

DRAWINGS AND DOCUMENTS

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

Drawing or Document	Number	Plan Date
Subdivision Plan	12777-PRO-01 Revision O	13 FEB 2024 (Received)
Bushfire Management Plan	SK01 (Amended In Red 22 NOV 2023)	06 NOV 2023 (Received)
Tree Retention Plan	SK02 (Amended In Red 22 NOV 2023)	17 APR 2023 (Received)
Preliminary Earthworks Plan	P07 Revision H (Amended In Red 06 MAR 2024)	10 NOV 2023 (Received)
Preliminary Earthworks Sections	P08 Revision F	10 NOV 2023 (Received)
Preliminary Engineering Services Plan Sheet 1 of 2	P04 Revision H (Amended In Red 06 MAR 2024)	10 NOV 2023 (Received)
Preliminary Engineering Services Plan Sheet 2 of 2	P05 Revision H (Amended In Red 06 MAR 2024)	10 NOV 2023 (Received)
Preliminary Road Longitudinal Section	P06 Revision E	10 NOV 2023 (Received)
Preliminary Intersection Layout Plan	P02 Revision H (Amended In Red 06 MAR 2024)	10 NOV 2023 (Received)
Preliminary Stormwater Management Plan	P03 Revision G (Amended In Red 06 MAR 2024)	10 NOV 2023 (Received)

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:	

General/Planning Requirements

	Timing
1) Maintain the Approved Development Maintain the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.	At all times
2) Approved Drawings and Documents A legible copy of the Council approved DRAWINGS AND DOCUMENTS and the Development Approval Package must be maintained on site and kept available for inspection by site workers and Council officers. Note: This condition is imposed to ensure compliance with the conditions of development approval.	While site/operational/building work is occurring
3) Carry Out the Approved Development Carry out the approved development in accordance with the approved DRAWINGS AND DOCUMENTS. Note: This approval does not imply permission to enter neighbouring properties to carry out the construction (including, but not limited to, associated drainage and earthworks). Permission to enter neighbouring properties must be obtained from the relevant property owners.	While site/operational/building work is occurring
4) Demolish or Relocate Buildings/Structures Demolish buildings/structures on the site in accordance with the approved DRAWINGS AND DOCUMENTS and where applicable, the approved Construction Management Plan.	Prior to Council's notation on the plan of subdivision

The removal of buildings/structures includes the removal of all existing concrete slabs, foundations and footings.	
5) Street Naming (Public Roads) Provide street name signs	Prior to Council's notation on the plan of subdivision
5(a) Submit Street Names Submit to, and obtain approval from, Development Services for proposed street names. Timing: A minimum of four weeks prior to lodging the request for Council's notation of the plan of subdivision	As indicated
5(b) Supply and install Supply and install the street name signs in accordance with the street names approved by Council. Timing: Prior to Council's notation of the plan of subdivision.	As indicated
6) Complete All Operational Work Complete all operational work associated with this development approval, including work required by any of the conditions included in the Development Approval Package. Such operational work must be carried out in accordance with the approved DRAWINGS AND DOCUMENTS or, if requiring a further approval from the Council, in accordance with the relevant further approval(s).	Prior to Council's notation on the plan of subdivision and then to be maintained

Ecology

	Timing
7) Environmental Offset Delivery (Ecology) Provide an environmental offset for the loss of land of local environmental significance (MLES3) identified in Brisbane City Plan 2014. The offset must be based on the approved Vegetation Management Plan and must include the full impact extent of the sewer and stormwater alignments. The offset must be delivered in accordance with the provisions of the Environmental Offsets Act 2014 and Offsets Planning Scheme Policy.	As indicated

Note: Vegetation may only be removed in accordance with the Vegetation Management Plan approved pursuant to the Vegetation Management Plan condition of this approval. Note: The deemed conditions in sections 19B, 22, 24 and 25 of the Environmental Offsets Act 2014 are also imposed on this approval. Timing: Prior to any vegetation removal commencing.	
8) Fauna Management - Fauna Spotter Catcher Engage a licensed Fauna Spotter Catcher (qualified by the relevant Queensland State Government Authority) to manage the protection and relocation of any fauna prior to and during vegetation/ecological feature clearing.	While site/operational/building work is occurring
8(a) Prior to Vegetation/ Ecological Feature Clearing Submit to Development Services certification from the licensed Fauna Spotter Catcher that the site has been fully inspected and any necessary fauna protection measures or relocation procedures have been implemented. Certification must include: - Map/figure of inspection area; - Identification of development stage/s (if applicable); - Details of all habitat features (i.e. habitat trees, hollows, large woody debris, rock piles, etc.) including type, location and size; - Proposed methodology. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to vegetation/ ecological feature clearing commencing.	As indicated
8(b) During Vegetation/ Ecological Feature Clearing The licensed Fauna Spotter Catcher must be present on site during all clearing operations to monitor works and to respond to any fauna situations that may arise. If any fauna is identified in vegetation or ecological features to be removed during clearing	As indicated

operations, work must cease immediately on that vegetation or ecological feature. The licensed Fauna Spotter Catcher must supervise the relocation of any identified fauna prior to vegetation/ ecological feature clearing recommencing. Timing: While vegetation/ecological feature clearing is occurring.	
8(c) Submit Certification Submit to Development Services certification from the licensed Fauna Spotter Catcher that vegetation/ecological feature clearing was carried out in accordance with this condition. Certification must include: - Map/figure identifying clearing area and all habitat features; - Identification of development stage/s (if applicable); - Methodology; - Inspection log; - Fauna register. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to Council's notation of the plan of subdivision.	As indicated
9) Vegetation Management (Submit Plan) Manage vegetation on the site in accordance with a Vegetation Management Plan approved pursuant to this condition.	While site/operational/building work is occurring and then to be maintained
9(a) Submit Vegetation Management Plan Submit and obtain approval for a Vegetation Management Plan from Development Services. This plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), with supporting documentation from the Project Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional	As indicated

indemnity of \$2 million), where works are required within the Tree Protection Zone (TPZ) of retained trees.

The Vegetation Management Plan must be in the form of scaled plans and supporting documentation that are generally in accordance with the approved ~~Tree Retention Plan (received 17/04/2023 and amended in red by BCC 22/11/2023)~~, relevant Brisbane Planning Scheme Code and include the following:

- The extent of the Vegetation Management Plan must include evaluation of all areas including road reserves, external works and development areas.
 - The location and description of existing vegetation including species, botanical name, height, invasive pest plant status, canopy spread and Tree Protection Zones (as per AS 4970-2009) of canopy trees, as well as a description of vegetation communities and species compositions for ground, shrub and subcanopy layers. Any species or vegetation communities of State / National significance to be clearly identified.
 - The location and extent of all site works including all infrastructure and areas of earthworks.
 - Detailed design of all civil works including required changes to protect vegetation (e.g. alternative service alignments, variations to batter slopes and tunnel boring).
 - The location and description of all vegetation to be retained or to be removed.
 - Methods of physical identification of trees/vegetation to be retained or to be removed.
 - A description of all measures to protect vegetation and habitat features to be retained during construction, including protective fencing (as per AS 4970- 2009), site protocols, etc.
 - Where vegetation removal results in loss of hollows, details and methodology of nestbox installation including target species assessment, nestbox types, installation technique, proposed locations, monitoring and maintenance schedule.
- Note: nestboxes must be installed prior to pre-start meeting for inspection.

