



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

**BCC DS
RECEIVED**
 28-MAY-2026
APPLICATION REF
 A007034207

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	269 GOODERHAM RD WILLAWONG QLD 4110
Real Property Description of Site:	L1/2 RP.104193 & L3/4 SP.102552
Aspects of development and type of approval:	DA - SPA - Material Change of Use Preliminary Approval under s242 - Low Impact Industry, Caretaker's Accommodation, Utility Installation, Research and Technology Industry, Emergency Services, Telecommunications Facility, Shop, Service Station, Renewable Energy Facility, Parking Station, Food and Drink Outlet, Car Wash, Warehouse, Service Industry, High Impact Industry, Medium Impact Industry DA - SPA - Reconfigure a Lot Development Permit - Subdivision of Land
Council File Reference:	A004755172 Permit Reference Number/s: DAMC327271916; DARL327272016.
Package Status:	APPROVED - Version 2 (16th of March, 2018 1:14:37 PM)
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PROJECT TEAM

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Functional layout plan typical sections (interim)	15-153-FL33 Rev B (Amended In Red 09-MAR-2018)	16-FEB-2018 (Received)
Allotment layout	6777-187 Rev D	13-OCT-2017
Structure Plan	06777-190 (Amended In Red 27-MAR-2017)	18-OCT-2016
Functional layout plan stormwater drainage sheet 1 - overall	15-153-FL04 Rev F (Amended In Red 02-MAR-2018)	22-SEP-2016
Functional layout plan stormwater drainage sheet 2 - overall	15-153-FL05 Rev F (Amended In Red 02-MAR-2018)	22-SEP-2016
Functional layout plan external roadworks (Interim phase 2) - Sheet 1	15-153-FL24 Rev D (Amended In Red 09-MAR-2018)	16-FEB-2018 (Received)
Functional layout plan external roadworks (Interim phase 2) - Sheet 2	15-153-FL25 Rev D (Amended In Red 09-MAR-2018)	16-FEB-2018 (Received)
Functional layout plan typical sections	15-153-109 Rev B (Amended In Red 09-MAR-2018)	16-FEB-2018 (Received)
Pallara Master Planned Community-Precinct 1 Flood Assessment	reference number 3503-09 revision 3	24-NOV-2015 (Received)
Willawong Industrial - Stormwater Quality Management Plan	002 (Amended In Red 31-JAN-2017)	19-OCT-2016

Advice

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

APPROVAL CONDITIONS

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Low Impact Industry Medium Impact Industry High Impact Industry Service Industry Warehouse Car Wash Food and Drink Outlet Parking Station Renewable Energy Facility Service Station Shop Telecommunications Facility Emergency Services Research and Technology Industry Utility Installation Caretaker's Accommodation
Stage:	Preliminary Approval for a Material Change of Use under s242 Sustainable Planning Act 2009 for Low impact industry, Medium impact industry, High impact industry, Service Industry and Warehouse

General/Planning Requirements

	Timing
<p>1) Metes and Bounds</p> <p>The preliminary approval is limited to the approved metes and bounds plan reference 6777-187 Rev D dated 13 October 2017. Development outside this metes and bounds plan does not form part of the preliminary approval via this application.</p>	At all times
<p>2) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site.</p> <p>Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.</p>	While site/operational/building work is occurring
<p>3) Prescribed Period</p> <p>The prescribed period for this preliminary approval is 96 months (eight years) from when the preliminary approval takes effect.</p> <p>The prescribed period for this preliminary approval is 192 months (16 years) from when the preliminary approval takes effect.</p> <p>Note: Send an acknowledgement email to edasouth@brisbane.qld.gov.au with the application reference number A004420706 in the subject line to confirm the date of when the preliminary approval took effect.</p>	As indicated
<p>Note: If the development or an aspect of development relating to this preliminary approval is not completed within the prescribed period, the preliminary approval lapses.</p>	
<p>4) Buffer to Sensitive Uses</p> <p>Any subsequent development application on the site is to provide a minimum 25 metre wide buffer incorporating mound planting and an acoustic barrier along the southern and eastern boundary of the</p>	proposed development located generally as shown on the Structure

As indicated

<p>Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR- 2017) dated 18-OCT-2016.</p> <p>Detailed cross section and layout plans of the buffer must be submitted as part of any subsequent development application demonstrating how the buffer:</p> <ul style="list-style-type: none"> a) Ensures acoustic attenuation mitigating noise impacts from non-residential activities to nearby sensitive uses; b) Provides visual screening of the uses on the site to nearby sensitive uses. <p><i>Where an alternative buffer to that shown on the structure plan is agreed to in writing by the Manager Development Services, the buffer as shown on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR-2017) dated 18-OCT-2016 is no longer required.</i></p> <p><u>Condition Intent</u></p> <p><i>To remove any doubt, the intent of this condition is to provide certainty that the buffer area must contain one or more of the following, mound and/or landscape planting and/or acoustic barrier, and is to be built between the industrial (non-residential) uses and the existing or future residential (sensitive use) nearby and maintained in perpetuity. If maintenance obligations are resolved to satisfy condition 13 of the preliminary approval (BCC Ref: A002188584) by way of judgment dated 10 April 2015 then this condition requiring an additional 25m buffer and acoustic fence is of no effect. The timing for the completion of the buffer is prior to commencement of the first industrial use.</i></p>	
<p>5) Landfill Gas</p>	<p>At all times</p>
<p>Any subsequent development application must include the submission of a Landfill Gas Risk Assessment, prepared or endorsed by a suitably qualified Contaminated Land Auditor, as approved by the Department of Environment and Heritage Protection.</p>	
<p>6) Site Requirement</p> <p>All development applications for a Material Change of Use and / or Reconfiguring a Lot, whichever the sooner, is to provide the following:</p> <ul style="list-style-type: none"> a) Dedicate 10.5 metre of land along the Gooderham Road frontage of the site to achieve a 30.5 metre wide Gooderham Road. b) Upgrade Gooderham Road and Burman Road generally in accordance with Functional Layout Plan External Roadworks (interim phase 2) – Sheet 1 prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL24 Rev D, received 16/02/2018, as amended in red 9/03/2018; Functional Layout Plan External Roadworks (interim phase 2) – Sheet 2 prepared by KN Group Consulting Engineers, drawing numbers 15- 153-FL25 Rev D, received 16/02/2018, as amended in red 9/03/2018; Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-109 Rev B, received 16/02/2018, as amended in red 9/03/2018; Functional Layout Plan Typical Sections (Interim) prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL33 Rev B, received 16/02/2018; 	<p>At all times</p>

