



**Disclaimer: This document does not constitute a valid Development Approval.**

**APPLICATION DETAILS**

This package relates to the application detailed below

<b>Address of Site:</b>	105 SANDMERE RD PINKENBA QLD 4008 119 SANDMERE RD PINKENBA QLD 4008 77 SANDMERE RD PINKENBA QLD 4008 91 SANDMERE RD PINKENBA QLD 4008
<b>Real Property Description of Site:</b>	L478 M.3321 L479 M.3321 L476 M.3321 L477 M.3321
<b>Aspects of development and type of approval:</b>	DA - SPA - Material Change of Use Development Permit - Industry DA - SPA - Carry out Building Work Preliminary Approval under s241 - Industry DA - SPA - Material Change of Use Development Permit - Industry DA - SPA - Carry out Building Work Preliminary Approval under s241 - Industry DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
<b>Council File Reference:</b>	A006687677 Permit Reference Number/s: DAMC234809410; DABW235077610; DAMC353942118; DABW353942218; DARL470162525.
<b>Package Status:</b>	DRAFT - Version 3
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**PROJECT TEAM**

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**DRAWINGS AND DOCUMENTS**

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

<b>Drawing or Document</b>	<b>Number</b>	<b>Plan Date</b>
Wildlife Hazard Assessment Report	Rev 1 by Soilco and Avisure	22-OCT-2025 (Received)
Site-Based Stormwater Management Plan	Job Reference Number - 11086	04-NOV-2025
Chemical Hazards Flood Risk Report	Reference Number 11086 and prepared by Inertia	04-AUG-2025
Cover Sheet & Contents - Stage 2	A-SD-00-01 03	29-OCT-2025 (Received)
Proposed Site Plan - Stage 2	A-SD-01-02 04	29-OCT-2025 (Received)
Proposed Site Plan - Stage 1	A-SD-01-03 03	29-OCT-2025 (Received)
Floor Plan - Stage 2	A-SD-03-01 04	29-OCT-2025 (Received)
Floor Plan - Office - Stage 2	A-SD-03-02 05	29-OCT-2025 (Received)
Floor Plan - Recreation Area - Stage 2	A-SD-03-03 02	29-OCT-2025 (Received)
Floor Plan - Office & Bio Filter - Stage 1	A-SD-03-05 03	29-OCT-2025 (Received)
Elevations - Office & Bio Filter - Stage 1	A-SD-03-06 03	29-OCT-2025 (Received)
Roof Plan - Stage 2	A-SD-04-01 03	29-OCT-2025 (Received)
Elevations - Stage 2	A-SD-09-01 05	29-OCT-2025 (Received)
Elevations - Stage 2	A-SD-09-02 05	29-OCT-2025 (Received)
Elevations - Stage 1	A-SD-09-03 01	29-OCT-2025 (Received)
Elevations - Stage 1	A-SD-09-04 01	29-OCT-2025 (Received)
Sections - Stage 2	A-SD-10-01 04	29-OCT-2025 (Received)
Sections - Stage 1	A-SD-10-02 01	29-OCT-2025 (Received)
Landscape Character	187-001-SD001 C	29-OCT-2025 (Received)
Landscape Concept Plan - Stage 1	187-001-SD002 C	29-OCT-2025 (Received)
Landscape Concept Plan - Stage 2	187-001-SD003 A	29-OCT-2025 (Received)
Plan of Development	250051P01 Sheet 1 of 1	29-OCT-2025 (Received)
Environmental Protection Zone Plan	SK01	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 1 (Amended In Red 21-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 2 - Sheet 1 of 4 (Amended In Red 21-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 2 - Sheet 2 of 4 (Amended In Red 21-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 2 - Sheet 3 of 4 (Amended In Red 20-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 2 - Sheet 4 of 4 (Amended In Red 20-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 3 (Amended In Red 21-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 4 (Amended In Red 21-FEB-2020)	19-DEC-2025 (Received)
Vegetation Management Plan	Figure 5	19-DEC-2025 (Received)
Air Quality Assessment prepared by Trinity Consultants Australia	Report No. 247401.0141.R04V01 (Amended In Red 30-APR-2026)	17-OCT-2025
Engineering Services Report	Ref 11086 Rev 5	04-NOV-2025
Site Based Stormwater Management Plan	Reference Number - 11086	04-NOV-2025
Drainage and Roadways	A002841781/SW1	24-NOV-2015

Advice

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

DRAFT

**APPROVAL CONDITIONS**

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Industry
Stage:	Stage 1

**General/Planning Requirements**

	<b>Timing</b>
<p><b>1) Approved Drawings &amp; Documents</b></p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site.</p> <p>Note. This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and drawings should be located in any site management office or with the site foreman. Any copies of conditions or drawings that are illegible shall be deemed to be non compliance with this condition of approval.</p>	While site/operational/building work is occurring
<p><b>2) Carry Out The Approved Development</b></p> <p>Carry out the approved development:</p> <p>a) In accordance with the Infrastructure Agreement for 77, 79 &amp; 119 Sandmere Rd, Pinkenba dated 13 January 2016; and</p> <p>b) Generally in accordance with the approved drawing(s) and/or document(s).</p> <p>Note: This development approval may include the location of fences, retaining walls and/or external walls of building on the boundary of a lot. This approval does not constitute permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	While site/operational/building work is occurring and then to be maintained
<p><b>3) Complete All Operational Work</b></p> <p>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p>	Prior to Council's notation on the plan of subdivision and then to be maintained
<p><b>4) Complete All Building Work</b></p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such building work is to be carried out generally in accordance with the approved drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
<p><b>5) Maintain the Approved Development</b></p>	To be maintained

<p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>Note. This condition restricts changes that can be made to the approved development (approved drawings, documents and conditions to which the approval relates). The extent to which the approved development may be modified is constrained by the requirements of the relevant planning legislation. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation.</p>	
<p><b>6) No Goods to be Sold</b></p> <p>No goods are to be sold or offered for sale from the site to the general public.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed when the use of the site does not involve approval for the purpose of a shop. For any enquires about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.</i></p>	<p>At all times</p>
<p><b>7) Lighting To Public Areas</b></p> <p>Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public may gain access.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>8) Limit The Area Of Any Office</b></p> <p>Limit the area of any office to the area shown on the approved plan(s) of layout. This area is to remain at all times associated with and subordinate to the use of the premises for the purpose of Industry/warehouse. The office areas are to serve as an administrative function for the use approved.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that any office or display showroom provided as part of the approved plans use remains associated with and subordinate to that purpose. For any enquiries about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.</i></p>	<p>To be maintained</p>
<p><b>9) Paving</b></p> <p>Non slip, easily cleaned paving materials are to be used in pedestrian areas where oil and water are likely to accumulate.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that surface materials in high pedestrian traffic areas minimise potential risk to pedestrians.</i></p> <p><i>PROOF OF FULFILMENT</i>  <i>Materials are provided in accordance with the above condition.</i></p>	<p>To be maintained</p>

**Architecture**

	<b>Timing</b>
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<p><b>10) Overall Height</b></p> <p>The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p><b>10(a) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>
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**Ecology**

	<b>Timing</b>
<p><b>11) Statutory Environmental Covenant</b></p> <p>Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the ecological values within the Environmental Protection Zone identified on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red.</p> <p>Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.</p> <p><b>11(a) Submit Plan of Survey</b></p> <p>Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.</p> <p>Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.</p> <p><b>11(b) Request Preparation of Covenant</b></p> <p>Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition.</p> <p>The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following:</p> <ol style="list-style-type: none"> <li>Maintenance of vegetation and ecological features including: <ul style="list-style-type: none"> <li>- retention of vegetation and tree hollows;</li> <li>- ongoing invasive pest plant and animal control;</li> <li>- rehabilitation in accordance with an approved Rehabilitation Plan for the site.</li> <li>- Maintenance of fauna movement fences/ pet exclusion fences in accordance with an approved Rehabilitation and Maintenance Plan for the site;</li> </ul> </li> <li>Exclusion from the covenant area of all earthworks, infrastructure, buildings and structures unless otherwise approved by this approval, subsequent Operational Works approvals or otherwise agreed in writing by Development Services.</li> </ol>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

**11(c) Lodge Notated Plan and Covenant**

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

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

Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.

As indicated

Timing: Within one month of the registration of the covenant.

**11(e) Maintain Covenant**

Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.

As indicated

Timing: At all times.

**12) Submit Rehabilitation Plan**

Prior to site/operational/building work commencing

Submit to Development Assessment and receive approval for a Rehabilitation Plan. The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation that includes at least the following information for the area identified as Environmental Protection Zone on the approved Environmental Protection Zone Plan, Drawing No: SK01, amended in red.

- Description of proposed rehabilitation, including earthworks, methods, objectives;
- Location and description of proposed fencing/retaining walls abutting or within the EPZ area,
- Location of any proposed drainage and stormwater outlet works within the area, including cross sections and descriptions (NB Bioretention basins shall not be located within the corridor). Scour protection measures are to be detailed with cross sections provided.
- Location and construction method of vehicle barriers/bollards along the EPZ to prevent unauthorised vehicular access.
- Location of any proposed maintenance tracks
- Location of existing vegetation over 150mm DBH, and indication of tree protection zones for these trees.
- Surface treatments, including the preparation of all open ground within the buffer area. Ensure that a suitable planting media is present and the site is protected to prevent erosion. Details on soil treatment, imported soil material, mulch and sub-grade treatment is to be provided.
- Proposed finished levels on the site, including sections across and through the buffer at critical points.

- Location and treatment methods of all weeds including those listed under Weeds of National Significance, the Biosecurity Act, and Brisbane City Councils Biosecurity Plan.
- Proposed plant species (only locally native species reflective of Regional Ecosystem mapping to be used), including the plant's botanical name, planting height, quantities and densities.
- Provision of plant schedule listing all proposed plants by botanical name, quantity and size at the time of planting.
- Planting specification notes are required to include details on plant procurement, timing, maturity, mulching/erosion protection, planting procedures, watering and the acceptable measures to successfully established plants.
- Habitat enhancement actions.

#### Maintenance and Costing:

- The plan is to include a maintenance schedule for the 24 month On Maintenance period, and an ongoing maintenance schedule for after the works are accepted Off Maintenance.
- The plan is to include an itemised Estimate of Probable Costs for all works indicated on the Rehabilitation Plan, including site preparation, establishment, maintenance during the On Maintenance period, and ongoing maintenance costs.

#### 12(a) Implement Approved Plan

Carry out works in accordance with the approved Rehabilitation Plan.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first, and then to be maintained

As indicated

#### 12(b) Certify Rehabilitation Works

Submit to Development Assessment certification from a qualified and experienced environmental practitioner, certifying the works have been carried out in accordance with the approved Rehabilitation Plan.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

As indicated

#### 12(c) On Maintenance Acceptance

Arrange an on maintenance inspection with Development Assessment and obtain written confirmation from Council that the works have been accepted on maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on maintenance period.

Lodge a bond for the maintenance period. The bond must be calculated on the basis of 5% of the total value of the rehabilitation works or a minimum of \$10,000 whichever is the greater. Note: A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council.

As indicated

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

#### 12(d) On Maintenance Period

Provide 24 months maintenance to the works from the time the works are accepted on maintenance by Council. During this period maintain the

As indicated

<p>works and rectify any defects identified at the on maintenance inspection and those arising during the maintenance period.</p> <p>Timing: 24 months from acceptance on maintenance.</p> <p><b>12(e) Off Maintenance Acceptance</b></p> <p>On completion of the maintenance period arrange an off maintenance inspection with Development Assessment, and obtain written confirmation that the works are 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>On completion of the maintenance period</p>
<p><b>13) Environmental Protection Zone</b></p> <p>Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red. The following requirements must be met and maintained to support the approved Environmental Protection Zone.</p> <p><b>13(a) Nothing Located within the EPZ</b></p> <p>No part of any building or structure (including but not limited to swimming pools, tennis courts, retaining walls, tanks), no facilities associated with the development, no open space, no recreation areas, no landscaping, no on-site stormwater drainage, no on-site wastewater treatment, no areas of disturbance (including excavation and filling), no storage/stockpiles of materials, no on-site parking, no vehicle access and no manoeuvring areas and no bushfire management measures must be located on any part of the site within the approved Environmental Protection Zone whether for temporary, short-term or long-term periods unless approved in this Development Approval or subsequent approvals from Council. Timing: To be maintained.</p> <p><b>13(b) Survey and Peg the Environmental Protection Zone</b></p> <p>Survey and peg all boundaries on the EPZ.</p> <p>Timing: Prior to site/operational/building work occurring</p> <p><b>13(c) Notify Prospective Purchasers</b></p> <p>Notify all prospective purchasers of proposed lots of the requirements and effects of this condition.</p> <p>Note: Vegetation within the Environmental Protection Zone (EPZ) is protected under Natural Assets Local Law.</p> <p>Timing: Whilst marketing the lots</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p><b>14) Vegetation Management (Approved Plan)</b></p> <p>Manage vegetation on the site generally in accordance with the approved Vegetation Management Plan, Drawing No: Figure 1, Figure 2 Sheet 1 of 4, Figure 2 sheet 2 of 4, Figure 2 Sheet 3 of 4, Figure 2 Sheet 4 of 4, Figure 3, Figure 4 and Figure 5, (all Figures dated 19/02/2020 (received) and amended in red on 20/02/2020 &amp; 21/02/2020).</p>	<p>While site/operational/building work is occurring and then to be maintained</p>

**14(a) Project Arborist**

Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.) Provide evidence of this appointment via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

As indicated

Timing: Prior to arranging a pre-start meeting.