- Area calculation of impacts to mapped Biodiversity areas overlay values. - A description of all pruning and tree surgery works (to AS 4373-2007) to maintain the health and stability of trees and reduce potential hazards for future site users (e.g. residents and workers). - The location and extent of storage and stockpile areas for cleared vegetation and site mulch. - A description of all methods to salvage and/or re-use cleared vegetation. Generally, cleared vegetation must be mulched for reuse in landscape/rehabilitation works - Details of all measures to protect and recover fauna during clearing operations, including; presence of a qualified fauna spotter catcher during clearing operations, pre-clearing inspections, staging and sequence of clearing and recovery procedures. - Ongoing monitoring and certification requirements (e.g. Project Arborist and/or Fauna Spotter Catcher, nestboxes). Timing: Prior to site/operational commencing and prior to or concurrently with any other operational works application.	
9(b) Project Arborist Appoint as Project Arborist, a qualified Arborist (minimum AQF Level 5 in Arboriculture with a minimum of 5 years' experience in arboricultural principles and practices, including tree risk hazard assessment and reporting with current public liability insurance to \$20 million, and a professional indemnity of \$2 million). Provide evidence of this appointment to the Ecologist Development Services via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to arranging a pre- start meeting.	As indicated
9(c) Pre-Start Meeting Arrange and attend a pre-start meeting with Ecology Services, Development Services.	As indicated

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. 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.	
9(d) Implement Approved Vegetation Management Plan Carry out the works in accordance with the approved Vegetation Management Plan. NOTE: The Project Arborist must: - Direct and supervise all contractors in relation to any works within the Tree Protection Zone (as per AS4970-2009) of retained trees and use of alternative technologies (e.g. vacuum excavation) or alternate alignments. - Perform all arboricultural works or directly supervise the arboricultural works of a qualified Arborist (minimum AQF Level 5 in Arboriculture); including any necessary pruning in accordance with AS4373/2007. Timing: While site/operational work is occurring.	As indicated
9(e) 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:	While site/operational/building work is occurring and then to be maintained

- Inspection log of works; - Photographic records of works and monitoring activities; - Nestbox installation details (nestbox types, installation technique, GPS locations and photographs); - Details of any non- conformance and any remediation measures implemented; - Details of vegetation pruning undertaken on retained trees. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website. Details to be provided: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Upon completion of each phase of the approved Vegetation Management Plan and prior to Council's notation of the plan of subdivision.	
9(f) Retain and Protect Vegetation Retain and protect vegetation in accordance with the approved Vegetation Management Plan. Timing: To be maintained.	While site/operational/building work is occurring and then to be maintained
10) Statutory Bushfire Covenant Enter into a bushfire covenant with Brisbane City Council pursuant to Section 97A of the Land Title Act 1994 to ensure the appropriate management of the use of land identified as Bushfire Covenant, as identified on the approved Bushfire Management Plan (drawing no. SK01, received 06/11/2023 and amended in red by BCC 22/11/2023). -	Prior to Council's notation on the plan of subdivision
10(a) Submit Plan of Survey Submit for the approval of Development Services, 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 submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation of on the plan of subdivision necessary to give effect to this approval.	As indicated
10(b) Request Preparation of Covenant	As indicated

Submit a request for Council to prepare the necessary covenant documentation to demonstrate compliance with the requirements of this condition. 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. The Bushfire Covenant area is provided and is managed in accordance with the following requirements: – Exclusion of all buildings and structures except fencing (in accordance with this condition), swimming pools or metal/concrete water tanks. – Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry) – Grass must be short cropped (100mm) and maintained. – All leaves and vegetation debris must be removed at regular intervals. – Flammable objects must not be located within 6m of any building or combustible structure. – Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. – Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used. – Shrubs must not be located under the canopy of trees or within 3 metres of dwelling. – Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. – Trees and shrubs must not overhang or touch any elements of buildings. – The mature canopy of trees must be separated by at least 2 metres. – There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 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.	
10(c) Lodge Notated Plan and Covenant	As indicated

Lodge the plan of survey notated by Council and the necessary covenant documentation prepared by Council with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: As part of the registration of the plan of subdivision notated by Council.	
10(d) Submit Evidence of Registration Submit to Development Services, evidence of the registration of the plan of survey and the necessary covenant documentation prepared by Council. Timing: Within one month of the registration of the covenant.	As indicated
10(e) Maintain Covenant Manage bushfire covenant area in accordance with the terms and conditions of the covenant. Timing: At all times.	As indicated
11) Rehabilitation (Submit Plan) Rehabilitate the site in accordance with a Rehabilitation Plan approved pursuant to this condition.	Prior to Council's notation on the plan of subdivision and then to be maintained
11(a) Submit Rehabilitation Plan Submit and obtain approval for a Rehabilitation Plan from Development Services. The plan must be prepared by a suitably qualified and experienced environmental practitioner (minimum 5 years' experience). The Rehabilitation Plan must be in the form of scaled drawings and supporting documentation and includes the following information for the area identified for rehabilitation (Drainage Reserve), as per the approved Bushfire Management Plan (drawing no. SK01, received 06/11/2023 and amended in red by BCC 22/11/2023): Existing Site conditions: - Waterway condition report including survey of waterway, photographs and modelling; - Topography and land cover - including location and details of	As indicated

stored/stockpiled materials, etc.;

- Vegetation communities (trees, shrubs and groundcovers) including species and Tree Protection Zones (in accordance with AS4970-2009) and invasive pest plant status;
- Location of existing services.

Site Preparation:

- Removal of deleterious matter and redundant structures;
- Exclusion fencing (vehicle or pedestrian);
- Maintenance access to rehabilitation area.

New Works:

- Protective treatments e.g. scour protection and planting requirements;
- Description of rehabilitation objectives, Regional Ecosystems being restored, rehabilitation zones, stabilisation works;
- Details of the rehabilitation schedule, including staging of works;
- Surface treatments including soil treatment, imported material, mulch and stabilisation treatments;
- Finished levels, including sections at critical points;
- Services and stormwater outlet work including cross sections;
- Pest plant and animal control requirements for species identified in the *Biosecurity Act 2014*, and Council's Biosecurity Plan;
- Plant species including the botanical name, stock size and densities;
- Planting establishment requirements including planting procedures, mulching and watering, protection from natural predation (e.g. tree guards);
- Details of new habitat features;
- Location and specifications of fauna movement / pet exclusion/fauna exclusion fencing;
- Exclusion fencing (vehicle or pedestrian), natural fencing, natural area gates, access/cross overs, bollards etc.;
- Monitoring and reporting protocols for all rehabilitation works, including nest boxes.

Maintenance and Costing:

- Maintenance schedule for the establishment period and the 24 month On Maintenance period;
- Itemised Estimate of Probable Costs for all works indicated on

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

Submit to Development Services, certification from a suitably qualified and experienced environmental practitioner (minimum 5 years' experience), certifying that the rehabilitation maintenance works have been carried out in accordance with the approved Rehabilitation Plan and are now complete. Certification all approved work/s have been successfully completed including: - Planting densities and species are achieved; - Weed control is successful; - All required fencing (fauna movement, fauna exclusion, pet exclusion), habitat features, wildlife movement solutions maintenance access tracks; - Mulch and/or matting installed to areas identified; - Erosion control measures have been successful; - Hazard reduction pruning undertaken. Photo monitoring of rehabilitation area (photos facing north, south, east and west at each photo-point) is to be provided with certification. Certification is to be submitted via the Compliance with Development Conditions online form, available on Council's website. Include the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: At completion of maintenance period.	
11(e) On-Maintenance Acceptance Arrange an On- Maintenance inspection with the Ecologist Development Services. Note: On Maintenance inspection request letter to be emailed to SpecialistServices@brisbane.qld.gov.au, including the following details - Site address, Development Approval number (A00), and relevant stage/s (if appropriate) and certification from the Project Ecologist work/s are ready for On-Maintenance including the On Maintenance checklist. Obtain written confirmation from Council that the works have been completed in accordance with the requirements of the condition and accepted On-Maintenance.	As indicated

