



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	224 APPLEBY RD STAFFORD HEIGHTS QLD 4053 226 APPLEBY RD STAFFORD HEIGHTS QLD 4053
Real Property Description of Site:	L399 RP.100247 L400 RP.100247
Aspects of development and type of approval:	DA - PA - Material Change of Use Development Permit - Child Care Centre
Council File Reference:	A006229389 Permit Reference Number/s: DAMC434255923.
Package Status:	APPROVED - Version 2 (4th of March, 2024 11:18:50 AM)
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Acoustic Report	2023040 R01K (Amended In Red 15-NOV-2023)	27-OCT-2023 (Received)
Landscape Concept Plan	2301-019 Rev D, Pages SK001, SK002, SK003, SK010, SK011	27-OCT-2023 (Received)
Site/Locality Plan	DA10 Issue C	26-OCT-2023 (Received)
Ground Floor Plan	DA20 Issue C	26-OCT-2023 (Received)
First Floor Plan	DA21 Issue C	26-OCT-2023 (Received)
Roof Plan	DA22 Issue C	26-OCT-2023 (Received)
Proposed Sections	DA30 Issue A	26-OCT-2023 (Received)
Proposed Elevations 1	DA40 Issue B	26-OCT-2023 (Received)
Proposed Elevations 2	DA41 Issue C	26-OCT-2023 (Received)
Proposed Elevations 3	DA42 Issue B	26-OCT-2023 (Received)
Preliminary External Catchment and Drainage Details	P400 Rev C (Amended In Red 29-FEB-2024)	02-FEB-2024 (Received)
Proposed Access Arrangements	23054-01 Rev A	20-SEP-2023 (Received)

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):	Child Care Centre
Stage:	Child Care Centre (90 places)

General/Planning Requirements

		Timing
1) 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
2) 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.		While site/operational/building work is occurring
3) 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
4) 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.		Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first

Note: Building work must also be completed in accordance with any other current development approval.	
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Architecture

	Timing
<p>5) External Details</p> <p>External details of the building, facade treatment and external materials and finishes must be consistent with the approved DRAWINGS AND DOCUMENTS.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p>6) Overall Height</p> <p>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.</p> <p>NOTE: 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.</p>	<p>While site/operational/building work is occurring and then to be maintained</p>
<p>6(a) Submit Certification</p> <p>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.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>7) Driveway Material and Finishes</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"> - Coloured aggregate; - Concrete pavers; and/or 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>

- Banding and patterns in the surface design.	
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8) 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

Landscape Architecture and Open Space Planning

	Timing
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9) Landscape the Site - Self Certification	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)
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9(a) Prepare a detailed Landscape Plan for Self Certification	
Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved Landscape Concept Plan, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions: PLANTING - Provide columnar trees at 3m intervals where possible along site boundaries - Provide columnar screening trees at 6m intervals along the rear boundary - Provide deep planting areas as shown, planted with trees, shrubs and groundcovers. Required large trees are to be planted centrally with 2m distance to any structure. Undertake measures to mitigate any conflict with upstream connection and provision of deep planting. - Provide flowering /shade trees within the frontage as shown on the approved Landscape Concept Plan and provided as 25 litre stock or larger - staked and tied - Provide a minimum 2 tier landscape structure to areas impacted by the sewer alignment on the southern boundary. Provide a 3 tier landscape	Prior to site/operational/building work commencing

<p>structure elsewhere ie. trees, shrubs and groundcovers</p> <p>ADDITIONAL REQUIREMENTS - Maximise opportunities for stormwater infiltration into landscaped areas</p> <p>SPECIFICATIONS - Provide mulch and soil to meet AS4454 and AS4419 - Ensure that soil media is ameliorated to increase its water holding capabilities.</p> <p>Note: The requirements outlined by this condition do not require an application to be made with Council.</p>	
<p>9(b) Construct Approved Work</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>9(c) Certify Work</p> <p>On completion of works, submit to Development Services certification from:</p> <ul style="list-style-type: none"> - A registered Landscape Architect or Landscape Designer that the detailed Landscape Plan complies with the City Plan (Form CC10616 Landscape Design Certificate); and - A registered Landscape Architect and registered Landscape Contractor that the completed landscape work complies with the detailed Landscape Plan, (Form CC10613 Landscape Works Certificate). <p>Note: A copy of the as-constructed detailed Landscape Plan must accompany the completed Compliance Certificates.</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>9(d) Maintain Landscape Work</p>	<p>To be maintained</p>
<p>10) Retain and Protect Existing Street Tree(s)</p> <p>Identify, retain and protect the existing street trees including the roots unless otherwise agreed in writing with Program, Planning and Integration Arboriculture (PPI Arb).</p>	<p>At all times</p>