**14(b) Pre-Start Meeting**

Arrange and attend a pre-start meeting with Ecology Services, Development Services.

Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).

The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting. As indicated

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

Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.

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

**14(c) Implement Approved Vegetation Management Plan**

Carry out the works in accordance with the approved Vegetation Management Plan.

Note: The Project Arborist must:

- Direct and supervise all contractors in relation to any works within the Tree Protection Zones (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments. As indicated
- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373-2007.

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

**14(d) Submit Certification**

As indicated

Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.

Certification must include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Details of any non-conformances and any remediation measures implemented;
- Details of vegetation pruning undertaken on retained trees.

<p>Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>14(e) Retain and Protect Vegetation</b></p> <p>Retain and protect vegetation in accordance with the approved Vegetation Management Plan.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
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**Landscape Architecture and Open Space Planning**

	<b>Timing</b>
<p><b>15) Landscape the Site - Self Certification</b></p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p><b>15(a) Prepare a detailed Landscape Plan for Self Certification</b></p> <p>Prepare a detailed Landscape Plan for areas nominated on the approved drawings, and in accordance with the approved Landscape Concept Plan (Drawing numbers: 187-001-SD001-C, 187-001-SD002-C, 187-001-SD003-A), and the relevant Brisbane Planning Scheme Codes and the following conditions:</p> <p><b>PLANTING</b></p> <ul style="list-style-type: none"> <li>- Provide a minimum 2m wide landscape strip along the frontage planted with locally endemic trees, shrubs and groundcovers, as indicated on the approved drawings.</li> <li>- Provide shade trees adjacent to car parking areas to achieve a minimum 50% shade to these areas, as indicated on the approved drawings.</li> <li>- Provide a 3 tier landscape structure to all landscape areas, as indicated on the approved drawings (i.e. Trees, shrubs and groundcovers).</li> </ul> <p><b>ADDITIONAL REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>- Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the Protection of Trees on Development sites)</li> <li>- Maximise opportunities for stormwater infiltration into landscaped areas</li> </ul> <p><b>SPECIFICATIONS</b></p> <ul style="list-style-type: none"> <li>- Provide mulch and soil to meet AS4454 and AS4419</li> <li>- Ensure that soil media is ameliorated to increase its water holding capabilities.</li> </ul> <p>Note: The requirements outlined by this condition do not require an application to be made with Council.</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>Prior to site/operational/building work commencing</p>
<p><b>15(b) Construct Approved Work</b></p> <p>Construct landscaping in accordance with the prepared detailed Landscape Plan.</p> <p><b>15(c) Certify Work</b></p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>Prior to issue of Certificate of Classification/Final Inspection</p>

<p>On completion of works, submit to Development Services landscape certification via the Landscape Design and Landscape Works Certification online form.</p> <p><u>Landscape Design Certification</u> Design certification is to be prepared by a qualified Landscape Architect, certifying that the Detailed Landscape Plan complies with the requirements of this condition.</p> <p>The certification must include a copy of the:</p> <ul style="list-style-type: none"> <li>- Landscape design certification form.</li> <li>- Certified detailed landscape plan.</li> </ul> <p><u>Landscape Works Certification</u> Works certification is to be prepared by a qualified Landscape Architect, certifying that the landscape works comply with the certified Detailed Landscape Plan. The certification must include:</p> <ul style="list-style-type: none"> <li>- a copy of the Landscape works certification form.</li> <li>- a copy of the as-constructed landscape drawings.</li> <li>- Photos of installed landscaping.</li> <li>- Confirmation in writing from the landscape contractor who completed the works, that the works were completed in accordance with best practice landscape construction and horticultural standards</li> </ul> <p>NOTE: The landscape design and landscape works certification online form can be found by searching online <i>development services</i> on Council's website.</p>	<p>Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>15(d) Maintain Landscape Work</b></p> <p>Maintain the landscape generally in accordance with the detailed plans.</p>	<p>To be maintained</p>

**Pollution**

	<b>Timing</b>
<p><b>16) Waste Storage and Processing - Indoor Operation</b></p> <p>The waste receipt, storage and processing areas are to be in a fully enclosed building vented through a biofilter.</p>	<p>At all times</p>
<p><b>17) Spillage - Materials &amp; Equipment to Contain &amp; Clean Up</b></p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p>	<p>To be maintained</p>
<p><b>18) Liquid Contaminants - Storage</b></p> <p>Provide and maintain adequate storage areas for potential liquid contaminants such as paints, thinners, cleaning solvents, detergents and oils to prevent contaminated washdown waters and material from entering waterways, soil or ground water.</p>	<p>To be maintained</p>
<p><b>19) Stormwater Quality (Implement management plan)</b></p> <p>Manage stormwater quality in accordance with 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</p>

<p><b>19(a) Implement Management Plan</b></p> <p>Implement the Site Based Stormwater Quality Management Plan prepared by Inertia Engineering dated 04/11/2025.</p> <p><b>19(b) Certification</b></p> <p>Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Site Based Stormwater Quality Management Plan prepared by Inertia Engineering dated 04/11/2025.</p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p><b>19(c) Maintain Management Plan</b></p> <p>Maintain the Site Based Stormwater Quality Management Plan prepared by Inertia Engineering dated 04/11/2025.</p>	<p>Council's notation of the plan of subdivision (ROL), and then to be maintained</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>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>To be maintained</p>
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**Engineering**

	<b>Timing</b>
<p><b>20) On-site Erosion (High Risk)</b></p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.</i></p> <p><b>20(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk)</b></p> <p>Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion &amp; Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.</i></p> <p><b>20(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk)</b></p> <p>Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.</i></p>	<p>As indicated</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</p>

**21) Engineering Operational Work and Compliance Assessment Condition implementation**

Provide Certification that the development has been constructed in accordance with all Engineering Operational Work, Compliance Assessment Certificate conditions of this approval

- a) At relevant stages during construction of the Operational Works or Compliance Certificates associated with the development, advise the Engineering Delegate, Development Assessment, that works are ready for compliance inspections and are to be inspected.

**GUIDELINE**

*This provision is to ensure that all Operational Work and Compliance Assessment Certificate conditions contained in this approval have been complied with*

**TIMING**

*Prior to the issue of certificate of classification, prior to use, prior to endorsement of Survey Plan making an application for issue of compliance certificate under Section 401 of the Sustainability Planning Act 2009, whichever comes first.*

**PROOF OF FULFILMENT**

1. Written Endorsement from Council Engineer Delegate that Operational Work, Compliance Assessment Certificates required as part of this approval have been applied for and approved.
2. Written endorsement from the Council Engineering Delegate that all Engineering Operational Work, Compliance Assessment Certificates required as part of this approval have been inspected and are in accordance with the approved plans.
3. Provide to the Council Engineering Delegate, receipt as proof of payment that compliance fees have been paid.
4. Provide Copies of the completed Field Inspection Report.

As indicated

**22) Construction Management Plan (Minor)**

Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.

**22(a) Construction Management Plan (Minor) - Prepare Plan**

Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:

- (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site;
- (iv) Location and design of temporary vehicular construction access points, including frequency of use;
- (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;
- (vi) Provision for loading and unloading of materials including the location of any remote loading sites;
- (vii) Location of materials, structures, plant and equipment to be

While site/operational/building work is occurring

As indicated

stored or placed on the construction site;  
 (viii) Location of proposed external hoardings and/or gantries, and including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage - this includes any potential obstruction of sight lines for such advertising (e.g. bus stops with advertising);  
 (ix) Location of proposed employee and visitor parking areas;  
 (x) Anticipated staging and programming;  
 (xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees;  
 (xii) Complaint management processes to be implemented; and  
 (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

The Construction Management Plan must be supported by 'approval in principle' or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure.

The list of relevant infrastructure and contacts is available on Council's website - Search 'Construction Management Plan'.

Note: The Construction Management Plan is not required to be approved by Development Services.

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

**22(b) Construction Management Plan (Minor) - Submit Plan**

Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: [engineeringervices@brisbane.qld.gov.au](mailto:engineeringervices@brisbane.qld.gov.au) quoting the BCC planning development approval reference number.

As indicated

Timing: At least 10 days prior to site works commencing.

**22(c) Construction Management Plan (Minor) - Documentation on Site**

Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times. The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.

As indicated

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

**22(d) Construction Management Plan - Works to be Performed Out of Hours**

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

As indicated

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

**22(e) Implement Construction Management Plan (Minor)**

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

While site/operational/building work is occurring

<p><b>23) Provide Certified Site Survey Levels</b></p> <p>Submit to Development Assessment, "As Constructed" drawings prepared by a Registered Surveyor certifying that the 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><b>24) Filling and / or Excavation (Minor)</b></p> <p>Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.</p> <p><b>24(a) Prepare Earthworks Drawings</b></p> <p>Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The drawings must include the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties);</li> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of structural loading generated by the earthworks</li> <li>- protection of adjoining properties and roads from adverse impacts as a result of proposed works.</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>Timing: Prior to site/operational/building work commencing.</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p> <p><b>24(b) Implement and Maintain the Earthworks</b></p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p> <p>As indicated</p>
<p><b>25) Access, Grades, Manoeuvring, Carparks, Signs,</b></p> <p>Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <p>i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on</p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p>which motor vehicles will be driven and/or parked.</p> <p>ii. Manoeuvring on site for a Articulated Vehicle/Refuse Collection Vehicle and for the loading and unloading of the vehicle(s).</p> <p>iii. Parking on the site for 45 cars and for the loading and unloading of vehicles within the site.</p> <p>iv. 1 of the above parking spaces are to be provided for people with disabilities.</p> <p>v. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</p> <p>vi. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.</p> <p><b>GUIDELINE</b>  <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).</i></p>	
<p><b>26) Minimum Floor or Pad Levels</b></p> <p>Design and construct all proposed pad levels, building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane Planning Scheme Codes/Policies to ensure they will not be flooded during a 50 year ARI local flood event or a 100 year ARI Creek, River or Storm Tide flood event, whichever is the higher flood level.          The minimum pad level is to be 3.1 metres AHD.          The minimum building floor level is to be 3.1 metres AHD.</p> <p><b>26(a) Certification</b></p> <p>Provide certification and/or As-Constructed plans from a Registered Surveyor that confirm the development complies 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>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>
<p><b>27) Refuse &amp; Recycle Bins - On Site Collection</b></p> <p>Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development.</p> <p><b>GUIDELINE</b>  <i>For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</i></p> <p><b>27(a) Indemnify Council</b></p> <p>The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p><b>GUIDELINE</b>  <i>Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.</i></p>	<p>Prior to commencement of use</p> <p>Prior to the commencement of the use and then to be maintained</p>

<p><b>27(b) Notify Future Occupants</b></p> <p>The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.</p> <p><i>GUIDELINE</i>  <i>Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p><b>28) Lawful Point Of Discharge</b></p> <p>Submit to Development Assessment, evidence of written consent for a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p>Note. Refer to Council's website for a standard lawful point of discharge agreement template which is acceptable to Council.</p>	<p>Prior to site/operational/building work commencing</p>
<p><b>29) On Site Drainage - Minor</b></p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to 'a lawful point of discharge' and as shown on Site Based Stormwater Management Plan 11086 dated 04 November 2025</p> <p>Note:</p> <p>Where connections are adjacent to a driveway crossover and within the TPZ of a street tree, Rectangular Hollow Section (RHS) is to be used.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</li> <li>- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m<sup>2</sup> with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system</li> <li>- Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation &amp; Construction Requirements Manual.</li> <li>- Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<a href="https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals">https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals</a>).</li> </ul>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>
<p><b>30) Ponding Of Stormwater</b></p> <p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.</p>	<p>Prior to the commencement of the use and then to be maintained</p>

<p><b>GUIDELINE</b>  <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	
<p><b>31) Public Lighting</b></p> <p>Lodge street lighting design plans showing the proposed public lighting system in accordance with the "Subdivision and Development Guidelines", and obtain approval from the City Lighting Unit, Local Asset Services.</p> <p><b>GUIDELINE</b>  <i>This condition is imposed when a proposed development requires the provision of public lighting facilities in accordance with the Street Lighting Design Guidelines.</i></p> <p><b>31(a) Agreement with Supplier</b></p> <p>Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the above approved lighting design plans.</p> <p><b>GUIDELINE</b>  <i>Forward a copy of the agreement to the Delegate Engineering, Development Assessment.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>A copy of the agreement with the electricity supplier is provided to the Plan Sealing Officer, Development Assessment.</i></p>	<p>Prior to commencement of site works</p> <p>Prior to commencement of use</p>
<p><b>32) Telecommunications</b></p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the "Subdivision and Development Guidelines".</p> <p><b>GUIDELINE</b>  <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact a relevant service provider regarding telecommunication services.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.</i></p>	<p>Prior to commencement of site works</p>
<p><b>33) Water Approval</b></p> <p>Obtain from the relevant distributor-retailer, any necessary water approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p>	<p>Prior to site/operational/building work commencing</p>
<p><b>34) Agreement with Electricity Supplier</b></p> <p>Enter into an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

**35) Service Conduits & Mains**

Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with *Councils Subdivision and Development Guidelines* and *Standard Drawings*.

**GUIDELINE**

*This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.*

Prior to commencement of use

*Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater, optic fibre, traffic signals and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*

**35(a) As Constructed Plans**

Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".

**GUIDELINE**

*This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*

Prior to commencement of use

**36) Provide Permanent Vehicular Crossover**

Construct a minimum 16-metre-wide Type B2 permanent vehicular crossover to Stage 1, along the Sandmere Road frontage, located as shown on Drawing No. A-SD-01-03 Revision 03 by Elevation Architecture dated 15/10/2025.