Timing: Prior to Council's notation of the plan of subdivision.	
11(f) Security Bond Lodge a bond for the On-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 . Provide proof of Public Liability Insurance (\$20 million) for the On-Maintenance period. Note: Contact the Development Services Bonding Team by email at CPAS-DAO-Bonding@brisbane.qld.gov.au to request a maintenance security bond. A maintenance bond can consist of either a bank guarantee or monetary payment lodged with Council. Timing: Prior to acceptance of works On Maintenance.	As indicated
11(g) On-Maintenance Period Provide a minimum of 24 months On-Maintenance to the works from the time the works are accepted On- Maintenance by Council. During this period maintain the works and rectify any defects identified at the On-Maintenance inspection and those arising during the On-Maintenance period. Maintenance access for the rehabilitation area must remain unobstructed for the duration of the On- Maintenance period. Timing: Minimum of 24 months from acceptance On-Maintenance.	As indicated
11(h) Off-Maintenance Acceptance On completion of the On-Maintenance period arrange an Off-Maintenance inspection with the Ecologist Development Services and obtain written confirmation from Council that the works are accepted Off- Maintenance. Ensure all defects are rectified prior to making an appointment for off-maintenance inspection. Note: off maintenance inspection request letter to be emailed to SpecialistServices@brisbane.qld.gov.au, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate), On-Maintenance letter, Off-	As indicated

Maintenance checklist and final certification from Project Ecologist. Note: If the inspection is successful the maintenance security will be released. Timing: On completion of the On-Maintenance period.	
12) Bushfire Management Manage bushfire risk within approved Lots 1 – 11. -	Prior to Council's notation on the plan of subdivision and then to be maintained
12(a) Implement Bushfire Management Measures Implement the following bushfire management measures within approved Lots 1 – 11. – Provide unobstructed access for emergency services to areas of the bushfire management zone adjacent to the bushfire threat. – Any new fences are to be constructed of non-combustible material (e.g. steel panel fencing, masonry) – Grass must be short cropped (100mm) and maintained. – All leaves and vegetation debris must be removed at regular intervals. – Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. – Mulched areas must be clear of combustible materials such as ground litter. Non-combustible mulches such as pebbles, scoria, shells and gravel must be used. – Shrubs must not be located under the canopy of trees or within 3m of buildings. – Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. – Trees and shrubs must not overhang or touch any elements of the building. – The mature canopy of trees must be separated by at least 2 metres. – There must be a clearance of at least 2 metres between the lowest tree branches and ground level. Timing: Prior to Council's notation of the plan of subdivision -	As indicated

12(b) Submit Certification Submit certification to Development Services certifying that the bushfire management measures have been implemented. Certification is to be provided via the Compliance with Development Conditions online form, available on Council's website, including the following details: Site address, Development Approval number (A00), and relevant stage/s (if appropriate). Timing: Prior to Council's notation of the plan of subdivision.	As indicated
12(c) Maintain Bushfire Management Measures Maintain bushfire management measures identified in this condition. Timing: To be maintained.	As indicated
12(d) Notification to Prospective Purchasers Notify all prospective purchasers of the requirements and effects of this condition. Timing: At the time of marketing a lot for sale.	As indicated

Landscape Architecture and Open Space Planning

	Timing
13) Retain and Protect Existing Street Tree(s) Identify, retain, and protect the existing street trees unless otherwise agreed in writing with Program Planning and Integration. All proposed works are to be generally in accordance with the approved Arborist Report prepared by Consult Arborist Pty Ltd, dated 14 February 2022. Note: Street trees are protected under the Natural Assets Local Law. Street trees must not be removed or pruned without prior approval from Program Planning and Integration (PPI). <i>PROOF OF FULFILMENT</i> <i>Contextual photographic evidence that the tree has been retained in equal or greater health than before development commenced.</i> <i>OR, evidence in writing from PPI Arboriculture that an alternative</i>	At all times

arrangement has been made (email: BI-CS-PPI- PLANNING-ARB@brisbane.qld.gov.au)	
13(a) Implement Protection Measures Install tree protection measures in accordance with Australian Standard - AS4970 Protection of Trees on Development Sites. There must be no excavation, filling or storage of materials or plant within the drip line of the tree(s). Where works are within the canopy drip line of existing street trees, contact PPI Regional Coordinator Arboriculture in relation to the required provision of protection measures. Note: If fencing is to protect street trees, a permit to temporarily occupy the footway will be required from Compliance and Regulatory Services. Timing: Prior to site/operational work occurring.	As indicated
13(b) Maintain Protection Measures Maintain protection measures while development is occurring and remove protection measures prior to commencement of the use. Timing: While to site/operational work is occurring. <i>PROOF OF FULFILMENT</i> <i>Contextual photographic evidence to demonstrate the installation of protection measures prior to building works commencing.</i>	As indicated
14) Street Tree Replacement Provide for replacement planting of the existing street tree fronting the development site to facilitate new road access (Tree numbered 22). All proposed works are to be in accordance with the approved Arborist Report prepared by Consult Arborist Pty Ltd, dated 14 February 2022. <i>PROOF OF FULFILMENT</i> <i>Contextual photographic evidence of installed replacement trees. OR, evidence in writing from PPI Arboriculture that an alternative arrangement has been made.</i>	Prior to Council's notation on the plan of subdivision
14(a) Enter Arrangement	As indicated

Enter into an arrangement with Program Planning and Integration to pay the cost or undertake works, as agreed with Program Planning and Integration, for the removal and replacement planting of the existing street tree(s) fronting the development site. Timing: Prior to site/operational work commencing.	
14(b) Implement Arrangement Implement the arrangement agreed with Program Planning and Integration. Timing: Prior to Council's notation of the plan of subdivision.	As indicated

Engineering

	Timing
15) Grant Easements Grant the following easement(s) as may be required: (i) Easements in gross over 6mX6m area within Lot 2 in favour of Brisbane City Council and its agents generally as shown on the approved plans - Right of Way Easement for refuse vehicle turning areas where such areas are located on private property. (ii) Easements for roof-water/stormwater drainage as required where such areas are located on private property. Timing: As part of the plan of subdivision notated by Council, and then to be maintained.	As indicated
15(a) Submit Plan of Subdivision and Documentation (Council Easement in Gross) Submit to, and obtain approval from, Development Services a plan of subdivision showing the easement and a request for Council to prepare the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements in favour of the Brisbane City Council must have the necessary easement documentation prepared by the Brisbane City Council, free of cost to Council.	As indicated

Timing: Prior to submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval.	
15(b) Submit Plan of Subdivision and Documentation (other Easement) Submit to, and obtain approval from, Development Services, a plan of subdivision showing the easement and the necessary easement documentation to demonstrate compliance with the requirements of this condition. Note: Easements not in favour of the Brisbane City Council must have the necessary documentation prepared by the applicant's private solicitors. Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition or give effect to this approval.	As indicated
15(c) Lodge Notated Plan and Documentation Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 and the necessary easement documentation with the Registrar of Titles for the relevant Queensland State Government Authority. Timing: As part of the registration of the plan of subdivision notated by Council. <i>PROOF OF FULFILMENT</i> <i>Evidence of the registration of the necessary easement documentation. Timing: Within one month of the registration of the easement documentation.</i>	As indicated
16) On-site Erosion (Medium Risk) Manage on-site erosion and the release of sediment or sediment laden water from the site at all times by implementing best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version).	As indicated