<p>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.</p>	
<p><i>PROOF OF FULFILMENT</i> 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.</p>	
<p>10(a) Implement Protection Measures</p> <p>Install tree protection measures in accordance with Australian Standard - AS4970 Retention of Trees on Development Site.</p> <p>There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s).</p> <p>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.</p> <p>Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services.</p> <p>Timing: Prior to site/operational/building work occurring.</p> <p><i>PROOF OF FULFILMENT</i> Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing. Timing: Prior to site / operational / building work occurring.</p>	<p>As indicated</p>
<p>10(b) Maintain Protection Measures</p> <p>Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use.</p> <p>Timing: While to site/operational/building work is occurring.</p>	<p>As indicated</p>
<p>11) Street Tree Replacement</p> <p>Provide for replacement planting of the existing street tree(s) fronting the development site.</p> <p><i>PROOF OF FULFILMENT</i> Contextual photographic evidence of installed replacement trees. OR, evidence in writing from Program Planning and Integration 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.</p>	
<p>11(a) Enter Arrangement</p>	<p>As indicated</p>

<p>Enter into an arrangement with Program Planning and Integration to pay the cost or undertake works, as agreed with Program Planning and Integration, for the removal and replacement planting of the existing street tree(s) fronting the development site.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	
<p>11(b) Implement Arrangement</p> <p>Implement the arrangement agreed with Program Planning and Integration.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>12) Streetscape Works - Neighbourhood Street Minor</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 Minor 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>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>12(a) Concrete Path</p> <p>Install a 1.2m wide broom finished standard Portland grey concrete path.</p> <p>The edge of the path is to be aligned with the current setback from the kerb. Where the path cannot be installed on this alignment due to conflicts such as street trees, or power poles, contact the Landscape Architecture Team via email: specialistservices@brisbane.qld.gov.au.</p> <p>Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.</p> <p>Note: standard path alignments are shown on Brisbane Standard Drawing BSD-5201 sheet 2 but will vary depending on verge width and location.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>

<p><i>PROOF OF FULFILMENT</i> <i>Photographic evidence of concrete path. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	
<p>12(b) Submit As-Constructed Drawings</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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>As constructed drawings signed by an RPEQ. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>As indicated</p>
<p>12(c) Turf</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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>Photographic evidence of installed turf. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>As indicated</p>
<p>12(d) Street Tree(s)</p> <p>Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration.</p> <p>Note: Street trees should not be planted until all utilities have been installed.</p> <p>Timing: Prior to issue of Certificate of Occupancy / Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>A copy of the agreement with Program Planning and Integration and/or photographic evidence of installed trees. Timing: Prior to</i></p>	<p>As indicated</p>

<i>issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	
Pollution	
Timing	
13) Hours of Operation	
Hours of operation for the approved Child Care Centre must be limited between 6:30am and 6:30pm, Monday to Friday. Delivery hours are to be limited between 7am and 6pm.	At all times
14) Mechanical Plant or Equipment - Acoustically Screened	
<p>Mechanical plant or equipment is to be acoustically screened from an adjoining sensitive use. Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration and cold room motors. Acoustically screened is defined in City Plan 2014.</p> <p>NOTE: This condition does not authorise environmental nuisance under the Environmental Protection Act 1994.</p> <p><i>PROOF OF FULFILMENT</i> <i>Submit to Development Services, certification that all mechanical plant or equipment, is acoustically screened.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
15) Noise Emitters / Receivers (Implement Report)	
Design and construct all noise impact control measures, including relevant site layout, building and/or control measures and specifications, in accordance with the recommendations in Section 8.1 of the Acoustic Report prepared by Acoustic Works received 27/10/2023 and amended in red 15/11/2023.	While site/operational/building work is occurring and then to be maintained
15(a) Submit Certification	
Timing: Prior to Certificate of Occupancy/Final Inspection or commencement of use, whichever comes first.	As indicated
16) Outdoor Play Area	As indicated

The outdoor play areas must be limited to a maximum of 7 hours for each child during the daytime period, in a single or multiple play sessions (7am to 6pm). The areas are not to be used in any other times.