**GUIDELINE**

*The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au). Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.*

Prior to commencement of use

**37) Remove Redundant Crossing**

Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Council's "Subdivision and Development Guidelines".

Prior to commencement of use

<p><b>GUIDELINE</b>  <i>This condition is imposed when existing kerb openings and or driveway crossings become redundant as a result of the new development. In addition to removing the concrete driveway the kerb and channel, road pavement, footways and footpaths must be reinstated. Copies of the "Subdivision and Development Guidelines" Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at <a href="http://www.brisbane.qld.gov.au">www.brisbane.qld.gov.au</a>. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development Assessment.</i></p>	
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**Standard Advice**

	<b>Timing</b>
<p><b>38) Construction Noise and Dust Emissions</b></p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.                      The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise-                             <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work-                             <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol> <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	<p>As indicated</p>
<p><b>39) Spillage - Materials &amp; Equipment to Contain &amp; Clean Up</b></p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p>	<p>As indicated</p>
<p><b>40) Waste Liquids - Discharging to Sewerage System</b></p> <p>Any waste liquids (including wastewater from wash down and sanitising operations) must be directed to the sewerage system subject to the requirements and recommendations of the Distributer Retailer Authority or collected for recycling or disposed of by a licensed contractor at a liquid waste treatment facility.</p>	<p>As indicated</p>
<p><b>41) Further Development Permit Required</b></p>	<p>As indicated</p>

Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	
<p><b>42) Currency Period</b></p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	As indicated
<p><b>43) Fire Ant Movement Controls</b></p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated
<p><b>44) Water and Wastewater</b></p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	As indicated
<p><b>45) Cultural Heritage</b></p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated

<p><b>46) Concurrence Agency Conditions</b></p> <p>The Department of State Development, Infrastructure and Planning (SARA) as a concurrence agency has imposed conditions as contained in their letter dated 26 March 2026.</p>	As indicated
<p><b>47) Equitable Access</b></p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the <i>Queensland Anti-Discrimination Act 1991</i>, the <i>Federal Disability Discrimination Act 1992</i> and <i>Australian Standard AS1428 Parts 1-4</i>, <i>Australian Standard for Access and Mobility</i> and the <i>Building Code of Australia Access Code</i>.</p>	As indicated
<p><b>48) Proximity to Prescribed Airspace</b></p> <p>This development is in proximity to the Prescribed airspace of Archerfield or Brisbane Airport. Any intrusion into Prescribed Airspace by way of temporary or permanent building structure, artificial light, reflected sunlight, air turbulence, steam, gas, smoke, dust or other particulate matter beyond the levels specified in the <i>Airports Act 1996</i> and the <i>Airport (Protection of Airspace) Regulation 1996</i>, may require approval from the Federal Government.</p>	As indicated

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Industry
Stage:	Stage 1

### Standard Advice

	Timing
<p><b>49) Further Development Permit required</b></p> <p>This Preliminary Approval (Carry Out Building Works) does not include assessment against the Building Code of Australia and <u>does not</u> permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.</p>	Prior to building work commencing

DRAFT

Permit to Which These Conditions Relate:	DA - SPA - Material Change of Use
Activity(ies):	Industry
Stage:	Stage 2

### General/Planning Requirements

	<b>Timing</b>
<p><b>50) Approved Drawings &amp; Documents</b></p> <p>A legible copy of the approved drawings and documents bearing "Council Approval" and the Development Approval Conditions package is to be available on site.</p> <p>Note. This condition is imposed to ensure compliance with the development conditions of approval. The copy of the conditions and drawings should be located in any site management office or with the site foreman. Any copies of conditions or drawings that are illegible shall be deemed to be non compliance with this condition of approval.</p>	While site/operational/building work is occurring
<p><b>51) Carry Out The Approved Development</b></p> <p>Carry out the approved development:</p> <p>a) In accordance with the Infrastructure Agreement for 77, 79 &amp; 119 Sandmere Rd, Pinkenba dated 13 January 2016; and</p> <p>b) Generally in accordance with the approved drawing(s) and/or document(s).</p> <p>Note. This development approval may include the location of fences, retaining walls and/or external walls of buildings on the boundary of a lot. This approval does not constitute permission to enter neighbouring properties to carry out the construction (including associated drainage and earthworks) or maintenance activities. Permission to enter neighbouring properties must be obtained from relevant property owners.</p>	While site/operational/building work is occurring and then to be maintained
<p><b>52) Complete All Operational Work</b></p> <p>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the Council, in accordance with the relevant approval(s).</p>	Prior to Council's notation on the plan of subdivision and then to be maintained
<p><b>53) Complete All Building Work</b></p> <p>Complete all building work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such building work is to be carried out generally in accordance with the approved drawing(s), and/or documents and, where the building work is assessable development, in accordance with a current development permit.</p>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained
<p><b>54) Maintain the Approved Development</b></p>	To be maintained

<p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.</p> <p>Note. This condition restricts changes that can be made to the approved development (approved drawings, documents and conditions to which the approval relates). The extent to which the approved development may be modified is constrained by the requirements of the relevant planning legislation. It will be necessary to make a new application if the change does not meet the specifications of the relevant planning legislation.</p>	
<p><b>55) No Goods to be Sold</b></p> <p>No goods are to be sold or offered for sale from the site to the general public.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed when the use of the site does not involve approval for the purpose of a shop. For any enquires about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.</i></p>	<p>At all times</p>
<p><b>56) On-site Recreation</b></p> <p>Provide an on-site recreation area for staff:</p> <ol style="list-style-type: none"> <li>1. consisting of seating, tables and rubbish bins;</li> <li>2. adequately protected from the weather;</li> <li>3. safely accessible to all staff;</li> <li>4. private and separate from public areas; and</li> <li>5. located away from noisy or odorous activities.</li> </ol> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that appropriate on-site recreation areas are provided for staff in accordance with the Industrial Design Code contained in Brisbane City Plan 2000. For any enquiries about this condition, please contact the Assessment Manager</i></p> <p><i>PROOF OF FULFILMENT</i>  <i>Recreation area is constructed in accordance with the above condition.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p><b>57) Lighting To Public Areas</b></p> <p>Install and maintain a suitable system of lighting, to operate from dusk to dawn, within all areas where the public may gain access.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first, and then to be maintained</p>
<p><b>58) Limit The Area Of Any Office</b></p> <p>Limit the area of any office to the area shown on the approved plan(s) of layout. This area is to remain at all times associated with and subordinate to the use of the premises for the purpose of Industry/warehouse. The office areas are to serve as an administrative function for the use approved.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that any office or display showroom</i></p>	<p>To be maintained</p>

<p><i>provided as part of the approved plans use remains associated with and subordinate to that purpose. For any enquiries about this condition, please contact the Assessment Manager. Non-compliance with this condition is likely to mean that there has been a 'material change of use' on the site. Such development is likely to be assessable development.</i></p>	
<p><b>59) Paving</b></p> <p>Non slip, easily cleaned paving materials are to be used in pedestrian areas where oil and water are likely to accumulate.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that surface materials in high pedestrian traffic areas minimise potential risk to pedestrians.</i></p> <p><i>PROOF OF FULFILMENT</i>  <i>Materials are provided in accordance with the above condition.</i></p>	<p>To be maintained</p>

## Architecture

	<b>Timing</b>
<p><b>60) Overall Height</b></p> <p>The overall height of the building(s) must be in accordance with the floor and roof levels and overall height shown on the APPROVED DRAWINGS AND DOCUMENTS.</p> <p><b>60(a) Submit Certification</b></p> <p>Submit to Development Services certification from a Registered Surveyor (Qld) confirming that the 'as constructed' floor and roof levels and overall height are in accordance with the requirements of this condition.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>

## Ecology

	<b>Timing</b>
<p><b>61) Statutory Environmental Covenant</b></p> <p>Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the ecological values within the Environmental Protection Zone identified on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red.</p> <p>Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.</p> <p><b>61(a) Submit Plan of Survey</b></p> <p>Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.</p> <p>Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.</p> <p><b>61(b) Request Preparation of Covenant</b></p> <p>Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

of this condition.

The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following:

- 1. Maintenance of vegetation and ecological features including:
  - retention of vegetation and tree hollows;
  - ongoing invasive pest plant and animal control;
  - rehabilitation in accordance with an approved Rehabilitation Plan for the site.
  - Maintenance of fauna movement fences/ pet exclusion fences in accordance with an approved Rehabilitation and Maintenance Plan for the site;

2. Exclusion from the covenant area of all earthworks, infrastructure, buildings and structures unless otherwise approved by this approval, subsequent Operational Works approvals or otherwise agreed in writing by Development Services.

Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council’s notation on the plan of subdivision (ROL), whichever comes first.

**61(c) Lodge Notated Plan and Covenant**

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council’s notation on the plan of subdivision (ROL), whichever comes first.

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

Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.

As indicated

Timing: Within one month of the registration of the covenant.

**61(e) Maintain Covenant**

Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.

As indicated

Timing: At all times.

**62) Submit Rehabilitation Plan**

Submit to Development Assessment and receive approval for a Rehabilitation Plan. The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation that includes at least the following information for the area identified as Environmental Protection Zone on the approved Environmental Protection Zone Plan, Drawing No: SK01, amended in red.

Prior to site/operational/building work commencing

- Description of proposed rehabilitation, including earthworks, methods, objectives;

- Location and description of proposed fencing/retaining walls abutting or within the EPZ area,

- Location of any proposed drainage and stormwater outlet works within the area, including cross sections and descriptions (NB Bioretention basins shall not be located within the corridor). Scour protection measures are to be detailed with cross sections provided.
- Location and construction method of vehicle barriers/bollards along the EPZ to prevent unauthorised vehicular access.
- Location of any proposed maintenance tracks
- Location of existing vegetation over 150mm DBH, and indication of tree protection zones for these trees.
- Surface treatments, including the preparation of all open ground within the buffer area. Ensure that a suitable planting media is present and the site is protected to prevent erosion. Details on soil treatment, imported soil material, mulch and sub-grade treatment is to be provided.
- Proposed finished levels on the site, including sections across and through the buffer at critical points.
- Location and treatment methods of all weeds including those listed under Weeds of National Significance, the Biosecurity Act, and Brisbane City Councils Biosecurity Plan.
- Proposed plant species (only locally native species reflective of Regional Ecosystem mapping to be used), including the plant's botanical name, planting height, quantities and densities.
- Provision of plant schedule listing all proposed plants by botanical name, quantity and size at the time of planting.
- Planting specification notes are required to include details on plant procurement, timing, maturity, mulching/erosion protection, planting procedures, watering and the acceptable measures to successfully established plants.
- Habitat enhancement actions.

#### Maintenance and Costing:

- The plan is to include a maintenance schedule for the 24 month On Maintenance period, and an ongoing maintenance schedule for after the works are accepted Off Maintenance.
- The plan is to include an itemised Estimate of Probable Costs for all works indicated on the Rehabilitation Plan, including site preparation, establishment, maintenance during the On Maintenance period, and ongoing maintenance costs.

#### **62(a) Implement Approved Plan**

Carry out works in accordance with the approved Rehabilitation Plan.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first, and then to be maintained

As indicated

#### **62(b) Certify Rehabilitation Works**

Submit to Development Assessment certification from a qualified and experienced environmental practitioner, certifying the works have been carried out in accordance with the approved Rehabilitation Plan.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

As indicated

#### **62(c) On Maintenance Acceptance**

As indicated

Arrange an on maintenance inspection with Development Assessment and obtain written confirmation from Council that the works have been accepted on maintenance.

Provide proof of Public Liability Insurance (\$20 million) for the on maintenance period.

Lodge a bond for the maintenance period. The bond must be calculated on the basis of 5% of the total value of the rehabilitation works or a minimum of \$10,000 whichever is the greater. Note: A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

**62(d) On Maintenance Period**

Provide 24 months maintenance to the works from the time the works are accepted on maintenance by Council. During this period maintain the works and rectify any defects identified at the on maintenance inspection and those arising during the maintenance period.

Timing: 24 months from acceptance on maintenance.

As indicated

**62(e) Off Maintenance Acceptance**

On completion of the maintenance period arrange an off maintenance inspection with Development Assessment, and obtain written confirmation that the works are accepted off maintenance.

Ensure all defects are rectified prior to making an appointment for Off Maintenance inspection.

Note: If the inspection is successful the maintenance security will be released.

On completion of the maintenance period

**63) Environmental Protection Zone**

Contain all land-disturbing site works (unless otherwise approved by this approval or subsequent Operational Works approvals), outside the area identified as Environmental Protection Zone identified on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red.

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

**63(a) Nothing Located within the EPZ**

No part of any building, associated outbuildings and other structures (including swimming pools, tennis courts, retaining walls, excavation, filling, car parking, construction/contractor vehicles, building material, landscaped recreation areas) other than a fence, access way from the building pad to the EPZ, or the designated services and access alignment, must be located on any part of the site within the approved EPZ, unless otherwise agreed to in writing by Development Assessment.

As indicated

Timing: To be maintained.

**63(b) Survey and Peg the Environmental Protection Zone**

Survey and peg all boundaries on the EPZ.

As indicated

Timing: Prior to site/operational/building work occurring

**63(c) Notify Prospective Purchasers**

Notify all prospective purchasers of proposed lots of the requirements and effects of this condition.

As indicated

Note: Vegetation within the Environmental Protection Zone (EPZ) is protected under Natural Assets Local Law.