Timing: Prior to commencement of any land disturbing activities and until all exposed soil areas are permanently stabilised against erosion	
16(a) Manage earth disturbance on- site (i) Drainage control measures must be implemented and maintained to minimise water flow onto areas of exposed earth. (ii) Sediment and erosion control measures must be implemented and maintained to prevent soil loss from earth disturbance areas and prevent deposition beyond earth disturbance areas. (iii) No release of contaminants to land beyond on-site area of earth disturbance other than releases that achieve water pollutant concentration release limits of: A. 50mg/L TSS (Total Suspended Solids) B. Turbidity, Nephelometric Turbidity Units (NTU) value less than 10% above background, 75 NTU'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. (iv) Maintain a written record to demonstrate that water discharges from the site, including any dewatering operations, meet the release limits as detailed in (iii) for water discharge(s) from the site that occur during or immediately after a rainfall event, and during normal business hours. The water quality of the discharge flows must be measured at each discharge point from the site, including but not limited to sediment basin outlets, other applicable sediment control devices, the site water drainage system, and recorded against the release limits at least once on each calendar day until such discharge stops. Timing: Prior to commencement of any earth disturbing activities and until all exposed soil areas are permanently stabilised against erosion.	As indicated
16(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	As indicated

that confirms the name, contact information and the duration of any proposed occupation of the land. Timing: Prior to commencement of any earth disturbing activities.	
16(c) Prepare Erosion and Sediment Control Plan Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. Obtain a design certificate in accordance with the relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a Registered Professional Engineer Qld (RPEQ) with suitable qualifications and experience in erosion and sediment control. Documentary evidence demonstrating appropriate qualifications in erosion and sediment control must be provided to the Council upon request. Timing: Prior to the commencement of any earth disturbing activities.	As indicated
16(d) Attend a pre-start meeting Arrange and attend a pre-start meeting for ESC with an Officer from Councils ESC Team in Compliance and Regulatory Services (CARS). Note: To request a pre-start meeting from Council's ESC Team send an email to CARS- ESC@Brisbane.qld.gov.au. All relevant documentation, including both the certified ESCP and the certified design certificate, must be attached to this email. Please allow up to 10 business days for your request to be processed. Timing: Attend the pre-start meeting prior to the commencement of any earth disturbing activities.	As indicated
16(e) Implement Certified Erosion and Sediment Control Plan	As indicated

Implement the certified ESCP and maintain all ESC measures in accordance with best industry practice for sediment and erosion control as per the International Erosion Control Association, Best Practice Erosion and Sediment Control documents (2008 or later version) and, to the extent of any inconsistency, relevant Brisbane Planning Scheme Codes and Policies. The ESCP and design certificate must be available on site at all times for inspection by Council officers. Any alteration to supplementary or Type 3 ESC measures must be reflected in the certified ESCP. Any alteration to Type 2 or Type 1 ESC measures will require a revised ESCP and design certificate that has been certified by either the CPESC or RPEQ. Timing: While earth disturbing activities are occurring and until all exposed soil areas are permanently stabilised against erosion.	
17) 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.	As indicated
17(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.	As indicated

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.	
17(b) On-Maintenance Period 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. NOTE: The on-maintenance period may be extended by Council pending concerns and/or unsatisfactory performance during the maintenance period. Timing: A minimum 12 months from acceptance on-maintenance.	As indicated
17(c) Off-Maintenance Acceptance 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. 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. Timing: On completion of the on-maintenance period.	As indicated
18) Information Signage Erect an information sign on the subject property in accordance with Council's general requirements for signage and in accordance with the requirements outlined below: a) The sign should provide a brief description of the development proposed.	As indicated

b) The sign is to list the name, postal and/or email address and a contact telephone number for the following parties (where relevant) that are undertaking work on the site: - Developer; - Project Coordinator; - Architect/Building Designer; - Builder; - Civil Engineer; - Civil Contractor/s; and - Landscape Architect. c) The lettering on the sign is to be at least 25 millimetres in height, be of regular weight and in sentence case. d) The sign is to be a minimum size of 1,200 millimetres by 900 millimetres. e) The maximum area of the sign is to be 2.0m². f) The sign is to be positioned as follows: - located centrally along each road frontage of the site to Upper Kedron Road. - located on or within 1.5 metres of the road frontage; - mounted at least 300 millimetres above ground level; and - clearly visible from the street for a pedestrian. g) The sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part (b) of this condition. h) The sign is to be non-illuminated; and i) Both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times. Timing: Prior to site works commencing and then to be maintained until completion of the development for all stages.	
19) Engineering Pre-Start Meeting Arrange and attend a pre-start meeting with Development Services. Applicable compliance and inspection fees must be paid, in full, to Council prior to the meeting being held.	As indicated

NOTE: To arrange an engineering pre-start meeting with Development Services an email supported by a completed copy of the Pre-Start Meeting Guidelines - Civil Engineering Works kit (<https://www.brisbane.qld.gov.au/sites/default/files/20191008-cc11207-pre-start-meeting-guidelines-civil-engineering-works.pdf>) is to be sent to dalodgement@brisbane.qld.gov.au.

Details include (but are not limited too) the following:

- Site address, Development Approval number (A00) and relevant stage/s (if appropriate);
- List all Development Approval conditions requiring compliance prior to site/operational work commencing and demonstrate compliance with those conditions;
- Payee details (Name and address) for the issue of a development "Compliance and Inspection Fee" quote;
- Superintendent (Consultant) name, address and telephone number (including after-hours contact);
- Contractor/s and major Sub- Contractor/s, name, address and telephone number (including after-hours contact);
- Intended date of commencement of works.

NOTE:

- All operational works applications are to be approved prior to requesting the pre-start meeting.
- A minimum 5 working days' notice is required.
- Compliance and Inspection fee to be paid prior to undertaking pre-start meeting.
- All operational works approved documents and the Development Approval package (conditions and plans) must be available at the pre-start meeting.
- Further 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: Prior to site/operational work commencing.	
20) Construction Management Plan - Major Carry out development in a method consistent with a Construction Management Plan (CMP) prepared in accordance with the requirements of this condition.	While site/operational/building work is occurring
20(a) Construction Management Plan - Submit Plan Submit to, and obtain compliance approval from, Development Services a detailed Construction Management Plan for the site preparation, demolition, excavation and construction phases of the approved development. The Construction Management Plan must be in accordance with the relevant Brisbane Planning Scheme Codes and address the following matters, both internal to and external to the development site: (i) Location of and impacts to any Council vegetation (i.e. street trees/park trees/garden beds) (ii) Location of and impact to any trees/vegetation on adjoining properties, including mitigation of potential impacts (iii) Provision for pedestrian management; (iv) Existing and proposed kerbside allocation signs and line marking (such as bus stops, loading zones and parking meters and/or ticket dispensers); (v) Location of and impacts to any Council or other public utility assets; (vi) Location and design of temporary vehicular construction access points, including frequency of use; (vii) Management and mitigation strategies for the impact of dust, noise and vibration upon adjoining and nearby properties; (viii) Provision for loading and unloading materials including the location of any remote loading sites / truck layby sites;	As indicated

(ix) Location of materials, structures, plant and equipment to be stored or placed on the construction site; (x) Location of proposed external hoardings and/or gantries, and the impacts on existing street furniture and other assets located within the verge as well as impacts on any existing advertising signage located either along or adjacent to the site frontage - this includes any potential obstruction of sight lines for such advertising (e.g. 'CityCycle' bicycle stations or bus stops with advertising); (xi) Anticipated staging and programming; (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". Timing: Prior to site/operational work commencing.	
20(b) Construction Management Plan - Dilapidation Report Submit a dilapidation report to engineering@brisbane.qld.gov.au detailing the pre-existing condition of the roadway, both footways, both verges and Council infrastructure, including vegetation, for 100m from the site entry in both directions or to the next street intersection (if less than 100m from the site entry) in both directions. Timing: Prior to the pre-start meeting.	As indicated
20(c) Construction Management Plan - Documentation on Site	As indicated