The outdoor play areas may be used between the hours of 7:00am and 6:00pm. The areas are not to be used at any other times.

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17) Playroom 3 Noise Mitigation

External windows and doors on the northern façade of Playroom 3 must remain closed at all times when in use.

As indicated

18) Limitation on the Number of Children

At all times

19) Dampening of Grilles and Metal Plates

All metal grilles, metal plates or similar located within vehicle parking and manoeuvring areas must be securely fastened and meet the requirements of AS3996:2019, Access covers and grates.

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

20) Tyre Noise Reduction

The driveways and carpark surfaces are to be appropriately treated/surfaced to reduce tyre noise impacts from the development.

PROOF OF FULFILMENT
Provide Certification that appropriate treatments/surfacing has been provided to the driveways and carpark areas to reduce tyre noise impact from the development. Certification must be provided by a Member or professional eligible to be a Member of the Australian Acoustic Society. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate.

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

Engineering

Timing

21) Grant Easements

Grant the following easement(s) as may be required:
 (i) Easements, in favour of Brisbane City Council for:
 - Underground drainage, Upslope stormwater connections.

As indicated

<p>Note: the easement plan is to be supported by a plan prepared by a Registered Surveyor (QLD) showing the location and size of the underground drainage, ensuring the infrastructure is fully contained within the easement.</p> <p>Note: These easements include the provision for Council to obtain access.</p>	
<p>21(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross)</p> <p>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.</p> <p>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.</p> <p>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.</p>	As indicated
<p>21(b) Submit Plan of Subdivision and Documentation (Other Easement)</p> <p>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.</p> <p>Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors.</p>	As indicated
<p>21(c) Lodge Notated Plan and Documentation</p> <p>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.</p> <p>Timing: Prior to commencement of use.</p> <p><i>PROOF OF FULFILMENT</i> <i>Evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.</i></p>	As indicated
<p>22) On-site Erosion (Medium Risk)</p> <p>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</p>	As indicated

<p>erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version).</p> <p>Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p>	
<p>22(a) Manage earth disturbance on- site</p> <p>(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.</p> <p>(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.</p> <p>(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:</p> <p>A. 50mg/L TSS (Total Suspended Solids);</p> <p>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;</p> <p>C. pH between 6.5 and 8.5 at all times.</p> <p>(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.</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p>	As indicated
<p>22(b) Provide Land Occupier Notification to Council</p> <p>(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au</p> <p>(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.</p> <p>Timing: Prior to commencement of any earth disturbing activities.</p>	As indicated
<p>22(c) Prepare Erosion and Sediment Control Plan</p>	As indicated

<p>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.</p> <p>Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies.</p> <p>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.</p> <p>Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.</p> <p>-----</p>	
<p>22(d) Attend a pre-start meeting</p> <p>Arrange and attend a pre-start meeting for Erosion and Sediment Team, Compliance and Regulatory Services (CARS).</p> <p>All relevant documentation, including the certified erosion and sediment control plan and the certified design certificate must be submitted with the request.</p> <p>Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.</p> <p>-----</p> <p>Timing: Prior to the commencement of any earth disturbing activities.</p>	As indicated
<p>22(e) Implement Certified Erosion and Sediment Control Plan</p> <p>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.</p> <p>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.</p> <p>Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	As indicated

