



BRISBANE CITY COUNCIL'S APPROVAL PACKAGE.

APPLICATION DETAILS

This package relates to the application detailed below

Address of Site:	2 MINYA ST THE GAP QLD 4061 44 BARRABOOKA DR THE GAP QLD 4061 48 BARRABOOKA DR THE GAP QLD 4061 52 BARRABOOKA DR THE GAP QLD 4061
Real Property Description of Site:	L116 RP.134388 L13 SP.115770 L12 SP.115770 L11 SP.115770
Aspects of development and type of approval:	DA - PA - Reconfiguring a Lot Development Permit - Subdivision of Land
Council File Reference:	A006294226 Permit Reference Number/s: DARL437729123.
Package Status:	APPROVED - Version 1 (30th of January, 2024 10:35:16 AM)
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PROJECT TEAM

The assessment of this application has been undertaken by:

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DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Proposed Lot Reconfiguration	B2080S Plan 02 Issue B (Amended In Red 06 DEC 2023) 1 of 1 Modification BTP 1	27 OCT 2023 11/05/2026
Tree Location Survey	B2080S Plan 01 Issue A (Amended In Red 24 JAN 2024) 1 of 2 Modification BTP 1	24 MAR 2023 11/05/2026

Advice

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

APPROVAL CONDITIONS

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

General/Planning Requirements

Timing	
<p>1) Maintain the Approved Development</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>	<p>At all times</p>
<p>2) Approved Drawings and Documents</p> <p>A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be 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>	<p>While site/operational/building work is occurring</p>
<p>3) Carry Out the Approved Development</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>	<p>While site/operational/building work is occurring</p>

Ecology

Timing	
<p>4) Environmental Protection Zone</p> <p>Retain, protect and maintain all ecological values within the approved Environmental Protection Zone shown on approved drawing Proposed</p>	<p>While site/operational/building work is occurring and then to be maintained</p>

<p>Lot Reconfiguration (received by Council 13/11/2023 and amended in red 06/12/2023). The following requirements must be met and maintained to support the approved Environmental Protection Zone.</p>	
<p>4(a) Restrictions Within Approved Environmental Protection Zone</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 landscaping, no on-site stormwater drainage, no on-site wastewater treatment, no areas of disturbance (including excavation and filling), no storage/stockpiles of materials, no on-site parking, no access and no manoeuvring areas and no bushfire management measures must be located on any part of the site within the approved Environmental Protection Zone whether for temporary, short-term or long-term periods unless approved in this Development Approval or subsequent approvals from Council.</p> <p>Timing: To be maintained.</p> <p>Please refer to the enclosed modification letter.</p>	<p>As indicated</p>
<p>4(b) Environmental Protection Zone Set Out</p> <p>A Registered Surveyor (Qld) must survey and peg the approved Environmental Protection Zone.</p> <p>Timing: Prior to Council's notation of the plan of subdivision.</p>	<p>As indicated</p>
<p>4(c) Notification to Prospective Purchasers</p> <p>Notify all prospective purchasers of the site(s) of the requirements and effects of this condition.</p> <p>Timing: At the time of marketing a lot for sale.</p>	<p>As indicated</p>
<p>5) Statutory Environmental Covenant</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 identified ecological values within the Environmental Protection Zone identified on approved drawing Proposed Lot Reconfiguration (received by Council 13/11/2023 and amended in red 06/12/2023).</p> <p>Please refer to the enclosed modification letter.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>5(a) Submit Plan of Survey</p>	<p>As indicated</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 submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation of the plan of subdivision necessary to give effect to this approval.</p>	
<p>5(b) Request Preparation of Covenant</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"> 1. Maintenance of vegetation and ecological features including: <ul style="list-style-type: none"> - retention of vegetation and tree hollows; - ongoing maintenance access; - ongoing invasive pest plant and animal control; - Maintenance of pet exclusion fences. 2. Exclusion from the covenant area of all buildings and structures (including swimming pools, tennis courts, retaining walls), landscaping, on-site stormwater infrastructure, on-site wastewater treatment, all areas of disturbance (including excavation and filling), on-site parking, access and manoeuvring areas, unless otherwise specified in this development approval or subsequent approvals from Council. <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.</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>As indicated</p>
<p>5(c) Lodge Notated Plan and Covenant</p> <p>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.</p> <p>Timing: Prior to Council's notation of the plan of subdivision.</p>	<p>As indicated</p>
<p>5(d) Submit Evidence of Registration</p>	<p>As indicated</p>