Timing: Whilst marketing the lots

**64) Vegetation Management (Approved Plan)**

Manage vegetation on the site generally in accordance with the approved Vegetation Management Plan, Drawing No: Figure 1, Figure 2 Sheet 1 of 4, Figure 2 sheet 2 of 4, Figure 2 Sheet 3 of 4, Figure 2 Sheet 4 of 4, Figure 3, Figure 4 and Figure 5, (all Figures dated 19/02/2020 (received) and amended in red 20/02/2020 & 21/02/2020).

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

**64(a) Project Arborist**

Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.) Provide evidence of this appointment via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).

As indicated

Timing: Prior to arranging a pre-start meeting.

**64(b) Pre-Start Meeting**

Arrange and attend a pre-start meeting with Ecology Services, Development Services.

Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).

The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting.

As indicated

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

Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.

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

**64(c) Implement Approved Vegetation Management Plan**

Carry out the works in accordance with the approved Vegetation Management Plan.

Note: The Project Arborist must:

- Direct and supervise all contractors in relation to any works within the Tree Protection Zones (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments.
- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373-2007.

As indicated

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

**64(d) Submit Certification**

As indicated

<p>Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.</p> <p>Certification must include:</p> <ul style="list-style-type: none"> <li>- Inspection log of works;</li> <li>- Photographic records of works and monitoring activities;</li> <li>- Details of any non-conformances and any remediation measures implemented;</li> <li>- Details of vegetation pruning undertaken on retained trees.</li> </ul> <p>Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>64(e) Retain and Protect Vegetation</b></p> <p>Retain and protect vegetation in accordance with the approved Vegetation Management Plan.</p> <p>Timing: To be maintained.</p>	<p>As indicated</p>
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**Landscape Architecture and Open Space Planning**

	<b>Timing</b>
<p><b>65) Landscape the Site - Self Certification</b></p> <p>Landscape the site in accordance with the requirements of this condition.</p> <p><b>65(a) Prepare a detailed Landscape Plan for Self Certification</b></p> <p>Prepare a detailed Landscape Plan for areas nominated on the approved drawings, and in accordance with the approved Landscape Concept Plan (Drawing numbers: 187-001-SD001-C, 187-001-SD002-C, 187-001-SD003-A) and the relevant Brisbane Planning Scheme Codes and the following conditions:</p> <p><b>PLANTING</b></p> <ul style="list-style-type: none"> <li>- Provide columnar trees at regular intervals along the northern site boundary, as indicated on the approved drawings.</li> <li>- Provide a minimum 2m wide landscape strip along the frontage planted with locally endemic trees, shrubs and groundcovers.</li> <li>- Provide shade trees adjacent to car parking areas to achieve a minimum 50% shade to these areas, as indicated on the approved drawings.</li> <li>- Provide a 3 tier landscape structure to all landscape areas, as indicated on the approved drawings (ie. Trees, shrubs and groundcovers).</li> </ul> <p><b>ADDITIONAL REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>- Trees to be retained are documented, protected and integrated into the landscape design in accordance with AS4970 (the Australian Standard for the Protection of Trees on Development sites)</li> <li>- Maximise opportunities for stormwater infiltration into landscaped areas</li> </ul>	<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>Prior to site/operational/building work commencing</p>

**SPECIFICATIONS**

- Provide mulch and soil to meet AS4454 and AS4419
- Ensure that soil media is ameliorated to increase its water holding capabilities.

Note: The requirements outlined by this condition do not require an application to be made with Council.

**65(b) Construct Approved Work**

Construct landscaping in accordance with the prepared detailed Landscape Plan.

**65(c) Certify Work**

On completion of works, submit to Development Services landscape certification via the Landscape Design and Landscape Works Certification online form.

Landscape Design Certification

Design certification is to be prepared by a qualified Landscape Architect, certifying that the Detailed Landscape Plan complies with the requirements of this condition.

The certification must include a copy of the:

- Landscape design certification form.
- Certified detailed landscape plan.

Landscape Works Certification

Works certification is to be prepared by a qualified Landscape Architect, certifying that the landscape works comply with the certified Detailed Landscape Plan. The certification must include:

- a copy of the Landscape works certification form.
- a copy of the as-constructed landscape drawings.
- Photos of installed landscaping.
- Confirmation in writing from the landscape contractor who completed the works, that the works were completed in accordance with best practice landscape construction and horticultural standards

NOTE: The landscape design and landscape works certification online form can be found by searching online *development services* on Council's website.

**65(d) Maintain Landscape Work**

Maintain the landscape generally in accordance with the detailed plans.

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

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

To be maintained

**Pollution**

					<b>Timing</b>
<b>66) Air Emission Parameters</b>					At all times
The air emission parameters are to have the following maximum limits:					
<b>Air Emission Source</b>	<b>Exit velocity (m/s)</b>	<b>Exit temperature (°C)</b>	<b>Stack diameter (m)</b>	<b>Stack height (m above</b>	

				ground level)
Flare	15	1000	1.3	9.72
CHP exhaust	7.3	414	0.7	10
CHP outlet	7.2	70	1.2	6.9

  

<p><b>67) Waste Storage and Processing - Indoor Operation</b></p> <p>The waste receival, storage and processing areas are to be in a fully enclosed building vented through a biofilter.</p>	<p>At all times</p>
<p><b>68) Wildlife Management - Airport Environs Overlay Code</b></p> <p>Design and construct the use in accordance with the following :</p> <ul style="list-style-type: none"> <li>• the Wildlife Hazard Assessment Report Rev 1 by Soilco and Avisure dated 22 October 2025 (received); and</li> <li>• PO4 of the <i>Airport Environs Overlay Code</i> which requires the “<i>Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations</i>”.</li> </ul>	<p>Prior to commencement of use</p>
<p><b>69) Air Quality Management</b></p> <p>Implement the air quality control measures as recommended in Table 3.1 Proposed Air Quality Control Measures of the Air Quality Assessment Report Ref 247401.0141.R04V01 dated 17<sup>th</sup> October 2025 and as Amended in Red dated 30/04/2026.</p> <p><b>69(a) Submit Certification to Council</b></p> <p>Submit Certification to Development Services by a suitably qualified air quality professional, demonstrating the air quality measures as detailed above have been implemented.</p>	<p>Prior to commencement of use</p> <p>Prior to commencement of use</p>
<p><b>70) Fuel Burning - Power and Plant/Equipment</b></p> <p>Any fuel burning plant/equipment (using either Diesel or Gas) for the operational phase, (ie Fire Booster Pumps, Flood Pumps, Power Generators, Processing Machinery etc) are to be designed, constructed and operated in accordance with the following:</p> <ul style="list-style-type: none"> <li>• does not exceed a fuel burning capacity either individually or cumulatively of 10MW;</li> <li>• does not involve coal combustion; and</li> <li>• any Diesel to be stored on site, is to be in accordance with <i>Australian Standard AS1940 The storage and handling of flammable and combustible liquids</i> and housed in roofed &amp; bunded areas.</li> </ul> <p><i>Timing: Prior to the Commencement of the Use and Then to be Maintained.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p><b>71) Chemical Hazards Flood Risk Management</b></p> <p>Design and construct the development in accordance with the following:</p>	<p>Prior to the commencement of the use and then to be maintained</p>

<ul style="list-style-type: none"> <li>• The Chemical Hazards Flood Risk Report Ref 11086 by Inertia dated 04/08/2025;</li> <li>• PO8 of the <i>Coastal Hazard Overlay Code</i>; and</li> <li>• PO16 of the <i>Flood Overlay Code</i>.</li> </ul> <p><b>71(a) Submit Certification to Development Services</b></p> <p>Submit Certification to Council by a suitably qualified RPEQ Engineer which demonstrates the use has been designed and constructed in accordance with the above requirements.</p>	<p>Prior to commencement of use</p>
<p><b>72) Quantities of Dangerous Goods</b></p> <p>Quantities of dangerous goods stored on site are not to exceed the limits as prescribed in <a href="#">Table 9.3.12.3.H.</a> and AO3 of the <i>Industry Code</i>.</p>	<p>To be maintained</p>
<p><b>73) Spillage - Materials &amp; Equipment to Contain &amp; Clean Up</b></p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p>	<p>To be maintained</p>
<p><b>74) Liquid Contaminants - Storage</b></p> <p>Provide and maintain adequate storage areas for potential liquid contaminants such as paints, thinners, cleaning solvents, detergents and oils to prevent contaminated washdown waters and material from entering waterways, soil or ground water.</p>	<p>To be maintained</p>
<p><b>75) Stormwater Quality (Implement Management Plan)</b></p> <p>Manage stormwater quality in accordance with this condition.</p> <p><b>75(a) Implement Management Plan</b></p> <p>Implement the stormwater quality treatments including the Atlan Stormsacks, Atlan Filters and Swales as per the Engineering Services Report Ref 11086 Rev 5 dated 04/11/2025 by Inertia.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>75(b) Certification</b></p> <p>Submit to Development Services certification from a relevant professional that all stormwater quality treatments including the Atlan Stormsacks, Atlan Filters and Swales as per the Engineering Services Report Ref 11086 Rev 5 dated 04/11/2025 by Inertia, have been implemented.</p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p> <p>As indicated</p>

<p><b>75(c) Maintain Management Plan</b></p> <p>Maintain the stormwater quality treatments including the Atlan Stormsacks, Atlan Filters and Swales as per the Engineering Services Report Ref 11086 Rev 5 dated 04/11/2025 by Inertia.</p>	<p>As indicated</p>
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**Engineering**

	<b>Timing</b>
<p><b>76) On-site Erosion (High Risk)</b></p> <p>Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is to be submitted for Council endorsement.</i></p> <p><b>76(a) Submit an Erosion and Sediment Control (ESC) Program - On-site Erosion (High Risk)</b>                      Submit an Erosion and Sediment Control (ESC) Program for the site, certified by a Registered Professional Engineer of Queensland-Civil or Certified Professional in Erosion &amp; Sediment Control, and which complies with Council's Erosion and Sediment Control Standard (Version 9 or later), and receive endorsement from the Engineering Delegate, Development Assessment.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program to minimise erosion and the release of sediment or sediment-laden stormwater from the site is to be submitted for Council endorsement.</i></p> <p><b>76(b) Implement and Modify the Endorsed ESC Program - On-site Erosion (High Risk)</b>                      Implement and modify as necessary the endorsed ESC Program to maintain compliance with the Erosion and Sediment Control Standard (Version 9 or later) at all times during the period from when land-disturbing activities begin to when all exposed soil areas are stabilised against erosion and responsibility for the site no longer lies with the applicant.</p> <p><i>GUIDELINE</i>  <i>This condition applies where the soil erosion and sedimentation risk is considered high. An Erosion and Sediment Control Program is implemented and modified to minimise erosion and the release of sediment or sediment-laden stormwater from the site.</i></p>	<p>As indicated</p> <p>Prior to site works commencing (ie. any land-disturbing development)</p> <p>While site/operational works/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</p>
<p><b>77) Engineering Operational Work and Compliance Assessment Condition implementation</b></p> <p>Provide Certification that the development has been constructed in accordance with all Engineering Operational Work, Compliance Assessment Certificate conditions of this approval</p> <p>a) At relevant stages during construction of the Operational Works or Compliance Certificates associated with the development, advise the Engineering Delegate, Development Assessment, that works are ready for compliance inspections and are to be inspected.</p> <p><i>GUIDELINE</i>  <i>This provision is to ensure that all Operational Work and Compliance Assessment Certificate conditions contained in this approval have been complied with</i></p> <p><i>TIMING</i></p>	<p>As indicated</p>

*Prior to the issue of certificate of classification, prior to use, prior to endorsement of Survey Plan making an application for issue of compliance certificate under Section 401 of the Sustainability Planning Act 2009, whichever comes first.*

**PROOF OF FULFILMENT**

1. *Written Endorsement from Council Engineer Delegate that Operational Work, Compliance Assessment Certificates required as part of this approval have been applied for and approved.*
2. *Written endorsement from the Council Engineering Delegate that all Engineering Operational Work, Compliance Assessment Certificates required as part of this approval have been inspected and are in accordance with the approved plans.*
3. *Provide to the Council Engineering Delegate, receipt as proof of payment that compliance fees have been paid.*
4. *Provide Copies of the completed Field Inspection Report.*

**78) Construction Management Plan (Minor)**

Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.