<p>23) Maintenance Period for Engineering Work</p> <p>Maintain the work required by the Engineering condition(s) imposed on this development approval and rectify any defects in accordance with the requirements detailed in this condition.</p> <p>Note: 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).</p> <p>Timing: During the on-maintenance period.</p>	<p>As indicated</p>
<p>23(a) On-Maintenance Acceptance</p> <p>Arrange an on- maintenance inspection with Development Services and obtain written confirmation from Council that the work has been completed in accordance with the requirements of the condition and is accepted on-maintenance.</p> <p>Provide proof of Public Liability Insurance (\$20 million) for the on- maintenance period.</p> <p>_____</p> <p>Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>23(b) On-Maintenance Period</p> <p>Provide a minimum 12 months maintenance to the work from the time the work is accepted on- maintenance by Council. During this period maintain the work and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period.</p> <p>_____</p> <p>Timing: A minimum 12 months from acceptance on-maintenance.</p>	<p>As indicated</p>
<p>23(c) Off-Maintenance Acceptance</p> <p>On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the work is accepted off-maintenance.</p> <p>Ensure all defects are rectified prior to making an appointment for off-maintenance Inspection.</p> <p>_____</p>	<p>As indicated</p>

Timing: On completion of the on-maintenance period.	
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24) Information Signage	
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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
- 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 to Appleby 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;

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.

As indicated

25) Engineering Pre-Start Meeting	
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Arrange and attend a pre-start meeting with Engineering Services, Development Services.

Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.

Note: Prior to arranging an engineering pre-start meeting, review the Pre-start Meeting Guidelines - Civil Engineering Works kit.

As indicated

<p>To request a pre-start meeting and associated lodgement requirements, refer to Council's website and search 'Pre- start meeting'.</p>	
<p>26) Basement Excavation and Support</p> <p>Basement excavation and support of all exposed walls must be carried out in accordance with the relevant Brisbane Planning Scheme Codes and the requirements of this condition.</p>	<p>Prior to building work commencing</p>
<p>26(a) Prepare Engineering Drawings</p> <p>Engineering drawings for the work required by this condition must be prepared and certified by a Registered Professional Engineer Queensland (Structural), in accordance with the relevant Brisbane Planning Scheme Codes detailing the design of the proposed excavation as well as proposed temporary and permanent support (if no temporary proposed) systems.</p> <p>The design must include at least the following:</p> <ul style="list-style-type: none"> - The location (in plan and section) of the proposed excavation; - Detailed design of proposed temporary support of the excavation; - If no temporary support is proposed then detail design of the proposed permanent support of the excavation; - Any retention system, including associated drainage, is to be wholly contained within the site unless written approval has been obtained from the affected neighbouring property owner; - The existing and proposed 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 excavation; - Protection of adjoining properties and roads from adverse impacts as a result of Building Works; - All existing Brisbane City Council stormwater lines and Maintenance Holes, including depths of Maintenance Holes and clearances to retention structures is to be shown. <p>Where ground or rock anchors are proposed as a temporary support (Note: permanent anchors are not acceptable) the design must include the following in addition to the above:</p> <ul style="list-style-type: none"> - Anchor position/s and length/s (in elevation view and sectional view); - Where the anchoring system is proposed to encroach into a neighbouring property, written approval is to be obtained from the affected property owner; - Plans must show the location of the ground anchors in relation to all existing services and public utilities. The cost of relocating any existing services, public utilities or BCC assets is the responsibility of the Developer. <p>Notes:</p> <ul style="list-style-type: none"> - The Earthworks drawings are not required to be submitted for Council approval. - Where any ground anchors or rock bolts are proposed within 10metres in the vertical plane of a UU sewer, UU water main, BCC stormwater line or 	<p>As indicated</p>