<p>7) Vehicle Access</p> <p>The vehicular access to the site is to be generally in accordance with the Structure Plan prepared by RPS, reference 06777-190(Amended in red 27-MAR-2017), dated 18-OCT-2016 to show:</p> <p>i) One (1) all turn vehicle access from Gooderham Road. The vehicle access is to be a minimum 228.4m from the Gooderham Road and Burman Road intersection;</p> <p>ii) One (1) all turn vehicle access from Burman Road. The vehicle access is to be a minimum 122.5m from the Gooderham Road and Burman Road intersection;</p> <p>iii) Acknowledge in writing that ingress to or egress from the site to Burman Road is not permitted with any subsequent development permit without written approval from the Manager, Development Services. In obtaining approval for any access, consideration will be given to the location of access from a traffic safety point of view, sight lines and the relevant Planning Scheme Policies and Codes contained within Brisbane City Plan 2014 and the need to construct Burman Road to a suitable industrial standard.</p> <p><i>Note: No other vehicle ingress or egress is to be obtained from Gooderham Road apart from point i) above</i></p>	As indicated
<p>8) Limitation of Use: General industry A zone precinct - Low impact industry, Service Industry, Research and Technology Industry or Warehouse</p> <p>The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Low impact industry, Service industry, Research and Technology Industry or Warehouse where that development is on land shown as 'General Industry A' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR-2017) dated 18-OCT-2016 and is limited to the circumstances detailed below.</p> <p>Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Low impact industry, Service industry or Warehouse, Research and Technology Industry, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:</p> <p>i) If involving an existing premises with no increase in gross floor area, where complying with all self- assessable acceptable outcomes of the <i>Industry code</i> shall be subject to Self assessment against the <i>Industry code</i> – section A acceptable outcomes only and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or</p> <p>ii) If involving a new premises or an existing premises with an increase in gross floor area, where:</p> <p>a) on a site over 9,000m² located more than 150m from a sensitive zone;</p> <p>b) complying with all self-assessable acceptable outcomes of the <i>Industry code</i>, shall be subject to Self assessment against the <i>Industry code</i> – section A acceptable outcomes only and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or</p> <p>iii) If involving an existing premises with no increase in gross floor area, where not complying with all self-assessable acceptable outcomes of</p>	At all times

the *Industry code* shall be subject to Code assessment against the *Industry code* – section A outcomes only, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

iv) If involving a new premises or an existing premises with an increase in gross floor area, where:

- a) on a site over 9,000m² located more than 150m from a sensitive zone;
- b) not complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Code assessment against the *Industry code* – section A outcomes only, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

v) If involving a new premises or an existing premises with an increase in gross floor area, where:

- a) on a site 9,000m² or less; or
- b) located 150m or less from a sensitive zone,

shall be subject to Code assessment against the *Industry code*, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the *Brisbane City Plan 2014* as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

9) Limitation of Use: General industry A zone precinct - Medium impact industry

At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Medium impact industry where that development is on land shown as 'General Industry A' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR- 2017) dated 18-OCT-2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Medium impact industry, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

i) Medium impact industry A if involving an existing premises with no increase in gross floor area, where:

- a) on a site located more than 150m from a sensitive zone;
- b) complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Self assessment against the *Industry code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

ii) Medium impact industry A if involving an existing premises with no increase in gross floor area, where:

- a) on a site located more than 150m from a sensitive zone;
- b) not complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Code assessment against the *Industry code* Section A outcomes only, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

iii) Medium impact industry A if:

a) involving a new premises or an existing premises with an increase in gross floor area; or

b) on a site located 150m or less from a sensitive zone.

shall be subject to Code assessment against the *Industry code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

iv) Medium impact industry B shall be subject to Code assessment against the *Industry code*, *Industry Zone Code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the *Brisbane City Plan 2014* as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

10) Limitation of Use: General industry B zone precinct - Low impact industry, Service industry, Research and Technology Industry, or Warehouse

At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Low impact industry, Service industry, Research and Technology Industry or Warehouse where that development is on land shown as 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR-2017) dated 18-OCT-2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Low impact industry, Service industry, Research and Technology Industry or Warehouse, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

i) If involving an existing premises with no increase in gross floor area, where complying with all self-assessable acceptable outcomes of the *Industry code* shall be subject to Self assessment against the *Industry code* – section A acceptable outcomes only and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

ii) If involving a new premises or an existing premises with an increase in gross floor area, where:

a) on a site over 9,000m²;

b) complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Self assessment against the *Industry code* – section A acceptable outcomes only and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

iii) If involving an existing premises with no increase in gross floor area, where not complying with all self-assessable acceptable outcomes of the *Industry code* shall be subject to Code assessment against the *Industry code* – section A outcomes only, *Industry zone code*,

Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

iv) If involving a new premises or an existing premises with an increase in gross floor area, where:

- a) on a site over 9,000m²;
- b) not complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Code assessment against the *Industry code* – section A outcomes only, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

v) If involving a new premises or an existing premises with an increase in gross floor area, where on a site 9,000m² or less shall be subject to Code assessment against the *Industry code*, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the *Brisbane City Plan 2014* as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

11) Limitation of Use: General industry B zone precinct - Medium impact industry

At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Medium impact industry where that development is on land shown as 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR- 2017) dated 18-OCT-2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Medium impact industry, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval and where:

i) If involving an existing premises with no increase in gross floor area, where:

- a) on a site located more than 250m from a sensitive zone;
- b) complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Self assessment against the *Industry code* – section A acceptable outcomes only and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

ii) If involving an existing premises with no increase in gross floor area, where:

- a) on a site located more than 250m from a sensitive zone;
- b) not complying with all self-assessable acceptable outcomes of the *Industry code*,

shall be subject to Code assessment against the *Industry code* – section A outcomes only, *Industry zone code*, Prescribed secondary code, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or

<p>iii) If involving a new premises or an existing premises with an increase in gross floor area, where on a site located 250m or less from a sensitive zone shall be subject to Code assessment against the <i>Industry code</i> – section A outcomes only, <i>Industry zone code</i>, Prescribed secondary code, <i>Willawong neighbourhood plan code</i> and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or</p> <p>iv) If involving a new premises or an existing premises with an increase in gross floor area, where on a site located greater than 250m from a sensitive zone shall be subject to Code assessment against the <i>Industry code</i> – section A outcomes only, <i>Industry zone code</i>, Prescribed secondary code, <i>Willawong neighbourhood plan code</i> and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site; or</p> <p>v) If involving an existing premises with no increase in gross floor area, where on a site located between 150m to 250m from a sensitive zone shall be subject to Code assessment against the <i>Industry code</i>, <i>Industry zone code</i>, Prescribed secondary code, <i>Willawong neighbourhood plan code</i> and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the <i>Brisbane City Plan 2014</i> as amended from time to time.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	
<p>12) Limitation of Use: General industry B zone precinct - High impact industry</p> <p>The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of High impact industry where that development is on land shown as 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27-MAR- 2017) dated 18-OCT-2016 and is limited to the circumstances detailed below.</p> <p>Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of a High impact industry, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the <i>Industry code</i>, <i>Industry zone code</i>, Prescribed secondary code, <i>Willawong neighbourhood plan code</i> and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.</p> <p>The definitions and codes mentioned in this condition refer to definitions and codes contained in the <i>Brisbane City Plan 2014</i> as amended from time to time.</p> <p>Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.</p>	<p>At all times</p>
<p>13) Limitation of Use: Incompatible uses</p> <p>Upon the first development approval pursuant to the Material Change of Use or Building Work component of this preliminary approval taking effect, notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Agricultural supplies store, Animal husbandry, Animal keeping, Aquaculture, Bulk landscape supplies, Cropping, Dwelling house, Garden centre, Home based business, Intensive horticulture, Market, Roadside stall, Rural industry, Wholesale nursery, Winery and Veterinary services on land shown as 'General Industry A' and 'General Industry B' on Drawing No. 06777-190 (Amended In Red 27- MAR-2017) dated 18-OCT-2016 shall be subject to Impact assessment against the whole planning scheme and the conditions of this preliminary approval.</p>	<p>At all times</p>

The definitions mentioned in this condition refer to definitions contained in the *Brisbane City Plan 2014*.