<p>Submit to Development Services evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council.</p> <p>Timing: Within one month of the registration of the covenant.</p>	
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<p>5(e) Maintain Covenant</p> <p>Retain, protect and maintain the environmental covenant in accordance with the terms and conditions of the covenant.</p> <p>Timing: At all times.</p>	As indicated
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<p>6) Pet exclusion fencing</p> <p>Install pet exclusion fencing along the lot boundaries interfacing the waterway corridor, as shown in approved drawing Proposed Lot Reconfiguration (received by Council 13/11/2023 and amended in red 06/12/2023), to ensure exclusion of domestic animals from bushland areas. The fence must be a minimum 1.5m in height and have no gaps between rails greater than 60mm (including between ground level and first rail).</p> <p>Please refer to the enclosed modification letter.</p>	<p>Prior to Council's notation on the plan of subdivision and then to be maintained</p>
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Engineering	
	Timing

<p>7) On-site Erosion (Medium Risk)</p> <p>Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and 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>	As indicated
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<p>7(a) Manage earth disturbance on- site</p> <p>(i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth.</p> <p>(ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas.</p>	As indicated
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<p>(iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of: A. 50mg/L TSS (Total Suspended Solids) B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU's, 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.</p> <p>(iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops.</p> <p>Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.</p>	
<p>7(b) Provide Land Occupier Notification to Council</p> <p>(i) Notify Council's ESC Team of proposed land occupier/s by sending an email to CARS-ESC@Brisbane.qld.gov.au</p> <p>(ii) If the land is to be occupied by any person other than the registered landowner then advice must be provided to Council that confirms the name, contact information and the duration of any proposed occupation of the land.</p> <p>Timing: Prior to commencement of any earth disturbing activities.</p>	<p>As indicated</p>
<p>7(c) Prepare Erosion and Sediment Control Plan</p> <p>Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.</p> <p>Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies.</p> <p>The ESCP and design certificate must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control.</p> <p>Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request.</p> <p>Timing: Prior to the commencement of any earth disturbing activities.</p>	<p>As indicated</p>

<p>7(d) Attend a pre-start meeting</p> <p>Arrange and attend a pre-start meeting for ESC with an Officer from Councils ESC Team in Compliance and Regulatory Services (CARS).</p> <p>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.</p> <p>Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.</p>	<p>As indicated</p>
<p>7(e) Implement Certified Erosion and Sediment Control Plan</p> <p>Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies.</p> <p>The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ.</p> <p>Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.</p>	<p>As indicated</p>
<p>8) Protect Existing Infrastructure</p> <p>Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure.</p> <p>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>While site/operational/building work is occurring</p>
<p>8(a) As Constructed Drawings - Alterations to Existing Infrastructure</p>	<p>As indicated</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>9) Repair Damage to Kerb, Footpath or Road</p> <p>Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) and re- instate existing traffic signs and pavement markings that have been removed or damaged during any works carried out in association with the approved development.</p>	<p>Prior to Council's notation on the plan of subdivision</p>
<p>9(a) Interim Repairs</p> <p>If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration.</p> <p>Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision.</p> <p>Timing: While site/operational works is occurring</p>	<p>As indicated</p>

Standard Advice

Timing	
<p>10) Natural Assets Local Law (NALL) - Protected Vegetation On Site</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>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>As indicated</p>

<p>11) Standard Advice Disclaimer</p> <p>The following information is provided to the applicant as advice only and does not form part of the development approval conditions. This advice has been provided to inform the applicant of other obligations they may be required to comply with (under state legislation or local laws) prior to the approved activity commencing.</p>	As indicated
<p>12) Currency Period</p> <p>The currency period for this development approval is stated in the Decision Notice and is expressed as a date.</p> <p>This development approval lapses at the end of the currency period (the date stated in the decision notice) pursuant to section 85 of the <i>Planning Act 2016</i>.</p>	As indicated
<p>13) Damage to Trees on Adjoining Land</p> <p>Please note that any damage caused to vegetation on adjoining land as a result of exercising this development approval may result in an offence under other legislation (e.g. Natural Assets Local Law) and/or civil action.</p>	As indicated
<p>14) Fire Ant Movement Controls</p> <p>To prevent the spread of fire ants, the Queensland Government has implemented improvement controls in areas of Queensland (biosecurity zones) where this pest species has been detected.</p> <p>These controls apply to individuals and commercial operators and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.</p> <p>Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the <i>Biosecurity Act 2014</i>.</p> <p>For further information contact the relevant Queensland State Government department on 13 QGOV.</p>	As indicated

<p>15) Water and Wastewater</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 <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>.</p> <p>For further information about any necessary Water Approvals contact Urban Utilities.</p>	<p>As indicated</p>
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<p>16) Cultural Heritage</p> <p>Aboriginal cultural heritage is protected under the <i>Aboriginal Cultural Heritage Act 2003</i>. This Act establishes a cultural heritage duty of care and in section 23(1) mandates that a person who carries out an activity must take all reasonable and practicable measures for ensuring activities are managed to avoid or minimise harm to Aboriginal cultural heritage.</p> <p>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>
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**** End of Package ****