<p>combined sanitary drain, assessment will be required against the QDC section MP1.4 by the building certifier.</p> <ul style="list-style-type: none"> - Ground anchors are not to be located closer than 1.0m vertically or 1.0m horizontally from existing or proposed Council Infrastructure. - If the basement excavation impacts 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. - Where public utilities such as UU sewer or water infrastructure, electricity, telecommunication or gas infrastructure will be affected advice must be obtained from the respective utility owner. 	
<p>26(b) Implement Certified Engineering Drawings</p> <p>Construct and maintain the basement excavation and proposed support system in accordance with the above certified engineering drawings.</p> <p>Note: A copy of the certified engineering drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: While basement excavation and support system installation is occurring.</p>	As indicated
<p>26(c) Submit Post Construction Certification</p> <p>Submit certification by a Registered Professional Engineer Queensland that the basement excavation and support have been installed in compliance with the certified engineering drawings, the relevant Brisbane Planning Scheme Codes and the requirements of this condition.</p> <p>Timing: Prior to building work commencing above ground.</p>	As indicated
<p>27) Construction Management Plan - Major</p> <p>Carry out development in a method consistent with a Construction Management Plan (CMP) prepared in accordance with the requirements of this condition.</p>	While site/operational/building work is occurring
<p>27(a) Construction Management Plan - Submit Plan</p> <p>Submit to, and obtain compliance approval from, Development Services a detailed Construction Management Plan for the site preparation, demolition, excavation and construction phases of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following matters, both internal to and external to the development site:</p>	As indicated

<p>(i) Location of and impacts to any Council vegetation (i.e. street trees/park trees/garden beds)</p> <p>(ii) Location of and impact to any trees/vegetation on adjoining properties, including mitigation of potential impacts;</p> <p>(iii) Provision for DDA compliant pedestrian management;</p> <p>(iv) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);</p> <p>(v) Location of and impacts to any Council or other public utility assets;</p> <p>(vi) Details of all proposed work zones and/or lane closures, including justification;</p> <p>(vii) Location and design of temporary vehicular construction access points, including frequency of use;</p> <p>(viii) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;</p> <p>(ix) Provision for loading and unloading materials including the location of any remote loading sites / truck layby sites;</p> <p>(x) Location of materials, structures, plant and equipment to be stored or placed on the construction site;</p> <p>(xi) Location of proposed external hoardings and/or gantries, and the impacts on existing street furniture and other 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);</p> <p>(xii) Anticipated staging and programming;</p> <p>(xiii) Complaint management processes to be implemented; and</p> <p>(xiv) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.</p> <p>Note: Pre-approval of work zones and/or lane closures associated with construction of the development will be managed by Development Services however the Construction Management Plan must be supported by "approval in principle" or written approvals from other relevant Council sections or other governing bodies responsible for any other potentially impacted infrastructure.</p> <p>The list of relevant infrastructure and contacts is available on Council's website - Search 'Constructions Management Plan'.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	
<p>27(b) Construction Management Plan - Dilapidation Report</p> <p>Submit a dilapidation report to engineeringsservices@brisbane.qld.gov.au detailing the pre-existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions.</p>	<p>As indicated</p>

Timing: Prior to the pre-start meeting.	
<p>27(c) Construction Management Plan - Documentation on Site</p> <p>Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request by Council, at all times.</p> <p>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.</p> <p>Timing: While site/operational/building work is occurring.</p>	As indicated
<p>27(d) Construction Management Plan - Works to be Performed Out of Hours</p> <p>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.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	As indicated
<p>27(e) Construction Management Plan - Implement Plan</p> <p>Carry out the development in accordance with the approved Construction Management Plan.</p> <p>Timing: While site/operational/building work is occurring.</p>	As indicated
<hr/>	
<p>28) Protect Existing Infrastructure</p> <p>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.</p> <p>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.</p>	While site/operational/building work is occurring
<p>28(a) As Constructed Drawings - Alterations to Existing Infrastructure</p> <p>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>	As indicated

<p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>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.</i></p>	
<p>29) Filling and / or Excavation (Minor)</p> <p>Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>29(a) Prepare Earthworks Drawings</p> <p>Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p>	<p>As indicated</p>
<p>29(b) Implement and Maintain the Earthworks</p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>30) Retaining Walls</p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>- 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</p> <p>- walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services</p> <p>- walls must be designed and certified by a Registered Professional Engineer Queensland</p> <p>- walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.</p> <p>NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.</p>	
<p>30(a) Certification of Retaining Walls</p> <p>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.</p>	<p>As indicated</p>
<p>31) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>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:</p> <p>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.</p> <p>ii. Manoeuvring on site for a RCV/ VAN and for the loading and unloading of vehicle(s);</p> <p>iv. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).</p> <p>v. 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. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.</p> <p><i>PROOF OF FULFILMENT</i> <i>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.</i></p>	
<p>32) Repair Damage to Kerb, Footpath or Road</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, 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 Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>32(a) Interim Repairs</p> <p>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.</p> <p>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.</p>	<p>As indicated</p>
<p>33) Refuse Collection - On Site</p>	<p>At all times</p>