Legible copies of the approved Construction Management Plan and current permits must be kept on site and be made available on request by Council at all times 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.	
20(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. Timing: Prior to site/operational/building work commencing.	As indicated
20(e) Construction Management Plan - Implement Plan Carry out the development in accordance with the approved Construction Management Plan.	While site/operational/building work is occurring
21) Protect Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, the new work must not damage or compromise the working ability of the existing infrastructure. Where alterations to public utility mains, existing mains, services or installations are necessitated by the development, prior to alterations commencing, the developer must notify Council or the relevant infrastructure provider and obtain agreement to the alterations. The developer must meet the costs of the alterations. The alterations must be carried out in accordance with the relevant Brisbane Planning Scheme Codes or infrastructure providers requirements.	While site/operational/building work is occurring
21(a) As Constructed Drawings - Alterations to Existing Infrastructure Submit to Development Services As Constructed drawings showing all new and/or rectification works and an asset register,	As indicated

prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation on the plan of subdivision. <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>	
22) Filling and/or Excavation All earthworks must be carried out in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision
22(a) Submit Earthworks Drawings Submit to, and obtain approval from, Development Services earthworks drawings prepared and certified by a Registered Professional Engineer Queensland generally in accordance with approved Preliminary Earthworks Plan and Sections prepared by Barlow Shelley Consulting Engineers reference 2007 — P07 Revision H dated 08/11/2023 & 2007 — P08 Revision F dated 19/11/2021 and in accordance with the approved DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. The Earthworks Drawings must include the following: - The location of any cut and/or fill; - The quantity of fill to be deposited and finished fill levels; - Maintenance of access roads to and from the site such that they remain free of all fill material and are cleaned as necessary; - The existing and future finished levels in reference to the Australian Height Datum (including cross-sections or long sections into the adjacent properties); - Preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Protection of adjoining properties and roads from adverse impacts as a result of the works; - That all vehicles exiting from the site will be cleaned and treated so as to prevent material being tracked or deposited on public roads.	As indicated

Note: - If the earthworks impact on the road reserve, the Developer must obtain applicable footpath and road permits prior to commencing any works. Such impacts may include footpath occupation, road closures, re- profiling, ground anchors and/or relocation of services. If the excavation has to be stabilised using ground anchors or similar, then the submitted plans must show the location of these in relation to all services. The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service/utility/asset owner is required. - 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.	
22(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 <i>Environmental Protection Act 1994</i>) and noxious, hazardous, deleterious and organic materials. Fill material, placement, compaction and testing must comply with the requirements of Australian Standard - AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. Timing: While site/operational work is occurring.	As indicated
22(c) Implement Approved Earthworks Drawings Construct and maintain the earthworks in accordance with the requirements of AS3798 and the approved earthworks drawings. Timing: While site/operational work is occurring and then to be maintained.	As indicated
22(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.	
22(e) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the approved earthworks drawings. Submit to Development Services certification from a Registered Professional Engineer Queensland, confirming that all fill material used complies with the quality requirements of this condition and that placement, compaction and testing has been carried out in accordance with AS3798. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
23) Remove Improvements & Obstructions from Truncation and Dedication Remove all improvements (fences, gates, letter boxes, garden beds and plots and other constructed items, etc.) and obstructions (existing earth banks, vegetation, etc.) from the area of dedicated road and reinstate the area as footway in accordance with the relevant Brisbane Planning Scheme Codes. Any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits. Note: - The cost of moving services, utilities and assets is the responsibility of the Developer. The permission of the service, utility or asset owner will be required. Council permission is required if street trees, stormwater gullies/drains, and swales are affected. Urban Utilities permission is required if water supply and sewerage services are affected. - Standard utility alignments may be found on Council's 'Brisbane Standard Drawings' 1013 to 1016 inclusive. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Surveyor (Qld) or Registered</i>	Prior to Council's notation on the plan of subdivision

<i>Professional Engineer Queensland that the above work has been completed in accordance with this condition.</i>	
24) Retaining Walls Design and construct all retaining walls and associated fences, in accordance with the relevant Brisbane Planning Scheme Codes and the following: - All retaining walls including the footings, must be located wholly within the property boundaries of the site where works are occurring - Runoff from surface drains and subsoil drainage associated with the retaining walls must be collected and connected to a lawful point of discharge (LPD) where possible. If no LPD is available the surface drains and sub-soil drainage must be designed, installed and discharged to ensure there is no ponding, nuisance or concentration of stormwater discharge to adjacent properties. - Retaining walls to stabilise excavation must be set back from property boundaries to accommodate subsoil drainage without encroachment into the neighbouring property. This set back may vary depending on the height, structure and design of the retaining wall, surcharge loadings from neighbouring properties, and to provide a surface drain along the top of the retaining wall - For retaining walls in excess of 1.0m in height: - walls must be vertically and horizontally tiered by a ratio of 1:1 unless an alternative has been approved by Development Services - walls must be designed and certified by a Registered Professional Engineer Queensland - walls facing onto Council property (including the road reserve and parkland) must not be constructed from timber. NOTE: Refer to City Plan 2014; Infrastructure Design Planning Scheme Policy (IDPSP) for Council's definition of a LPD.	Prior to Council's notation on the plan of subdivision
24(a) Certification of Retaining Walls For retaining walls over 1.0m in height, obtain certification from a Registered Professional Engineer Queensland that the design and construction of the retaining walls and ancillary drainage are in accordance with the requirements of this condition.	As indicated

Timing: Prior to Council notation on the plan of subdivision.	
25) Repair Damage to Kerb, Footpath or Road Repair any damage to the existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, 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.	Prior to Council's notation on the plan of subdivision
25(a) Interim Repairs If at any time during the construction phase of the approved development, damage to the existing kerb and channel, footpath or roadway creates unsafe, unreasonable and/or not fit for purpose conditions as assessed by Council, interim repairs must be undertaken as directed by Program Planning and Integration. Note: Any interim repairs required to be undertaken shall not be considered to satisfy the requirements of this condition for the permanent repair of the infrastructure prior to Council's notation on the plan of subdivision. Timing: While site/operational works is occurring	As indicated
26) Refuse Storage - Kerb Side Collection Provide a refuse collection point to accommodate the type and quantity of refuse and recycling bins required to service the development, as shown on the APPROVED DRAWINGS AND DOCUMENTS.	Prior to Council's notation on the plan of subdivision
27) Refuse Collection - Kerb Side (external road) Refuse and recycling bins for the development must be collected from the kerb side as shown on the APPROVED DRAWINGS AND DOCUMENTS.	To be maintained
28) Land for Transport Network - Road (Non- trunk) Dedicate as road land shown as Road 1 & Road 2 (new road) (non-trunk) on the APPROVED DRAWING NUMBER PRELIMINARY ENGINEERING SERVICES PLAN SHEET 1 OF 2 Reference 2007-P04 Revision H dated 08/11/2023 and including the following:	Prior to Council's notation on the plan of subdivision

i. A widening to provide for external works in association with access, providing for New Road Intersection to Upper Kedron Road; ii. All corner truncations as six (6) metre by six (6) metre by three (3) equal chord truncations or as per the approved preliminary engineering services plan; NOTE: This condition is imposed under section 145 of the Planning Act 2016.	
29) Land for Transport Network - Road (Trunk) Dedicate as road the land shown as new road (trunk) on the APPROVED DRAWING NUMBER Prepared by Land Survey Dynamics (LSD) reference 12777 PRO-01 Revision O dated 07/02/2024 for the Transport Network (Transport Network (pathway network and ferry terminals network) (Cedar Creek Bikeway (Keperra Picnic Ground Park to Nelson Place Park - Ferny Grove)) which LGIP: FGR-SP-003 in the Local government infrastructure plan (2021) including the following: i. A 6.0-metre-wide dedication to provide for Future Bikeway Works located at the rear boundary adjacent to Bio-Retention Basin as shown on the approved subdivision plan. NOTE: This condition is imposed under section 128 of the Planning Act 2016.	Prior to Council's notation on the plan of subdivision
30) Work for Transport Network - Road (Non-trunk) - External Construct the following roadwork with any associated drainage, verge, site access and services including street lighting for the Transport Network (Road) generally as shown on the Approved Preliminary Intersection Layout Plan prepared by Barlow Shelley Consulting Engineers reference 2007 — P02 Revision H dated 08/11/2023 and in accordance with the relevant Brisbane Planning Scheme Codes, the Queensland Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: - new type E concrete kerb and channel and associated drainage along the full length of the Upper Kedron Road frontage of the site on existing alignment (taking into account any road reserve widening if required); - a suburban type road pavement from the lip of the new kerb and	Prior to Council's notation on the plan of subdivision