14) Limitation of Use: Other Industrial Uses

At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Emergency Services, Car wash, Food and drink outlet (if less than 250m2 gross floor area), Parking station (where a 'park and ride' or bicycle parking), Renewable energy facility, Service station, Shop (if less than 250m2 gross floor area), Telecommunications facility (where not a broadcasting station or television station and not exempt development) where that development is on land shown as 'General Industry A' or 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777-190 (Amended In Red 27MAR2017) dated 18 OCT2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of a Car wash, Food and drink outlet (if less than 250m2 gross floor area), Parking station (where a 'park and ride' or bicycle parking), Renewable energy facility, Service station, Shop (if less than 250m2 gross floor area), Telecommunications facility (where not a broadcasting station or television station and not exempt development), Utility Installation (where not sewerage pump station, water pump station or sewerage treatment plant, pursuant to this preliminary approval, where that development is compliant with the conditions of this preliminary approval shall be subject to Code assessment against the Industry code, Industry zone code, Service Station code (where applicable), Telecommunication Facility code (where applicable) Prescribed secondary code, Willawong neighbourhood plan code and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014 as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

15) Limitation of Use: Caretakers Accommodation

At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Caretakers accommodation, where that development is on land shown as 'General Industry A' or 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777190 (Amended In Red 27MAR2017) dated 18 OCT-2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Caretakers accommodation,

(i) where complying with all self assessable acceptable outcomes of the Caretakers accommodation code shall be subject to Self assessment against the Caretakers accommodation code

(ii) where not complying with all self assessable acceptable outcomes of the Caretakers accommodation code shall be subject to Code assessment against the Caretakers accommodation code.

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014 as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

16) Limitation of Use: Utility Installation Where Sewage Pump Station or Water Pump Station OR Where Sewerage treatment Plant At all times

The extent, to which this preliminary approval varies the effect of the planning scheme for Brisbane, is limited to a Material Change of Use for the purpose of Utility Installation where Sewage Pump Station or Water Pump Station OR where Sewerage treatment Plant, where that development is on land shown as 'General Industry A' or 'General Industry B' on Structure Plan prepared by RPS, Drawing No. 06777190 (Amended In Red 27MAR-2017) dated 18OCT2016 and is limited to the circumstances detailed below.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Utility Installation where sewer pump station or water pump station,

a) If involving a new premises or an existing premises with an increase in gross floor area, where

- (i) complying with all self assessable acceptable outcomes of the Special Purpose code – Section A acceptable outcomes only shall be subject to self-assessment against the Special Purpose code.

b) If involving a new premises or an existing premises with an increase in gross floor area, where

; not complying with all self assessable acceptable outcomes of the Special Purpose code – Section A acceptable outcomes only shall be subject to code assessment against the Special Purpose code – Section A outcomes only.

Notwithstanding the contents of the level of assessment tables in the planning scheme, development for the purpose of Utility Installation where sewerage treatment plant if involving a new premises or an existing premises with an increase in gross floor area shall be subject to code assessment against the *Industry code*, *Industry zone code*, *Prescribed secondary code*, *Willawong neighbourhood plan code* and where applicable, overlay codes for overlays identified in the planning scheme as applying to the site

The definitions and codes mentioned in this condition refer to definitions and codes contained in the Brisbane City Plan 2014 as amended from time to time.

Where there is conflict between the codes and the conditions contained herein, the conditions shall prevail.

<p>17) Limitation of Reconfiguration of Lot in the General industry A and General industry B precincts</p> <p>The preliminary Approval varied the effect of the Brisbane City Plan 2014 where the development is on the land shown as General industry A and General industry B precincts on the Structure plan dated 18 October 2016 as amended in red 27 March 2017 in the circumstances below.</p> <p>Development of the site for Reconfiguration of Lot is to be in accordance with Table 5.6.1 – Reconfiguration of a lot of the Brisbane City Plan 2014 (v03.00/2016) as at 6 June 2016, as if the land is included within the Industry zone.</p>	At all times
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Engineering

	Timing
<p>18) External Roadworks - Subsequent Development Approvals</p> <p>In conjunction with any subsequent development application on proposed lot 999 where ingress to or egress from Burman Road is proposed, or where infrastructure required by Brisbane City Council or another relevant statutory authority, including the infrastructure indicated on the approved Structure plan, 06777-190 (amended in red 27 March 2017) is to be delivered, design and construct roadwork with associated drainage, footpath, site access and services in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTRROADS design standards to the satisfaction of the Delegate – Development Services South.</p>	As indicated

Standard Advice

	Timing
<p>19) Concurrence Agency Conditions</p> <p>The Department of Infrastructure, Local Government and Planning as concurrence agency have provided advice in the letter dated 20 October 2016 (REF: SDA-0716-032132). Please contact Hugh Campbell on 3452 7695 with any enquiries in relation to this condition.</p>	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Reconfigure a Lot
Activity(ies):	Subdivision of Land
Stage:	Reconfiguring a Lot - 4 into 2 lots + new road