While site/operational/building work is occurring

**78(a) Construction Management Plan (Minor) - Prepare Plan**

As indicated

Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:

- (i) Provision for pedestrian management including acceptable alternative DDA compliant pedestrian routes (adjacent to or surrounding the site);
- (ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);
- (iii) Location of and impacts to any Council or other public utility or local authority's assets on or within external to the site;
- (iv) Location and design of temporary vehicular construction access points, including frequency of use;
- (v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;
- (vi) Provision for loading and unloading of materials including the location of any remote loading sites;
- (vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;
- (viii) Location of proposed external hoardings and/or gantries, and including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage - this includes any potential obstruction of sight lines for such advertising (e.g. bus stops with advertising);
- (ix) Location of proposed employee and visitor parking areas;
- (x) Anticipated staging and programming;
- (xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees;
- (xii) Complaint management processes to be implemented; and
- (xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

The Construction Management Plan must be supported by 'approval in principle' or written approvals from the relevant

<p>Council sections or other governing bodies responsible for any potentially impacted infrastructure.</p> <p>The list of relevant infrastructure and contacts is available on Council's website - Search 'Construction Management Plan'.</p> <p>Note: The Construction Management Plan is not required to be approved by Development Services.</p> <p>Timing: Prior to site/operational/building work commencing.</p> <p><b>78(b) Construction Management Plan (Minor) - Submit Plan</b></p> <p>Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: <a href="mailto:engineeringervices@brisbane.qld.gov.au">engineeringervices@brisbane.qld.gov.au</a> quoting the BCC planning development approval reference number.</p> <p>Timing: At least 10 days prior to site works commencing.</p> <p><b>78(c) Construction Management Plan (Minor) - Documentation on Site</b></p> <p>Legible copies of the Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times. The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.</p> <p>Timing: While site/operational/building work is occurring.</p> <p><b>78(d) Construction Management Plan - Works to be Performed Out of Hours</b></p> <p>Obtain an approval from Development Services for any work that is proposed to be undertaken outside of normal business hours - 6:30am to 6:30pm, Monday to Saturday.</p> <p>Timing: Prior to site/operational/building work commencing.</p> <p><b>78(e) Implement Construction Management Plan (Minor)</b></p> <p>Carry out the development in accordance with the submitted Construction Management Plan.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>While site/operational/building work is occurring</p>
<p><b>79) Filling and / or Excavation (Minor)</b></p> <p>Filling and/or excavation works on the site must be in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes.</p> <p><b>79(a) Prepare Earthworks Drawings</b></p> <p>Earthworks drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>The drawings must include the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties);</li> <li>- maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary</li> <li>- preservation of all drainage structures from the effects of</li> </ul>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p> <p>As indicated</p>

<p>structural loading generated by the earthworks</p> <ul style="list-style-type: none"> <li>- protection of adjoining properties and roads from adverse impacts as a result of proposed works.</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>Timing: Prior to site/operational/building work commencing.</p> <p>Note: The Earthworks drawings are not required to be submitted for Council approval.</p> <p><b>79(b) Implement and Maintain the Earthworks</b></p> <p>Carry out and maintain the earthworks in accordance with the certified drawings.</p> <p>Note: A copy of the certified Earthworks Drawings must be available on-site for inspection by Council Officers during these works.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>As indicated</p>
<p><b>80) Access, Grades, Manoeuvring, Carparks, Signs,</b></p> <p>Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout:</p> <ul style="list-style-type: none"> <li>i. Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</li> <li>ii. Manoeuvring on site for a Articulated Vehicle/Refuse Collection Vehicle and for the loading and unloading of the vehicle(s).</li> <li>iii. Relocate carparking spaces from Stage 1 to Stage 2 as shown on approved drawings, for a total combined stage 1 and stage 2 carparking numbers of 45 cars and for the loading and unloading of vehicles within the site.</li> <li>iv. 1 of the above parking spaces are to be provided for people with disabilities.</li> <li>v. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</li> <li>vi. The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.</li> </ul> <p><b>GUIDELINE</b>  <i>The "Brisbane City Plan 2000 - Transport, Access, Parking and Servicing Planning Policy" requires adequate on-site provision of parking, servicing and manoeuvring areas. This condition specifies detailed design requirements as indicated on the approved drawings and documents to which the approval relates. The minimum clear height shall be measured to the lowest appurtenance on the ceiling - ie. fire sprinklers, services, lighting fixtures, signs etc.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>Construction of these requirements are to be certified by a Registered Professional Engineer of Queensland (RPEQ).</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p><b>81) Minimum Floor or Pad Levels</b></p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to</p>

<p>Design and construct all proposed pad levels, building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane Planning Scheme Codes/Policies to ensure they will not be flooded during a 50 year ARI local flood event or a 100 year ARI Creek, River or Storm Tide flood event, whichever is the higher flood level. The minimum pad level is to be 3.1 metres AHD. The minimum building floor level is to be 3.1 metres AHD.</p> <p><b>81(a) Certification</b></p> <p>Provide certification and/or As-Constructed plans from a Registered Surveyor that confirm the development complies with the requirements of this condition.</p>	<p>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><b>82) Refuse &amp; Recycle Bins - On Site Collection</b></p> <p>Enter into an arrangement with Council's City Waste Services to provide a bulk bin collection service to the development.</p> <p><i>GUIDELINE</i> For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment or the Coordinator of City Waste Contract Services via Council's Customer Contact Centre on telephone 3403 8888.</p> <p><b>82(a) Indemnify Council</b></p> <p>The applicant/owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.</p> <p><i>GUIDELINE</i> Forward a copy of the written indemnity agreement with City Waste Services to the Engineer, Development Assessment.</p> <p><b>82(b) Notify Future Occupants</b></p> <p>The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.</p> <p><i>GUIDELINE</i> Forward a copy of the written undertaking required to advise future owners/body corporate to the Engineer, Development Assessment.</p>	<p>Prior to commencement of use</p> <p>Prior to the commencement of the use and then to be maintained</p> <p>Prior to the commencement of the use and then to be maintained</p>
<p><b>83) On Site Drainage - Minor</b></p> <p>Provide a stormwater connection to all new or existing allotments and provide drainage infrastructure to ensure stormwater run-off from all roof and developed surface areas will be collected internally and piped in accordance with the relevant Brisbane Planning Scheme Codes to 'a lawful point of discharge' and as shown on Site based Stormwater Management Plan 11086 dated 04 November 2025</p> <p>Note:</p> <p>Where connections are adjacent to a driveway crossover and within the TPZ of a street tree, Rectangular Hollow Section (RHS) is to be used.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</li> <li>- Queensland Building and Construction Commission licensed</li> </ul>	<p>Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first</p>

<p>hydraulic consultants may design the stormwater system for sites less than 2000m<sup>2</sup> with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system</p> <p>- Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request a Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation &amp; Construction Requirements Manual.</p> <p>- Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<a href="https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals">https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals</a>).</p>	
<p><b>84) Ponding Of Stormwater</b></p> <p>Adjoining properties and roads are to be protected from ponding or nuisance from stormwater as a result of the works.</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure that the developer is aware that they are responsible for all remedial works required as a result of any site works and, that they must protect neighbouring properties and roads from ponding and nuisance water from the proposed development. Where this rectification work involved drainage, plans are to be lodged showing the manner in which it is intended to rectify the site drainage. These plans must be approved by the Engineering Delegate. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment.</i></p>	<p>Prior to the commencement of the use and then to be maintained</p>
<p><b>85) Telecommunications</b></p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with the "Subdivision and Development Guidelines".</p> <p><i>GUIDELINE</i>  <i>This condition is imposed to ensure the provision of essential telecommunication services to all allotments. For any enquiries about this condition, please contact a relevant service provider regarding telecommunication services.</i></p> <p><i>PROOF OF FULFILMENT</i>  <i>A copy of the agreement is forwarded together with the request for survey plan endorsement to the Plan Sealing Officer, Development Assessment.</i></p>	<p>Prior to commencement of site works</p>
<p><b>86) Water Approval</b></p> <p>Obtain from the relevant distributor-retailer, any necessary water approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p>	<p>Prior to site/operational/building work commencing</p>
<p><b>87) Agreement with Electricity Supplier</b></p> <p>Enter into an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes/Policies.</p>	<p>Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)</p>

**88) Service Conduits & Mains**

Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with *Councils Subdivision and Development Guidelines* and *Standard Drawings*.

**GUIDELINE**

*This condition is imposed when additions, alterations or extensions to service conduits, mains and other services are required as a result of the approved development. This includes the provision of all services and/or conduits along the full length of any rear allotment access or access easement. This includes the relocation of any fire hydrant and/or valves from within the limits of the development's vehicular footway crossings if applicable.*

Prior to commencement of use

*Applicants should liaise with the appropriate service authorities. Typical underground service conduiting to be constructed includes, power, phone, telecommunications, sewer, stormwater, optic fibre, traffic signals and gas if applicable. For any enquiries about this condition, please contact the Engineering Delegate, Development Assessment (regarding advise on traffic signal conduits, stormwater, water supply and sewerage mains) or the relevant public utility authorities (for advice on other services).*

**88(a) As Constructed Plans**

Submit "As Constructed" plans including an asset register, checked and certified by a registered Professional Engineer Queensland (RPEQ) that are in accordance with Council's "Subdivision and Development Guidelines" and "BCC Water Supply Standard 2005" and "BCC Sewerage Standards 2005".

**GUIDELINE**

*This condition is imposed to ensure the Council has a record of the actual details of the works constructed for future reference.*

Prior to commencement of use

**89) Provide Permanent Vehicular Crossover**

Construct a minimum 16-metre-wide Type B2 permanent vehicular crossover to Stage 2, along the Sandmere Road frontage, located as shown on Drawing No. A-SD-01-03 Revision 03 by Elevation Architecture dated 15/10/2025.

**GUIDELINE**

*The intention of this condition is to ensure that such works are designed and constructed to a standard suited to the demands created by the approved development. The Developer must obtain the necessary driveway permit prior to commencing any vehicle access works. This ensures the proposed internal site levels will suit the necessary permanent levels of the footway areas adjacent to the site. Such works may include footpath reconstruction, reprofiling and/or relocation of services. Additional Council permission is required to interfere with street trees, stormwater gullies/drains and swales. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner will also be required prior to carrying out any works. Copies of the "Subdivision and Development Guidelines", Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au). Contact Council's Vegetation and Pest Services if the driveway will affect a street tree. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.*

Prior to commencement of use

**90) Remove Redundant Crossing**

Remove the existing vehicular crossing(s) on the frontage(s) of the site and reinstate in accordance with Council's "Subdivision and Development Guidelines".

Prior to commencement of use

<p><b>GUIDELINE</b>  <i>This condition is imposed when existing kerb openings and or driveway crossings become redundant as a result of the new development. In addition to removing the concrete driveway the kerb and channel, road pavement, footways and footpaths must be reinstated. Copies of the "Subdivision and Development Guidelines" Standard Drawings and Water Sensitive Urban Design Guidelines can be downloaded from Brisbane City Council's website at <a href="http://www.brisbane.qld.gov.au">www.brisbane.qld.gov.au</a>. For any further enquiries about this condition please contact the Engineering Delegate, Development Assessment.</i></p> <p><b>PROOF OF FULFILMENT</b>  <i>Construction of such works must be certified by a Registered Professional Engineer-Queensland (RPEQ). A copy of the certification, ensuring the works have been constructed in accordance with Council's Standards, must be forwarded to the Engineering Delegate, Development Assessment.</i></p>	
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**Standard Advice**

	<b>Timing</b>
<p><b>91) Construction Noise and Dust Emissions</b></p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.                      The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise-                             <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work-                             <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol> <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	<p>As indicated</p>
<p><b>92) Spillage - Materials &amp; Equipment to Contain &amp; Clean Up</b></p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures must be kept on site.</p>	<p>As indicated</p>
<p><b>93) Waste Liquids - Discharging to Sewerage System</b></p> <p>Any waste liquids (including wastewater from wash down and sanitising operations) must be directed to the sewerage system subject to the requirements and recommendations of the Distributer Retailer Authority or collected for recycling or disposed of by a licensed contractor at a liquid waste treatment facility.</p>	<p>As indicated</p>
<p><b>94) Further Development Permit Required</b></p>	<p>As indicated</p>

Further Development Permit(s) to carry out assessable building work under the Building Act may be required.	
<p><b>95) Currency Period</b></p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the Planning Act 2016.</p>	As indicated
<p><b>96) Environmentally Relevant Activity</b></p> <p>All development involving an Environmentally Relevant Activity as defined by the Environmental Protection Regulation 2019 requires an application for a Material Change of Use for an Environmentally Relevant Activity. Applications must be submitted to the relevant administering authority (State Government Agency or Brisbane City Council), in accordance with the Environmental Protection Act 1994 and the Planning Act 2016.</p> <p>For further information contact the Queensland State Government on 13 QGOV.</p>	As indicated
<p><b>97) Equitable Access</b></p> <p>Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Queensland Anti-Discrimination Act 1991;</li> <li>- Federal Disability Discrimination Act 1992;</li> <li>- Australian Standards AS1428 Parts 1-4;</li> <li>- Australian Standard for Access and Mobility; and</li> <li>- National Construction Code.</li> </ul>	As indicated
<p><b>98) Fire Ant Movement Controls</b></p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the Biosecurity Act 2014.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated
<p><b>99) Water and Wastewater</b></p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the</p>	As indicated

<p>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	
<p><b>100) Cultural Heritage</b></p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	<p>As indicated</p>
<p><b>101) Concurrence Agency Conditions</b></p> <p>The Department of State Development, Infrastructure and Planning (SARA) as a concurrence agency has imposed conditions as contained in their letter dated 26 March 2026.</p>	<p>As indicated</p>
<p><b>102) Equitable Access</b></p> <p>Provision must be made for equitable access for persons with disabilities to and within the site in accordance with the <i>Queensland Anti-Discrimination Act 1991</i>, the <i>Federal Disability Discrimination Act 1992</i> and <i>Australian Standard AS1428 Parts 1-4</i>, <i>Australian Standard for Access and Mobility</i> and the <i>Building Code of Australia Access Code</i>.</p>	<p>As indicated</p>
<p><b>103) Proximity to Prescribed Airspace</b></p> <p>This development is in proximity to the Prescribed airspace of Archerfield or Brisbane Airport. Any intrusion into Prescribed Airspace by way of temporary or permanent building structure, artificial light, reflected sunlight, air turbulence, steam, gas, smoke, dust or other particulate matter beyond the levels specified in the <i>Airports Act 1996</i> and the <i>Airport (Protection of Airspace) Regulation 1996</i>, may require approval from the Federal Government.</p>	<p>As indicated</p>

Permit to Which These Conditions Relate:	DA - SPA - Carry out Building Work
Activity(ies):	Industry
Stage:	Stage 2

### Standard Advice

	Timing
<p><b>104) Further Development Permit required</b></p> <p>This Preliminary Approval (Carry Out Building Works) does not include assessment against the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit(s) for Carrying Out Building Work will be required.</p>	As indicated

Permit to Which These Conditions Relate:	DA - PA - Reconfiguring a Lot
Activity(ies):	Subdivision of Land
Stage:	Reconfiguration of a Lot (4 into 3 Lots) and Environmental Covenant

### General/Planning Requirements

	<b>Timing</b>
<p><b>105) Maintain the Approved Development</b></p> <p>Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.</p>	At all times
<p><b>106) Approved Drawings and Documents</b></p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers.</p> <p>Note: This condition is imposed to ensure compliance with the conditions of development approval.</p>	While site/operational/building work is occurring
<p><b>107) Carry Out the Approved Development</b></p> <p>Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.</p>	While site/operational/building work is occurring
<p><b>108) Complete All Operational Work</b></p> <p>Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).</p>	Prior to Council's notation on the plan of subdivision and then to be maintained

### Ecology

	<b>Timing</b>
<p><b>109) Statutory Environmental Covenant</b></p> <p>Enter an environmental covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the ecological values within the Environmental Protection Zone identified on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red.</p> <p>Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.</p>	As indicated
<p><b>109(a) Submit Plan of Survey</b></p>	As indicated

Submit to Development Services, and obtain approval for, a plan of survey showing the land to be covered by the covenant to demonstrate compliance with the requirements of this condition.