channel to the road centre line or edge of the existing road pavement with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); - a suburban type road pavement from the road centre line or edge of the existing road pavement to the other side of the Upper Kedron Road with any appropriate tapers (the minimum width of road construction/reconstruction must be 1.2 metres); Note: Irrespective of the actual widening, the finished road pavement crown must be located along the centreline of the final pavement width. - a new painted median island and a right turning lane along the frontage as shown on the APPROVED DRAWINGS AND DOCUMENTS; - signs and pavement markings along the Upper Kedron Road frontage Note: This condition is imposed under section 145 of the Planning Act 2016.	
30(a) Submit Functional Layout Drawings 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. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational work commencing.	As indicated
30(b) Submit Roadworks and Stormwater Drainage Drawings Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing.	As indicated
30(c) Submit Signs and Pavement Drawings	As indicated

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. Timing: Prior to site/operational work commencing.	
30(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. Timing: Prior to site/operational work commencing.	As indicated
30(e) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance.	As indicated
30(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. Timing: Prior to on-maintenance inspection. <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 approved drawings.</i>	As indicated
31) Work for Transport Network - Road (Non-trunk) - Internal Construct the following roadwork with any associated drainage, footpath, pathways and services including street lighting for the Transport Network (Road) shown on the Approved Preliminary Engineering Services Plans prepared by Barlow Shelley Consulting	Prior to Council's notation on the plan of subdivision

Engineers Reference Preliminary Engineering Services Plan Sheet 1 of 2 – 2007 – P04 Revision H dated 08/11/2023, Preliminary Engineering Services Plan Sheet 2 of 2 – 2007 – P05 Revision H dated 08/11/2023 & Preliminary Road Longitudinal Section 2007 – P06 Revision E dated 09/04/2021 and in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards: · Culs-de-sac designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category PR6. · Minimum 14 metres wide Road 2 designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category PR6. · Minimum 11 metres wide Road 1 on the development side designed and constructed as Local Streets (designed for 85 percentile 40 km/hr maximum) and with street lighting category PR6; (Note: ultimate road reserve 14m to be achieved when adjoining site is developed in future) · a suitably sealed area of minimum 6mX6m for the provision of a temporary refuse vehicle turning areas within Lot 2 & Lot 99 Note: This condition is imposed under section 145 of the Planning Act 2016.	
31(a) Submit Functional Layout Drawings 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. Note: This approval must be obtained prior to the submission of drawings for Roadwork and Stormwater Drainage and Signs and Pavement Marking. Timing: Prior to site/operational work commencing.	As indicated
31(b) Submit Roadworks and Stormwater Drainage Drawings Submit to, and obtain approval from, Development Services Roadworks and Stormwater Drainage Drawings prepared and	As indicated

certified by a Registered Professional Engineer Queensland in accordance with the APPROVED DRAWINGS AND DOCUMENTS and the relevant Brisbane Planning Scheme Codes. Timing: Prior to site/operational work commencing.	
31(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. Timing: Prior to site/operational work commencing.	As indicated
31(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. Timing: Prior to site/operational work commencing.	As indicated
31(e) Implement Approved Drawings Construct the works in accordance with the above approved drawings. Timing: Prior to on-maintenance acceptance.	As indicated
31(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. Timing: Prior to on-maintenance inspection. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland,</i>	As indicated

<i>confirming that the works have been completed in accordance with the above approved drawings.</i>	
32) Streetscape Works - Subdivision New Road Carry out streetscape improvement works, including concrete path (where required by this condition), turf and street trees to the verge of the new road(s). Improvement works must be to an Industrial Street standard for Industrial roads and a Neighbourhood Street Minor standard for all other roads (Suburban/District/Neighbourhood/Local) in accordance with: - the relevant Brisbane Planning Scheme Codes. - Brisbane Standard Drawings (BSD); - the requirements of this condition; and - the Infrastructure Design Planning Scheme Policy including sections 3.7.4.4, 3.7.4.5 and 3.7.5. Note: standard path alignments for new roads are shown on Brisbane Standard Drawing BSD-5201 sheet 2.	Prior to Council's notation on the plan of subdivision
32(a) Concrete Path Install a 1.2m wide broom finished standard Portland grey concrete path to both sides of the carriageway of Suburban/District/Neighbourhood (bus route)/Industrial roads and one side of the carriage way of a Neighbourhood (non-bus route) roads and one side of all local streets. The edge of the path is to be setback 1.9m from the back of kerb for industrial roads and 1.48m from the back of kerb for all other roads. Transition to existing paths on verges that adjoin the development. The transition is to occur fronting the adjoining developments, not the subject site. Note: If the above requirements cannot be achieved, contact the Engineering Services Team via email: engineeringsservices@brisbane.qld.gov.au Timing: Prior to Council's notation of the plan of subdivision.	As indicated
32(b) Submit As Constructed Drawings	As indicated

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 Council's notation of the plan of subdivision.	
32(c) Turf Install turf to the full width of the verge excluding any concrete path required by this condition. Timing: Prior Council's notation of the plan of subdivision.	As indicated
32(d) Street Tree(s) Enter into and implement an arrangement with the Program Planning and Integration Regional Coordinator Arboriculture in relation to the required provision of the street tree planting in accordance with the above sections of the Infrastructure Design Planning Scheme Policy, including the number, species, location, installation and maintenance of the required street tree(s) as determined by Program Planning and Integration. Provide to Development Services a copy of the agreement signed by Program Planning and Integration. Note: Street trees should not be planted until all utilities have been installed. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
33) Land for Stormwater Network - Stormwater (Non- Trunk) 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 on the Approved Preliminary Stormwater Management Plan prepared by Barlow Shelley Consulting Engineers reference 2007 – P03 Revision G dated 30/01/2023 for the Stormwater Network. Note: This condition is imposed under section 145 of the Planning Act 2016	As indicated

Timing: As part of the plan of subdivision notated by Council.	
33(a) Submit Plan of Subdivision 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. 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.	As indicated
33(b) Request Preparation of Transfer Documentation 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. 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.	As indicated
33(c) Lodge Notated Plan and Documentation 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. Timing: As part of the registration of the plan of subdivision notated by Council.	As indicated
33(d) Submit Evidence of Registration Submit to Development Services, evidence of the registration of the necessary transfer documentation. Timing: Within one month of the registration of the transfer documentation.	As indicated

34) Lawful Point of Discharge 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. Note. Refer to Council's website for a standard lawful point of discharge agreement template which is acceptable to Council.	Prior to site/operational/building work commencing
35) Up Stream Stormwater Drainage Connection Provide a stormwater drainage connection the future development of all adjoining upstream properties designed for ultimate developed catchment conditions and connected to a lawful point of discharge. Note: - All upslope stormwater connections to existing private properties must extend to the property boundary of the relevant property being ultimately serviced by that connection.	Prior to Council's notation on the plan of subdivision
35(a) Submit Stormwater Drawings 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. NOTE: - Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system - Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies - A 225mm diameter pipe is the minimum size required to service an upstream development of any kind. Timing: Prior to site/operational work commencing.	As indicated
35(b) Implement Approved Drawings	As indicated