General/Planning Requirements

	Timing
<p>20) Dewatering Works</p> <p>Any dewatering works that may be required as part of this approval must be carried out in accordance with the requirements of this condition.</p> <p>20(a) Submit Dewatering Management Plan</p> <p>Submit for the approval of Development Assessment, a Dewatering Management Plan (DMP) that must:</p> <ul style="list-style-type: none"> • address any potential for draw down of the aquifer beyond the boundaries of the Lot and any associated contaminated land issue identified in Chapter 7, Part 8 of the <i>Environmental Protection Act 1994</i>; • demonstrate no environmental harm (as defined in section 14(1) of the <i>Environmental Protection Act 1994</i>) will occur as a result of the proposed dewatering works; • be prepared by an appropriately qualified and experienced person as defined in Section 564 of the <i>Environmental Protection Act 1994</i>; and • be peer reviewed by a person authorised as an Auditor under Chapter 12 Part 3A (Section 570 to 572) of the <i>Environmental Protection Act 1994</i> reporting that the DMP satisfies the requirements of this condition. <p>Timing: Prior to any dewatering works commencing</p>	<p>At all times</p> <p>As indicated</p>
<p>20(b) Implement Approved Dewatering Management Plan</p> <p>Carry out dewatering works in accordance with the approved DMP with supervision by an appropriately qualified and experienced person as defined in Section 564 of the <i>Environmental Protection Act 1994</i></p> <p>Timing: While site works/operational/building works are occurring and then to be maintained</p>	<p>As indicated</p>
<p>20(c) Submit Certification</p> <p>Submit to Development Assessment, certification from an appropriately qualified and experienced person in accordance with Section 564 of the <i>Environmental Protection Act 1994</i> that the dewatering works have been carried out in accordance with the approved DMP.</p> <p>Timing: Prior to Council's notation of the plan of subdivision.</p>	<p>As indicated</p>
<p>21) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be available on site.</p>	<p>While site/operational/building work is occurring</p>
<p>Note. This condition is imposed to ensure compliance with the conditions of development approval. The copy of the conditions and drawings should be located in a site management office or with the site foreman.</p>	

22) Carry Out the Approved Development

Carry out the approved

development generally in accordance with the approved DRAWINGS AND DOCUMENTS.

Note. This development approval may include the location of fences, retaining

While site/operational/building work is occurring and then to be maintained

<p>walls and/or external walls of buildings on the boundary of a lot. This approval does not imply permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	
<p>23) Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any relevant Council engineering or other approval required by the conditions.</p>	<p>To be maintained</p>
<p>24) Landscaping of Vacant Site</p> <p>Stabilise the site with a suitable grass species to the satisfaction of the Manager, Development Services within 6 months of Council's notation of the plan of subdivision.</p> <p>Timing: Within 6 months of Council's notation of the plan of subdivision.</p>	<p>As indicated</p>
<p>25) Access Restriction</p> <p>Acknowledge in writing that ingress to or egress from the site to Burman Road is not permitted with any subsequent development permit without written approval from the Manager, Development Services. In obtaining approval for any access, consideration will be given to the location of access from a traffic safety point of view, sight lines and the relevant Planning Scheme Policies and Codes contained within Brisbane City Plan 2014 and the need to construct Burman Road to a suitable industrial standard. Furthermore ingress or egress to Gooderham Road is not permitted as part of the proposed reconfiguration of lot.</p>	<p>As indicated</p>
<p>26) Street Naming</p> <p>Provide street name signs.</p> <p>26(a) Submit Street Names</p> <p>Submit for the approval of Development Services a proposal for street names.</p> <p>Timing: A minimum of four (4) weeks prior to lodging the request for Council's notation of the plan of subdivision.</p>	<p>Prior to Council's notation on the plan of subdivision</p> <p>As indicated</p>

26(b) Supply and Install

As indicated

Supply and install the street name signs in accordance with the street names approved by Council.

Timing: Prior to Council's notation of the plan of subdivision.

Ecology

clearing.

<p>27) Fauna Management - Fauna Spotter Catcher (High Risk)</p> <p>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</p>	

Timing

Prior to site/operational/building work commencing and then to be maintained

27(a) Prior to Vegetation/ Ecological Feature Clearing

As indicated

Submit to Development Assessment certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and

<p>any necessary fauna protection measures or relocation procedures have been implemented.</p> <p>Timing: Prior to vegetation/ ecological feature clearing commencing.</p>	
<p>27(b) During Vegetation/ Ecological Feature Clearing</p> <p>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.</p> <p>Timing: While vegetation/ ecological feature clearing is occurring</p>	<p>As indicated</p>
<p>27(c) Submit Certification</p> <p>Submit to Development Assessment certification from the licensed Fauna Spotter Catcher that vegetation/ ecological feature clearing was carried out in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>As indicated</p>

Landscape Architecture and Open Space Planning

	Timing
<p>28) Streetscape Works - Subdivision New Road</p> <p>Carry out streetscape improvement works including concrete path (where required by this condition), turf and street trees to the verge of the new road(s) to an Industrial Street standard for Industrial roads and a Neighbourhood Street Minor standard for all other roads (Suburban / District / Neighbourhood / Local) 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, 3.7.4.5 and 3.7.5</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>28(a) Concrete Path</p> <p>Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of Suburban / District / Neighbourhood (bus route) / Industrial roads and one side of the carriage way of a Neighbourhood (non-bus route) road. The edge of the path is to be setback 1.9m from the back of the kerb for industrial roads and 1.3m from the back of kerb for all other roads. The path is to transition to existing paths on verges that adjoin the development.</p> <p>Timing: Prior to Council's notation of the plan of subdivision</p>	<p>As indicated</p>
<p>28(b) Submit As-Constructed Drawings</p> <p>Submit to Development Assessment "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 Council's notation of the plan of subdivision (ROL)</p>

As indicated

28(c) Turf

As indicated

Install turf to the full width of the verge excluding any concrete path required by this condition.

Timing: Prior Council's notation of the plan of subdivision

28(d) Street Tree(s)

As indicated

Enter into and implement an arrangement with the Asset Services 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 Asset Services.

Provide to Development Assessment a copy of the agreement signed by Asset Services.

Note: Street trees should not be planted until all utilities have been installed

Timing: Prior to Council's notation on the plan of subdivision

29) Streetscape Works - Neighbourhood Street

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to

Carry out streetscape improvement works to both Gooderham Road

and Burman Road fronting the development site 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 commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of

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 subdivision (ROL)

29(a) Concrete Path

As indicated

Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.3m from the back of kerb. The path is to transition to existing paths on verges that adjoin the development.

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

29(b) Submit As-Constructed Drawings

As indicated

Submit to Development Assessment "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.

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

29(c) Turf

subdivision (ROL)

Install turf to the full width of the verge excluding any concrete path required by this condition.

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

As indicated

29(d) Street Tree(s)

As indicated

<p>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. Timing: Prior to site/operational/building work commencing</p>	
<p>32(b) Fill Material, Placement, Compaction and Testing</p> <p>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) and noxious, hazardous, deleterious and organic materials.</p> <p>Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>Timing: While site/operational/building work is occurring</p>	<p>As indicated</p>
<p>32(c) Implement Approved Earthworks Drawings</p> <p>Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings.</p> <p>Timing: While site/operational/building work is occurring and then to be maintained</p>	<p>As indicated</p>
<p>32(d) Submit As Constructed Drawings</p> <p>Submit to Development Services "As Constructed" drawings prepared by a Registered Surveyor.</p> <p>Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p>32(e) Submit Certification</p> <p>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.</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used <u>complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798.</u></p>	<p>As indicated</p>
<p>Timing: Prior to building work commencing (MCU or BW) or prior to Council's notation of the plan of subdivision (ROL)</p> <p>33) Grant Easements</p> <p>Grant the following easement(s):</p> <ul style="list-style-type: none"> i) Easements for underground drainage, overland flow and access purposes as may be required, in favour of Brisbane City Council. ii) Easements for underground drainage, open cut, overland flow and access purposes as may be required and/or that part of the site affected by the 1% AEP for Creek/waterway flooding or 2% AEP for overland flow flooding, in favour of Brisbane City Council. iii) Easements over turning areas for B-double turn-around where such areas are located on private property, in favour of Brisbane City Council and its agents. 	<p>Timing: Prior to commencement of use (MCU) or as part of the</p>