Timing: Prior to the commencement of use (MCU Stage 1 or 2) or prior to the notation of the plan of subdivision, whichever is sooner.

#### **109(b) Request Preparation of Covenant**

Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition.

The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to ensure the management of the identified vegetation and ecological features on the land and must address the following:

1. Maintenance of vegetation and ecological features including:
  - retention of vegetation and tree hollows;
  - ongoing invasive pest plant and animal control;
  - rehabilitation in accordance with an approved Rehabilitation Plan for the site.
  - Maintenance of fauna movement fences/ pet exclusion fences in accordance with an approved Rehabilitation and Maintenance Plan for the site;

As indicated

2. Exclusion from the covenant area of all earthworks, infrastructure, buildings and structures unless otherwise approved by this approval, subsequent Operational Works approvals or otherwise agreed in writing by Development Services.

Note: Covenants to be entered into with the Brisbane City Council must have the necessary covenant documentation prepared by the Brisbane City Council, free of cost to Council.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

#### **109(c) Lodge Notated Plan and Covenant**

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.

As indicated

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.

#### **109(d) Submit Evidence of Registration**

Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.

As indicated

Timing: Within one month of the registration of the covenant.

#### **109(e) Maintain Covenant**

Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.

As indicated

Timing: At all times.

**110) Submit Rehabilitation Plan**

Submit to Development Assessment and receive approval for a Rehabilitation Plan. The Rehabilitation Plan is to be in the form of scaled plans and supporting documentation that includes at least the following information for the area identified as Environmental Protection Zone on the approved Environmental Protection Zone Plan, Drawing No: SK01, amended in red.

- Description of proposed rehabilitation, including earthworks, methods, objectives;
- Location and description of proposed fencing/retaining walls abutting or within the EPZ area,
- Location of any proposed drainage and stormwater outlet works within the area, including cross sections and descriptions (NB Bioretention basins shall not be located within the corridor). Scour protection measures are to be detailed with cross sections provided.
- Location and construction method of vehicle barriers/bollards along the EPZ to prevent unauthorised vehicular access.
- Location of any proposed maintenance tracks
- Location of existing vegetation over 150mm DBH, and indication of tree protection zones for these trees.
- Surface treatments, including the preparation of all open ground within the buffer area. Ensure that a suitable planting media is present and the site is protected to prevent erosion. Details on soil treatment, imported soil material, mulch and sub-grade treatment is to be provided.
- Proposed finished levels on the site, including sections across and through the buffer at critical points.
- Location and treatment methods of all weeds including those listed under Weeds of National Significance, the Biosecurity Act, and Brisbane City Councils Biosecurity Plan.
- Proposed plant species (only locally native species reflective of Regional Ecosystem mapping to be used), including the plant's botanical name, planting height, quantities and densities.
- Provision of plant schedule listing all proposed plants by botanical name, quantity and size at the time of planting.
- Planting specification notes are required to include details on plant procurement, timing, maturity, mulching/erosion protection, planting procedures, watering and the acceptable measures to successfully established plants.

- Habitat enhancement actions.

**Maintenance and Costing:**

- The plan is to include a maintenance schedule for the 24 month On Maintenance period, and an ongoing maintenance schedule for after the works are accepted Off Maintenance.
- The plan is to include an itemised Estimate of Probable Costs for all works indicated on the Rehabilitation Plan, including site preparation, establishment, maintenance during the On Maintenance period, and ongoing maintenance costs.

**110(a) Implement Approved Plan**

Carry out works in accordance with the approved Rehabilitation Plan.

Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first, and then to be maintained

Prior to site/operational/building work commencing

As indicated

<p><b>110(b) Certify Rehabilitation Works</b></p> <p>Submit to Development Assessment certification from a qualified and experienced environmental practitioner, certifying the works have been carried out in accordance with the approved Rehabilitation Plan.</p> <p>Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.</p> <p><b>110(c) On Maintenance Acceptance</b></p> <p>Arrange an on maintenance inspection with Development Assessment and obtain written confirmation from Council that the works have been accepted on maintenance.</p> <p>Provide proof of Public Liability Insurance (\$20 million) for the on maintenance period.</p> <p>Lodge a bond for the maintenance period. The bond must be calculated on the basis of 5% of the total value of the rehabilitation works or a minimum of \$10,000 whichever is the greater. Note: A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council.</p> <p>Timing: Prior to commencement of use (MCU Stage 1 or 2) or prior to Council's notation on the plan of subdivision (ROL), whichever comes first.</p> <p><b>110(d) On Maintenance Period</b></p> <p>Provide 24 months maintenance to the works from the time the works are accepted on maintenance by Council. During this period maintain the works and rectify any defects identified at the on maintenance inspection and those arising during the maintenance period.</p> <p>Timing: 24 months from acceptance on maintenance.</p> <p><b>110(e) Off Maintenance Acceptance</b></p> <p>On completion of the maintenance period arrange an off maintenance inspection with Development Assessment, and obtain written confirmation that the works are 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>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>On completion of the maintenance period</p>
<p><b>111) Environmental Protection Zone</b></p> <p>Contain all land-disturbing site works (unless otherwise approved by this approval or subsequent Operational Works approvals), outside the area identified as Environmental Protection Zone identified on the approved Environmental Protection Zone Plan, Drawing No. SK01, amended in red.</p> <p><b>111(a) Nothing Located within the EPZ</b></p> <p>No part of any building, associated outbuildings and other structures (including swimming pools, tennis courts, retaining walls, excavation, filling, car parking, construction/contractor vehicles, building material, landscaped recreation areas) other than a fence, access way from the building pad to the EPZ, or the designated services and access alignment, must be located on any part of the site within the approved EPZ, unless otherwise agreed to in writing by Development Assessment.</p> <p>Timing: To be maintained.</p>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p>

<p><b>111(b) Survey and Peg the Environmental Protection Zone</b></p> <p>Survey and peg all boundaries on the EPZ.</p> <p>Timing: Prior to site/operational/building work occurring</p> <p><b>111(c) Notify Prospective Purchasers</b></p> <p>Notify all prospective purchasers of proposed lots of the requirements and effects of this condition.</p> <p>Note: Vegetation within the Environmental Protection Zone (EPZ) is protected under Natural Assets Local Law.</p> <p>Timing: Whilst marketing the lots</p>	<p>As indicated</p> <p>As indicated</p>
<p><b>112) Vegetation Management (Approved Plan)</b></p> <p>Manage vegetation on the site generally in accordance with the approved Vegetation Management Plan, Drawing No: Figure 1, Figure 2 Sheet 1 of 4, Figure 2 sheet 2 of 4, Figure 2 Sheet 3 of 4, Figure 2 Sheet 4 of 4, Figure 3, Figure 4 and Figure 5, (all Figures dated 19/02/2020 (received) and amended in red 20/02/2020 &amp; 21/02/2020).</p> <p><b>112(a) Project Arborist</b></p> <p>Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.) Provide evidence of this appointment via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate).</p> <p>Timing: Prior to arranging a pre-start meeting.</p> <p><b>112(b) Pre-Start Meeting</b></p> <p>Arrange and attend a pre-start meeting with Ecology Services, Development Services.</p> <p>Council will only attend the pre-start meeting once all vegetation protection measures are in place (e.g. Tree protection fencing).</p> <p>The Project Manager, Site Manager, Project Arborist and a qualified Fauna Spotter Catcher must attend the pre-start meeting.</p> <p>Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.</p> <p>Note: To request a pre-start meeting refer to Council's website and search 'Pre-start meeting'.</p> <p>Timing: Prior to site / operational / building work commencing.</p> <p><b>112(c) Implement Approved Vegetation Management Plan</b></p> <p>Carry out the works in accordance with the approved Vegetation Management Plan.</p> <p>Note: The Project Arborist must:</p> <ul style="list-style-type: none"> <li>- Direct and supervise all contractors in relation to any works within the Tree Protection Zones (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation)</li> </ul>	<p>While site/operational/building work is occurring and then to be maintained</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>

or alternate alignments.

- Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373-2007.

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

**112(d) Submit Certification**

Submit to Development Services, certification from the qualified and experienced environmental practitioner and the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million.), certifying that the work(s) have been carried out in accordance with the approved Vegetation Management Plan.

Certification must include:

- Inspection log of works;
- Photographic records of works and monitoring activities;
- Details of any non-conformances and any remediation measures implemented;
- Details of vegetation pruning undertaken on retained trees.

Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.

As indicated

**112(e) Retain and Protect Vegetation**

Retain and protect vegetation in accordance with the approved Vegetation Management Plan.

Timing: To be maintained.

As indicated

**Landscape Architecture and Open Space Planning**

	<b>Timing</b>
<p><b>113) Streetscape Works - Industrial Street</b></p> <p>Carry out streetscape improvement works including concrete path, turf and street trees to the Sandmere Road verge to an Industrial Street standard in accordance with the relevant Brisbane Planning Scheme Codes, Brisbane Standard Drawings (BSD), the requirements of this condition and the Infrastructure Design Planning Scheme Policy including sections 3.7.4.5 and 3.7.5.</p> <p><b>113(a) Concrete Path</b></p> <p>Install a 1.2m wide broom finished standard Portland grey concrete path. The edge of the path is to be setback 1.9m from the back of kerb.</p> <p>Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site.</p> <p>If the above requirements cannot be achieved regarding the placement of the concrete path, contact the Landscape Architecture Team via email: <a href="mailto:specialistservices@brisbane.qld.gov.au">specialistservices@brisbane.qld.gov.au</a></p>	<p>Prior to issue of Certificate of Occupancy/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>

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

**113(b) Submit As-Constructed Drawings**

Submit to Development Services "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland, certifying that the concrete path works have been completed in accordance with relevant Brisbane Planning Scheme Codes/Policies.

Timing: Prior to issue of Certificate of Occupancy/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

*PROOF OF FULFILMENT*

*Certificate of Completion, Asset Register and As constructed drawings signed by an RPEQ.*

**113(c) Turf**

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

Timing: Prior to issue of Certificate of Occupancy/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

*PROOF OF FULFILMENT*

*Photographic evidence of installed turf.*

**113(d) Street Tree(s)**

Enter into and implement an arrangement with the Public Space Operations Arboriculture Planning Team (PSO Arb) in relation to the required provision of the street tree planting in accordance with the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by PSO Arb.

Provide to Development Services a copy of the agreement signed by Public Space Operations Arboriculture Planning Team.

As indicated

PSO Arboriculture Planning Team can be contacted via [ISG-CS-PPI-PLANNING-ARB@Brisbane.qld.gov.au](mailto:ISG-CS-PPI-PLANNING-ARB@Brisbane.qld.gov.au)

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

*PROOF OF FULFILMENT*

*A copy of the agreement with Public Space Operations Arboriculture Planning Team (PSO Arb).*

**Pollution**

	<b>Timing</b>
<p><b>114) Contaminated Materials and Soils</b></p> <p>Any contaminated materials or soils encountered during siteworks, must be handled, stored and disposed of in accordance with the requirements of the relevant authority of the Queensland Government. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland Government.</p> <p>Lodge a site suitability statement for land which is to be transferred to Brisbane City Council to demonstrate that it has been assessed by a</p>	<p>Prior to Council's notation on the plan of subdivision</p>

'Suitably Qualified Person' and certified by the Contaminated Land Auditor that the land meets the 'Recreational/Open Space' land use criteria from the National Environment Protection (Assessment of Site Contamination) Measure 2013 (no. 1) (NEPM); including but not limited to, certification as a minimum that all land to be transferred to Brisbane City Council:

- a) Is unencumbered;
- b) Not listed on the CLR or EMR and does not require any ongoing management or monitoring of contamination in perpetuity; and
- c) A statement to certify that the land that is not required to be transferred to Brisbane City Council within the subject site, will not inadvertently impact on/or will not contaminate land required to be transferred to Brisbane City Council, from existing contaminated groundwater, existing contaminated surface water, and groundwater or surface water ingress from drainage systems into or onto the land to be transferred to Brisbane City Council.

Contaminated Land Investigation Documents (CLIDs) to be provided must include, but is not limited to:

- i. A copy of all CLIDs pertaining to the land parcels comprising the subject site, including land parcels that have been validated as 'clean' and removed from the EMR;
- ii. A copy of all CLIDs pertaining to any land parcels to be transferred to Brisbane City Council ownership, including land parcels that have been validated as 'clean' and removed from the EMR;
- iii. Details of any contaminated land / environmental monitoring networks, including installation details for groundwater or ground gas monitoring wells;
- iv. A Survey Plan showing details of all contaminated land / environmental monitoring infrastructure;
- v. Records of monitoring data with historical datasets for contaminated land / environmental sampling, monitoring and assessment programs undertaken; and
- vi. A copy of all CLIDs pertaining to installation and monitoring of any contaminated land / environment monitoring networks.