Provide for the installation and collection of refuse/recycling bins by Brisbane City Council's Waste and Resource Recovery Services or a private waste contractor.		
<p>33(a) Arrange Refuse Collection</p> <p>Arrange for the installation of refuse/recycling bins and for the subsequent collection of refuse including recycling from the site by Brisbane City Council's Waste and Resource Recovery Services or a private waste contractor.</p> <p>Timing: A minimum of four weeks prior to the commencement of use and then to be maintained.</p> <p><i>PROOF OF FULFILMENT</i> <i>Where a private waste contractor is engaged, provide written confirmation from the proposed waste collection contractor of the agreement to service the property. The written agreement must be submitted to Council's Waste and Resource Recovery Services and include full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size. Timing: Prior to commencement of use.</i></p>		As indicated
<p>33(b) Indemnify Council</p> <p>The owner and any subsequent owner must, by approved form to Waste and Resource Recovery Services, indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p>Timing: When an arrangement for refuse/recycling collection services is made with Brisbane City Council.</p>		As indicated
<p>33(c) Notify Future Owner</p> <p>Where Council is engaged as the waste contractor, the owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity must be provide for refuse collection vehicles to enter the property.</p> <p>Timing: At time of a change of ownership.</p>		As indicated
<p>34) Refuse Storage - On Site Collection</p> <p>Provide a roofed and wholly screened refuse enclosure utilising materials consistent with the development or a dedicated refuse storage room, as shown on the approved plans and documents.</p> <p>_____</p> <p>Bins must be located in an area which allows them to be manoeuvred from the bin storage area to the designated internal collection point.</p>		<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>35) Work for Transport Network - Road (Non-trunk) - External</p> <p>Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) as shown on the approved plan: Proposed Access Arrangements, Document number: 23054-01 Revision A, received 20/09/2023 and in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards:</p> <p>- a new median island along the Appleby Road frontage as shown on the APPROVED DRAWINGS AND DOCUMENTS;</p> <p>_____</p> <p>_____</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>35(a) Submit Functional Layout Drawings</p> <p>Submit to, and obtain approval from, Development Services functional layout 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.</p> <p>Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>35(b) Submit Roadworks and Stormwater Drainage Drawings</p> <p>Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage 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.</p> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>35(c) Submit Signs and Pavement Drawings</p> <p>Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.</p>	<p>As indicated</p>

Timing: Prior to site/operational/building work commencing.	
<p>35(d) Implement Approved Drawings</p> <p>Construct the works in accordance with the above approved drawings.</p> <p>Timing: Prior to on-maintenance acceptance.</p>	As indicated
<p>35(e) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to on-maintenance inspection.</p> <p><i>PROOF OF FULFILMENT Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.</i></p>	As indicated
<p>36) Remove Redundant Drainage Outlets</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>	
	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
<p>37) Site Drainage - Major</p> <p>Provide a minimum stormwater detention storage of 21m3.</p> <p>Notes:</p>	
	Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first
<p>37(a) Submit Site Drainage Drawings</p> <p>Submit to, and obtain approval from, Development Services, site drainage drawings and engineering calculations, prepared and</p>	As indicated

