 8 resident cars, and for the loading and unloading of vehicle(s) within the site. There must be a minimum total number of ~~4~~ 8 car parking spaces provided on site. iii. Provide and maintain ~~2~~ 4 secure bicycle parking spaces (i.e. ~~2~~ 4 resident spaces); *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
121) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel,	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to

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.	commencement of use, whichever comes first
121(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to the issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. Timing: While site / operational / building works is occurring.	As indicated
122) Minimum Flood Planning Levels Design and construct all building pad levels, floor levels and ancillary structures to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents. The minimum road, Lot, non-habitable and habitable levels are to be as shown on APPROVED DRAWING/S. *PROOF OF FULFILMENT* *As-Constructed drawings prepared by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.*	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
123) Refuse Collection - Kerb Side (external road or internal private road) Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS. Timing: At the commencement of use and then to be maintained.	As indicated
124) Refuse Storage - Kerb Side Collection Provide a refuse storage area to accommodate the type and quantity of refuse and recycling bins required to service the development, as shown on the APPROVED DRAWINGS AND DOCUMENTS.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

125) Remove Redundant Drainage Outlets 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. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
126) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
127) On Site Drainage - Minor Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to 'a lawful point of discharge' being the kerb and channel of proposed Liberty Drive and as shown on the APPROVED DRAWING by Van Der Meer Consulting numbered ~~BR222162/SK03 Rev. D (amended in red 25/08/2022).~~ BR222162 SK304 Rev B (dated 12/11/2026). Note: - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. - 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 - Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual. - Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals).	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

128) Service Conduits and Mains Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting 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: - the provision of all services and/or conduits along the full length of any rear allotment access or access easement. - the breaking and/or relocation of any existing sewer combine drains. - the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings. - the retention and/or relocation of any existing foul water lines that currently exist within the site. - any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. - 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.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
128(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings, including an asset register, prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. *PROOF OF FULFILMENT* *Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical).*	As indicated
129) Telecommunications Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the following works and	Prior to issue of Certificate of Occupancy/Final Inspection Certificate

infrastructure have been undertaken and installed in accordance with telecommunications industry standards: - 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. - 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.	or prior to commencement of use, whichever comes first
130) Agreement with Electricity Supplier 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. Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
~~**131) Construct Private Internal Fire Main and Hydrant(s)**~~ ~~Construct a private internal water main with fire hydrant(s) to serve the development where any point of a possible building envelope is or will be more than 90 metres (when the distance is measured around the perimeter of the building envelope) from a Urban Utilities (UU) hydrant, or~~ ~~Alternatively, provide fire protection from an UU hydrant in accordance with requirements of the Water Supply Code of Australia, South East Queensland Providers Edition. Such an outcome would satisfy this condition, and its sub-clauses.~~ ~~If a private internal water main with fire hydrant(s) are being constructed the following applies:~~ ~~The main is to be designed and constructed in accordance with the current version of the 'Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots' (GuRCIL) by the Queensland Fire and Emergency Services and the relevant Brisbane Planning Scheme Codes.~~ ~~Where the unassisted water supply cannot meet the flow & pressure requirements of the GuRCIL, the design & installation of a Fire Hydrant System is to be in accordance with the current version of AS2419.~~ ~~Accessible hardstand is to be provided for emergency vehicles within 20m of a fire hydrant(s) and the design and installation is to satisfy the requirements for~~	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

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feed hydrants of the current version of GuRCIL. Where emergency vehicles cannot be located within 20m of a fire hydrant(s), the design & installation of the Fire Hydrant System is to be in accordance with the current version of AS2419. The private main shall be supplied from a Urban Utilities (UU) water service and meter. This water service requirement is to be included in the development's Water Approval. -	
131(a) Access and Ownership of Main The hydrants must be located to allow 24 hour access for emergency and maintenance vehicles. Ownership and maintenance responsibility for the private main and hydrant(s) must exist and remain with a single legal entity, which represents the owner(s) of any property served by the private main and hydrant(s). This legal entity is to be to the satisfaction of UU for billing purposes and is to be a requirement of the development's Water Approval. This legal entity must remain in place for the life of the development, be responsible for the cost of water consumption charges at the UU boundary meter and be responsible for maintaining the private main and hydrant(s), for the life of the development. The responsibilities of the legal entity must remain in effect on transfer of the property title. Timing: at all times. -	As indicated
131(b) Submit Hydraulic Plan Submit detailed hydraulic plans to and obtain Compliance Permit from Plumbing Services for regulated work (Plumbing and Drainage Installation) under the Plumbing and Drainage Act 2018. Timing: Prior to site/operational/building work commencing. -	As indicated
131(c) Implement Approved Plans Construct the works in accordance with the approved hydraulics plan. Obtain a Compliance Certificate for the constructed works from the Manager, Plumbing Services Group. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. -	As indicated
131(d) Notify Future Owners The developer must notify all future and potential property owners of the private fire main and hydrants, and ownership responsibilities for the private fire main and fire hydrant. Timing: At the time of marketing the lot for sale. *PROOF OF FULFILMENT* *Submit the following documentation to Development Services: - Copy of UU Connection Certificate, indicating all requirements of the developer's Water Approval have been satisfied. - Provide a Statutory Declaration that future and potential property owners will be advised of the private fire fighting infrastructure,*	As indicated

~~who owns that infrastructure and the maintenance responsibilities for the infrastructure.~~	
132) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
133) Permanent Driveway Crossover Provide ~~a two~~four x ~~4.7~~ 4.0 metre wide modified Single dwelling Type permanent driveway crossover/s to the proposed Liberty Drive frontage(s) of the site (i.e. one each to the frontage/s of proposed Units ~~51 & 52~~51 – 54) in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree). At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
134) Redundant Driveway Crossover Remove the redundant existing driveway crossover(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. Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour. Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Standard Advice

	Timing
135) Construction Noise and Dust Emissions 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. The Environmental Protection Act 1994 prescribes that: 1. A person must not carry out building work in a way that makes an audible noise- - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. 2. The reference in subsection (1) to a person carrying out building work- - includes a person carrying out building work under an owner-builder permit; and - otherwise does not include a person carrying out building work at premises used by the person only for residential purposes. 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.	As indicated
136) Further Development Permit Required Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	As indicated
137) Currency Period The currency period for this development approval is stated in the Decision Notice and is expressed as a date. IF THE APPROVAL IS STAGED The currency period remains valid where the requirements of the condition are complied with. This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.	As indicated
138) Equitable Access Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following: - Queensland Anti-Discrimination Act 1991; - Federal Disability Discrimination Act 1992; - Australian Standards AS1428 Parts 1-4; - Australian Standard for Access and Mobility; and - National Construction Code.	As indicated

139) Fire Ant Movement Controls To prevent the spread of fire ants, the Queensland Government has implemented improvement 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. For further information contact the relevant Queensland State Government department on 13 QGOV.	As indicated
140) Cultural Heritage Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003*. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage. The Duty of Care Guidelines gazetted pursuant to the *Aboriginal Cultural Heritage Act 2003* provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care. For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).	As indicated

**** End of Package ****