**Engineering**

	<b>Timing</b>
<p><b>115) On-site Erosion (High Risk)</b></p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version).</p> <p>Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion</p> <p><b>115(a) Manage earth disturbance on-site</b></p> <ul style="list-style-type: none"> <li>(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.</li> <li>(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.</li> </ul>	<p>As indicated</p> <p>As indicated</p>

(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water release limits of:

- A. 50mg/L TSS (Total Suspended Solids);
- B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU or as agreed in writing by an Officer from Councils Erosion and Sediment Control (ESC) Team in Compliance and Regulatory Services;
- C. pH between 6.5 and 8.5 at all times.

(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.

Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.

#### **115(b) Provide Land Occupier Notification to Council**

(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au

(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.

As indicated

Timing: Prior to commencement of any earth disturbing activities

#### **115(c) Prepare ESC Plan and Program**

Prepare an Erosion and Sediment Control Plan (ESCP) and program in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and program must be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control and design certificate must be certified by a CPESC.

As indicated

Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.

Timing: Prior to the commencement of any earth disturbing activities.

#### **115(d) Attend a pre-start meeting**

As indicated

Arrange and attend a pre-start meeting for ESC with an Officer from Council's ESC Team in Compliance and Regulatory Services (CARS).

Note: To request a pre-start meeting from Council's ESC Team send an email to CARS-ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed.

Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.

#### **115(e) Implement Certified ESC Plan and Program**

Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.

The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by a CPESC.

Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.

As indicated

#### **116) Maintenance Period for Engineering Work**

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.

NOTE: Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>)

Timing: During the on-maintenance period.

#### **116(a) On-Maintenance Acceptance**

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.

Provide proof of Public Liability Insurance (\$20 million) for the on-maintenance period.

Lodge a maintenance security for the on-maintenance period. The security must be calculated as 5% of the value of the constructed work or \$10,000.00, whichever is greater.

NOTE: A maintenance security may consist of either a bank guarantee or monetary payment lodged with Council. Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance procedure and requirements.

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

As indicated

As indicated

<p><b>116(b) On-Maintenance Period</b></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>NOTE: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period.</p> <p>Timing: A minimum 12 months from acceptance on-maintenance.</p> <p><b>116(c) Off-Maintenance Acceptance</b></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><b>117) Information Signage</b></p> <p>Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below:</p> <p>a) The sign should provide a brief description of the development proposed;</p> <p>b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site:</p> <ul style="list-style-type: none"> <li>- Developer;</li> <li>- Project Coordinator;</li> <li>- Architect/Building Designer;</li> <li>- Builder;</li> <li>- Civil Engineer;</li> <li>- Civil Contractor/s; and</li> <li>- Landscape Architect;</li> </ul> <p>c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case;</p> <p>d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres;</p> <p>e) The maximum area of the sign is to be 2.0m<sup>2</sup>;</p> <p>f) The sign is to be positioned as follows:</p> <ul style="list-style-type: none"> <li>- located centrally along each road frontage of the site to Sandmere Road;</li> <li>- located on or within 1.5 metres of the road frontage;</li> <li>- mounted at least 300 millimetres above ground level; and</li> <li>- clearly visible from the street for a pedestrian;</li> </ul>	<p>As indicated</p>

<p>g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition;</p> <p>h) The sign is to be non-illuminated; and</p> <p>i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times.</p> <p>Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.</p>	
<p><b>118) Engineering Pre-Start Meeting</b></p> <p>Arrange and attend a pre-start meeting with Engineering Services, Development Services.</p> <p>Council will only attend the pre-start meeting once all applicable compliance and inspection fees have been paid.</p> <p>Note: Prior to arranging an engineering pre-start meeting, review the <a href="#">Civil Engineering Works: Pre-start Meetings Checklist</a>.</p> <p>To request a pre-start meeting and associated lodgement requirements, go to <a href="https://services.brisbane.qld.gov.au/online-services/development/request-da-inspection">https://services.brisbane.qld.gov.au/online-services/development/request-da-inspection</a></p> <p>Timing: Prior to site/operational work commencing.</p>	<p>As indicated</p>
<p><b>119) Construction Management Plan (Minor)</b></p> <p>Carry out development in a method consistent with a Construction Management Plan (Minor) prepared in accordance with the requirements of this condition.</p> <p><b>119(a) Construction Management Plan (Minor) - Prepare Plan</b></p> <p>Prepare a detailed Construction Management Plan (CMP) for the construction phase of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following:</p> <ul style="list-style-type: none"> <li>(i) Provision for pedestrian management including alternative pedestrian routes (adjacent to or surrounding the site);</li> <li>(ii) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers);</li> <li>(iii) Location of and impacts to any Council or other public utility or local authority's assets on or within or external to the site;</li> <li>(iv) Location and design of temporary vehicular construction access points, including frequency of use;</li> <li>(v) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties;</li> <li>(vi) Provision for loading and unloading of materials including the location of any remote loading sites;</li> <li>(vii) Location of materials, structures, plant and equipment to be stored or placed on the construction site;</li> </ul>	<p>While site/operational/building work is occurring</p> <p>As indicated</p>

(viii) Location of proposed external hoardings or gantries, including clearances to the impacts of this on existing street furniture and other footpath assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising);

(ix) Location of proposed employee and visitor parking areas;

(x) Anticipated staging and programming;

(xi) Impacts of any actions proposed to address any of the above items or any actions resulting from construction of the development that will impact on existing street trees;

(xii) Complaint management processes to be implemented; and

(xiii) Compliance with the Management Plans Planning Scheme Policy and other relevant Planning Scheme Policies.

The Construction Management Plan must be supported by "approval in principle" or written approvals from the relevant Council sections or other governing bodies responsible for any potentially impacted infrastructure.

The list of relevant infrastructure and contacts is available on Council's website - Search "Constructions Management Plan".

Note: The Construction Management Plan is not required to be approved by Development Services.

Timing: Prior to site/operational work commencing.

**119(b) Construction Management Plan (Minor) - Submit Plan**

Submit a copy of the Construction Management Plan to Council's Development Services Branch at the following mailbox: [engineeringervices@brisbane.qld.gov.au](mailto:engineeringervices@brisbane.qld.gov.au) quoting the BCC planning development approval reference number.

As indicated

Timing: At least 10 days prior to site works commencing

**119(c) Construction Management Plan (Minor) - Documentation on Site**

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

The requirements of the CMP must be included in all induction of principal and subcontractors utilised in the development. An outline of the induction provided to contractors may be requested by Council to confirm compliance with this condition.

Timing: While site/operational work is occurring.

As indicated

**119(d) Construction Management Plan - Works to be Performed Out of Hours**

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

As indicated

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

**119(e) Implement Construction Management Plan (Minor)**

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

While site/operational/building work is occurring

**120) Protect Existing Infrastructure**

While site/operational/building work is occurring

<p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure.</p> <p>Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations.</p> <p>The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.</p> <p><b>120(a) As Constructed Drawings - Alterations to Existing Infrastructure</b></p> <p>Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to Council's notation on the plan of subdivision.</p> <p><i>PROOF OF FULFILMENT</i>  <i>Certification from a Registered Professional Engineer Queensland, confirming that the alterations have been completed in accordance with the relevant Brisbane Planning Scheme Codes and any other relevant infrastructure requirements.</i></p>	<p>As indicated</p>
<p><b>121) Filling and/or Excavation</b></p> <p>All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p><b>121(a) Submit Earthworks Drawings</b></p> <p>Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.</p> <p>The Earthworks Drawings must include the following:</p> <ul style="list-style-type: none"> <li>- The location of any cut and/or fill;</li> <li>- The quantity of fill to be deposited and finished fill levels;</li> <li>- Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary;</li> <li>- The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties);</li> <li>- Preservation of all drainage structures from the effects of structural loading generated by the earthworks;</li> <li>- Protection of adjoining properties and roads from adverse impacts as a result of the works;</li> <li>- That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.</li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>- If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re-profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the</li> </ul>	<p>Prior to Council's notation on the plan of subdivision</p> <p>As indicated</p>

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.  
 - Irrespective of final earthworks, it is the responsibility of the RPEQ to manage any staged works associated with Erosion & Sediment Control.

Timing: Prior to site/operational work commencing.

**121(b) Fill Material, Placement, Compaction and Testing**

All fill material placed on the site must comprise only natural earth and rock and must be free of contaminants (as defined by Part 3, Division 2, Subdivision 2 Environmental contamination, Section 11 of the *Environmental Protection Act 1994*) and noxious, hazardous, deleterious and organic materials.

As indicated

Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments.

Timing: While site/operational work is occurring.

**121(c) Implement Approved Earthworks Drawings**

Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings.

As indicated

Timing: While site/operational work is occurring and then to be maintained.

**121(d) Submit As Constructed Drawings**

Submit to Development Services As Constructed drawings prepared by a Registered Surveyor (Qld).

As indicated

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

**121(e) Submit Certification**

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

As indicated

Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798.

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

**122) Certified Site Survey Levels**

Submit to Development Services, "As Constructed" drawings prepared by a Registered Surveyor (Qld). The registered surveyor must certify that the "As Constructed" drawings are in accordance with the APPROVED PLANS and the relevant Brisbane Planning Scheme Codes and show finished surface level information over the completed development.

Prior to Council's notation on the plan of subdivision

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><b>123) Retaining Walls</b></p> <p>Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following:</p> <ul style="list-style-type: none"> <li>- All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring</li> <li>- Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties.</li> <li>- Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall</li> <li>- For retaining walls in excess of 1.0m in height:             <ul style="list-style-type: none"> <li>- walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services</li> <li>- walls must be designed and certified by a Registered Professional Engineer Queensland</li> <li>- walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber.</li> </ul> </li> </ul> <p>NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council’s definition of a LPD.</p> <p><b>123(a) Certification of Retaining Walls</b></p> <p>For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.</p> <p>Timing: Prior to Council notation on the plan of subdivision.</p>	<p>Prior to Council's notation on the plan of subdivision</p> <p>As indicated</p>
<p><b>124) Repair Damage to Kerb, Footpath or Road</b></p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re-instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p> <p><b>124(a) Interim Repairs</b></p> <p>If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision.</p>	<p>Prior to Council's notation on the plan of subdivision</p> <p>As indicated</p>

<p>Timing: While site/operational works is occurring</p>	
<p><b>125) Minimum Flood Planning Levels</b></p> <p>Design and construct all proposed building pad levels to the appropriate flood planning level with freeboard (where required) in accordance with the relevant Brisbane Planning Scheme Codes and the approved drawings and documents.</p> <p>The minimum building pad level must be minimum 3.1 metres AHD.</p> <p>The minimum building floor level must be minimum 3.1 metres AHD.</p> <p><i>PROOF OF FULFILMENT</i>  <i>"As-Constructed" drawings prepared and certified by a Registered Surveyor (Qld). The Registered Surveyor (Qld) must certify that the development has been constructed in accordance with this condition.</i></p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p><b>126) Work for Transport Network - Road (Non-trunk) - External</b></p> <p>Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) shown on the APPROVED DRAWING NUMBER in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTRROADS design standards:</p> <ul style="list-style-type: none"> <li>- Construct Sandmere Road frontage of the site (excluding the road frontage to the proposed drainage reserve). A 10 metre wide type E pavement generally in accordance with the road profile as shown on approved plan A002841781/SW1.in accordance with approved plans. – Plan Reference to be reviewed</li> <li>- Construct a 300 millimetre flush edge restraint to all pavements in accordance with Standard Drawings UMS211.</li> <li>- Construct a 1.5 metre concrete footpath along the sections Sandmere Road detailed in this condition generally in accordance with approved plan A002841781/SW1.- Plan reference to be reviewed</li> <li>- Provide signs and pavement markings along the sections of Sandmere Road detailed in this condition.</li> </ul> <p>Note: This condition is imposed under section 145 of the Planning Act 2016.</p> <p><b>126(a) Submit Functional Layout Drawings</b></p> <p>Submit to, and obtain approval from, Development Services functional layout drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.</p> <p>Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking.</p> <p>Timing: Prior to site/operational work commencing.</p> <p><b>126(b) Submit Roadworks and Stormwater Drainage Drawings</b></p> <p>Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in</p>	<p>Prior to Council's notation on the plan of subdivision</p> <p>As indicated</p> <p>As indicated</p>

accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

Timing: Prior to site/operational work commencing.

**126(c) Submit Signs and Pavement Drawings**

Submit to, and obtain approval from, Development Services Signs and Pavement Marking drawings prepared and certified by a Registered Professional Engineer of Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

**126(d) Submit Street Lighting Design Drawings**

Submit to, and obtain approval from, Construction Branch, Citywide Services, City Lighting (CS-LIGHTING@brisbane.qld.gov.au), street lighting design drawings prepared and certified by a Registered Professional Engineer of Queensland (electrical) which show the proposed street lighting system in accordance with the relevant Brisbane Planning Scheme Codes.

As indicated

Timing: Prior to site/operational work commencing.

**126(e) Implement Approved Drawings**

Construct the works in accordance with the above approved drawings.

As indicated

Timing: Prior to on-maintenance acceptance.

**126(f) Submit As Constructed Drawings**

Submit to Development Services As Constructed drawings including an asset register and a pre-On-Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland.

