



Specifically, it is sought to amend **Conditions 1, 7, 8, 9 & 17** to ensure that the revised approval package is consistent with the extent of changes sought. The proposed conditions are to read as follows, or similar, as per the typical wording from Brisbane City Council for conditions of this nature:

1) Limitation of Use

All administration areas and training areas on the premises are to remain ancillary and subordinate to the Medium impact industry B (coffee roasting) (industrial design studio) use. The Medium impact industry use is limited to coffee roasting an industrial design studio.

7) Afterburner (thermal oxidizer)

The use of an afterburner (thermal oxidizer) is required to be used when coffee roasting to ensure that the air quality emissions meet the BCC air quality criteria for this industrial use.

8) Commercial Air Emissions

Commercial uses/development are to ensure that coffee roasting odours and are released via exhaust vent outlets which are discharged vertically and directed away from any sensitive use and include the following:

- food/cooking air emissions exhausts are to be separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;

9) Mechanical Ventilation Certification

Mechanical ventilation and exhaust vents associated with the approved Food and Drink Outlet use shall be designed and installed in accordance with relevant sections of AS1668.2-2012: The use of ventilation and air conditioning in buildings—Mechanical ventilation in buildings.

9(a) Submit Certification – Mechanical Ventilation System – Food and Drink Outlet

Submit to Development Assessment certification that the exhaust vents and mechanical ventilation systems associated with a Food and Drink Outlet are installed in accordance with AS1668.2-2012: The use of ventilation and air conditioning in buildings—Mechanical ventilation in buildings.

17) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

- i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. Manoeuvring on site for a car and for the loading and unloading of vehicle(s).
- iii. Parking on the site for maximum 2 3 cars and for the loading and unloading of vehicle(s) within the site.

17(a) Submit certification

Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.