As indicated

<p>registration of the plan of subdivision notated by Council (ROL), and then to be maintained</p>	
<p>33(a) Submit Plan of Subdivision and Documentation (Non-Council Easement)</p> <p>Submit for the approval of Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition.</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> <p>Timing: As part of the submission of the request for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)</p>	<p>As indicated</p>
<p>33(b) Submit Plan of Subdivision and Documentation (Council Easement)</p> <p>Submit for the approval of Development Services, a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition.</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 for compliance assessment pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 for Council's notation on the plan of subdivision necessary to comply with this condition (MCU) or give effect to this approval (ROL)</p>	<p>As indicated</p>
<p>33(c) Lodge Notated Plan and Documentation</p> <p>Lodge the plan of subdivision notated by Council pursuant to Schedule 19 of the Sustainable Planning Regulation 2009 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 (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL)</p>	<p>As indicated</p>
<p>33(d) Submit Evidence of Registration</p>	<p>As indicated</p>
<p>Submit to Development Services evidence of the registration of the necessary easement documentation.</p>	
<p>Timing: Within one month of the registration of the easement documentation</p>	
<p>34) On-site Erosion (high risk)</p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p> <p>34(a) Prepare ESC Plan and Program</p> <p>Prepare Erosion and Sediment Control (ESC) Plan(s) & Program, and provide design certificates, inspection certificates and a schedule of registered business names for the site in accordance</p>	<p>As indicated</p> <p>with the relevant Brisbane Planning Scheme Codes.</p> <p>The plan(s) and</p>

program must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or As indicated

<p>Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control <u>and</u> must be certified by a CPESC.</p> <p>Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.</p> <p>At least 10 days prior to either the pre-start meeting or commencement of site works, submit copies of all required documentation, including design certificates to Council's Compliance and Regulatory Services at:</p> <p>CARS-ESC@brisbane.qld.gov.au</p> <p>Timing: Prior to pre-start meeting or commencement of any site works and to be maintained until all exposed soil areas are permanently stabilised against erosion.</p>	
<p>34(b) Attend a pre-start meeting</p> <p>Request and attend a pre-start meeting with an Erosion & Sediment Control Officer from Council's Compliance and Regulatory Services. Requests are to be made when submitting copies of all required documentation, including design certificates to: CARS-ESC@brisbane.qld.gov.au</p> <p>Timing: Prior to commencement of any site works causing exposure of soil.</p>	<p>As indicated</p>
<p>34(c) Implement Certified ESC Plan and Program</p> <p>Implement the certified ESC plan(s) and Program to maintain compliance with all parts of the relevant Brisbane Planning Scheme Codes, while site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p> <p>The plan(s), program, design certifications & inspection certifications must be available on site at all times for inspection by Council officers until all exposed soil areas are permanently stabilised against erosion.</p> <p>Minimise on-site erosion and the release of sediment or sediment laden stormwater from the site at all times.</p> <p>Timing: While site works are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	<p>As indicated</p>
<p>35) 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>Timing: During the on-maintenance period</p> <p>35(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>Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed</p>	<p>As indicated</p> <p>work or \$10,000.00, whichever is greater.</p>

As indicated

<p>Note: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's <i>Infrastructure Installation and Construction Requirements Manual</i> for further details about the on-maintenance procedure and requirements.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>35(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>Timing: A minimum 12 months from acceptance on- maintenance</p> <p>35(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>Note: If the inspection is successful the maintenance security will be released.</p> <p>Timing: On completion of the on-maintenance period</p>	<p>As indicated</p> <p>As indicated</p>
<p>36) Information Signage</p> <p>Erect an "Information Sign" on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:</p> <p>a) The sign should provide a brief description of the development proposed;</p> <p>b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:</p> <p style="padding-left: 40px;">Developer; Project Coordinator; Civil Engineer; Civil Contractor/s;</p> <p>c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>e) The maximum area of the sign is to be 2.0m²;</p> <p>f) The sign is to be positioned as follows:</p> <p style="padding-left: 40px;">located centrally along each road frontage of the site to Burman Road and Gooderham Road; located on or within 1.5 metres of the road frontage; mounted at least 300 millimetres above ground level; and clearly visible from the street for a pedestrian;</p> <p>g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times;</p>	<p>As indicated</p>

Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
<p>37) Engineering Pre Start Meeting</p> <p>To arrange an engineering pre-start meeting with Development Service to comply with a condition of this approval, request letter to be emailed to DA- ComplianceEngineering@brisbane.qld.gov.au including the following details:</p> <ul style="list-style-type: none"> - Site address, Development Approval number (A00) and relevant stage/s (if appropriate); - List all Development Approval conditions requiring compliance prior to site/operational/building work commencing and demonstrate compliance with those conditions; - Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote; - Superintendent (Consultant) name, address and telephone number (including after-hours contact); - Contractor/s and major Sub- Contractor/s, name, address and telephone number (including after-hours contact); - Intended date of commencement of works. <p>Note:</p> <ul style="list-style-type: none"> • All operational works/compliance assessment applications are to be approved prior to requesting the pre-start meeting. • A minimum 5 working days' notice is required. • Compliance and Inspection fee to be paid prior to undertaking pre-start meeting. • All operational works/compliance assessment approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting. • Refer to Council's Infrastructure <i>Installation and Construction Requirements Manual</i> for full details of the notification, meeting, inspection and liaison requirements. <p>Timing: Prior to site/operational/building work commencing</p>	As indicated
<p>38) Access Easement</p> <p>Grant easements in favour of Brisbane City Council in a location to the satisfaction of the Manager, Development Services over part of proposed lot 999 for the purpose of maintenance access to the required stormwater infrastructure to be provided on the site and generally in the location shown on the approved allotment Layout as amended in red on 27 March 2017.</p> <p><i>Note - This access could be in the same location as Queensland Urban Utility access easement to the pump station.</i></p> <p><i>Guideline - Where an alternative road access is provided to the ultimate stormwater infrastructure to the satisfaction of the Manager, Development Services this easement can be extinguished. Furthermore, until such time as the ultimate stormwater infrastructure is provided on the site, the route of the easement may vary from time to time.</i></p>	As indicated
<p>39) Retaining Walls</p>	Prior to site/operational/building work commencing