As indicated

Timing: Prior to on-maintenance inspection.

**PROOF OF FULFILMENT**

*Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above approved drawings.*

**127) Land for Stormwater Network - Stormwater (Non-Trunk)**

As indicated

Transfer to Council in fee simple on trust for the purpose of stormwater and other ancillary public purposes (including essential services) as determined by Council including but not limited to drainage and sewer, the land shown as Lot 900 on the APPROVED Subdivision Plan 250051P01 Revision 1 for the Stormwater Network.

Dedicate to the State as Drainage Reserve, with Council as Trustee, a 20 metre wide earth drainage channel, parallel to Sandmere Road (between Brand Road and the north-eastern site boundary) and along the north-eastern site boundary (from Sandmere Road to the eastern boundary) in accordance with the approved Subdivision Plan 250051P01 Revision 1 in accordance with the Infrastructure Agreement for 77, 79 & 119 Sandmere Rd, Pinkenba dated 13 January 2016.

<p>Note: This condition is imposed under section 145 of the Planning Act 2016</p> <p>Timing: As part of the plan of subdivision notated by Council.</p> <p><b>127(a) Submit Plan of Subdivision</b></p> <p>Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be transferred for the purpose of stormwater and other ancillary public purposes (including essential services) as determined by Council to demonstrate compliance with the requirements of this condition.</p> <p>Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to give effect to this approval.</p> <p><b>127(b) Request Preparation of Transfer Documentation</b></p> <p>Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be transferred for the purpose of stormwater to demonstrate compliance with the requirements of this condition.</p> <p>Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to give effect to this approval.</p> <p><b>127(c) Lodge Notated Plan and Documentation</b></p> <p>Lodge the plan of subdivision notated by pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary transfer documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority.</p> <p>Timing: As part of the registration of the plan of subdivision notated by Council.</p> <p><b>127(d) Submit Evidence of Registration</b></p> <p>Submit to Development Services, evidence of the registration of the necessary transfer documentation.</p> <p>Timing: Within one month of the registration of the transfer documentation.</p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p><b>128) Lawful Point of Discharge</b></p> <p>Submit to Development Services, evidence of written consent for a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p>Note. Refer to Council's website for a standard lawful point of discharge agreement template which is acceptable to Council.</p>	<p>Prior to site/operational/building work commencing</p>
<p><b>129) Remove Redundant Drainage Outlets</b></p> <p>Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.</p>	<p>Prior to Council's notation on the plan of subdivision</p>

**130) Site Drainage - Major**

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 (either the proposed 20.0m wide open earth channel traversing the site, or the open channel in adjacent park to the south) in accordance with Site Based Stormwater Management Plan 11086 dated 04 November 2025 and the relevant Brisbane Planning Scheme Codes.

**Notes:**

- All upslope stormwater connections to existing private properties must extend to the property boundary of all relevant properties being ultimately serviced by that connection.
- 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. Where a development has not specifically addressed this issue, the development may require implementation of one or more mitigation measures to offset adverse impacts, (e.g. stormwater detention or upgrade of existing stormwater drainage infrastructure).
- Where external works are required and infrastructure will be handed over to Council (e.g. Stormwater pipes 375mm or greater and/or manholes within the road reserve, etc), the applicant will be required to request an on-site Pre-Start with Council and ensure all future owned Council assets follow the On/Off Maintenance process in accordance with Council's Infrastructure Installation & Construction Requirements Manual.

Guidance for requesting a pre-start and co-ordinating the On/Off Maintenance process can be found on Council's website (<https://www.brisbane.qld.gov.au/planning-and-building/applying-and-post-approval/on-and-off-maintenance-approvals>).

**130(a) Submit Site Drainage Drawings**

Submit to, 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.

**Note:**

- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m<sup>2</sup> with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system
- Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.

Timing: Prior to site/operational work commencing

**130(b) Implement Approved Drawings**

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

Timing: Prior to Councils notation on the plan of subdivision.

Prior to Council's notation on the plan of subdivision

As indicated

As indicated

**130(c) Submit As Constructed Drawings**

Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable).

Note: To be submitted via [DA-ComplianceEngineering@brisbane.qld.gov.au](mailto:DA-ComplianceEngineering@brisbane.qld.gov.au) and include the site address, A00 reference and Condition number in the subject line.

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

**PROOF OF FULFILMENT**

*Certification (incl. QA documentation, CCTV, etc) from a Registered Professional Engineer Queensland, or a Queensland Building and Construction Commission licensed hydraulic consultants (where applicable), confirming that the works have been completed in accordance with the above stormwater approved site drainage drawings. Timing: Prior to Council's notation on the plan of subdivision.*

As indicated

**131) Work for Stormwater Network (Non-Trunk)**

Undertake stormwater works, as indicated on the approved plan C4627-PP01 Rev S2, dated received 21/12/2017 and Amended in Red on 27/02/2018 – Plan reference to be reviewed, and in accordance with the Infrastructure Agreement for 77, 79 & 119 Sandmere Rd, Pinkenba dated 13 January 2016, the requirements detailed in this condition and the actions and timings outlined below:

- Runoff from the site and external catchments is to be managed in accordance with approved engineering plans to ensure there will be no adverse impacts on neighbouring properties.
- All allotments are to be designed and constructed to have the appropriate freeboard to ensure they will not be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event whichever is the higher flood level.

**Sandmere Road**

- Provide an interim earth drainage channel along the western verge of Sandmere Rd. between School Rd and Brand Rd., and across Sandmere Road (approximately 50 metres long from Brand Road to the proposed earth drainage channel within the site). These works are interim, however must follow the alignment and profile shown on approved plan A002841781/SW1. – Plan reference to be reviewed.
- Provide bollards on both sides of the interim channel for pedestrian and vehicle safety.

Sandmere interim drainage channel maybe removed subject to Detail statement to be provided by the applicant to justify removal. this is to include approvals and agreements from council as well as works constructed to date.

**Earth Drainage Channel (through development site)**

- Construct a 20 metre wide earth drainage channel within the development site, parallel to Sandmere Road (approximately 110 metres, between Brand Road and the north-eastern site boundary) generally in accordance with approved plan A002841781/SW1.- Plan reference to be reviewed
- Construct a 20 metre wide earth drainage channel within the development site, along the north-eastern site boundary (approximately 160 metres, from Sandmere Road to the eastern

Prior to Council's notation on the plan of subdivision

<p>boundary) generally in accordance with approved plan A002841781/SW1 Plan reference to be reviewed.</p> <p>Note: This condition is imposed under section 145 of the <i>Planning Act 2016</i>.</p> <p><b>131(a) Submit Stormwater Drawings</b></p> <p>Submit to, and obtain approval from, Development Services, stormwater drawings and engineering calculations, prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Timing: Prior to site/operational work commencing.</p> <p><b>131(b) Implement Approved Drawings</b></p> <p>Construct the works in accordance with the above approved stormwater drawings.</p> <p>Timing: Prior to On-Maintenance Acceptance.</p> <p><b>131(c) Submit As Constructed Drawings</b></p> <p>Submit to Development Services As Constructed drawings including an asset register and a pre-On Maintenance Inspection Checklist, prepared and certified by a Registered Professional Engineer Queensland.</p> <p>Timing: Prior to On-Maintenance Inspection</p> <p><i>PROOF OF FULFILMENT</i>  <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to On-Maintenance Inspection.</i></p>	<p>As indicated</p> <p>As indicated</p> <p>As indicated</p>
<p><b>132) Street Lighting</b></p> <p>Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes.</p> <p>Note: for required lighting categories please refer to the roadworks and/or pathway conditions within this conditions package.</p> <p><i>PROOF OF FULFILMENT</i>  <i>Evidence of an agreement with an electricity supply authority to provide a public lighting system in accordance with the approved street lighting design drawings.</i></p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p><b>133) Service Conduits and Mains</b></p> <p>Provide and install all service conduits, including street lighting as required by Council, and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:</p> <ul style="list-style-type: none"> <li>- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.</li> <li>- the breaking and/or relocation of any existing sewer combine drains.</li> <li>- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.</li> <li>- the retention and/or relocation of any existing foul water lines that currently exist within the site.</li> <li>- any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters</li> </ul>	<p>Prior to Council's notation on the plan of subdivision</p>

and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.

**Note:**

- The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected.
- Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive.
- Applicants must liaise with the appropriate service authorities. Typical underground services and/or conduits to be constructed include power, phone, telecommunications, sewer (including private combine drains) stormwater and gas, if applicable.

**PROOF OF FULFILMENT**

*Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)*

**133(a) Submit Certification to Council**

Submit to Development Services certification by a Registered Professional Engineer Queensland (RPEQ) that the works have been completed in accordance with the requirements of the condition.

Note: Where rear allotment accesses or easements exist, the certification is to be supported by As-Constructed drawings certified by a RPEQ showing all services and/or conduits. Civil works are to be certified by a RPEQ (Civil) and electrical works are to be certified by a RPEQ (Electrical)Timing: Prior to Council's notation of the plan of subdivision.

**PROOF OF FULFILMENT**

*Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)*

As indicated

**134) Telecommunications**

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.

Prior to Council's notation on the plan of subdivision

**135) Agreement with Electricity Supplier**

Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.

Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s).

Prior to Council's notation on the plan of subdivision

<p>In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).</p>	
<p><b>136) Water and Wastewater</b></p> <p>Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p><b>137) Redundant Driveway Crossover</b></p> <p>Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.</p> <p>Note: For kerb and channel reinstatement, the existing channel is required to be removed and the kerb and channel reinstated in one pour. Additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p>Prior to Council's notation on the plan of subdivision</p>

### Standard Advice

	<b>Timing</b>
<p><b>138) Construction Noise and Dust Emissions</b></p> <p>Pursuant to the Environmental Protection Act 1994, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act. The Environmental Protection Act 1994 prescribes that:</p> <ol style="list-style-type: none"> <li>1. A person must not carry out building work in a way that makes an audible noise- <ul style="list-style-type: none"> <li>- on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</li> <li>- on any other day, at any time.</li> </ul> </li> <li>2. The reference in subsection (1) to a person carrying out building work- <ul style="list-style-type: none"> <li>- includes a person carrying out building work under an owner-builder permit; and</li> <li>- otherwise does not include a person carrying out building work at premises used by the person only for residential purposes.</li> </ul> </li> </ol> <p>Note: A request can be made to work outside of these hours by submitting an Environmental Management Plan for assessment and obtaining an endorsed decision from the Environmental Management delegate Development Services.</p>	<p>As indicated</p>
<p><b>139) Natural Assets Local Law (NALL) - Protected Vegetation On Site</b></p> <p>Work on or around protected vegetation may require a permit under the <i>Natural Assets Local Law 2003</i> (NALL). Permits under the NALL are issued by Development Services.</p>	<p>As indicated</p>

<p>To apply for a permit to work on protected vegetation go to Council's website or contact the call centre on 3403 8888.</p>	
<p><b>140) Further Development Permit Required</b></p> <p>Further Development Permit(s) to carry out assessable building work under the Building Act may be required.</p>	As indicated
<p><b>141) Plumbing and Drainage Work</b></p> <p>Pursuant to the Plumbing and Drainage Act 2018, any plumbing and drainage work must be carried out in compliance with the Plumbing and Drainage Regulation 2019.</p> <p>Note: All new and existing plumbing services should be located within the lot that they serve and connect to either new or existing water and sewer property connection points.</p> <p>Compliance assessable plumbing and drainage work requires approval by Brisbane City Council prior to the work being carried out.</p>	As indicated
<p><b>142) Currency Period</b></p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the <i>Planning Act 2016</i>.</p>	As indicated
<p><b>143) Referral Agency Requirements</b></p> <p>The Department of State Development, Infrastructure and Planning (SARA) as a concurrence agency has imposed conditions as contained in their letter dated 26 March 2026.</p>	As indicated
<p><b>144) Fire Ant Movement Controls</b></p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the <i>Biosecurity Act 2014</i>.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated
<p><b>145) Spillage - Materials &amp; Equipment to Contain &amp; Clean Up</b></p> <p>Appropriate materials and equipment are to be available on site at all times to contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment,</p>	As indicated

and documented emergency response and clean up procedures must be kept on site.	
<p><b>146) Waste Liquids - Discharging to Sewerage System</b></p> <p>Any waste liquids (including wastewater from wash down and sanitising operations) must be directed to the sewerage system subject to the requirements and recommendations of the Distributer Retailer Authority or collected for recycling or disposed of by a licensed contractor at a liquid waste treatment facility.</p>	As indicated
<p><b>147) Equitable Access</b></p> <p>Provision must be made during and after construction for equitable access for persons with disabilities to and within the site and on adjoining public areas, in accordance with the following:</p> <ul style="list-style-type: none"> <li>- Queensland Anti-Discrimination Act 1991;</li> <li>- Federal Disability Discrimination Act 1992;</li> <li>- Australian Standards AS1428 Parts 1-4;</li> <li>- Australian Standard for Access and Mobility; and</li> <li>- National Construction Code.</li> </ul>	As indicated
<p><b>148) Water and Wastewater</b></p> <p>Services for water and wastewater (sewerage) are not under the jurisdiction of Brisbane City Council. Authorisation to connect the approved development to the water/wastewater networks and for property service connections required a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	As indicated
<p><b>149) Cultural Heritage</b></p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>The Duty of Care Guidelines gazetted pursuant to the <i>Aboriginal Cultural Heritage Act 2003</i> provide guidance on identifying and protecting Aboriginal cultural heritage to fulfil the duty of care.</p> <p>For further information contact the relevant Queensland State Government Department (Department of Aboriginal and Torres Strait Islander Partnerships).</p>	As indicated

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