Carry out the works in accordance with the above approved stormwater drawings. Timing: Prior to Council's notation on the plan of subdivision.	
35(c) Submit As Constructed Drawings Submit to Development Services As Constructed drawings prepared and certified by a Registered Professional Engineer Queensland or Queensland Building and Construction Commission licensed hydraulic consultant (where applicable). Timing: Prior to Council's notation on the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland or Queensland Building and Construction Commission licensed hydraulic consultants (where applicable) confirming that the works have been completed in accordance with the above stormwater drawings. Timing: Prior to Council's notation on the plan of subdivision.</i>	As indicated
36) Remove Redundant Drainage Outlets Remove any redundant drainage outlets from the kerb and channel including any associated pipe work across the footway and reinstate the kerb and channel and the footway area in accordance with the relevant Brisbane Planning Scheme Codes. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies.	Prior to Council's notation on the plan of subdivision
37) 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, in accordance with the Approved Preliminary Engineering Services Plans prepared by Barlow Shelley Consulting Engineers Reference Preliminary Engineering Services Plan Sheet 1 of 2 2007 P04 Revision H dated 08/11/2023, Preliminary Engineering Services Plan Sheet 2 of 2 2007 P05 Revision H dated 08/11/2023 & Preliminary Road Longitudinal Section 2007 P06 Revision E dated	Prior to Council's notation on the plan of subdivision

09/04/2021 and in accordance with relevant Brisbane Planning Scheme Codes. Stormwater detention is required to provide a minimum stormwater detention storage of the detention volume of 215 m³, submit detailed design calculations of the detention tank. 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).	
37(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:	As indicated

- Queensland Building and Construction Commission licensed hydraulic consultants may design the stormwater system for sites less than 2000m² with an upstream catchment servicing no more than 4 residential lots. This excludes stormwater drainage design (including subsoil drainage) of basements in flood planning areas and the design of any onsite stormwater detention system - 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	
37(b) Implement Approved Drawings Carry out the works in accordance with the approved site drainage drawings. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
37(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 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. <i>PROOF OF FULFILMENT</i> <i>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.</i>	As indicated
38) Work for Stormwater Network (Non-Trunk) Construct stormwater drainage to service the development in accordance Approved Preliminary Engineering Services Plans prepared by Barlow Shelley Consulting Engineers Reference	Prior to Council's notation on the plan of subdivision

Preliminary Engineering Services Plan Sheet 1 of 2 – 2007 – P04 Revision H dated 08/11/2023, Preliminary Engineering Services Plan Sheet 2 of 2 – 2007 – P05 Revision H dated 08/11/2023 & Preliminary Road Longitudinal Section 2007 – P06 Revision E dated 09/04/2021 and in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Note: Guidance for the preparation of drawings and/or documents to comply with this condition is provided in the Brisbane Planning Scheme Policies. Note: This condition is imposed under section 145 of the <i>Planning Act 2016</i>.	
38(a) Submit Stormwater Drawings 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. Timing: Prior to site/operational work commencing.	As indicated
38(b) Implement Approved Drawings Construct the works in accordance with the above approved stormwater drawings. Timing: Prior to On-Maintenance Acceptance.	As indicated
38(c) 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. Timing: Prior to On-Maintenance Inspection <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>	As indicated

39) Ponding of Stormwater Carry out the approved development to ensure that adjoining properties and roads are protected from ponding or nuisance from stormwater during construction. Notes: If remedial works are necessary to comply with this condition, prior approval must be obtained from Development Services.	Prior to Council's notation on the plan of subdivision
40) Stormwater Quality - Public Asset Construct water quality treatment basins where located in Council land, parks or drainage reserve to manage stormwater quality in accordance with this condition.	Prior to Council's notation on the plan of subdivision
40(a) Submit and obtain approval for Engineering and Landscape Planting Drawings Submit to, and obtain approval from Development Services (separate to any application for roads and drainage), engineering drawings prepared and certified by a Registered Professional Engineer Queensland and landscape planting drawings prepared and certified by a suitably qualified Landscape Architect for water quality treatment basins, generally in accordance with Approved Preliminary Engineering Services Plans prepared by Barlow Shelley Consulting Engineers Preliminary Stormwater Management Plan Reference 2007 – P03 Revision G dated 30/01/2023 and in accordance with the relevant Brisbane Planning Scheme Codes and the 'Water by Design - Construction & Establishment Guidelines: Swales, Bio-retention Systems and Wetlands' and 'Water by Design - Bioretention Technical Design Guidelines' and include: - Concrete sediment fore-bay (with concrete break outs, NOT weep-holes), - Concrete maintenance access driveway from filter/water surface to nearest road, - Detailed landscape planting plans including specifications for batters and basin floor - Details on how any proposed bio- retention filter will be protected during construction (refer to Section 3.4 of Councils	As indicated

Infrastructure Installation and Construction Requirements Manual). Timing: Prior to site/operational work commencing.	
40(b) Implement Approved Engineering Drawings - Civil Works Construct the work to manage stormwater quality in accordance with the above approved engineering drawings for water quality treatment basins and as prepared and certified by a Registered Professional Engineer Queensland. Timing: Prior to on-maintenance acceptance for Civil Works	As indicated
40(c) Submit As Constructed Drawings & Certification - Civil Works Submit to Development Services As Constructed drawings including an asset register as well as a pre-On- Maintenance Inspection Checklist & Certificate of Completion prepared and certified by a Registered Professional Engineer Queensland confirming that the work has been completed in accordance with the above-approved engineering drawings for water quality treatment basins. Timing: Prior to on-maintenance inspection for Civil Works.	As indicated
40(d) On-Maintenance Acceptance - Civil Works Arrange and attend an on-maintenance inspection with Development Services (Engineering Compliance) and obtain written confirmation from Council that the work has been accepted on maintenance. The following criteria must be met before the Civil works is accepted On-Maintenance; - Proof of Public Liability Insurance (\$20 million) to be provided for the on-maintenance period; - All subsoil drains are to be flushed prior to on-maintenance inspection; - Undertake in-situ infiltration tests in at least three (3) locations within the basin (suitably located to be representative of the basin as a whole); - Provide certification to Council by a Registered Professional	As indicated

Engineer Queensland that the average hydraulic conductivity of such tests is in accordance with the modelling assumptions (e.g. generally in excess of 180 mm/h) before it will be accepted on-maintenance; - The filter is to be protected in accordance with Councils Infrastructure Installation and Construction Requirements Manual, Stage 1 Requirements in Section 3.4. - Installation of soil and mulch layers to batters as approved (no landscape planting is to occur until Landscape Planting On-Maintenance). - Completed Transferring Ownership of Vegetated Stormwater Asset - Water by Design checklists (5.3.1 & 5.3.2) Ensure an Uncompleted Works Bond is lodged to cover the conversion cost of the basin from temporary form to ultimate form prior to Plan Sealing/On-Maintenance (Civil Works Component); whichever comes first. The uncompleted works bond must be calculated at 150% of the cost of conversion and consider on-going maintenance, supply of planting, establishment of vegetation, on-going testing & maintenance during this period. Note: Refer to Council's Infrastructure Installation and Construction Requirements Manual for further details about the on-maintenance acceptance procedure and requirements. Timing: Prior to Council's notation on the plan of subdivision.	
40(e) On-Maintenance Period - Civil Works A minimum 12 months maintenance/liability period is applicable to the Civil Works from the time the works are accepted on-maintenance by Council. During this period maintain the works and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period at no cost to Council. Timing: Minimum 12 months from the date of acceptance of on-maintenance for Civil Works.	As indicated
40(f) Off-Maintenance Acceptance - Civil Works On completion of the maintenance period (subject to Stormwater Quality assumption being met; 90% of lots are established	As indicated