<p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and including the following:</p> <ul style="list-style-type: none"> - All retaining walls including the footings, must be located wholly within the property boundary of the site where works are occurring - Retaining walls to stabilise excavation must be set back off property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, including loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - Retaining walls that are greater than 1.0m in height must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - Runoff from surface drains and subsoil drainage associated with the retaining wall must be collected and conveyed to a lawful point of discharge and must not cause any ponding, nuisance or disturbance to adjacent property owners - Retaining walls in excess of 1.0m in height must be designed and certified by a Registered Professional Engineer Queensland - Retaining walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. <p>39(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 wall and ancillary drainage is in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p>40) Construction Management Plan - Major</p> <p>Carry out development in accordance with a Construction Management Plan prepared in accordance with the requirements of this condition.</p> <p>40(a) Submit Construction Management Plan</p> <p>Submit for the approval of Development Services a Construction Management Plan for the clearing, earthworks and construction of the approved development. Separate Construction Management Plans may be appropriate for the individual components. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes, Workplace Health and Safety Legislation, Environmental Protection Act, the requirements of any Concurrence Agency, any other relevant legislative requirements and the following.</p> <p>The Construction Management Plan must be supported by Permits or written approvals from the relevant Council sections or other body listed below (where applicable to the Plan) to ensure all potential impacts to Council and other infrastructure have been addressed:</p> <ul style="list-style-type: none"> (i) Work Zones / Temporary Road Closures / Taxi Ranks - (Congestion Reduction Unit, Planned Incident Management / Temporary Road Closures) (ii) Full/Partial Footway-Footpath Closures – (Brisbane Infrastructure – Congestion Reduction Unit) (iii) Street Lighting - (Brisbane Infrastructure - Asset Services- City Lighting) (iv) Street Furniture (excluding bus stops) - (Brisbane Infrastructure, Transport Network Operations, Roads and Drainage) (v) Waste Bins - (Brisbane Infrastructure, Waste Service) (vi) Bus Stops/Shelters - (Brisbane infrastructure - Transport Planning and Strategy-Strategic Planning; and Brisbane Transport - Network Planning & Bus Operations) 	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

- (vii) Street Trees - (Brisbane Infrastructure - Asset Services - Arboriculture)
- (viii) Traffic Signals - (Brisbane Infrastructure - Traffic Signals Operations)
- (ix) Stormwater Gullies/Pits etc - (Brisbane Infrastructure - Roads and Drainage)
- (x) Other service providers - (e.g. Energex, Telstra, Optus, Queensland Urban Utilities, AGL)

The construction management plan must address the following:

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

Notes:

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

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

40(b) Construction Management Plan - Pre- start Meeting

As indicated

Arrange a Pre-Start meeting with Development Services.

Timing: Prior to site/operational/building work commencing

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

As indicated

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

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

Notes:

<p>- Applications will be assessed on the basis of road and footpath network operating conditions prevailing at the time. Council will consider impacts of other construction works or events that occur during the life of the permit.</p> <p>- All fees must be paid in full prior to any permit being granted by Council. Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and /or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.</p> <p>Timing: Prior to site/operational/building work commencing</p>	
<p>40(d) 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 at all times.</p> <p>Timing: While site/operational/building work is occurring</p>	<p>As indicated</p>
<p>40(e) Construction Management Plan - Works to be Performed Out of Hours</p> <p>Obtain approval from Development Services for any work that is to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.</p> <p>Timing: Prior to site/operational/building work commencing</p>	<p>As indicated</p>
<p>40(f) Implement Approved Construction Management 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>	<p>As indicated</p>
<p>41) 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. Should the development be required to provide alterations to public utility mains, existing mains, services or installations, then the developer must notify Council or the relevant infrastructure provider prior to work commencing as well as meet the costs of the alteration/s, which must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.</p> <p>Any works within 10 metres of the existing gas mains in Brookbent Road and Gooderham Road are to be referred to the asset owner (APA Group / APT Petroleum Pipelines Pty Limited) for comments and approval prior to the works commence on the site. All requirements of the asset owner to protect the existing mains are to be carried out and at the developer's own costs. Invite the asset owner to attend the pre-start meeting.</p> <p>41(a) As Constructed Drawings</p> <p>If alterations to existing infrastructure are required then submit to Development Assessment "As Constructed" drawings, showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland certifying that the works have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or</p>	<p>While site/operational/building work is occurring</p> <p>BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

As indicated

<p>42) Certified Site Survey Levels</p> <p>Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must certify that the "As Constructed" drawings are in accordance with the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development.</p> <p>Note: The survey information must show surface levels and site contours at 1 metre intervals. All levels must be shown as Reduced Levels to the "Australian Height Datum" (AHD).</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>43) Remove Improvements & Obstructions From Truncation and Dedication</p> <p>Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of the corner truncations and area of dedicated road and reinstate the area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note:</p> <p>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. Queensland Urban Utilities permission is required if water supply and sewerage services are affected.</p> <p>43(a) Certify the Work</p> <p>Submit to Development Services certification from a Registered Surveyor or Registered Professional Engineer Queensland that the above work has been completed in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p>
<p>44) Minimum Flood Planning Levels</p> <p>Design and construct all proposed 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.</p> <p>The minimum building pad levels must be higher than the Q50 water surface levels in the swale along the southern and eastern boundary of the site in accordance with the Functional Layout Plan Stormwater Drainage Sheet 1 – Overall prepared by KN Consulting Engineers, Drawing number 15-153-FL04 Rev F (Amended In Red 02/03/2018), dated 22-SEP-2016 and Functional Layout Plan Stormwater Drainage Sheet 2 – Overall prepared by KN Consulting Engineers, Drawing number 15- 153-FL05 Rev F (Amended In Red 02/03/2018), dated 22-SEP-2016, and/or the 1% AEP Creek/waterway Flood Level in Oxley Creek.</p> <p>44(a) Submit Certification</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained</p>

Submit to Development Services "As-Constructed" drawings prepared by a Registered Surveyor. The Registered Surveyor must As indicated

<p>certify that the development has been constructed in accordance with this condition.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	
<p>45) Stormwater - Flood Study</p> <p>Construct the development in accordance with the approved flood study '<i>Pallara Master Planned Community – Precinct 1 Flood Assessment</i>', reference number 3505-09 revision 3, prepared by Cardno and dated 24 November 2015.</p> <p>45(a) Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland that the development has been constructed in accordance with the approved flood study.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained As indicated</p>
<p>46) Road Dedication</p> <p>Dedicate as road the following requirements:</p> <p>i. A 10.5 metre widening along the Gooderham Road frontage of the site generally in accordance with the Allotment Layout prepared by RPS, drawing number 6777-187 Rev D, dated 13/10/2017. Gooderham Road is to be 30.5 metre wide.</p> <p>ii. The area shown as new road on the Allotment Layout prepared by RPS, drawing number 6777-187 Rev D, dated 13/10/2017.</p> <p>iii. Corner truncations at Gooderham Road and Burman Road intersection as 15.75 metre by 15.75 metre by three (3) equal chord truncations.</p> <p>iv. Corner truncations at other intersections as 10 metre by 10 metre by five (5) equal chord truncations.</p>	<p>As indicated</p>
<p>Timing: Prior to commencement of use (MCU) or as part of the registration of the plan of subdivision notated by Council (ROL).</p>	
<p>47) External Roadworks - Subsequent Development Approvals</p> <p>In conjunction with any subsequent development application on proposed lot 999 where ingress to or egress from Burman Road is proposed, or where infrastructure required by Brisbane City Council or another relevant statutory authority, including the infrastructure indicated on the approved Structure plan, 06777-190 (amended in red 27 March 2017) is to be delivered, design and construct roadwork with associated drainage, footpath, site access and services in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTRROADS design standards to the satisfaction of the Delegate – Development Services South.</p>	<p>As indicated</p>