<p>certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>- 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</p> <p>- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p> <p>Timing: Prior to site/operational/building work commencing</p>	
<p>37(b) Implement Approved Drawings</p> <p>Carry out the works in accordance with the approved site drainage drawings.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	As indicated
<p>37(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable).</p> <p>Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT Certification from a Registered Professional Engineer Queensland or Queensland Building or Construction Commission licensed hydraulic consultants (where applicable) confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p>	As indicated
<p>38) Ponding of Stormwater</p> <p>Carry out the approved development to ensure that adjoining properties and roads are protected</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>from ponding or nuisance from stormwater during construction.</p> <p>Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.</p>	
<p>39) Up Stream Stormwater Drainage Connection - Minor</p> <p>Provide a stormwater drainage connection for Lot(s) 403 on RP100247 and Lot(s) 404 on RP100247 designed for ultimate developed catchment conditions and connected to a 'a lawful point of discharge' and as shown on the approved Preliminary External Catchment and Drainage Details, document number: P400 Revision C, received 02/02/2024 and amended in red 29/02/2024.</p> <p>Note - All upslope stormwater connections to existing private properties must extend to the property boundary of the relevant property being ultimately serviced by that connection.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>39(a) Prepare Stormwater Drawings</p> <p>Prepare stormwater drawings and engineering calculations, certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <hr/> <p>Timing: Prior to site/operational/building work commencing.</p>	<p>As indicated</p>
<p>39(b) Implement Certified Stormwater Drawings</p> <p>Carry out the works in accordance with the above stormwater drawings.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p>39(c) Submit As Constructed Drawings</p> <p>Submit to Development Services As Constructed drawings prepared by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable).</p> <p>Note: To be submitted via DA-ComplianceEngineering@brisbane.qld.gov.au and include the site address, A00 reference and Condition number in the subject line.</p>	<p>As indicated</p>

<p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultant (where applicable), confirming that the works have been completed in accordance with the above stormwater drawings.</i></p>	
<p>40) Service Conduits and Mains</p> <p>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:</p> <ul style="list-style-type: none"> - 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. <p>Note:</p> <ul style="list-style-type: none"> - 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. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>40(a) Submit As Constructed Drawings</p>	<p>As indicated</p>

<p>Submit to Development Services As Constructed drawings, including an asset register, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i> <i>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).</i></p>	
<p>41) Telecommunications</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> <ul style="list-style-type: none"> - 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. 	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>42) Agreement with Electricity Supplier</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> <hr/> <p>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).</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p>43) Water and Wastewater</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection</p>

<p>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.</p>	<p>Certificate or prior to commencement of use, whichever comes first</p>
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<p>44) Permanent Driveway Crossover</p> <p>Provide a 6.5 metre wide Type B2 permanent driveway crossover to the Appleby 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>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)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>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.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>45) Redundant Driveway Crossover</p> <p>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.</p> <p>Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour.</p> <p>Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

closures. These permits must be obtained prior to construction of the crossover.	
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Standard Advice

	Timing
<p>46) Construction Noise and Dust Emissions</p> <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. The Environmental Protection Act 1994 prescribes that:</p> <p>1. A person must not carry out building work in a way that makes an audible noise-</p> <ul style="list-style-type: none"> - on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or - on any other day, at any time. <p>2. The reference in subsection (1) to a person carrying out building work-</p> <ul style="list-style-type: none"> - 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. <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>	As indicated
<p>47) Further Development Permit Required</p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p>48) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019. Plumbing and drainage permit work requires approval by Brisbane City Council prior to the work being carried out.</p>	As indicated
<p>49) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>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.</p>	As indicated

<p>50) Equitable Access</p> <p>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:</p> <ul style="list-style-type: none"> - 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. 	<p>As indicated</p>
<p>51) Damage to Trees on Adjoining Land</p> <p>Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action</p>	<p>As indicated</p>
<p>52) Fire Ant Movement Controls</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	<p>As indicated</p>
<p>53) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. 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.</p>	<p>As indicated</p>

<p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	
<p>54) In Principle support for street tree interference or removal</p> <p>As street trees are protected vegetation, the interference with or removal of these trees requires a permit under the Natural Assets Local Law (NALL), issued by Program Planning and Integration (PPI). Development Services has sought preliminary advice from PPI regarding the identified removal/interference with existing street tree/s.</p> <p>Removal of one (1) existing street tree identified on the approved plans fronting Appleby Road is supported in principle for this development at this time. However, a separate NALL permit is required.</p> <p>Detailed arrangements must be made with PPI in relation to the works carried out on protected vegetation (including provision for tree removal and replacement tree planning costs as determined by the Arboriculture Team) prior to carrying out any works on protected vegetation. PPI Arboriculture Team can be contacted via BL-CS-PPI-PLANNING- ARB@brisbane.qld.gov.au.</p>	<p>As indicated</p>

**** End of Package ****