including all upstream stages) - arrange an off maintenance inspection with Development Services, and obtain written confirmation from Council that the works are accepted off-maintenance for the Civil Works component. Ensure all defects are rectified prior to making an appointment for the off-maintenance inspection. NOTE: The removal of all protective liner (geo-fab) and turf as well as planting of basin as per the approved landscape plan/s is not to occur until Off-maintenance has been achieved for the Civil Works. Timing: On completion of the on- maintenance period for Civil Works.	
40(g) Implement Approved Engineering Drawings - Landscape Planting Remove any protective liner and turf to the basin floor and construct planting to the basin floor and batter in accordance with the above approved Landscape Planting Drawings. Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.	As indicated
40(h) On-Maintenance Acceptance - Landscape Planting Arrange and attend an on-maintenance inspection with Development Services (specialistservices@brisbane.qld.gov.au) and obtain written confirmation from Council that the works have been accepted on-maintenance for the Landscape Planting The following must be provided to Council - Proof of Public Liability Insurance (\$20 million) to be provided for the on-maintenance period; - As-constructed landscape plans - Certification by a Registered Professional Engineer Queensland (RPEQ) that no damage to civil works including filter media has occurred during installation of planting. - Completed Transferring Ownership of Vegetated Stormwater Asset - Water by Design checklist (5.3.3)	As indicated

If the inspection is successful, the previously arranged Uncompleted Works Bond will be reduced to a maintenance security bond (minimum \$10,000 or 5% of the contract sum; whichever is greater) Timing: Within 2 weeks of Council accepting Civil Works off-maintenance.	
40(i) On-maintenance Period - Landscape Planting Provide a minimum 12 months maintenance to the works from the time the works are accepted on- maintenance by Council. During this period maintain the works including mulch, and rectify any defects identified at the on-maintenance inspection and those arising during the on-maintenance period. Timing: 12 months from acceptance of on-maintenance for Landscape Planting	As indicated
40(j) Off-maintenance Acceptance - Landscape Planting On completion of the maintenance period arrange an off-maintenance inspection with Development Services and obtain written confirmation from Council that the works are accepted off-maintenance. Ensure all defects are rectified prior to making an appointment for the off-maintenance inspection. The following criteria must be met before the Landscaping works is accepted Off-Maintenance: - Completed <i>Transferring Ownership of Vegetated Stormwater Assets</i> (Water by Design) checklists (5.3.3 & 5.3.4) Note: If the inspection is successful, the maintenance security will be released. Timing: On completion of the on-maintenance period for Landscape Planting	As indicated
41) Stormwater Quality (ROL) Manage stormwater quality in accordance with this condition.	Prior to Council's notation on the plan of subdivision

41(a) Implement Stormwater Quality Management Implement the stormwater quality treatment strategy outlined within the APPROVED DRAWINGS AND DOCUMENTS and any engineering drawings and documents approved pursuant to conditions contained in this development approval. Note: This condition does not require any further approval from Council, although relevant stormwater quality treatments are to be incorporated into designs for road and drainage. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
41(b) Submit Certification Submit to Development Services certification from a Registered Professional Engineer Queensland confirming that the stormwater quality treatment strategy required pursuant to part (a) of this condition has been implemented. Timing: Prior to Council's notation on the plan of subdivision.	As indicated
42) Sealing of Abandoned Existing Sewer Property Connection Permanently seal the existing sewer property connection, which will be built over or not reused to serve the proposed development. NOTE: Connection permanently abandoned to the satisfaction of the Manager, Plumbing Services or the Delegate, Development Services.	Prior to site/operational/building work commencing
43) Street Lighting Provide street lighting in accordance with the requirements of this approval and the relevant Brisbane Planning Scheme Codes. Note: for required lighting categories please refer to the roadworks and/or pathway conditions within this conditions package. <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>	Prior to Council's notation on the plan of subdivision

44) Service Conduits and Mains

Provide and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services, street lighting or installations that are required to carry out the approved development. These works must be in accordance with the relevant Brisbane Planning Scheme Codes, and include the following, where applicable:

- the provision of all services and/or conduits along the full length of any rear allotment access or access easement.
- the breaking and/or relocation of any existing sewer combine drains.
- the relocation of any fire hydrant and/or valves from the development's vehicular footway crossings.
- the retention and/or relocation of any existing foul water lines that currently exist within the site.
- any new or existing installations of electrical pillar boxes, pad mounted transformers (PMTs), water reticulation mains, water meters and the like, must be installed/relocated to their ultimate alignment relative to the new property boundary and clear of the usable footpath areas irrespective of the alignment of the existing services/conduits.

Note:

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

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

Prior to Council's notation on the plan of subdivision

certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)	
44(a) Submit As Constructed Drawings Submit to Development Services As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition. Note: Civil works are to be certified by a RPEQ(Civil) and electrical works are to be certified by a RPEQ (Electrical)</i>	As indicated
45) Conduit for Brisbane City Council Provide a single underground conduit (100mm diameter UPVC class PN9) in favour of Brisbane City Council on at least one side of all Neighbourhood Access Roads (Bus Route only), Primary Freight Access Roads and Major Roads. The works must be in accordance with the relevant Brisbane Planning Scheme Codes and the following: - The conduit must be laid in the telecommunication alignment of the footpath, on the kerb side of the Telecommunication Carrier conduit or in an agreed shared trench arrangement with the Telecommunication Carrier and other Utilities as may be relevant, subject to the approval of Development Services. - The conduit must bypass the Telecommunication Carrier pits. - Pits (minimum size, Type 4 as per BCC Standard Drawing BSD-1011) with lids (as per Drawing BSD-1012 - but Class B instead of Class C) must be installed at the "dead ends" of the conduit, both sides of road crossings, at intersections and at other locations that may be specified by Council. - The conduit must be plugged at each pit. - The conduit must be located and installed in such a way that facilitates the installation of cable and additional pits in the future.	Prior to Council's notation on the plan of subdivision

<i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</i>	
45(a) Submit As Constructed Drawings Submit to Development Services, As Constructed drawings, including an asset register, prepared by a Registered Professional Engineer Queensland. Timing: Prior to Council's notation of the plan of subdivision. <i>PROOF OF FULFILMENT</i> <i>Certification from a Registered Professional Engineer Queensland, confirming that the works have been completed in accordance with the requirements of this condition.</i>	As indicated
46) 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
47) Agreement with Electricity Supplier Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes. Where development is within an established area of overhead electricity supply and the electricity supplier determines that a property pole is the appropriate solution to supply electricity to the development, the developer must be responsible for the installation of the property pole(s). In the above circumstances, submit to Development Services, certification from the developer's electrical consultant confirming that the above installation has been completed in accordance with the relevant AS/NZS Standards and the Queensland Electricity Connection Manual (QECM) and Queensland Electricity Metering Manual (QEMM).	Prior to Council's notation on the plan of subdivision

48) Water and Wastewater Pursuant to Schedule 18 of the Planning Regulation 2017 submit to Development Services, documentary evidence, issued by the relevant distributor-retailer, to verify that the conditions of any necessary connection certificate under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, have been complied with.	Prior to Council's notation on the plan of subdivision
49) Permanent Driveway Crossover Provide a maximum 4.0 metre wide Residential Type permanent driveway crossover to the Road 2 frontage of the site for use by Lot 2 in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. Provide a minimum 6.0m wide Type B1 crossovers to Lot 2 & Lot 99 frontages of the site for use by Council's Refuse Collection Vehicle turnaround purposes in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS. At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained. Written consent must be obtained from Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill within the root zone/canopy of the tree) Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover. -	Prior to Council's notation on the plan of subdivision
50) Redundant Driveway Crossover Remove the redundant existing driveway crossover(s) on the frontage(s) of the site and reinstate the kerb and channel, road pavement, footways and footpaths in accordance with the relevant Brisbane Planning Scheme Codes.	Prior to Council's notation on the plan of subdivision

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.

**** End of Package ****