48) External Roadworks

Design and construct the following roadwork with any associated drainage, footpath, site access and services shown on the approved plans:

- Functional Layout Plan External Roadworks (interim phase 2) – Sheet 1 prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL24 Rev D, received 16/02/2018, as amended in red 9/03/2018
- Functional Layout Plan External Roadworks (interim phase 2) – Sheet 2 prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL25 Rev D, received 16/02/2018, as amended in red 9/03/2018

and in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTRROADS design standards:

- Burman Road East: 4.35m wide eastbound lane, 4.35m westbound lanes, 3.5m wide right turn lane northbound) on 5.5m northern alignment and 4.25 southern alignment in accordance with Section G in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-109 Rev B, received 16/02/2018, as amended in red 9/03/2018
- Burman Road West: 3.30m wide eastbound lane, 4.35m wide westbound lane, 3.5m wide right turn lane (southbound) on 4.3m northern alignment and 4.25 southern alignment in accordance with Section F in Functional Layout Plan Typical Sections (Interim) prepared by KN Group Consulting Engineers, drawing numbers 15-153-109 Rev B, received 16/02/2018, as amended in red 9/03/2018.
- Gooderham Road North of Burman Road: 3.30m wide southbound lane, 3.35m northbound lane, 3.35m wide right turn lane (westbound) and 1.8m wide north/southbound bicycle lanes on 3.75m eastern alignment in accordance with Section J in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15- 153-FL33 Rev B, received 16/02/2018, as amended in red 9/03/2018; tapering to 3.30m wide southbound lane, 3.35m northbound lane, and 1.8m wide north/southbound bicycle lanes on 3.75m eastern alignment in accordance with Section I in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL33 Rev B, received 16/02/2018, as amended in red 9/03/2018
- Gooderham Road South of Burman Road and north of Road 1 (internal industrial road): 3.5m wide northbound lane, 3.5m southbound lane, 3.5m wide right turn lane (eastbound) and 2m wide northbound/southbound bicycle lanes on 4.25m eastern alignment in accordance with Section K in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL33 Rev B, received 16/02/2018, as amended in red 9/03/2018; and 3.5m wide northbound lane, 3.5m southbound lane, 3.5m wide left turn lane (eastbound) and 2m wide northbound/ southbound bicycle lanes on 4.25m eastern alignment in accordance with Section L in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL33 Rev B, received 16/02/2018, as amended in red 9/03/2018
- Gooderham Road South of Road 1 (internal industrial road) to tie-in with the existing road: 3.5m wide northbound lane/southbound lane, and 2m wide northbound lane/southbound bicycle lanes on 4.25m eastern alignment in accordance with Section M in Functional Layout Plan Typical Sections prepared by KN Group Consulting Engineers, drawing numbers 15-153-FL33 Rev B, received 16/02/2018, as amended in red 9/03/2018

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)

- Relocate the existing gate, fence & signage on Burman Road to the end of the proposed roadworks or undertake an alternative arrangement to restrict access past the end of the proposed roadwork as agreed by the Manager, Development Services.
- Remove the stub of Burman Road linking to the existing Gooderham Road to allow the construction of the proposed drainage infrastructure at the new intersection of Burman Road and Gooderham Road as marked up in red on Functional Layout Plan Stormwater Drainage Sheet 1 – Overall prepared by KN Group consulting, drawing number 15-153-FL04 Rev F (Amended In Red 02/03/2018), dated 22-SEP- 2016.
 - Primary Freight Accesses (designed for 85 percentile 50 km/hr maximum) road pavement from the lip of the new kerb and channel to the edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres).
- Median islands as shown on the approved drawings.
 - Signs and pavement markings along the above roads.
- Relocation of any existing reticulation mains and/or services to the satisfaction of the relevant service authorities.

Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width.

48(a) Submit Functional Layout Drawings

As indicated

Submit for the approval of 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.

Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.

Timing: Prior to site/operational/building work commencing

48(b) Submit Roadworks and Stormwater Drainage Drawings

As indicated

Submit for the approval of 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.

Timing: Prior to site/operational/building work commencing

48(c) Submit Signs and Pavement Drawings

As indicated

Submit for the approval of 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.

Timing: Prior to site/operational/building work commencing

48(d) Pre-Start Meeting

As indicated

Arrange a pre-start meeting with Development Services.

Timing: Prior to site/operational work commencing

48(e) Implement Approved Drawings

As indicated

Construct the works in accordance with the above approved drawings.

Timing: Prior to on-maintenance acceptance

48(f) Submit As Constructed Drawings

As indicated

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.

Timing: Prior to on-maintenance inspection

48(g) Submit Certification

As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.

Timing: Prior to on-maintenance inspection

49) Internal Roadworks

Construct the following roadwork with any associated drainage, footpath, pathways and services shown on the approved plans as new

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever

road in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices - Queensland Department of Transport and Main Roads -Transport Operations (Road Use Management) Act 1995 and the AUSTRROADS design standards:

comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

- road (north-south) 22.5 metres wide designed and constructed as Primary Freight Accesses (designed for 85 percentile 50 km/hr maximum);

- road (east- west) 22.5 metres wide designed and constructed as Primary Freight Accesses (designed for 85 percentile 50 km/hr maximum) to join with Gooderham Road;

49(a) Submit Functional Layout Drawings

As indicated

Submit for the approval of 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.

Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.

Timing: Prior to site/operational/building work commencing

49(b) Submit Roadworks and Stormwater Drainage Drawings

As indicated

Submit for the approval of 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.

Timing: Prior to site/operational/building work commencing

<p>49(c) Pre-start Meeting</p> <p>Arrange a pre-start meeting with Development Services.</p>	<p>As indicated</p>

Timing: Prior to site/operational work commencing

49(d) Implement Approved Drawings

As indicated

Construct the works in accordance with the above approved drawings.

Timing: Prior to on-maintenance acceptance

49(e) Submit As Constructed Drawings

As indicated

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.

Timing: Prior to on-maintenance inspection

49(f) Submit Certification

As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.

Timing: Prior to on-maintenance inspection

50) Lawful Point Of Discharge

Prior to site/operational/building work commencing

Submit to Development Services, RPEQ certification that all remedial works required for a lawful point of discharge on properties affected by any stormwater discharge from the site have been constructed generally in accordance with the approved Site Based Stormwater Management Plan.

Note. This does not require Operational Works approval by Council.

51) Stormwater Quality (ROL)

Prior to Council's notation on the plan of subdivision

Manage stormwater quality in accordance with this condition.

51(a) Implement Stormwater Quality Management

As indicated

Implement the stormwater quality treatment strategy involving construction of bioretention build-outs within parking lanes in the new road and outlined within the approved SBSMP and any engineering drawings and documents approved pursuant to conditions contained in this development approval.

Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage and approval obtained for those designs.

Timing: Prior to Council's notation on the plan of subdivision

51(b) Submit Certification

Timing: Prior to Council's notation on the plan of subdivision

Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater water quality treatment strategy required pursuant to part (a) of this condition has been implemented.

As indicated

52) Site Drainage - Major

Prior to issue of Certificate of Classification/Final Inspection

Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run-off onto the site from adjacent areas and convey the collected run-off to a lawful point of discharge, in accordance with Functional Layout Plan Stormwater Drainage Sheet 1 – Overall prepared by KN Group Consulting Engineers, drawing number 15-153-FL04 Rev F (Amended In Red 02/03/2018), dated 22-SEP-2016, Functional Layout Plan Stormwater Drainage Sheet 2 - Overall prepared by KN Group Consulting Engineers, drawing number 15-153-FL05 Rev F (Amended In Red 02/03/2018), dated 22-SEP-2016 and the relevant Brisbane Planning Scheme Codes.

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)

Note. The stormwater design must ensure the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all storm events up to the 1% AEP event) of properties that are upstream, downstream or adjacent to the site.

Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies

52(a) Submit Site Drainage Drawings

As indicated

Submit and obtain approval from Development Services, site drainage drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland, in accordance with the relevant Brisbane Planning Scheme Codes.

Timing: Prior to site/operational/building work commencing

52(b) Implement Approved Drawings

As indicated

Carry out the works in accordance with the approved site drainage drawings.

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

52(c) Submit As Constructed Drawings

As indicated

Submit to Development Services "As Constructed" drawings prepared by a Registered Professional Engineer Queensland.

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

52(d) Submit Certification

As indicated

Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved site drainage drawings.

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

53) Ponding of Stormwater

Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to

Carry out the approved development to ensure that adjoining properties

<p>and roads are protected from ponding or nuisance from stormwater as a result of the works.</p>	<p>commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
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<p>Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.</p>	
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<p>54) Work for Stormwater Infrastructure</p> <p>Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p> <p>54(a) Submit Stormwater Drawings</p> <p>Submit for the approval of Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes, including designs for:</p> <ul style="list-style-type: none"> - The proposed stormwater detention basin upslope of the Burman Rd/ Gooderham Rd intersection involving excavation of the basin, construction of a bund and outlet pit structure that is connected to a lawful point of discharge. - proposed stormwater pipeline within Burman Road designed for a 10% AEP minor design, - plunge pool energy dissipater at end of new stormwater line at existing wetland. <p>Timing: Prior to site/operational/building work commencing</p> <p>54(b) Pre-Start Meeting</p> <p>Arrange a pre-start meeting with Development Services.</p> <p>Timing: Prior to site/operational work commencing</p> <p>54(c) Implement Approved Drawings</p> <p>Construct the works in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to On-Maintenance Acceptance</p> <p>54(d) 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>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p>54(e) Submit Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to on-maintenance inspection</p>	<p>As indicated</p>

55) Street Lighting

Provide street lighting in

accordance with the requirements of this condition.

55(a) Lighting system design

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)
As indicated

<p>Submit for the approval of Asset Services, street lighting design drawings showing the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>NOTE: In accordance with Council's objective to promote sustainable development, the use of LED lighting systems is encouraged where the LED lighting achieves outcomes equivalent to the standards contained in the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational/building work commencing</p>	
<p>55(b) Agreement with Supplier</p> <p>Submit to Development Services, evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p>56) 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 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 <p>Note: Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.</p> <p>56(a) Submit As Constructed Drawings</p> <p>Submit to Development Services "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>56(b) Submit Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p> <p>As indicated</p> <p>As indicated</p>
<p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	

<p>57) Conduit for Brisbane City Council</p> <p>Provide a single underground conduit (100mm diameter UPVC class PN9) in favour of Brisbane City Council on at least one side of all Neighbourhood Access Roads (Bus Route only), Primary Freight Access Roads and Major Roads. The works must be in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> - The conduit must be laid in the telecommunication alignment of the footpath, on the kerb side of the Telecommunication Carrier conduit or in an agreed shared trench arrangement with the Telecommunication Carrier and other Utilities as may be relevant, subject to the approval of Development Services. - The conduit must bypass the Telecommunication Carrier pits. - Pits (minimum size, Type 4 as per BCC Drawing UMS 600/031) with lids (as per Drawing UMS 600/030 - but Class B instead of Class C) must be installed at the "dead ends" of the conduit, both sides of road crossings, at intersections and at other locations that may be specified by Council. - The conduit must be plugged at each pit. - The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future. 	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>57(a) Submit "As Constructed" Drawings</p> <p>Submit to Development Services, "As Constructed" drawings, including an asset register, prepared by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	<p>As indicated</p>
<p>57(b) Submit Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</p>	<p>As indicated</p>
<p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>	
<p>58) Telecommunications</p> <p>Submit to Development Services, evidence of an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the relevant Brisbane Planning Scheme Codes.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p>59) 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>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

Standard Advice

	Timing

<p>60) 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.</p> <p>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>	<p>As indicated</p>
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<p>61) Plumbing and Drainage Work</p> <p>Pursuant to the Plumbing and Drainage Act 2002, any plumbing and drainage work must be carried out in compliance with the Standard Plumbing and Drainage Regulation. Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.</p>	<p>As indicated</p>
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<p>62) Natural Asset Local Law (NALL)</p> <p>Developer is responsible for ensuring that all necessary permits under the NALL have been issued to carry out works on protected vegetation on the site including public land.</p>	<p>As indicated</p>
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<p>Timing: Prior to carrying out works on protected vegetation.</p> <p>63) Concurrence Agency Conditions</p> <p>The Department of Infrastructure, Local Government and Planning as concurrence agency have provided advice in the letter dated 20 October 2016 (REF: SDA-0716-032132). Please contact Hugh Campbell on 3452 7695 with any enquiries in relation to this condition.</p>	<p>As indicated</p>
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<p>64) Water and Wastewater</p> <p>Services for water and wastewater (sewerage) are no longer under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Queensland Urban Utilities for the Brisbane City Council area).</p> <p>For the purpose of compliance assessment of a subdivision plan pursuant to Schedule 19 of the <i>Sustainable Planning Regulation 2009</i> (whether in relation to a development permit for Reconfiguring a Lot or a Building Format Plan subsequent to a development permit for a Material</p>	<p>Change of Use), documentary evidence, issued by the relevant distributor-retailer, must be provided to Council to verify that the conditions of any necessary Water Approval under the South-East</p>
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As indicated

Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	
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**** End of Package ****